

**BOROUGH OF OLD TAPPAN**  
**MAYOR & COUNCIL SPECIAL & EXECUTIVE MEETING**  
**November 6, 2023**

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.

<b>ROLL CALL:</b>	Mayor John Kramer	Present
	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 Administrator Anna Haverilla
	Borough Attorney Brian Giblin

**SALUTE TO THE FLAG**

**PRESENTATION**

**Old Tappan First Aid Corps**

Councilman Yhu explained that for the past year he has been in discussions with the Corps leadership to come up with ways to better serve our residents. Ambulance services are struggling from a shortage of volunteers. We are still able to provide high quality care while others towns have had to disband and turn to alternative services.

Presenting to the Mayor and Council from the OTFAC are Victoria Walker, Captain, Jesse Hopfer, 1<sup>st</sup> Lieutenant, Karl Wuscher, 2<sup>nd</sup> Lieutenant and Sue Gallagher, President.

Mr. Hopfer explained that the Corps wanted to meet with the Mayor and Council to discuss the challenges that the OTFAC is facing as well as propose a more sustainable operating model. The agency is having difficulty meeting the residents needs during daytime hours (6:00am-6:00pm). Explained certain definitions and terms that they will reference throughout their presentation. The main problem is that the agency does not have enough manpower during the daytime and they are not comfortable with the number

of calls they are unable to respond to. Described the reasons why they feel they are experiencing this problem and what is hindering their recruitment efforts. Discussed the 2022 call statistics. Listed the current options available for daytime EMS coverage. Our neighbor towns in the Pascack Valley are also experiencing a lack of membership during the daytime.

Mrs. Gallagher summarized the facts of what Mr. Hopfer presented. They have been working for almost 2 years with different agencies researching different options. She is going to present what the Corps feels is the best option for Old Tappan. The option they would like to offer is the Borough hiring 2 full-time EMTs to supplement the manpower of the OTFAC. Detailed the reasons and benefits of selecting this option over others available. Defined what the OTFAC considers exceptional EMS service. Explained that EMT's would work a 36-hour work week, consisting of three 12-hour shifts, and would only respond to calls in Old Tappan. They have had many discussions with the River Vale Ambulance Corps and are working on the details of sharing some of the manpower. They will be working together to schedule volunteer crews to assure both towns have coverage at night. Rive Vale will be making this same request to their Mayor and Council for funding of 2 paid EMTs. If this happens then Old Tappan and River Vale will form an alliance and the paid EMTs would only respond to Old Tappan and River Vale calls which would give us 6 days of daytime coverage. The estimated cost would be \$25 per hour which is a competitive rate for a paid EMT for a 36-hour work week. This would all come to \$123,552 which includes benefits. This does not include per-diem costs for paid time off. They can establish a per-diem pool for these situations.

Mayor Kramer asked if there are any plans to bill the resident's medical insurance?

Mrs. Gallagher explained that initially they went down that path but it gets complicated. She explained the steps OTFAC would have to take in order to do the billing. They would also lose their non-profit status and access to training funds. There is also quite a bit of administrative work needed. This would not be good for the stability of the Corps.

Councilman Gwon stated that volunteerism is down and our population is increasing. There are also many residents working from home since COVID. He feels that what the Corps is proposing is a good solution because of all these factors.

Councilman Gallagher feels that our residents deserve the exceptional level of care that they have always received from our emergency services. We have to take a serious look at this and figure out what will work. We will begin the 2024 budget process next month and this should definitely be discussed with our Auditor to see how we can make this work if the Mayor and Council are in favor of it.

Councilman Yhu stated that we need to speak with the River Vale Mayor and Council to see if this is a viable option. He will get in touch with the River Vale Ambulance liaison.

Mayor Kramer sees the need for this. There is nothing more stressful then waiting for the ambulance to respond to a medical emergency.

Mayor Kramer explained that a plaque was sent to the Borough by ANJEC honoring Councilman Boyce for his dedication to the environment. Councilman Boyce was one of five municipal officials recognized for initiating and/or supporting outstanding environmental achievements in their towns.

## **APPOINTMENT**

### **Class III Special Law Enforcement Officer (SLEO III) - Michael Mazzeo**

Motion to accept the appointment – Councilman Carnazza

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

## **PUBLIC HEARINGS**

### **Ordinance 1243-23 – Amend Parking Ordinance – Resolution of Adoption**

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

Second – Councilman Binaghi

Michelle Villani, 103 Phyllis Drive, explained that she lives on the corner of Phyllis Drive and Charles Place. Asked why the cars cannot park in the school parking lot when there are games and is there a reason why the gate to the track is locked in the morning? She is very concerned that if there is an emergency a fire truck or ambulance cannot get through. She liked the gate being open in the morning because it gave her easier access to the track and then it can be locked at night.

Councilman Carnazza explained that they have always told the school that they want the gate closed at all times for safety reasons. Discussed the placement of the temporary no parking signs by the Police Department or the custodians and the discussion they have had with the school about the parking situation on Howard Drive and surrounding streets. The school is not in favor of closing the gate.

Councilman Binaghi explained that it is the school's gate and we have no say in the

matter. The reason people are parking on the street and not in the parking lot is because they don't have to walk as far.

Wendy Galfund, 101 Howard Drive, explained that she lives right next to the gate. Feels that locking the back gate will do nothing because there are plenty of other unlocked access points to the school. She saw kids hopping the gate because it was locked. The town should pass the parking ordinance so the gate can remain unlocked. She feels that the bigger issue on Howard Drive is the speeding.

Mayor Kramer asked Ms. Galfund how she would feel if the Borough enacted an ordinance that limited parking to one hour permanently for the whole day.

Ms. Galfund is not in favor of that. If there is no parking at all she feels that the residents would be very upset.

Michael Kanjo, 97 Howard Drive, agrees with Ms. Villani and Ms. Galfund. The gates should be left open and have the parking restrictions. When he brings his 2 children home from school there is always excessive speeding and aggressive parking.

Bob Kramer, 4 Charlotte Place, would be in favor of the one-sided parking if they show some leniency during the holidays or when having a party.

Dominick Matteo, 126 Pearl Court, objects to the no parking on the Pearl Court side, from Howard Drive to Phyllis Drive, because they are the only home on that stretch of street. They have never had a problem with parking.

Michelle Villani, 103 Phyllis Drive, feels that people attending the school events should be forced to park in the school's parking lot.

Councilman Binaghi stated that that is what is going to happen if this ordinance is passed.

Christine Massaro, 19 Haring Drive, stated that she is a long-time resident, teacher and coach at the high school. Explained that for this weekend's championship game there is not going to be enough parking for all that attend. She is in support of the one side of the street parking.

Councilman Binaghi discussed the parking near Pearl Court.

Jean Matteo, 126 Pearl Court, thinks the parking works when the temporary signs are placed for the larger events. Her issue is that parking should not be restricted all the time. Leaving the gate open is convenient for the kids and has no problem with it being unlocked but she does feel for the residents who live closer to the gate.

Blair Harvey, 113 Howard Drive, likes the way the parking is right now. The problem is the speeding. There are other options to look at to help the people living in the area.

Cindy Petrocelli, 3 Charlotte Place, explained that when they moved into the neighborhood they knew what they were getting into being so close to the school. Asked why this change is being proposed. They are happy with the way it is now.

Councilman Carnazza explained that since the school got rid of 2 custodians it is now the Police Department's responsibility to put the temporary no parking signs out. The Police Chief brought this to the Mayor and Council and we started discussing the issue. We then decided to open the issue up to the public so they could hear everyone's thoughts. The town has no control over the gate, only the parking.

Councilman Yhu explained that there are times that the school does not notify the Police Department when other organizations are using the field so the signs and cones do not get placed.

Councilman Gwon explained that more and more organizations are being issued permits to use the school's fields and the custodians and Police Department are not being notified. Then it lands on the town, not the school, to maintain the parking.

Mayor Kramer explained that the main issue is that no one is notifying the town when these non-school related events are taking place and by the time we find out the parking situation is already a mess.

Ms. Petrocelli explained that by adopting this ordinance it makes the place she lives very different, it's not the Old Tappan that they moved to. It could also affect home sales.

Blair Harvey, 113 Howard Drive, stated that there could definitely be better coordination for all these events. Described what the area is like when these events are taking place.

Wendy Galfund, 101 Howard Drive, explained that she has a friend at 98 Charles Place that could not come to tonight's meeting but wants to know how her house will be affected with these new parking restrictions.

Mrs. Haverilla explained that it will not affect by her friend's house but they will probably get overflow.

Michelle Villani, 103 Phyllis Drive, asked if this ordinance will be in effect all of the time or just during the games.

Councilman Gallagher answered all of the time, holidays included.

Sam Petrocelli, 6 Charlotte Place, explained that having the gate open has always been a nice perk of living in the neighborhood. He understands that safety is a concern but if someone wants to get into the school to do something bad then they are going to get in. If they unlock the gate for an event then lock it once everyone is inside that could cause a problem too if there's an emergency. Offered an alternative solution of placing signs saying no parking during events at the school.

Kyle Gwon, 8 Snowcrest Court, explained that as a high school student he feels that even if the parking was changed and the gate were to remain closed there would still be students getting dropped off in that area and hopping the fence to get to the field. Feels that the gate should be left open.

Motion to close the meeting to the public – Councilman Yhu

Second – Councilman Binaghi

Discussion – None

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

Councilman Carnazza read the resolution

Second – Councilman Yhu

Asked if what Mr. Petrocelli offered as an alternative can be done.

Mr. Giblin explained that it would be unenforceable because just saying during an event would be too vague. You would have to put certain days and times. It would have to be specific enough that anyone would know.

Discussion ensued on the proposed alternative and what days and hours would be appropriate.

Councilman Carnazza suggested tabling this ordinance so that the Police Committee and school administration can discuss it further.

Discussion ensued on the matter.

Mrs. Haverilla explained that the parking restrictions could be just during the school year.

Motion to table Ordinance 1243-23 - Councilman Carnazza

Second - Councilman Binaghi

Roll Call	Councilman Binaghi	Yes
	Councilman Boyce	Yes
	Councilman Carnazza	Yes
	Councilman Gallagher	No
	Councilman Gwon	Yes
	Councilman Yhu	No

Mr. Giblin that the ordinance will appear on the next meeting's agenda.

**Ordinance 1244-23 – Amend LOSAP Ordinance – First Aid Corps - Resolution of Adoption**

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

Second – Councilman Binaghi

No Public Comment

Motion to close the meeting to the public – Councilman Binaghi

Second – Councilman Gallagher

Discussion – None

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

Councilman Yhu read the resolution

Second – Councilman Boyce

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

**Ordinance 1245-23 – Amend LOSAP Ordinance – Fire Department - Resolution of Adoption**

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

Second – Councilman Yhu

No Public Comment

Motion to close the meeting to the public – Councilman Yhu

Second – Councilman Binaghi

Discussion – None

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

Councilman Boyce read the resolution

Second – Councilman Yhu

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

## **CONSENT RESOLUTION**

Councilman Gallagher 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

## **NEW BUSINESS**

### **Best Practices Checklist**

Councilman Gallagher reported that the Borough did very well on our 2023 Best Practices Inventory Assessment. Explained the goal of the inventory and the topics covered. The maximum score is 42 and the Borough scored a 39. Explained the parts that we lost points on. Thanked the CFO and all other employees that worked on this.

Councilman Binaghi was alerted that the towers in the Orange & Rockland easements are now devoid of wires. Once the towers are also removed what happens to that property? Will it remain an easement or revert back to the town?

Mrs. Haverilla answered that O&R has not told them what will become of the properties yet.

## **OLD BUSINESS**



## **Tree Ordinance Amendments**

Councilman Boyce explained that he spoke to the Building/Zoning Inspector about the ordinance and he has asked to review it prior to it being adopted since he will be the one enforcing it.

Councilman Gallagher asked that all interested Borough employees, professionals, Environmental Commission members and Council liaisons have a meeting prior to the next Mayor and Council meeting so we can hammer this out.

## **PUBLIC'S OPPORTUNITY TO SPEAK**

Motion to open the meeting to the public – Councilman Carnazza

Second – Councilman Yhu

Discussion – Sam Petrocelli, 6 Charlotte Place, explained that the speeding around Charlotte Place and Howard Drive is very bad and needs to be addressed.

Councilman Gallagher stated that they will bring it up with the Police Chief.

Motion to close meeting to the public – Councilman Gallagher

Second – Councilman Yhu

Discussion – None

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

Motion to adjourn Regular Meeting – Councilman Binaghi

Second – Councilman Yhu

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

## **EXECUTIVE MEETING**

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## **MEETING CALLED TO ORDER**

<b>ROLL CALL:</b>	Mayor John Kramer	Present
	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 Administrator Anna Haverilla  
Borough Attorney Brian Giblin

## **ENGINEER'S REPORT**

Mr. Skrable discussed the plan approved by the Planning Board at their last meeting for 11 Ampssler Way. They received a variance for a covered patio. Part of the application was also to reduce the drainage easement that runs behind those lots. Described the drainage easement that was installed when Ampssler Way was created. Another homeowner also requested that the drainage easement be reduced from 40 feet wide to 25 feet wide which was also approved many years ago. He has no objection to it since the drainage easement fits well within the 25-foot-wide easement. The Borough would have no problem maintaining any of the structures within a 25-foot-wide easement but technically the Mayor and Council would need to approve of that. At some point a deed would have to be signed by the Mayor. All of this work will be done by the applicant but the Borough would have to be on board with it and sign whatever documents are presented. Feels that it is an indivial decision on each lot of whether or not they want to reduce the size of the easement. All comes down to where the drainage structures are physically within the easement. Would have to look at it on a case by case basis.

All agreed to approve the drainage easement reduction.

Councilman Binaghi asked the status of the Haring Drive footbridge.

Mr. Skrable explained that everything is done with the exception of some additional paving. He received a quote today from Macchione and it is less then what we had previously approved for Conti. He will most likely authorize them tomorrow morning and get a date. All the contract work for the bridge itself is done. This is additional work. The path is walkable.

Mayor Kramer inquired about the DeWolf Road drainage.

Mr. Skrable answered that the drainage work will be done right after the Thanksgiving season and then it will sit over the winter. We will then figure out a schedule for the paving work next spring.

Mayor Kramer stated that the Borough received a grant to do Perry Street.

Mr. Skrable explained that we need to decide what we are going to do with the grant money. The amount is less than half of what we requested. There is an easement on the southside of 4 Perry Street that has no pipe in it. Between the houses that front on White Avenue and Perry Street there is an easement where work needs to be done. We have to decide what the priority is.

## **COUNCIL COMMITTEE REPORTS AND REVIEW OF CORRESPONDENCE**

### **COUNCILMAN BINAGHI – GRANTS/HISTORICAL**

No report

### **COUNCILMAN GWON - RECREATION/LIBRARY/SCHOOLS**

Town Day was finally held and it was a great day. Pickle ball court #3 will be repainted in the spring but it is usable.

NVD and NVOT had 61 national merit award winners. They also received funding to reinstate some of the clubs that were cut over the past few years. Reported the average SAT scores at both high schools. The marching band won the US Ludwig National Championship. Described the repairs scheduled to be done at NVOT.

### **COUNCILMAN YHU – DPW/SENIORS/FIRST AID**

Thanked the members of the Social Services Department for hosting their annual Senior International Lunch and Learn. Also thanked the Police Department for informing the seniors about the fraud schemes they may encounter these days.

The DPW is busy with leaf pickup. We entered into 2 interlocal agreements tonight for mechanic services.

Thanked the OTFAC for their presentation tonight. Thanked the OTFAC and OTFD for their cooking at Town Day.

### **COUNCILMAN CARNAZZA – POLICE/ADMINISTRATION/HEALTH**

He will speak to the Police Chief about the speeding situation in the Howard Drive and Charlotte Place neighborhoods along with what was discussed tonight in regard to the proposed parking ordinance.

### **COUNCILMAN BOYCE – GOLF/PLANNING BOARD/FIRE**

The Planning Board will be meeting on November 8<sup>th</sup> with an application for 41 Birchwood Road.

The veterans will be having another committee meeting this Thursday at 4pm. We will be getting the word out to as many veterans as possible about these meetings. He will be attending the Veterans Day ceremony at the high school.

**COUNCILMAN GALLAGHER – FINANCE/CONSTRUCTION/ENVIRONMENTAL**

Read a report from the Construction Official with statistics from January - October for the Building Department. They are a very busy department. He will be meeting with the Construction Official for a pre-budget discussion.

**MAYOR'S COMMENTS**

None

Motion to adjourn – Councilman Carnazza

Second – Councilman Yhu

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 20, 2023