

ALPINE PLANNING BOARD

Alpine Borough Hall
100 Church Street
Alpine, New Jersey 07620

MINUTES

June 27, 2023

CALL TO ORDER/PUBLIC ANNOUNCEMENT/PLEDGE OF ALLEGIANCE: The Planning Board, Borough of Alpine, convened in regular session on Tuesday, June 27, 2023 at 7:30 P.M. 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, June 27, 2023 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: George Abad, Gayle Gerstein, Lorraine Mattes, Catherine Parilla, Mayor Paul Tomasko
Members Absent: Brandt Cybul, Carol Cochi, Catherine McGuire, Elizabeth Herries, Joyce Sonpal
Staff Present: Douglas Bern, Esq. Board Attorney; Perry Frenzel, Borough Engineer; Marilyn Hayward, Board & Recording Secretary

APPROVAL OF MINUTES OF MAY 23, 2023 REGULAR MEETING:

Upon a motion by Mayor Tomasko, seconded by Ms. Gerstein to approve the minutes of the May 23, 2023 Planning Board Regular Meeting. Eligible members voted as follows:

Vote: Ayes: Mr. Abad, Ms. Gerstein, Ms. Mattes, Ms. Parilla, Mayor Tomasko.

Absent: Brandt Cybul, Carol Cochi, Catherine McGuire, Elizabeth Herries, Joyce Sonpal.

APPROVAL OF MINUTES OF MAY 23, 2023 EXECUTIVE SESSION:

Upon a motion by Ms. Gerstein, seconded by Mayor Tomasko to approve the minutes of the May 23, 2023 Planning Board Executive Session. Eligible members voted as follows:

Vote: Ayes: Mr. Abad, Ms. Gerstein, Ms. Mattes, Ms. Parilla, Mayor Tomasko.

Absent: Brandt Cybul, Carol Cochi, Catherine McGuire, Elizabeth Herries, Joyce Sonpal

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

MEMORIALIZATION OF RESOLUTION: Soil Moving; GRF Alpine Realty, LLC/Kotopoulos, Block 39.02 Lot 16.07, 14 Church Street.

Upon a motion by Gayle Gerstein, seconded by George Abad to adopt a resolution memorializing action taken by the Planning Board of the Borough of Alpine on May 23, 2023, a copy of which is appended to these minutes.

Eligible members voted as follows:

Vote: Ayes: George Abad, Gayle Gerstein, Lorraine Mattes, Catherine Parilla, Mayor Paul Tomasko

Absent: Mr. Cybul, Ms. Cochi, Ms. Herries, Ms. McGuire, Ms. Sonpal,

MOTION APPROVED

COMMUNICATIONS:

- Notice of DEP Soil Erosion and Sediment Control Plan Certification (Septic) re: Block 75 Lot 1, 935 Closter Dock Road. *Duly noted; no comments.*
- Notice of DEP Soil Erosion and Sediment Control Plan Certification (Driveway & Drainage Impr.) re: Block 70 Lot 9, 25 Litchfield Way. *Duly noted; no comments.*
- Borough of Rockleigh Planning Board Notice of Public Hearing re: 32 Rockleigh Road, Block 201 Lot 16. *(Property abuts Alpine).*

BILLS AND CLAIMS: Upon a motion by Ms. Gerstein, seconded by Mayor Tomasko to approve the bills listed below.

Burgis Assoc.	\$1,241.25	Housing Plan 2015 – May services
Azzolina & Feury	\$ 123.00	14 Church St; 39.02/16.07

Vote: Ayes: Mr. Abad, Ms. Gerstein, Ms. Mattes, Ms. Parilla, Mayor Tomasko

Absent: Mr. Cybul, Ms. Cochi, Ms. Herries, Ms. McGuire, Ms. Sonpal.

COMMITTEE REPORTS:

Bergen County League of Municipalities: Mayor Tomasko reported that there was no formal meeting in June. There was a trip to Paterson to meet with the Mayor, who gave tour of Great Falls National Historic Park and Hinchcliffe Stadium.

Board of Health: No meeting in May. Next meeting will be held on September 19th.

Environmental Commission: Ms. Mattes reported that they looked at one property for removal of 4-5 trees.

Building Department: Reports distributed; no comments.

NJ Transit Update: No report.

COAH Update: Immunity extended to end of June. Further discussion deferred to Executive Session.

Upon a motion by Mr. Abad, seconded by Ms. Gerstein to enter into Executive Session. All were in favor. The Board entered into Executive Session at 7:34 PM and returned to Open Public Session at 7:42 PM.

EXECUTIVE SESSION:

Resolution: 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.

OFFERED BY: Ms. Gerstein, **SECONDED BY:** Mr. Abad

at a regular meeting of the Planning Board of the Borough of Alpine held on Tuesday, June 27, 2023

WHEREAS, the Planning Board of the Borough of Alpine is subject to certain requirements of the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq.; and

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12, provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by Resolution; and

WHEREAS, it is necessary for the Planning Board of the Borough of Alpine to discuss in a session not open to the public certain matters relating to the item or items authorized by N.J.S.A. 10:4-12b subsection designated below:

(b)(8) Matters Relating to Litigation, Negotiations and the Attorney-Client Privilege: Affordable Housing NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Alpine, assembled in public session on Tuesday, June 27, 2023, that an Executive Session closed to the public shall be held for the discussion of matters relating to the specific items designated above; and

BE IT FURTHER RESOLVED, 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: Mr. Abad, Ms. Gerstein, Ms. Mattes, Ms. Parilla, Mayor Tomasko

Absent: Mr. Cybul, Ms. Cochi, Ms. Herries, Ms. McGuire, Ms. Sonpal.

MOTION APPROVED

ADJOURNMENT: A motion to adjourn the regular Planning Board meeting was made by Ms. Gerstein and seconded by Mr. Abad. All were in favor. The meeting adjourned at 7:44 PM.

Respectfully submitted,

Marilyn Hayward
Recording Secretary