

**MAYOR AND COUNCIL
REGULAR MEETING
February 26, 2025 @ 7:30 P.M.
BOROUGH HALL - 100 CHURCH STREET - ALPINE, NJ
(This meeting was recorded in its entirety)**

CALL TO ORDER / PUBLIC ANNOUNCEMENT / PLEDGE OF ALLEGIANCE

The Mayor and Council, Borough of Alpine, convened for this Regular Meeting on February 26, 2025, at 7:30 P.M. in the Alpine Borough Hall. The Public Announcement was read: *In accordance with the provisions of the New Jersey Open Public Meetings Law, the notice of this Regular meeting has met the requirements of the law by being e-mailed to The Record, posted on the bulletin board of the lobby in the Borough Hall and on the website and a copy filed in the office of the Borough Clerk.*

ROLL CALL

Paul H. Tomasko, Mayor	Present	Gayle Gerstein, Council President	Present*
George Abad, Councilman	Present	Scott Bosworth, Councilman	Present
Steven Cohen, Councilman	Present*	Arthur Frankel, Councilman	Present*
David Kupferschmid, Councilman	Present at 7:32pm		

*by phone

Staff Present on Dais: Borough Engineer Perry Frenzel, Borough Attorney Levi Kool, Borough Clerk Stephanie Wehmann

PUBLIC COMMENTS

Mayor Tomasko opened for public comment. Hearing none, the meeting was closed to the public.

REPORT OF THE FINANCE COMMITTEE

ConnectOne Bank Current Operating Account	\$3,134,599.31
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Resolution 051:02'2025: Return of Bonds or Escrows

OFFERED BY: Councilwoman Gerstein **SECONDED BY:** Councilman Abad

At a regular meeting of the Mayor and Council of the Borough of Alpine held on February 26, 2025, to return the following bonds or escrows:

<u>Block</u>	<u>Lot</u>	<u>Owner</u>	<u>Purpose</u>	<u>Amount</u>
21	12	San Moritz (La Barbiera)	Road Opening	\$1,000.00
21	12	San Moritz (La Barbiera)	Road Opening	\$1,000.00
21	12	San Moritz (La Barbiera)	Engineering	\$ 599.75
21	12	San Moritz (La Barbiera)	Soil Movement	\$.50
			<u>Total</u>	<u>\$2,600.25</u>
55	3.03	Florin Lucacel	Septic Bond	\$10,457.87
55	3.03	Florin Lucacel	Engineering Escrow	\$ 134.00
			<u>Total</u>	<u>\$10,591.87</u>
22	6	Alpha Constant	Film Permit Escrow	\$5,000.00
39.01	15	Sunryung Lee	Tree Bond	\$ 44.63
39.01	15	Sunryung Lee	Performance Bond	\$ 43.25
			<u>Total</u>	<u>\$ 87.88</u>

Roll Call Vote: Ayes: Abad, Bosworth, Cohen, Frankel, Gerstein, Kupferschmid

MOTION APPROVED

Resolution 052:02'2025: Authorizing the Transfer of 2024 Budget Appropriations (Transfer #5)

DRAFT: These minutes have been approved by the Mayor and Council.

OFFERED BY: Councilman Frankel

SECONDED BY: Councilwoman Gerstein

Whereas, title 40A:4-58 of the New Jersey Statutes provides that should it become necessary during the first three months of the current fiscal year to expend for any of the purposes specified in the previous year's budget an amount in excess of the respective sums appropriated therefore, and there shall be an excess in any appropriation over and above the amount claimed to be necessary to fulfill the purpose of such appropriation, the Governing Body may by Resolution setting forth the facts (adopted by not less than 2/3 vote of the full membership thereof), transfer the amount of such excess of those appropriations deemed to be insufficient.

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Alpine, the Borough Treasurer be and is hereby authorized to make the following transfers in the 2024 Budget Appropriations.

		<u>FROM</u>	<u>TO</u>
General Administration SW	4-01-20-120-010	\$ 275.00	
Alpine Swim Club OE	4-01-28-371-020		\$ 275.00
General Administration SW	4-01-20-120-010	\$ 500.00	
Financial Administration OE	4-01-20-130-020	650.00	
Collection of Taxes SW	4-01-20-145-010	450.00	
Collection of Taxes OE	4-01-20-150-010	2,700.00	
Legal OE	4-01-20-155-021	6,000.00	
Fire Department OE	4-01-25-265-020		\$ 10,300.00
Police SW	4-01-25-240-011	\$ 6,350.00	
Police OE	4-01-25-240-021		\$ 6,350.00

Roll Call Vote: Ayes: Abad, Bosworth, Cohen, Frankel, Gerstein, Kupferschmid

MOTION APPROVED

Resolution 053:02'2025 : Emergency Appropriation to Increase the 2025 Temporary Budget

OFFERED BY: Councilwoman Gerstein **SECONDED BY:** Councilman Frankel

WHEREAS, an emergency has arisen with respect to Current Fund appropriations; and

WHEREAS, no adequate provision has been made in the 2025 temporary budget for the aforesaid purpose, and N.J.S.A. 40A:4-20 provides for the creation of an emergency appropriation for the purpose, and,

WHEREAS, the total emergency temporary resolutions adopted in the year 2025 pursuant to the provisions of Chapter 96, P.L. 1951 (N.J.S.A. 40A:4-20) including this resolution total \$1,744,653.00 and shall be provided for in full in the 2025 budget so adopted.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Alpine, County of Bergen, Alpine (not less than two-thirds of all members affirmatively concurring) that in accordance with R.S. 40A:4-20, temporary emergency appropriations be and the same is hereby made for the following and that upon adoption, one certified copy of this resolution be filed with the Director of Local Government Services.

OPERATIONS – Within “CAP”

Other Expenses

Acquisition of Police Vehicles (Lease)	5-01-25-240-046	\$1,235.00
Interboro Police Radio	5-01-25-250-021	\$6,185.00
Police Dispatch	5-01-25-250-022	
Charge from Borough of Norwood		\$1,033.00
Office of Emergency Management	5-01-25-252-020	\$ 485.00
Streets & Roads OE	5-01-26-290-021	\$10,000.00
Total		\$18,938.00

Roll Call Vote: Ayes: Abad, Bosworth, Cohen, Frankel, Gerstein, Kupferschmid

MOTION APPROVED

Resolution 054:02'2025: Refund of Property Tax Overpayment - 45 Brenner Place (B:59/L:4)

OFFERED BY: Councilman Abad **SECONDED BY:** Councilman Frankel

WHEREAS, two payments for taxes due February 1, 2025 were received and processed for Block, 59, Lot, 4;

WHEREAS, Key Settlements, Inc. has asked that their payment be returned or refunded if there was an overpayment;

NOW, THEREFORE, BE IT RESOLVED by Mayor and Council of the Borough of Alpine, County of Bergen, State of New Jersey, that the Borough Treasurer is hereby authorized to issue a refund for the tax overpayment, as follows:

<u>Block/Lot</u>	<u>Payor</u>	<u>Refund Amount</u>
59/4	Key Settlements, Inc. 3599 Route 46 Parsippany, NJ 07054	\$5,643.00

Roll Call Vote: Ayes: Abad, Bosworth, Cohen, Frankel, Gerstein, Kupferschmid **MOTION APPROVED**

Resolution 055:02'2025: Authorizing Refund of Redemption Monies to Outside Lienholder -1015 Closter Dock Road (B:48/L: 2)

OFFERED BY: Councilman Frankel **SECONDED BY:** Councilwoman Gerstein

WHEREAS, at the Municipal Tax Sale held on December 18, 2024 a lien was sold on Block 48, Lot 2 also known as 1015 Closter Dock Road, for 2023 delinquent taxes; and,

WHEREAS, this lien, known as Tax Sale Certificate #23-000001, was sold to Pro Cap 8 FBO Firstrust Bank at 0.00% interest on the certificate and a premium in the amount of \$19,100; and,

WHEREAS, the homeowner has effected redemption as of February 26, 2025 the next Mayor & Council meeting after the request for redemption was received by the tax collector;

WHEREAS, the amount of this redemption is \$3,579.07, the lien holder verifying such amount in writing to the tax collector;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Alpine, County of Bergen, State of New Jersey, hereby authorize the Borough Treasurer to issue a check in the amount payable to Pro Cap 8 FBO Firstrust, P.O. Box 774, Fort Washington, PA 19034-0774 for the redemption of Tax Sale Certificate #23-00001;

BE IT FURTHER RESOLVED, that the Treasurer be authorized to issue a separate check in the amount of \$19,100.00 to the aforementioned lien holder for return of the tax sale premium, such premium received from the lien holder at tax sale and deposited in a trust account with the Borough of Alpine.

Roll Call Vote: Ayes: Abad, Bosworth, Cohen, Frankel, Gerstein, Kupferschmid **MOTION APPROVED**

Resolution 056:02'2025: Approval of Bills and Claims

OFFERED BY: Councilwoman Gerstein **SECONDED BY:** Councilman Frankel

At a regular meeting of the Mayor and Council of the Borough of Alpine held on February 26, 2025, to approve the bills and claims as outlined in the Finance Report.

Roll Call Vote: Ayes: Abad, Bosworth, Cohen, Frankel, Gerstein, Kupferschmid **MOTION APPROVED**

TAX ASSESSOR'S REPORT on file

MAYOR'S REPORT Mayor Tomasko shared he was in Trenton yesterday for the Governor's Budget Address. The Budget will go up to approximately \$58 billion. About one-third of that represents school aid and pension payments. The Mayor shared some highlights of the address. The Mayor reported that as per the Bergen County Board of Taxation, Alpine would have derived \$4,757,834.58 in 2024 tax revenue from the Palisades Interstate Park Commission. However, the PIPC is exempt from taxation by statute. Mayor Tomasko reappointed Anna Holodny and appointed Linda McCue to the Swim Club Recreation Subcommittee. Mayor Tomasko then appointed David Kurtz to the Alpine Zoning Board of Adjustment. The Mayor also relayed that sadly, the Mayor of Cresskill passed away quite recently.

Resolution 057:02'2025 Swim Club Recreation Subcommittee Appointments

OFFERED BY: Councilman Abad **SECONDED BY:** Councilman Frankel

at the regular meeting of the Alpine Mayor and Council held on Wednesday, February 26, 2025 to reaffirm the appointment of **Anna Holodny** as a member of the Swim Club Recreation Subcommittee for a one-year term expiring December 31, 2025 and to also appoint **Linda McCue** as a member of the Swim Club Recreation Subcommittee for a one-year term expiring December 31, 2025.

Roll Call Vote: Ayes: Abad, Bosworth, Cohen, Frankel, Gerstein, Kupferschmid

MOTION APPROVED

Resolution 058:02'2025 Zoning Board Appointment

OFFERED BY: Councilman Cohen **SECONDED BY:** Councilwoman Gerstein

at the regular meeting of the Alpine Mayor and Council held on Wednesday, February 26, 2025 to appoint **David Kurtz** as a member of the **Alpine Zoning Board of Adjustment** for the unexpired portion of a four-year term ending December 31, 2028.

Roll Call Vote: Ayes: Abad, Bosworth, Cohen, Frankel, Gerstein, Kupferschmid

MOTION APPROVED

REPORTS OF THE STANDING COMMITTEES

Administration Department As of the month of January, the Borough responded to 56 OPRA requests.

Building Department 36 Scheduled Inspections, 1 fence, 7 tree permits, 2 soil moving applications, 4 Zoning Review applications, and 2 miscellaneous applications

Department of Public Works The DPW has been working hard on 9W turning leaves with Cresskill; there were two late-night callouts to the COAH apartments. All training is up to date. The report is on file.

Fire Department The report is on file.

Police Department There were 30 summonses in the month of December. There were 6 motor vehicle accidents. The report is on file.

Resolution 059:02'2025: Accepting the Reports of the Standing Committees

OFFERED BY: Councilman Kupferschmid **SECONDED BY:** Councilwoman Gerstein

at the regular meeting of the Alpine Mayor and Council held on Wednesday, February 26, 2025 to accept the reports of the standing committees.

Roll Call Vote: Ayes: Abad, Bosworth, Cohen, Frankel, Gerstein, Kupferschmid

MOTION APPROVED

BOARD OF EDUCATION LIAISON'S REPORT Mayor Tomasko shared that the Board of Education met Monday. The Board and the Teachers Union have been in contract negotiations.

BOROUGH ATTORNEY'S REPORT no report

BOROUGH ENGINEER'S REPORT Bid packages will be available tomorrow for the walking track. The bid opening will be on March 13.

UNFINISHED BUSINESS none

CONSENT AGENDA RESOLUTIONS #060:02'2025 – 066:02'2025

Resolution 060:02'2025: Approval of Minutes - Regular Meeting January 22, 2025

OFFERED BY: Councilwoman Gerstein **SECONDED BY:** Councilman Frankel

at the regular meeting of the Alpine Mayor and Council held on Wednesday, February 26, 2025 to accept the reports of the standing committees.

Roll Call Vote: Ayes: Abad, Bosworth, Cohen, Frankel, Gerstein, Kupferschmid

MOTION APPROVED

Resolution 061:02'2025: Authorizing Sale of Solar Renewable Energy Credits (S-RECs)

INTRODUCED BY: Councilwoman Gerstein **SECONDED BY:** Councilman Frankel

at a regular meeting of the Mayor and Council of the Borough of Alpine held on February 26, 2025
WHEREAS, the Borough of Alpine has certain photovoltaic equipment that generates electricity; and

WHEREAS, the Borough of Alpine has earned valuable Solar Renewable Energy Credits (S-RECs), in recognition of the clean energy produced by its photovoltaic equipment; and

WHEREAS, these S-RECs are not needed for public use and may therefore be sold as surplus personal property; and

WHEREAS, S-RECs may be sold through an online auction process, pursuant to the Local Unit Technology Pilot Program and Study Act, P.L. 1002, c. 30 and the regulations promulgated thereunder; and

WHEREAS, the Division of Local Government Services, within the New Jersey Department of Community Affairs, has approved the use of Flett Exchange, LLC, to conduct online auctions of S-RECs;

NOW THEREFORE BE IT RESOLVED that the Mayor and Council authorizes the sale of its current S-RECs through an online auction conducted by Flett Exchange, LLC, and

BE IT FURTHER RESOLVED that the Borough of Alpine shall publish notice of the impending sale of the S-RECs in accordance with N.J.S.A. 40A:11-36 and a certified copy of this resolution shall be forwarded to the Division of Local Government Services and the Board of Public Utilities.

Roll Call Vote: Ayes: Abad, Bosworth, Cohen, Frankel, Gerstein, Kupferschmid

MOTION APPROVED

Resolution 062:02'2025: Closter Volunteer Ambulance & Rescue Corps - LOSAP 2024

INTRODUCED BY: Councilwoman Gerstein **SECONDED BY:** Councilman Frankel

at a regular meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, February 26, 2025

WHEREAS, the Borough of Alpine has established a Length of Service Award Program (LOSAP) for Alpine Fire Department and has approved an Interlocal Agreement with the Borough of Closter for the Closter Volunteer Ambulance Rescue Corps, which services Alpine, and

WHEREAS, the Borough of Alpine has received a certification from the Closter Volunteer Ambulance Rescue Corps of the annual list for the year 2024, commencing January 1, 2024 and ending December 31, 2024 of all volunteer members who have qualified for credit under the LOSAP program, and

WHEREAS, the Borough of Alpine has reviewed the said list and does hereby believe that the same should be certified.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Alpine that the following named members of the Closter Volunteer Ambulance Rescue Corps have attained the minimum number of points and therefore qualify to receive an award for the 2024 reporting year:

Joseph Akselrod	Donald Albelli	Alfred Barretta (AJ)
Margaret Buchanan (formerly Baretta)	Terri DeLyon (formerly Komar)	Brooke Glidden
James Gordon	Jeremy Greenfield	Ross Herbert
Richard Incontro	Jenna Komar	Danielle Levy
Haim Levy	Anthony Lupardi, Jr.	Avner Doron Maresky (formerly listed as Doron Maresky)
Kevin McLaughlin	Netanel Meir	Janine Micera
Thomas Migliore	Mark Safran	Lisa Vreeland

BE IT FURTHER RESOLVED, that copy of this Resolution shall be posted for a period of thirty (30) days on the bulletin boards in the lobby of the Alpine Borough Hall and in the Closter Volunteer Ambulance Rescue Corps and a copy be forwarded to the Borough of Closter.

Roll Call Vote: Ayes: Abad, Bosworth, Cohen, Frankel, Gerstein, Kupferschmid

MOTION APPROVED

Resolution 063:02'2025: Endorse Planning Board Approval of Soil Moving Permit - 19 Marie Major Drive (B:77/L:9)

OFFERED BY: Councilwoman Gerstein **SECONDED BY:** Councilman Frankel

at a regular meeting of the Mayor and Council of the Borough of Alpine, held on February 26, 2025.

WHEREAS, Borough Ordinance 183-3D(5) lays down the procedure for review of an application for a soil movement permit in compliance with N.J.S.A. 40:20D-26b; and

WHEREAS, the application was reviewed by the Planning Board at a hearing held **November 12, 2024**, and the Planning Board laid down their written recommendation to the Mayor and Council with respect to this application in a resolution approved at their regular meeting held on **January 28, 2025**; and

WHEREAS, the Mayor and Council has examined the application and the recommendations of the Planning Board and has considered the results of the public hearing before the Planning Board;

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Alpine finds that the proposed soil movement will not create conditions inimical to the public health, welfare and safety, nor create any drainage, soil erosion or other conditions of danger and

BE IT FURTHER RESOLVED that the Mayor and Council hereby approves said application subject to all conditions as laid out in the Planning Board's resolution of **January 28, 2025**.

Roll Call Vote: Ayes: Abad, Bosworth, Cohen, Frankel, Gerstein, Kupferschmid

MOTION APPROVED

Resolution 064:02'2025: Endorse Zoning Board Approval of Soil Moving Permit - 14 Autumn Terrace (B:81.04/L:16)

OFFERED BY: Councilwoman Gerstein **SECONDED BY:** Councilman Frankel

at a regular meeting of the Mayor and Council of the Borough of Alpine, held on February 26, 2025.

WHEREAS, Borough Ordinance 183-3D(5) lays down the procedure for review of an application for a soil movement permit in compliance with N.J.S.A. 40:20D-26b; and

WHEREAS, the application was reviewed by the Zoning Board at a hearing held **December 19, 2024**, and the Zoning Board laid down their written recommendation to the Mayor and Council with respect to this application in a resolution approved at their regular meeting held on **February 20, 2025**; and

WHEREAS, the Mayor and Council has examined the application and the recommendations of the Zoning Board and has considered the results of the public hearing before the Zoning Board;

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Alpine finds that the proposed soil movement will not create conditions inimical to the public health, welfare and safety, nor create any drainage, soil erosion or other conditions of danger and

BE IT FURTHER RESOLVED that the Mayor and Council hereby approves said application subject to all conditions as laid out in the Zoning Board's resolution of **February 20, 2025**.

Roll Call Vote: Ayes: Abad, Bosworth, Cohen, Frankel, Gerstein, Kupferschmid

MOTION APPROVED

Resolution 065:02'2025: Authorizing Purchases of Goods and Services in 2024/2025 Through the State of New Jersey Cooperative Purchasing Program- Purchase of Personal Protective Equipment- Fire Department

OFFERED BY: Councilwoman Gerstein **SECONDED BY:** Councilman Frankel

at this regular meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, February 26, 2025

WHEREAS pursuant to N.J.S.A. 40A:11-12A and N.J.A.C. 5:34-7.29(c), the Borough may, by resolution and without advertising for bids, exceed the bid threshold of \$44,000 for the purchase of goods or services under the State of New Jersey Cooperative Purchasing Program for any State contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of the Treasury; and

WHEREAS, the procurement of goods and services through a cooperative purchasing program is an "open and fair" process under the New Jersey Pay-to-Play Law, N.J.S.A. 19:44A-20.5 et seq.; and

WHEREAS the Borough of Alpine plans to utilize the State Contract Vendor(s) listed below, for the purchase of personal protective equipment necessary for the Alpine Fire Department (QTY 7 MSA SCBAs, with facepieces, charging equipment/accessories), such transaction subject to all conditions applicable to the current State contracts:

Commodity T0106 – LAW ENFORCEMENT FIREARMS EQUIPMENT AND SUPPLIES

Contracts: MSA Safety Sales LLC #20-FLEET-01118/ #17-FLEET-00767 Witmer Public Safety Group, Inc.

WHEREAS, funds for this purpose have been provided for in Ordinance 827 capital account C-04-55-999-203 in the accounting records of the Borough of Alpine;

NOW, THEREFORE BE IT RESOLVED, by the Borough of Alpine, in the County of Bergen, that the Borough's Qualified Purchasing Agent is hereby authorized to purchase goods or services in 2024/2025 from the approved New Jersey State Contract Vendor listed above pursuant to all conditions of the State contract; and

BE IT FURTHER RESOLVED, by the Mayor and Council of the Borough of Alpine, County of Bergen, that the Borough of Alpine retroactively enter into an agreement with Witmer Public Safety Group, Inc. of Coatesville, PA, as authorized vendor distributor for the above contracts for the above noted goods and services in accordance with the aforementioned contract and the specifications attached hereto, in an amount not to exceed \$60,960.00 to be charged to the account(s) above or as otherwise determined to be correct by the Chief Financial Officer's pending certification of funds.

BE IT FURTHER RESOLVED that, pursuant to N.J.A.C. 5:30-5.5(b), a certification of available funds shall be executed by the Chief Financial Officer and attached to the file copy of the purchase order or other similar document.

Roll Call Vote: Ayes: Abad, Bosworth, Cohen, Frankel, Gerstein, Kupferschmid

MOTION APPROVED

Resolution 066:02'2025: Support Publishing Legal Notices on Official Government Websites

OFFERED BY: Councilwoman Gerstein **SECONDED BY:** Councilman Frankel

WHEREAS, the sunset provision of March 1, 2025, imposed under P.L. 2024 c.106 is fast approaching in what was a temporary solution that allowed local governments to comply with the public notice requirements under the law in time for annual reorganization meetings in January; and,

WHEREAS, local government officials serve as the stewards of property taxpayer dollars and should no longer be required to subsidize the newspaper industry with revenues collected from publishing legal notices in the press; and,

WHEREAS, long before NJ Advanced Media's announcement that it was terminating daily print publications in January of 2025, local government officials found it increasingly difficult to comply with the public notice requirements under the law as the media has become almost exclusively digitized and struggled to retain staff, resources, and publications; and,

WHEREAS, legislation that will authorize local governments to publish legal notices on a local government's official website will streamline an antiquated and overly burdensome process and save valuable time, resources, and property taxpayer dollars; and,

NOW, THEREFORE, BE IT RESOLVED that the Borough of Alpine does in fact, hereby urge state leaders to pass legislation that will authorize municipalities, counties, school districts, and all local governments to publish legal notices in a clear, transparent, and timely manner on a local government's official website.

BE IT FURTHER RESOLVED that a copy of this Resolution shall be sent to Governor Phil Murphy, Senate President Nicholas Scutari, Speaker of the General Assembly Craig Coughlin, Senator Holly Schepisi, Assemblymembers Robert Auth and John Azzariti, Jr., and the New Jersey State League of Municipalities.

EXECUTIVE SESSION: None/Not needed

ADJOURNMENT

Upon a motion by Councilman Cohen, seconded by Councilwoman Gerstein and approved by all, this regular meeting of the Mayor and Council adjourned at 7:46 PM.

Respectfully submitted,

Stephanie Wehmann
Municipal Clerk