

BOROUGH OF OLD TAPPAN
MAYOR & COUNCIL SPECIAL & EXECUTIVE MEETING
November 7, 2022

In compliance with the Open Public Meeting Law, notice of this meeting has been sent to our official newspapers and other publications circulated in the Borough of Old Tappan, and notice posted on the bulletin board at Borough Hall.

Please note fire exits located at the main entrance to the Council Chambers and in the rear of the Council Chambers.

REGULAR MEETING

MEETING CALLED TO ORDER: 7:30 p.m.

ROLL CALL:	Mayor John Kramer	Present
	Councilman Ronald Binaghi, Jr.	Absent
	Councilman William Boyce	Present
	Councilman Guy Carnazza	Present
	Councilman Thomas Gallagher	Present
	Councilman Matthew Nalbandian	Present
	Councilman Jin Yhu	Present

Also Present:	Borough Administrator Anna Haverilla
	Borough Attorney Brian Giblin

SALUTE TO THE FLAG

PUBLIC HEARING

Ordinance 1222-22 – Capital Ordinance - Haring Drive Footpath Repairs (Fully Funded) – Resolution of Adoption

Councilman Yhu described the ordinance and made a motion to open the meeting to the public.

Second – Councilman Gallagher

No Public Comment

Motion to close the meeting to the public – Councilman Nalbandian

Second – Councilman Gallagher

Discussion – None

On voice vote, all in favor, the motion carried.

Councilman Yhu read the resolution

Second – Councilman Gallagher

Roll Call	Councilman Boyce	Yes
	Councilman Carnazza	Yes
	Councilman Gallagher	Yes
	Councilman Nalbandian	Yes
	Councilman Yhu	Yes

CONSENT RESOLUTION

Councilman Nalbandian read the Consent Resolution

Second – Councilman Yhu

Discussion – None

Roll Call	Councilman Boyce	Yes
	Councilman Carnazza	Yes
	Councilman Gallagher	Yes
	Councilman Nalbandian	Yes
	Councilman Yhu	Yes

NEW BUSINESS

Best Practices Checklist

Councilman Gallagher explained that this survey is done annually. It addresses items such as health benefits, personnel, budget, capital projects, transparency, procurement, cyber security, shared services, ethics, financial administration, tax collection, environment, opportunity zones and lead remediation. The inventory assesses each municipality's compliance with various laws and evaluates implementation of fiscal and operational best practices. It also identifies areas where municipalities may require further technical assistance. The Division uses the score to determine whether some portions of a municipality's consolidated municipal property tax relief aid or the energy tax receipt aid will be withheld. The Borough scored 32 qualifier points for no aid withholding.

Ordinance 1223-22 – Amend Traffic Ordinance - Foxwood Estates – Resolution of Introduction

Councilman Gallagher read the resolution

Second – Councilman Nalbandian

Discussion – None

Roll Call	Councilman Boyce	Yes
	Councilman Carnazza	Yes
	Councilman Gallagher	Yes
	Councilman Nalbandian	Yes
	Councilman Yhu	Yes

Councilman Nalbandian asked if we could discuss the date of the Reorganization Meeting.

Mrs. Haverilla explained that the Borough will be closed on Monday, January 2nd in observance of New Year's Day so the meeting can be held on Tuesday, January 3rd.

All agreed with having the meeting on January 3rd.

OLD BUSINESS

Right-of-Way Access Request - Block 1301, Lot 24

Mr. Giblin explained that he called the owner's attorney but has yet to hear back from her. He did some research on this and their claim to access is not clear. There are a number of prerequisites to gaining access which is done by means of a prescriptive easement. Which means that you would have to be able to get to a public road. He has asked the attorney to send him the title work for the property which not happened yet. He will update the Mayor and Council once he hears back from them.

Mr. Giblin explained that the other encyclopedia lots in town are in the same place as this one.

PUBLIC'S OPPORTUNITY TO SPEAK

Motion to open the meeting to the public – Councilman Carnazza

Second – Councilman Nalbandian

Discussion – None

On voice vote, all in favor, the motion carried.

Motion to close meeting to the public – Councilman Nalbandian

Second – Councilman Yhu

Discussion – None

On voice vote, all in favor, the motion carried.

Motion to adjourn Regular Meeting – Councilman Carnazza

Second – Councilman Nalbandian

On voice vote, all in favor, the motion carried.

EXECUTIVE MEETING

In compliance with the Open Public Meeting Law, notice of this meeting has been sent to our official newspapers and other publications circulated in the Borough of Old Tappan, and notice posted on the bulletin board at Borough Hall.

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MEETING CALLED TO ORDER

ROLL CALL:	Mayor John Kramer	Present
	Councilman Ronald Binaghi, Jr.	Absent
	Councilman William Boyce	Present
	Councilman Guy Carnazza	Present
	Councilman Thomas Gallagher	Present
	Councilman Matthew Nalbandian	Present
	Councilman Jin Yhu	Present

Also Present:	Borough Administrator Anna Haverilla
	Borough Attorney Brian Giblin

ENGINEER'S REPORT

The DeWolf Road drainage work that was required by Bergen County Soil in the easement area is essentially complete. He will put a punch list together and hopefully be able to close it out soon. The Perry Street drainage project should be starting soon. Both projects are being done by the same contractor. The drainage work near the farm stand on DeWolf Road is not being bid this month due to some questions that DOT has. Because of this he has requested an extension in order to do research. He will be having surgery on November 30th and will be out of commission for a couple of weeks.

Councilman Yhu requested that the county be called in regard to paving Washington Avenue near Cripplebush Road.

COUNCIL COMMITTEE REPORTS AND REVIEW OF CORRESPONDENCE

COUNCILMAN CARNAZZA – RECREATION/HEALTH

The Recreation Commission discussed the Christmas tree lighting ceremony. They would like to have a Christmas tree put up at Oakes Park instead this year. However, there is no parking at Oakes Park so he is going to suggest to the Recreation Director to keep it at the Borough Hall this year.

The Board of Health will be meeting next week.

COUNCILMAN YHU – DPW/CONSTRUCTION/FIRST AID

The Seniors had their International Luncheon last week. It was very well attended. Thanked the Social Services Committee for their participation. On Thursday, they will be attending a 50's dance party at the fire house.

The First Aid Corps had 78 calls in October. They also stand by at local football games and provide training to the elementary and middle school teachers on how to provide quick, effective care to bleeding victims until medical units arrive. He thanked them for their service to our community.

Listed the DPW's activities for the month of October. Due to leaf pickups they will be working on Veteran's Day and will be closed on December 27th.

Read the list of properties who were recently issued soil moving permits. The Construction Official is suggesting changes to our sight improvement and fence ordinances as well as the CCO permitting process. He asked the Construction Official to explain these changes.

Mr. Rusch explained the sight improvement ordinance changes relating to retaining wall height. He then spoke about the fence ordinance changes and how it addresses corner properties having 2 front yards. Next, he spoke about certificates of occupancy and certificates of resale and rental and how it relates to the new rental apartments being built right now and how the inspections will be enforced. The inspectors need guidance on how to handle all of these new apartment buildings and townhouses. The towns now also have lead inspection requirements that are strictly visual and need to be done at every turnover and every 2 years. Asked that the Mayor & Council review the amendments he has put together and reach out to him with any questions.

Councilman Nalbandian asked with these changes will a seller now have to bring his house up to code?

Mrs. Haverilla said these amendments relate to the rental apartments.

COUNCILMAN GALLAGHER – POLICE/GRANTS

The Mayor, himself and the Police Chief would like to draft a resolution to send to the

state legislature against bail reform and improving how juveniles are prosecuted especially when it comes to all the car thefts going on right now. We want to document our feelings on how the system is broken along with recommendations on how to change it. A resolution will be drafted once all the information is pulled together.

COUNCILMAN BOYCE – GOLF/PLANNING BOARD/ENVIRONMENTAL

The golf course has a member that ended up having health issues after he paid his annual membership fee last year and was not able to play the entire season. The member is requesting if we can either refund him the money so he can apply it to this coming season or just renew the membership with the funds we already have. He is a long time, loyal member.

All were in favor of this.

Councilman Gallagher mentioned that Joe Fernandez, Sr., a long-time member of the golf course, recently passed away.

He has been receiving feedback from members about the maintenance of the golf course. Kemper has had a slow start with staffing the course properly and managing that staff. The Golf Committee is meeting as regularly as possible to convey the message to the golf course management that they have obligations and standards to fulfill for the course. It is very important that these smaller, yet very important, details are taken care of.

The Boy Scouts have been able to secure a trailer, thanks to Ryan Weaver, that will allow them to get their gear out of the 180 Old Tappan Road basement. They are requesting permission to park the trailer somewhere on town property. Asked for recommendations on a location.

The back of the Senior Center and DPW were suggested.

The Planning Board has a meeting on November 9th. There are 2 applications on the agenda, one of which is 244 Old Tappan Road.

Attended the event at Bi-State Plaza this past weekend. All the business owners participated.

COUNCILMAN NALBANDIAN - FIRE/LIBRARY/SCHOOLS

The Fire Chief contacted him about the new fire truck. Because we prepaid for the chassis we received a discount. The difference between the budgeted amount and the discount was going to be used for equipment to outfit the truck. The company that is providing that equipment needs a letter from the Borough stating that we are allowed to use the full budgeted amount otherwise we will lose that difference. He will have the Fire Chief contact the Borough Administrator to discuss this further.

The CFO asked that the Fire Chief also reach out to her to discuss this.

MAYOR'S COMMENTS

Performed a wedding and attended several events including the Halloween Parade, Bergen County League of Municipalities meeting and the Senior's Lunch and Learn. Met with Korean students from the high school who would like the Lunar Year recognized as a student holiday. Their reasons were interesting and legitimate because it is a very serious holiday for them. They are planning to approach the School Board about it and wanted his input and support. He suggested they contact Councilman Yhu as well as their local representatives on the School Board prior to the meeting. He, along with the Borough Administrator, met with 2 members of the golf course to go over some issues that they feel need to be addressed. Will be attending a veteran's memorial service at the high school on Wednesday.

Councilman Gallagher explained that the Police Chief has advised that the high school will be putting a lock on the back gate. It will only be unlocked on Friday night football games when the police put out the temporary no parking signs.

Motion to adjourn – Councilman Carnazza

Second – Councilman Nalbandian

On voice vote, all in favor, the motion carried.

On voice vote, all in favor, none opposed, the motion carried.

Respectfully submitted,

Jean M. Donch, RMC
Borough Clerk

Reviewed & Approved: November 21, 2022