

## **ALPINE PLANNING BOARD**

Alpine Borough Hall  
100 Church Street  
Alpine, New Jersey 07620

### **MINUTES**

October 24, 2023

**CALL TO ORDER/PUBLIC ANNOUNCEMENT/PLEDGE OF ALLEGIANCE:** The Planning Board, Borough of Alpine, convened in regular session on Tuesday, October 24, 2023 at 7:30 P.M. Mayor Paul Tomasko 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, October 24 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, Brandt Cybul, Joyce Sonpal, Mayor Paul Tomasko  
**Members Absent:** Catherine Parilla, Catherine McGuire, Elizabeth Herries, Gayle Gerstein, Lorraine Mattes  
**Staff Present:** Douglas Bern, Esq. Board Attorney; Perry Frenzel, Borough Engineer; Marilyn Hayward, Board & Recording Secretary

### **APPROVAL OF MINUTES OF SEPTEMBER 26, 2023 REGULAR MEETING:**

Upon a motion by Mr. Abad, seconded by Ms. Sonpal to approve the minutes of the September 26, 2023 Planning Board Regular Meeting. Eligible members voted as follows:

**Vote: Ayes:** Ms. Cochi, Mayor Tomasko, Mr. Abad, Ms. Sonpal

**Abstain:** Mr. Cybul

**Absent:** Ms. Parilla, Ms. McGurie, Ms. Gerstein, Ms. Herries, Ms. Mattes

**OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS:** No comments.

### **MEMORIALIZATION OF RESOLUTION:**

#### **Soil Moving – San Moritz Development LTD, Block 21 Lot 12, 8 Stone Tower Drive**

Upon a motion by Mr. Abad, seconded by Ms. Sonpal to adopt the resolution memorializing action taken by the Planning Board of the Borough of Alpine on September 26, 2023. Eligible members voted as follows:

**Vote: Ayes:** Ms. Cochi, Mayor Tomasko, Mr. Abad, Ms. Sonpal

**Abstain:** Mr. Cybul

**Absent:** Ms. Parilla, Ms. McGurie, Ms. Gerstein, Ms. Herries, Ms. Mattes

### **HEARINGS:**

#### **Soil Moving – 11 Autumn Terrace, LLC, Block 81.04 Lot 19; 11 Autumn Terrace.**

Carried to November 28, 2023

### **REVIEW OF INTRODUCED ORDINANCE #822 FOR COMPLIANCE WITH BOROUGH MASTER**

**PLAN:** Mayor Tomasko remarked that the ordinance, which amends Section 220-18-C(2) of the Alpine Municipal Code entitled “Certificate of Continued Occupancy” was introduced at last months’ Mayor & Council meeting and is scheduled for adoption at their October 25<sup>th</sup> meeting. Upon a motion by Mr. Abad, seconded by Mr. Cybul to affirm that the ordinance is in compliance with the Borough Master Plan. Eligible members voted as follows:

**Vote: Ayes:** Ms. Cochi, Mr. Cybul, Mayor Tomasko, Mr. Abad, Ms. Sonpal

**Absent:** Ms. Parilla, Ms. McGurie, Ms. Gerstein, Ms. Herries, Ms. Mattes

### **COMMUNICATIONS:**

• Notice of Application for NJDEP Freshwater Wetlands Permit Application re: Block 73 Lot 9, 19 Allison Road. Mayor Tomasko noted that in the past the Board has taken the position that it does not wish to facilitate wetlands being intruded upon, and asked if any members wish to move that this be applied here as well. Upon a motion by

Ms. Sonpal, seconded by Mr. Abad to ask that our Board Attorney or Engineer send a letter to the NJDEP to express the planning board's opposition to wetlands being intruded upon in this instance. All members in attendance concurred. Mr. Frenzel agreed to write a letter to NJDEP, as he has done on previous occasions.

• Borough of Tenafly Notice of Public Hearing re: Amendment to their 2018 Housing Element & Fair Share Plan.  
*Duly noted, no comments.*

**BILLS AND CLAIMS:** Upon a motion by Ms. Cochi, seconded by Ms. Sonpal to approve the bills listed below.

Clarke Caton Hintz	\$2,794.50	Court Appointed Master – September
Bern & Assoc.	\$ 375.00	General Legal Services - September
Bern & Assoc.	\$ 650.00	59 Robin Lane, 31/4 (escrow)
Azzolina & Feury	\$ 369.00	11 Autumn Terrace, 81.04/19 (escrow)
North Jersey Media Group	\$ 13.20	Notice of Decision – 59 Robin Lane. 31/4 (escrow)

**Vote: Ayes:** Mr. Abad, Ms. Cochi, Mr. Cybul, Ms. Sonpal, Mayor Tomasko.

**Absent:** Ms. Parilla, Ms. McGurie, Ms. Gerstein, Ms. Herries, Ms. Mattes

**COMMITTEE REPORTS:**

**Bergen County League of Municipalities:** The Mayor reported that he attended a meeting about two weeks ago. One of the presenters was the Mayor of Tenafly who, in the aftermath of one of recent significant rainstorms in the last month, reached out to his senator Gordon Johnson and one of his representatives. They met with the commissioner of the DEP and brought to his attention the problems they have been experiencing with flooding. The second presenter was the Deputy Chief of Staff of the County Executive, Jared Lautz. His presentation was with regard to the Office of Film & Television and informed the mayors of the information available on the website, should towns wish to follow the county's lead.

**Board of Health:** No meeting.

**Environmental Commission:** No report.

**Building Department:** Reports distributed; no comments.

**NJ Transit Update:** No report.

**COAH Update:** Deferred to Executive Session.

Upon a motion by Ms. Sonpal, seconded by Mr. Abad to enter into Executive Session. All were in favor. The Board entered into Executive Session at 7:43 PM and returned to Open Public Session at 7:45 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. Sonpal, **SECONDED BY:** Mr. Abad

at a regular meeting of the Planning Board of the Borough of Alpine held on Tuesday, October 24, 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, October 24, 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 Mr. Cybul, Ms. Sonpal, Mayor Tomasko

**Absent:** Ms. Parilla, Ms. McGuire, Ms. Gerstein, Ms. Herries, Ms. Mattes

Executive Session closed and open session reconvened at 7:45 PM.

**OTHER MATTERS:**

Upon a motion by Mr. Abad, seconded by Mr. Cybul to support the Borough's settlement of its' Third Round Affordable Housing Obligation as delineated in Special Affordable Housing Counsel Edward Buzak's memo dated September 25, 2023.

**Vote: Ayes:** Mr. Abad, Ms. Cochi, Mr. Cybul, Ms. Sonpal, Mayor Tomasko

**Absent:** Ms. Parilla, Ms. McGuire, Ms. Gerstein, Ms. Herries, Ms. Mattes

**ADJOURNMENT:** Upon a motion by Mr. Cybul, seconded by Ms. Sonpal and approved by all, the meeting adjourned at 7:47 PM.

Respectfully submitted,

Marilyn Hayward  
Recording Secretary