

**BOROUGH OF OLD TAPPAN
MAYOR AND COUNCIL REGULAR MEETING
February 22, 2022**

In compliance with the Open Public Meeting Law, notification 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.

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

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

Also Present:	Borough Clerk Jean M. Donch
	Borough Attorney Brian Giblin, Jr.

SALUTE TO THE FLAG

PRAYER – Councilman Thomas Gallagher

PUBLIC’S OPPORTUNITY TO SPEAK

Motion to open the meeting to the public – Councilman Yhu

Second – Councilman Binaghi

Discussion – None

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

Patches Magarro, 4 Churchill Road, asked about COAH and what land is subject to their rules, such as parks and open space.

Mrs. Haverilla explained that those types of properties are not buildable but the amount of land is used in COAH’s calculations to tell us how much we have to build.

Mr. Giblin explained that it is known as a Vacant Land Adjustment. As long as it’s designated an area that is a reserve the land is not buildable.

Councilman Gallagher explained that we then take the land calculation from COAH and that's where the discussions and negotiations start.

Ms. Magarro explained that she started a petition in town for the 244 Old Tappan Road property to give to the Planning Board asking them to vote so that there would not be a land use variance and for the potential that the land be preserved. She would like to share it with the Mayor and Council. She has been in touch with our Congressman who has a person on staff tht deals with grants. They are in the process of looking at what grants might be appropriate for something like this.

Mrs. Haverilla explained that in order for the Borough to apply for a grant we have to have a price and someone willing to sell us the property. The property also needs to appraise at that price. This has to take its course in front of the Planning Board before anything like this can be entertained.

Cherie Fonorow, 256 Old Tappan Road, explained that there is a lot of support from the community to preserve open spaces and to stop over development. This new development proposed for 244 Old Tappan Road will greatly change the town. Spoke about the petition and a video that was made to go along with it. The video has been viewed and shared many times. Parks, open space and trees are vital to the community. This location is the perfect spot for a park, nature center or community center. There are many reasons why this development is wrong for this location and Old Tappan. She questioned whether there is a need for another assisted living facility in town.

How COAH deems a property an inherently beneficial use was discussed.

Councilman Gallagher explained that all of these COAH decisions are being made down in Trenton, not on the local level.

Mayor Kramer described the changes he has witnessed in the town over the years.

Ms. Fonorow inquired about a meeting that occurred in October 2021 in regard to 244 Old Tappan Road.

Mr. Giblin advised the Mayor and Council not to comment on what was discussed at the meeting.

Peter Ardito, Harrington Park, is here tonight as a member of the Bergen Swan board of directors. He is a Planning Board member in his town and understands the issues with COAH. In regard to 244 Old Tappan Road, it is very important ecologically to preserve this property. It also has historic value. Should the opportunity occur that other offers are being received for this property then Bergen Swan is offering a million dollars towards the acquisition of it. Spoke about impervious coverage.

Patrick Gambuti, 16 Autumn Lane, asked if the Planning Board turns down the 244 Old Tappan

Road application and the Mayor and Council agree with them would the town be interested in purchasing the property.

Councilman Gallagher explained that we are not even close to having that kind of conversation yet. We have to let it work its way through the approval process.

Pat Segedin, 7 Lawrence Court, asked how people living in COAH units are monitored. She does not feel it should be a lasting opportunity.

Mrs. Haverilla explained that once you are in that unit you can stay, it is not continually monitored.

Motion to close the meeting to the public – Councilman Binaghi

Second – Councilman Nalbandian

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

CONSENT RESOLUTION

Councilman Nalbandian read the Consent Resolution

Second – Councilman Gallagher

Discussion – Councilman Binaghi inquired about the Developer's Agreement.

Mrs. Haverilla explained that it is for the development on Central Avenue across from the high school.

Roll Call	Councilman Binaghi	Yes
	Councilman Gallagher	Yes
	Councilman Nalbandian	Yes
	Councilman Yhu	Yes

COUNCIL COMMITTEE REPORTS

COUNCILMAN GALLAGHER – POLICE/GRANTS

Read the January 2022 Police Activity Report. Free ice cream coupons were handed out during bike helmet safety checks. Two notes were received from resident thanking the Police Department for their assistance.

COUNCILMAN YHU – DPW/CONSTRUCTION/FIRST AID

Spoke with the DPW Superintendent about the shoveling of sidewalks, mainly on Old Tappan Road and the side roads adjacent to the schools. There will be a considerable amount of over

time if we have the DPW shovel them. He will go over the most important roads that need to be shoveled before school starts and the numbers. Will report more at the next meeting.

Met with the Seniors last week. They are getting active again by planning luncheons and trips. An open house will be held in either April or May.

The First Aid Corps responded to a house fire in town the other day. They participated in a hazmat drill with the Fire Department. Their recruitment efforts are working well. They will be writing a letter to the Planning Board with their concerns with the proposed development at 244 Old Tappan Road.

COUNCILMAN BINAGHI – FINANCE/ADMINISTRATION

Reported that the Finance Committee is still searching for a new CFO since Ms. Overgaard is retiring on May 31st. It is proving to be a difficult task. Considering hiring a part-time CFO with a shared service agreement with another town or possibly a retired CFO that comes back per diem or contractually.

COUNCILMAN NALBANDIAN - FIRE/LIBRARY/SCHOOLS

Congratulated the town's Librarian Susan Meeske for being nominated for the American Library Association's "I Love My Librarian Award". Ms. Meeske did not win, however there are only 10 librarians in the entire country that win. We are grateful for everything she does.

The Fire Department responded to a kitchen fire on Williams Avenue. The Chief sent him updates on apparatus that needs to be repaired. River Vale will be covering us.

MAYOR'S COMMENTS

Thanked everyone for their reports this evening and for all their efforts and hard work during the 2022 budget preparation process. He learned Sunday that he will become a great-grandfather.

ACTION ON MINUTES

Councilman Nalbandian made a motion to approve the following minutes:

- Closed Meeting, January 18, 2022
- Regular Meeting, January 18, 2022
- Special Meeting, January 27, 2022
- Regular & Executive Meetings, February 7, 2022

Second – Councilman Gallagher

Discussion – None

Roll Call	Councilman Binaghi	Yes
	Councilman Gallagher	Yes
	Councilman Nalbandian	Yes*
	Councilman Yhu	Yes

*Councilman Nalbandian abstained on the Regular & Executive Meetings, February 7, 2022

OLD BUSINESS

Sidewalk Snow Removal

This was already covered under Councilman Yhu's earlier report.

Live Streaming Meetings

Councilman Gallagher recapped the discussion from our last meeting. Would like to post recordings of our meetings on the website so that the residents can watch them and get a feel for what is going on in town.

Live streaming versus recordings was discussed. The meetings can be posted the next day to the website. Residents would still need to show up in person to discuss any topics or issues.

Mrs. Haverilla has already spoken with the DPW Superintendent about setting up a camera in the Council Chambers.

Mayor Kramer asked the residents present at tonight's meeting if they are still in favor of receiving the Borough Newsletters. This will be discussed during our budget meetings.

They were all in favor of continuing with the Borough Newsletters.

NEW BUSINESS

Ordinance 1200-22 – Amend Golf Course Ordinance – Resolution of Introduction

Councilman Binaghi read the resolution

Second – Councilman Yhu

Discussion – None

Roll Call	Councilman Binaghi	Yes
	Councilman Gallagher	Yes
	Councilman Nalbandian	Yes
	Councilman Yhu	Yes

Ordinance 1201-22 – Amend Pet Waste Ordinance – Resolution of Introduction

Councilman Gallagher read the resolution

Second – Councilman Nalbandian

Discussion – Councilman Gallagher explained that this ordinance tightens up some regulations in order to keep our parks clean and enjoyable.

Roll Call	Councilman Binaghi	Yes
	Councilman Gallagher	Yes
	Councilman Nalbandian	Yes
	Councilman Yhu	Yes

PUBLIC’S OPPORTUNITY TO SPEAK

Motion to open the meeting to the public – Councilman Binaghi

Second – Councilman Nalbandian

Discussion – None

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

Patches Magarro, 4 Churchill Road, asked what the credentials are for the hiring of a CFO. She may know some qualified candidates.

Ms. Overgaard will email those to Ms. Magarro.

Ms. Magarro inquired about the Developer’s Agreement approved tonight.

Councilman Gallagher explained that it covers minor adjustments to some of the development’s aesthetics. This is for the property on Central Avenue across from the high school. It has already been approved and signed by the Planning Board.

Motion to close the meeting to the public – Councilman Binaghi

Second – Councilman Yhu

Discussion - None

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

Motion to adjourn by Councilman Binaghi

Second – Councilman Nalbandian

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

Respectfully submitted,

Jean M. Donch, RMC
Borough Clerk

Reviewed & Approved: March 21, 2022