

**ALPINE PLANNING BOARD**

Alpine Borough Hall  
100 Church Street  
Alpine, New Jersey 07620

**MINUTES**

April 23, 2019

**CALL TO ORDER/PUBLIC ANNOUNCEMENT/PLEDGE OF ALLEGIANCE:** The Planning Board, Borough of Alpine, convened in regular session on Tuesday, April 23, 2019 at 7:30 P.M. Chairperson Catherine Parilla 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, April 23, 2019 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.

**ROLL CALL:**

Members Present: Carol Cochi, Gayle Gerstein, David Kupferschmid, Lorraine Mattes, Catherine McGuire, Catherine Parilla, Mayor Paul Tomasko  
Members Absent: Elizabeth Herries, Joyce Sonpal, Alt I Jeff Fromm,  
Staff Present: Michael Kates, Board Attorney, Perry Frenzel, Borough Engineer  
Marilyn Hayward, Board & Recording Secretary

**APPROVAL OF MINUTES OF MARCH 26, 2019 REGULAR MEETING:**

Upon a motion by Gayle Gerstein, seconded by Catherine McGuire, to approve the minutes of the March 26, 2019 Planning Board Regular Meeting. Eligible members voted as follows:

Vote: Ayes: Gayle Gerstein, Lorraine Mattes, Catherine McGuire, Mayor Paul Tomasko

Abstain: Carol Cochi, David Kupferschmid, Catherine Parilla,

**APPROVAL OF MINUTES OF MARCH 26, 2019 EXECUTIVE SESSION MEETING:**

Upon a motion by Catherine McGuire, seconded by Gayle Gerstein, to approve the minutes of the March 26, 2019 Planning Board Regular Meeting. Eligible members voted as follows:

Vote: Ayes: Gayle Gerstein, Lorraine Mattes, Catherine McGuire, Mayor Paul Tomasko

Abstain: Carol Cochi, David Kupferschmid, Catherine Parilla,

**OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS:** None

**MEMORIALIZATION OF RESOLUTION: Soil Moving Perez 822 Closter Dock Road Block 59 Lot 3 (renewal of 4/28/17 approval)**

Upon a motion by Gayle Gerstein, seconded by Lorraine Mattes, to adopt a resolution memorializing action taken by the Planning Board of the Borough of Alpine on March 26, 2019 a copy of which is appended to these minutes.

Eligible members voted as follows:

Vote: Ayes: Gayle Gerstein, Lorraine Mattes, Catherine McGuire, Mayor Paul Tomasko

(resolution appended to minutes)

**RESOLUTION: RETURN OF ESCROW**

Upon a motion by Gayle Gerstein, seconded by Catherine McGuire to return unused escrow as approved by the Board's attorney and engineer:

|                                  |                |             |            |
|----------------------------------|----------------|-------------|------------|
| 375 Hillside LLC c/o Kamson Corp | Trust AC 70187 | 50/1&3      | \$ 73.75   |
| BDA Realty LLC                   | Trust AC 70183 | 49.02/10    | \$1,157.25 |
| Carlos & Mercedes Crespo         | Trust AC 70175 | 49/2        | \$ 651.50  |
| Yitzhack Asulin, MD, PC          | Trust AC 70185 | 39.02/16.06 | \$ 547.50  |

Vote: Ayes: Carol Cochi, Gayle Gerstein, David Kupferschmid, Lorraine Mattes, Catherine McGuire, Catherine Parilla, Mayor Paul Tomasko

**COMMUNICATIONS:** Copy of Planning Board response to NJDEP re: Block 39 Lot 8. Engineer Frenzel was complimented on his response.

**BILLS AND CLAIMS:** A motion to approve bills was made by Gayle Gerstein seconded by Catherine McGuire

|                             |                             |                           |          |
|-----------------------------|-----------------------------|---------------------------|----------|
| Kates Nussman et al         | 9-01-21-180-023             | Meetings Jan-Feb-Mar 2019 | \$600.00 |
| Kates Nussman et al         | Escrow: Alpine Country Club | 55/3 Legal                | \$535.00 |
| North Jersey Media Group    | Escrow: Alpine Country Club | 55/3 Notice of Decision   | \$ 10.45 |
| Azzolina & Feury Eng., Inc. | Escrow: Alpine Country Club | 55/3 Engineering          | \$142.00 |
| Huntington Bailey, LLP      | Trust: COAH                 | Legal                     | \$735.00 |
| Azzolina & Feury Eng., Inc. | Trust: COAH                 | Engineering               | \$839.00 |

Vote: Ayes: Carol Cochi, Gayle Gerstein, David Kupferschmid, Lorraine Mattes, Catherine McGuire, Catherine Parilla, Mayor Paul Tomasko

**COMMITTEE REPORTS:**

Northern Valley Mayors & Planners Assoc.: No meeting last month. The Mayor invited anyone interested to accompany him to this Thursday's meeting – speaker to be determined.

Board of Health: Next meeting May 14.

Environmental Commission: Arbor Day Seedling Give Away at the school on Friday, April 26<sup>th</sup> and at Borough Hall on Saturday, April 27<sup>th</sup> 10AM – 12 Noon. Alpine school children helped meet stormwater compliance requirements this year with a poster theme, "Trees Are Thirsty" on display in the lobby. Shredding Day is also Saturday morning. They have two inspections this week including Block 55 Lots 20&21 as approved by the Board of Adjustment. Applicant had their engineer (Piazza) prepare an impressive inventory of over 400 trees on the property with intent to preserve as many trees as possible including relocation of several massive species which is best accomplished during springtime.

Mayor Tomasko noted the Northern Valley Earth Fair will take place this Saturday in Tenafly. Lorraine Mattes noted the EC is always invited but unfortunately the event conflicts with the Borough's celebration of Arbor Day.

Building Department: Report is on file.

NJ Transit Update: No new information.

COAH Update: Mayor Tomasko noted protection has been extended through June. An executive session is required for further discussion.

**EXECUTIVE SESSION: A Resolution providing for a Meeting Not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12.**

Upon a motion by Mayor Tomasko, seconded by Gayle Gerstein and approved by all, the Board entered into a closed session at 7:44 PM pursuant to the Open Public Meetings Act, N.J.S.A. 10:4-12(b)(7) for a discussion on Alpine's affordable housing obligation currently pending in Superior Court and that the deliberations conducted in closed session may be disclosed to the public upon the determination of the Planning Board that the public interest will no longer be served by such confidentiality.

Vote: Ayes: Carol Cochi, Gayle Gerstein, David Kupferschmid, Lorraine Mattes, Catherine McGuire, Catherine Parilla, Mayor Paul Tomasko

**RESUME OPEN SESSION:** Upon a motion by Catherine McGuire, seconded by Gayle Gerstein and approved by all to exit the executive session and resume the open session at 7:52 PM.

Vote: Ayes: Gayle Gerstein, Lorraine Mattes, Catherine McGuire, Joyce Sonpal, Mayor Paul Tomasko

**ADJOURNMENT:** A motion to adjourn the regular Planning Board meeting was made by Catherine McGuire and seconded by Gayle Gerstein. All were in favor. The meeting adjourned at 7:53 PM.

Respectfully submitted,  
Marilyn Hayward, Recording Secretary