

**ALPINE PLANNING BOARD**

Alpine Borough Hall  
100 Church Street  
Alpine, New Jersey 07620

**MINUTES**

May 24, 2022

**CALL TO ORDER/PUBLIC ANNOUNCEMENT/PLEDGE OF ALLEGIANCE:** The Planning Board, Borough of Alpine, convened in regular session on Tuesday, May 24, 2022 at 7:30 P.M. Chairperson Catherine Parilla read the announcement in accordance with the requirements of the Sunshine Law

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In accordance with the provisions of the New Jersey Open Public Meetings Act, the notice of this regular meeting held Tuesday, May 24, 2022 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.

**OATH OF OFFICE:** Brandt Cybul, new Alternate Member I, was sworn in by Mayor Tomasko.

**ROLL CALL:**

Members Present: Gayle Gerstein, Elizabeth Herries, David Kupferschmid, Lorraine Mattes, Catherine Parilla, Mayor Paul Tomasko, Brandt Cybul, Alt. I  
Members Absent: Carol Cochi, Catherine McGuire, Joyce Sonpal  
Staff Present: Douglas Bern, Esq., Board Attorney; Perry Frenzel, Borough Engineer; Marilyn Hayward, Board & Recording Secretary

**APPROVAL OF MINUTES OF APRIL 26, 2022 REGULAR MEETING:**

Upon a motion by Ms. Herries, seconded by Ms. Gerstein to approve the minutes of the April 26, 2022 Planning Board Regular Meeting eligible members voted as follows:

Vote: Ayes: Ms. Gerstein, Ms. Herries, Mr. Kupferschmid, Ms. Mattes, Mayor Tomasko.

**APPROVAL OF MINUTES OF APRIL 26, 2022 EXECUTIVE SESSION:**

Upon a motion by Ms. Gerstein, seconded by Ms. Herries to approve the minutes of the April 26, 2022 Planning Board Executive Session eligible members voted as follows:

Vote: Ayes: Ms. Gerstein, Ms. Herries, Mr. Kupferschmid, Ms. Mattes, Mayor Tomasko.

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

**MEMORIALIZATION OF RESOLUTION: Soil Moving – 8 Stone Tower Drive Alpine, LLC; Block 21 Lot 12, 8 Stone Tower Drive, Alpine, NJ.**

Upon a motion by Mr. Kupferschmid, seconded by Ms. Gerstein to adopt a resolution memorializing action taken by the Planning Board of the Borough of Alpine on April 26, 2022, a copy of which is appended to these minutes.

Eligible members voted as follows:

Vote: Ayes: Ms. Gerstein, Ms. Herries, Mr. Kupferschmid, Ms. Mattes, Mayor Tomasko

**COMMUNICATIONS:**

- Notice of Certification of Soil Erosion and Sediment Control Plan: Block 49 Lot 15, 503 Hillside Ave.
- 200 ft. list – Block 121 Lot 5; 413 Route 9W.

**BILLS AND CLAIMS:** A motion to approve the bills referenced below was made by Ms. Herries, seconded by Ms. Mattes and carried by all members present.

Azzolina & Feury	\$ 481.00	Alpine Three LLC
Azzolina & Feury	\$ 540.00	Alpine Three LLC
Azzolina & Feury	\$ 472.00	8 Stone Tower Drive LLC
Burgis Associates, Inc.	\$3,771.25	Housing Plan 2015 - March

Bern Root, LLC	\$ 250.00	April Meeting Attendance
Bern Root, LLC	\$ 125.00	8 Stone Tower Drive LLC
Clarke Caton Hintz	\$2,396.15	Court Appointed Master – March

### **COMMITTEE REPORTS:**

**Northern Valley Mayors & Planners Assoc.:** Mayor Tomasko reported that he attended a meeting on April 28<sup>th</sup>. The subject was a massive resolution which was passed by the Bergen County League of Municipalities calling for OPRA (Open Public Records Act) reform. Municipalities are being inundated with requests for public information. The problem is with commercial requesters who, for example, are asking for names, addresses and phone numbers and all information on file of all dog owners in town. These requests have become a major imposition on towns, some of which have had to hire additional staff just to handle such requests. Additionally, it is a potential serious invasion of privacy and security. He and the Borough Clerk were involved in drafting the resolution, which was unanimously approved by the Bergen County League of Municipalities at their April 11, 2022 meeting, with copies to be sent to all State Legislators. The Mayor offered to share a copy of the resolution with any member having an interest in obtaining more information.

The Mayor suggested that going forward, the report of the Northern Valley Mayors & Planners Assoc., who meet sporadically at best, should be replaced on the Planning Board agenda with the Bergen County League of Municipalities, who meet on a regular basis and deal with much more substantive matters.

**Board of Health:** A meeting was held on May 10<sup>th</sup>. The Environmental Health Specialist gave her report and is about to inspect the Swim Club, which we hope to have open on Memorial Day. The report details the extent of activity in the town. Ms. Parilla asked if there is current COVID data available. The Mayor replied we have access to that information from the County, but they are not updating the information as often as they had been. Locally, we don't have the most accurate data because the results of home testing are not always reported.

**Environmental Commission:** Ms. Mattes reported that Arbor Day was a huge success. She commented on a challenge they are facing with trees being removed for installation of septic systems, and is concerned that this exemption is being abused. She noted on a particular property that trees were removed which did not appear to be close to the proposed septic area. Mr. Frenzel explained that there are two systems being installed on that property; the blackwater system is in back. The second system will come up toward the front on the house, so that space was needed to accommodate that system.

**Building Dept:** Ms. Parilla noted that on the Property Maintenance Report there is mention of Violations to Court Order, and asked what this means. The Mayor responded that a property owner is being issued summonses because of violations to previous court orders. The matter is before the Municipal Court.

**NJ Transit Update:** No update.

**COAH Update:** No update.

**OTHER MATTERS:** The Mayor mentioned that the Memorial Day Parade and Ceremony will be held on Monday, May 30<sup>th</sup> and he hopes to see everyone there.

**ADJOURNMENT:** A motion to adjourn the regular Planning Board meeting was made by Mayor Tomasko and seconded by Ms. Gerstein. All were in favor. The meeting adjourned at 7:51 PM.

Respectfully submitted,

Marilyn Hayward  
Recording Secretary