

ALPINE PLANNING BOARD

Alpine Borough Hall
100 Church Street
Alpine, New Jersey 07620

MINUTES

January 26, 2016

CALL TO ORDER/PUBLIC ANNOUNCEMENT/PLEDGE OF ALLEGIANCE: The Planning Board, Borough of Alpine, convened in regular session on Tuesday, January 26, 2016 at 7:30 P.M. Marilyn Hayward read the announcement in accordance with the requirements of the Sunshine Law:

In accordance with the provisions of the New Jersey Open Public Meetings Act, the notice of this regular meeting held Tuesday, January 26, 2016 at 7:30 P.M. has met the requirements of the law by publication in The Record and posted on the bulletin board of the lobby in the Borough Hall and filed in the office of the Borough Clerk.

SWEARING IN OF 2016 OFFICIALS: Prior to the meeting Attorney Phillips administered the oath of office to Joyce Sonpal, Class IV member for a four year term expiring 12/31/2019 and Elizabeth Herries, Class IV for the unexpired portion of a three year term expiring 12/31/2018. Ralph Mattes and David Kupferschmid, Class IV and Jeffrey Fromm, Alternate Member I will be sworn in at a later date.

ROLL CALL:

Members Present: Elizabeth Herries Catherine McGuire
Lorraine Mattes Catherine Parilla
Joyce Sonpal Mayor Paul Tomasko

Members Absent: Jeff Fromm, Gayle Gerstein, David Kupferschmid, Ralph Mattes

Staff Present: John Phillips, Board Attorney
Gary Vander Veer, Borough Engineer
Marilyn Hayward, Recording Secretary

REORGANIZATION:

Nominations:	Chairperson:	Catherine Parilla	<u>1st</u> Tomasko	<u>2nd</u> Sonpal
	Vice-Chair:	Catherine McGuire	Tomasko	Sonpal
	Secretary:	Joyce Sonpal	McGuire	Mattes

There were no further nominations. The motions were carried unanimously.

APPOINTMENTS:

Board Engineer:	Gary Vander Veer, P.E. of Azzolina & Feury
Board Attorney:	John Phillips, Esq.
Borough Planner	Joseph Burgis, P.P. of Burgis Assoc., Inc.
Special COAH Counsel:	Robert Kasuba, Esq. of Bisgaier Hoff, LLC
Recording Secretary:	Marilyn Hayward

A motion to re-appoint the professionals and staff referenced above and to adopt the Professional Services Resolutions for Board Attorney, Board Engineer, Borough Planner and Special COAH Counsel was made by Catherine McGuire and seconded by Lorraine Mattes. The motion was carried unanimously.

RE-ADOPTION OF PLANNING BOARD BY-LAWS:

A motion to re-adopt the Planning Board By-Laws was made by Mayor Tomasko and seconded by Catherine McGuire. The motion was carried unanimously.

APPROVAL OF MINUTES OF DECEMBER 8, 2015 REGULAR MEETING & EXECUTIVE SESSION:

A motion to approve the minutes of the December 8, 2015 Regular Planning Board meeting was made by Mayor Tomasko, seconded by Catherine McGuire and carried by those eligible to vote.

A motion to approve the minutes of the December 8, 2015 Planning Board Executive Session was made by Catherine McGuire, seconded by Lorraine Mattes and carried by those eligible to vote.

OPEN TO PUBLIC (NON-AGENDA ITEMS): There were no members of the public in attendance.

Mr. Phillips reported communication from the Attorney for the matter of Steinberg, Block 30 Lot 4, 4 Highwood Place. They inadvertently failed to file the plans although they did provide timely notice for this evening’s meeting. He recommends they carry this matter. A motion to carry the Steinberg application to the February meeting without need of further notice was made by Catherine Parilla, seconded by Catherine McGuire and approved by all.

COMMUNICATIONS: No comments.

FINANCIAL REPORT: The Planning Board’s budget for the year 2015 was \$5,000; total expenditures were \$2,050. A motion to propose a budget of \$5,000 to Mayor & Council was made by Catherine McGuire and seconded by Mayor Tomasko. All were in favor.

<u>BILLS:</u>	Bisgaier Hoff, LLC	\$1,507.82	Affordable Housing Advice & Litigation
	Bisgaier Hoff, LLC	\$1,138.00	Affordable Housing Advice & Litigation
	Clarke, Caton, Hintz	78.20	Court Appointed Special Master
	Burgis Associates	1,898.75	Planning (Affordable Housing)
	North Jersey Media Group	23.63	Cliffs Investment Group, LLC (Escrow)
	John Phillips, Esq.	240.00	Alpine Three

A motion to approve the above referenced bills was made by Mayor Tomasko and seconded by Elizabeth Herries. All were in favor.

COMMITTEE REPORTS:

Northern Valley Mayors & Planners Assoc.: The Mayor noted the Association has become just Northern Valley Mayors Association as few planners pay dues or attend. The first meeting of the year will be held this Thursday. The presenter will be the Bergen County Clerk, John Hogan. The Mayor extended the invitation to any board members interested in attending.

Board of Health: The next meeting is February 9th.

Environmental Commission: Ms. Mattes advised the Environmental Commission is working on a field guide of trees surrounding Borough Hall. She asked if they could refer to the Borough’s corner Passive Park property as The Church Street Green. All agreed.

Building Department: The reports were distributed. There were no comments.

Board of Adjustment Annual Report: There were only three matters decided last year. Mr. Phillips explained the report is provided for the Planning Boards information to track trends or identify issues to be addressed.

NJ Transit Update: No new developments.

COAH Update: Mr. Phillips received a call from Juliette Hirsch, Attorney for Alpine Three who indicated after consultation with numerous consultants they have decided to put in the entire septic system so they know exactly what they're going to have. This is really just an additional step and not a modification of the Settlement Agreement. They have a permit to fill about a third acre of wetlands on the property and want to fill a portion as part of their preparation for the septic systems. Mr. Phillips consulted with the Mayor and referred them to Mr. Vander Veer. Mr. Vander Veer has been in contact with their engineer to establish conditions, particularly n regard to soil movement and grading. The Board has no objections. Mayor Tomasko will bring this to the attention of Council in Executive Session at tomorrow night's meeting. The proposed plan would comply with the Borough Code with one modification, distance between fields, which can be addressed by installation of an impervious liner. Mayor Tomasko noted residents were made aware of the amended Settlement Agreement in the December newsletter and should be prepared to see tree removal and disturbance on the site.

ADJOURNMENT: A motion to adjourn the regular Planning Board meeting was made by Ms. McGuire and seconded by Ms. Mattes. All were in favor. The meeting adjourned at 7:55 PM.

Respectfully submitted,

Marilyn Hayward
Recording Secretary