

**BOROUGH OF OLD TAPPAN
MAYOR AND COUNCIL REGULAR MEETING
January 17, 2023**

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	Absent
	Councilman Ronald Binaghi, Jr.	Present
	Councilman William Boyce	Present
	Councilman Guy Carnazza	Present
	Councilman Thomas Gallagher	Present
	Councilman Cort Gwon	Present
	Councilman Jin Yhu	Present

Also Present:	Borough Clerk Jean M. Donch
	Borough Attorney Michael Gannaio

SALUTE TO THE FLAG

PRAYER – Councilman Yhu

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.

Motion to close the meeting to the public – Councilman Binaghi

Second – Councilman Yhu

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

PROCLAMATION

NVOT Football Team

Council President Gallagher read the proclamation honoring the NVOT Football Team.

RESOLUTION

Retain Property Appraisal Expert

Mr. Gannaio explained that Bi-State Plaza is appealing their assessed amount so it is recommended to obtain McNerney and Associates to conduct an exposure analysis.

Councilman Gallagher read the resolution

Second – Councilman Binaghi

Discussion – None

Roll Call	Councilman Binaghi	Yes
	Councilman Boyce	Yes
	Councilman Carnazza	Yes
	Councilman Gallagher	Yes
	Councilman Gwon	Yes
	Councilman Yhu	Yes

CONSENT RESOLUTION

Councilman Binaghi read the Consent Resolution

Second – Councilman Yhu

Discussion – None

Roll Call	Councilman Binaghi	Yes
	Councilman Boyce	Yes
	Councilman Carnazza	Yes
	Councilman Gallagher	Yes
	Councilman Gwon	Yes
	Councilman Yhu	Yes

COUNCIL COMMITTEE REPORTS

COUNCILMAN BINAGHI – GRANTS/HISTORICAL

He just signed a voucher for our new Grant Professionals who are actively seeking grant opportunities for the Borough. He has provided them with is contact information.

Mrs. Haverilla explained that they just filed a grant for the pickle ball courts.

The Historical Committee has not met yet this year but he has been in touch with the Chairperson. It is a very active committee.

COUNCILMAN GWON - RECREATION/LIBRARY/SCHOOLS

Attended his first Library Board meeting where they went over the year end financials in preparation for their budget meeting this week. They brought him up to speed on some key items. They have been having an HVAC issue and there has been no heat in the Children's Section. The repairs have been put out for bid.

The Recreation Commission had their Reorganization Meeting where Manny Lago was reappointed as Chairman. They are currently looking for 2 commissioners to fill vacancies. They are also looking for a head of pickle ball. They have been discussing the new pickle ball courts at Stone Point Park, the bidding process and maintaining interest in the sport. Spoke to a River Vale councilman about their pickle ball courts and the process they went through to get them installed. A basketball incident that occurred last weekend was also discussed by the commission. The incident has been left up to the basketball league to decide what sanctions will be issued.

He will attend the next NVOT Board of Education meeting.

COUNCILMAN YHU – DPW/SENIORS/FIRST AID

He is helping the Senior Advisory Committee with their budget. They are looking to diversify the offerings of the exercise programs by adding tai chi and pickle ball. They are also looking to add another social event this year.

Read a letter from the DPW Superintendent thanking the Mayor and Council for their support throughout the years. They had another year with no loss of time accidents. This is due to the fact that the Borough provides them with the necessary safety equipment and correct tools to work in a safe manner. Credit must also be given to the DPW employees for being so safety conscious. Last year 2 long time employees of the DPW retired and although they are greatly missed we have also gained 2 new employees who have been a great addition. They are looking forward to the coming year.

He is very much appreciative of all the DPW's hard work that our town benefits from. They are looking to promote someone from within the department to fill the vacant Assistant Superintendent position. He will schedule the interviews with the committee once all of the applications and resumes have been submitted. This will be further discussed at their budget meeting.

In regard to the First Aid Corps, he will be having discussions with agencies in the area in hopes to provide creative solutions to help our EMTs serve our residents. He gave some examples of incentives. This will be quite an undertaking.

COUNCILMAN CARNAZZA – POLICE/ADMINISTRATION/HEALTH

The Board of Health will be meeting this week. The Mayor's Wellness Campaign will be holding a consulting seminar on February 23rd.

COUNCILMAN BOYCE – GOLF/PLANNING BOARD/FIRE

The restaurant at the golf course had a relaunch last Sunday where they shared their new food and drink menus. Approximately seventy-five 2023 season pass holders attended. The weather has still permitted the course to be operational. There are currently 207 pass holders for 2023 which is already an increase over last year.

Met with the Fire Department officers and got a tour of the bays and apparatus. It was very educational. They discussed the capital budget, equipment succession planning, training, cancer prevention and many other items.

The Planning Board approved the 244 Old Tappan Road application at their last meeting with a vote of 5-2. There are 16 conditions to that approval which will all be addressed and perfected in the next month or so. Briefly explained the 16 conditions.

The Boy Scouts have had another member attain the rank of Eagle Scout. There will be a ceremony to follow.

Received an email from Congressman Gottheimer in regard to housing grants for Veterans. He will be discussing this further with the Borough Administrator tomorrow.

COUNCILMAN GALLAGHER – FINANCE/CONSTRUCTION/ENVIRONMENTAL

He met with the Construction Official who got him acclimated to the functions of the Building Department and new legislation that has been adopted that will affect them.

The Environmental Commission will be meeting tomorrow.

Councilman Yhu asked Councilman Boyce if any of the conditions mentioned earlier for the 244 Old Tappan Road application include the Fire Department.

Councilman Boyce answered yes and gave details.

Councilman Yhu explained his concerns.
Discussion ensued.

Mrs. Haverilla explained that once the Planning Board Attorney is done with the conditions they will be forwarded to the Planning Board and Governing Body for review and comment.

Councilman Binaghi stated that he saw on the news that the Governor is allowing COAH projects to hire their own 3rd party building inspectors to make the process go quicker.

Councilman Gallagher explained that the new legislation extends to more than just COAH projects. If a local Building Department cannot schedule an inspection within 72 hours for any kind of constructions project, large or small, the owner has the right to hire an independent company and they can then bill back the Borough for that cost. The Construction Official is not in favor of this legislation.

MAYOR’S COMMENTS

None

ACTION ON MINUTES

Councilman Binaghi made a motion to approve the following minutes:

- Closed Meeting, January 3, 2023
- Sine Die Meeting, January 3, 2023
- Reorganization Meeting, January 3, 2023

Second – Councilman Yhu

Discussion – None

Roll Call	Councilman Binaghi	Yes
	Councilman Boyce	Yes
	Councilman Carnazza	Yes
	Councilman Gallagher	Yes
	Councilman Gwon	Yes
	Councilman Yhu	Yes

OLD BUSINESS

None

NEW BUSINESS

Ordinance 1225-23 – Amend Golf Course Fees – Resolution of Introduction

Councilman Boyce read the resolution

Second – Councilman Binaghi

Discussion – None

Roll Call	Councilman Binaghi	Yes
	Councilman Boyce	Yes

Councilman Carnazza	Yes
Councilman Gallagher	Yes
Councilman Gwon	Yes
Councilman Yhu	Yes

PUBLIC’S OPPORTUNITY TO SPEAK

Motion to open the meeting to the public – Councilman Carnazza

Second – Councilman Binaghi

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

Discussion – Peter Ardito, Harrington Park, explained that he serves on both the Harrington Park Environmental Commission and Planning Board and is also on the Board of Directors of Bergen SWAN. Attended the Old Tappan Planning Board meetings in regard to the 244 Old Tappan Road application. Bergen SWAN had offered money to go towards the acquisition of the property. Discussed and commented on the Master Plan. Disappointed that the town did not do more to acquire the property. Provided suggestions that could help the Fire Department with this development. He spoke with the Borough Administrator earlier today and offered his help, if ever needed, with Veolia because he has a good relationship with them.

Mrs. Haverilla explained that during her discussion with Mr. Ardito today he also mentioned the flooding issue from the Central Avenue development that is going to the Dorotockey’s Run. She will speak to the Borough Engineer about this.

Councilman Binaghi explained that the Borough did not ignore the fact that the 244 Old Tappan Road property had become available we did not have the money to purchase it since the seller was asking for \$4.2 million.

Cherie Fonorow, 256 Old Tappan Road, spoke about the sale of the former Korean Church property that had been in foreclosure.

Councilman Binaghi explained that many residents wanted the Borough to buy the church property and turn it into a Community Center. We decided as a Council not to purchase the property for several reasons including the number of liens that were on it.

Motion to close the meeting to the public – Councilman Yhu

Second – Councilman Binaghi

Discussion - None

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

Councilman Yhu asked if there is a mechanism that the Borough can use to identify properties

and put it on a list for potential future purchase.

Mrs. Haverilla explained that a list is contained in the Master Plan which is actually coming for review in the next few years.

Motion to reopen the meeting to the public – Councilman Yhu

Second – Councilman Binaghi

Carl Wuscher, 96 Haring Drive, discussed COAH and finding property to build it on in town.

Iralda Spinelli, 10 Old Church Court, inquired about the conditions that were put into the 244 Old Tappan Road approval resolution by the Planning Board.

Councilman Boyce explained that the Planning Board Attorney is putting together the resolution now which will then be reviewed by the board.

Stephanie Pearson, 45 Foxwood Square, asked what will happen if, after the 244 Old Tappan Road project is done, unforeseen flooding begins to occur.

Mrs. Haverilla explained that every project in town has to post performance and maintenance bonds.

Councilman Boyce explained that the property owner will have to maintain the wetlands in order to slow the water down.

Motion to close the meeting to the public – Councilman Carnazza

Second – Councilman Binaghi

Discussion - None

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

Motion to adjourn by Councilman Carnazza

Second – Councilman Yhu

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

Respectfully submitted,

Jean M. Donch, RMC
Borough Clerk

Reviewed & Approved: February 21, 2023