

ALPINE PLANNING BOARD

Alpine Borough Hall
100 Church Street
Alpine, New Jersey 07620

MINUTES

March 28, 2023

CALL TO ORDER/PUBLIC ANNOUNCEMENT/PLEDGE OF ALLEGIANCE: The Planning Board, Borough of Alpine, convened in regular session on Tuesday, March 28, 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, March 28, 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, Carol Cochi, Gayle Gerstein, Elizabeth Herries, Lorraine Mattes, Catherine McGuire, Catherine Parilla, Joyce Sonpal, Mayor Paul Tomasko

Members Absent: Brandt Cybul

Staff Present: Douglas Bern, Esq. Board Attorney; Perry Frenzel, Borough Engineer Marilyn Hayward, Board & Recording Secretary

APPROVAL OF MINUTES OF JANUARY 24, 2023 REGULAR MEETING:

Upon a motion by Ms. Gerstein, seconded by Ms. McGuire to approve the minutes of the January 24, 2023 Planning Board Regular Meeting. Eligible members voted as follows:

Vote: Ayes: Mr. Abad, Ms. Cochi, Ms. Gerstein, Ms. Herries, Ms. McGuire, Ms. Mattes, Ms. Parilla, Ms. Sonpal, Mayor Tomasko.

Absent: Mr. Cybul

APPROVAL OF MINUTES OF JANUARY 24, 2023 EXECUTIVE SESSION:

Upon a motion by Ms. Herries, seconded by Ms. Gerstein to approve the minutes of the January 24, 2023 Planning Board Executive Session. Eligible members voted as follows:

Vote: Ayes: Mr. Abad, Ms. Cochi, Ms. Gerstein, Ms. Herries, Ms. McGuire, Ms. Mattes, Ms. Parilla, Ms. Sonpal, Mayor Tomasko.

Absent: Mr. Cybul

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

MEMORIALIZATION OF RESOLUTIONS:

Soil Moving: 18 Autumn Terrace; Block 81.04 Lot 17:

Upon a motion by Ms. Gerstein, seconded by Ms. Sonpal to approve the resolution.

Vote: Ayes: Mr. Abad, Ms. Cochi, Ms. Gerstein, Ms. Herries, Ms. McGuire, Ms. Parilla, Ms. Sonpal, Mayor Tomasko

Nay: Ms. Mattes

Absent: Mr. Cybul

Soil Moving: 1 Duck Pond Road; Block 51 Lot 4.

Upon a motion by Ms. Gerstein, seconded by Mayor Tomasko to approve the resolution.

Vote: Ayes: Mr. Abad, Ms. Cochi, Ms. Gerstein, Ms. Herries, Ms. McGuire, Ms. Mattes, Ms. Parilla, Ms. Sonpal, Mayor Tomasko

Absent: Mr. Cybul

RESOLUTION FOR RETURN OF ESCROW:

Upon a motion by Ms. McGuire, seconded by Ms. Sonpal to approve the return of unused escrow as listed below:

Cho; 509 Hillside Ave., 49/12:	\$1,812.65
J & J Realty; 19 Rio Vista Dr., 20/8:	\$ 936.30
Choi; 4 Sherwood Ct., 81.01/3:	\$1,576.20

Vote: Ayes: Mr. Abad, Ms. Cochi, Ms. Gerstein, Ms. Herries, Ms. McGuire, Ms. Mattes, Ms. Parilla, Ms. Sonpal, Mayor Tomasko

Absent: Mr. Cybul

COMMUNICATIONS:

- Notice of DEP Soil Erosion and Sediment Control Plan Certification re: Block 81.01 Lot 3. Duly noted; no comments.
- Notice of Freshwater Wetland Application to NJDEP re: Block 31 Lot 4, 59 Robin Lane: Mayor Tomasko reminded the board that they have an opportunity to comment on matters such as this as usual. Engineer Frenzel reported that the application is for the installation of six seepage pits and a drainage system that will result in disturbance to a regulated wetland buffer area. The Mayor noted that the operative sentence is that the applicant is for reconstruction and expansion of the existing single-family dwelling. If the board chooses, we can let the DEP know that we are opposed to any disturbance to the wetland areas. Mr. Frenzel stated that there is a standard letter that we have sent to DEP in the past advising them of our concerns. All were in favor. He will draft a letter in response to this notification.
- Notice of Adoption of Open Space and Recreation Element of the Master Plan, Borough of Tenafly: Such notification to neighboring municipalities is a legal requirement.

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

Bern Root LLC	\$ 375.00	General Services – Jan.	
Bern Root LLC	\$ 125.00	General Services – Feb.	
Bern Root LLC	\$ 687.50	18 Autumn Terr. 81.04/17	(escrow)
Bern Root LLC	\$ 687.50	1 Duck Pond 51/4	(escrow)
Clarke Caton & Hintz	\$ 954.50	Appointed Court Master	(COAH)
Clarke Caton & Hintz	\$ 2,829.00	Appointed Court Master	(COAH)
Clarke Caton & Hintz	\$ 2,717.00	Appointed Court Master	(COAH)
Burgis Associates	\$ 1,336.25	Alpine Housing Plan	(COAH)
Burgis Associates	\$ 2,823.75	Alpine Housing Plan	(COAH)
Petty Cash	\$ 34.11	Reimburse - headphones	

Vote: Ayes: Mr. Abad, Ms. Cochi, Ms. Gerstein, Ms. Herries, Ms. McGuire, Ms. Mattes, Ms. Parilla, Ms. Sonpal, Mayor Tomasko

Absent: Mr. Cybul

COMMITTEE REPORTS:

Bergen County League of Municipalities: Mayor Tomasko reported that the State League of Municipalities’ Executive and Deputy Executive Directors spoke at the most recent meeting, mostly in regard to the Governor’s budget address. They took questions and feedback from those in attendance. Mayor Tomasko provided suggestions that should have priority for the league to advocate: 1) Affordable Housing reform, 2) OPRA reform. Unfortunately, the State does not seem particularly moved to reviewing and reforming the existing system which is, in his opinion, the least efficient approach to Affordable Housing.

Board of Health: Report on file. In response to Ms. Parilla’s inquiry, the Mayor commented that the State has not been providing numbers for COVID-19 cases, and welcomed those that are interested in following up on Lyme

Disease and COVID statistics to attend the next Board of Health meeting or contact our Board of Health Secretary Stephanie Wehmann for updates. Next meeting is May 7th.

Environmental Commission: Ms. Mattes reported that they are preparing for Arbor Day, which is scheduled for Friday, April 28th this year. Unfortunately, they will not be giving out seedlings because they can only get bare rooted seedlings; no dirt, which need to be planted within five days or they will die, and to pick them up is a two-hour long drive. Instead the Commission will be planting a tree at the Swim Club. Greg Zaremba, DPW Superintendent, recommended an area near where the kiddie pool used to be that is very wet, and suggested a Red Maple to absorb some of the water. They spoke with a few people at a nursery who concurred that a Red Maple would do wonderfully and is fast growing. Ms. Mattes welcomed everyone to join in the planting of the tree on April 28th at 1PM.

Building Department: Report distributed; no comments.

NJ Transit Update: No activity. Ms. McGuire commented that the tunnel must be built. It is a matter of time as everyone knows this is needed, but there are many people that need to be involved and it requires coordination between Engineers, the Federal Government and New Jersey-New York Authorities.

COAH Update: Deferred to Executive Session. Mayor Tomasko commented that Alpine has protection from Builder's Remedy lawsuits which has been extended through mid-May.

Upon a motion by Ms. Gerstein, seconded by Ms. Herries to enter into Executive Session. All were in favor. The Board entered into Executive Session at 7:53 PM and returned to Open Public Session at 8:22 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:** Ms. Herries

at a regular meeting of the Planning Board of the Borough of Alpine held on Tuesday, March 28, 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, March 28, 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. Cochi, Ms. Gerstein, Ms. Herries, Ms. McGuire, Ms. Mattes, Ms. Parilla, Ms. Sonpal, Mayor Tomasko

Absent: Mr. Cybul

MOTION APPROVED

ADJOURNMENT: A motion to adjourn the regular Planning Board meeting was made by Ms. Herries and seconded by Ms. McGuire. All were in favor. The meeting adjourned at 8:22 PM.

Respectfully submitted,

Marilyn Hayward
Recording Secretary