

**MAYOR AND COUNCIL  
REGULAR MEETING  
September 25, 2024 @ 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 September 25, 2024, 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 |
| Steven Cohen, Councilman       | Present | Vicki Frankel, Councilwoman       | Absent  |
| Arthur Frankel, Councilman     | Present | Scott Bosworth, Councilman        | Present |
| David Kupferschmid, Councilman | Present |                                   |         |

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

**Resolution #174:9'2024 Affirming Appointment of Patrolman Arlind Idrizi**

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

at a regular meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, September 25, 2024 to affirm the appointment of **Arlind Idrizi** as Patrolman in the Alpine Police Department effective October 1, 2024.

**Roll Call Vote: Ayes:** Bosworth, Cohen, A. Frankel, Gerstein, Kupferschmid      **Absent:** V. Frankel

**MOTION APPROVED**

Mayor Tomasko and Chief Kent conducted the swearing in of the new Patrolman Arlind Idrizi.

Mayor Tomasko and Councilwoman Gerstein presented Certificates of Appreciation to 7 students from the Alpine School for their participation in the Lemonade Stand to benefit Claws Animal Rescue of Closter, which raised \$220.

**PUBLIC COMMENTS**

Mayor Tomasko opened for public comment. Robert Policano thanked the Mayor and Council, Borough Engineer, and DPW for repairing a water situation on Main Street that had been a problem for some time. Being no additional comments, the meeting was closed to the public.

**REPORT OF THE FINANCE COMMITTEE    ConnectOne Bank    Current Operating Account    \$3,876,395.05**

**Resolution #175:9'2024 Return of Bonds and Escrow**

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

At a regular meeting of the Mayor and Council of the Borough of Alpine held on September 25, 2024, to return the following bonds or escrows:

| Block | Lot | Name           | Type                      | Amount       |
|-------|-----|----------------|---------------------------|--------------|
| 79.01 | 5   | Anthony Mehran | Septic Bond               | \$10,350.97* |
| 79.01 | 5   | Anthony Mehran | Performance Bond          | \$1,000.00   |
| 79.01 | 5   | Anthony Mehran | Engineering Escrow        | \$7.50       |
| 79.01 | 5   | Anthony Mehran | Septic Escrow             | \$549.00     |
| 79.01 | 5   | Anthony Mehran | Engineering & Soil Escrow | \$45.50      |
| 79.01 | 5   | Anthony Mehran | Revegetation Escrow       | \$1,140.00   |

\*Typo corrected; originally said \$10,350.17.

TOTAL \$13,092.97

70 14 Craig & Nicole Leoce Driveway Escrow \$108.00

**Roll Call Vote: Ayes:** Bosworth, Cohen, A. Frankel, Gerstein, Kupferschmid **Absent:** V. Frankel  
**MOTION APPROVED**

**Resolution #176:9'2024 Refund of Overpayment of Property Taxes 3 Deerhill Road B:50/L:1.01**

**OFFERED BY:** Councilman Cohen **SECONDED BY:** Councilman Kupferschmid

**WHEREAS,** the Mayor and Council approved a resolution at its June 26, 2024 meeting refunding an overpayment of taxes for the years 2022 and 2023 in the amount of \$21,319.36 for block 50, lot 1.01, 3 Deerhill Road;

**WHEREAS,** there were tax credits in the year 2024 and 2025 which the owner was in agreement at the time to apply to the property taxes as credits;

**WHEREAS,** the owner contacted the tax collector via email and informed that the property is about to be sold, and the owner has requested that the credits be paid to her in the form a refund of property taxes;

**WHEREAS,** the amount of the overpayments applied as credits to be refunded is \$2,354.39;

**NOW, THEREFORE, BE IT RESOLVED,** by the Mayor and Council of the Borough of Alpine, County of Bergen, State of New Jersey, hereby authorize the Borough Treasurer to issue a refund for the tax overpayment per the above.

**Roll Call Vote: Ayes:** Bosworth, Cohen, A. Frankel, Gerstein, Kupferschmid **Absent:** V. Frankel  
**MOTION APPROVED**

**Resolution #177:9'2024 Cancellation of Interest Due to ACH Form Being Sent to Old Email**

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

**WHEREAS,** the Mayor and Council of the Borough of Alpine, County of Bergen, State of New Jersey received a request from the CFO/Treasurer to cancel 3<sup>rd</sup> quarter 2024 interest on taxes due to the owner sending the ACH request form to the email for the former tax collector and as such the new tax collector did not receive the ACH form;

**WHEREAS,** the owner contacted the tax collector after he received a tax delinquent notice sent by the tax collector after all taxes were posted for the 3<sup>rd</sup> quarter 2024 taxes;

**WHEREAS,** since the owner of the property believed his tax payment would automatically be withdrawn from his bank account, the owner should be not be charged interest for a delinquent payment; and the homeowner forwarded the email to the new tax collector at the new email address;

**WHEREAS,** the property address and the amount of interest to be cancelled are listed below:

| Block | Lot | Interest Amount |
|-------|-----|-----------------|
| 81.04 | 16  | \$153.12        |

**NOW THEREFORE BE IT RESOLVED,** by the Mayor and Council of the Borough of Alpine, County of Bergen, State of New Jersey, that the Tax Collector is authorized to cancel said interest per the above.

**BE IT FINALLY RESOLVED** that a certified copy of this Resolution is being forwarded to the Tax Collector upon adoption of same.

**Roll Call Vote: Ayes:** Bosworth, Cohen, A. Frankel, Gerstein, Kupferschmid **Absent:** V. Frankel  
**MOTION APPROVED**

**Resolution #178:9'2024 Approval of Bills and Claims**

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

At a regular meeting of the Mayor and Council of the Borough of Alpine held September 25, 2024, to approve the bills and claims as outlined in the Finance Report in the amount of \$1,369,375.76.

**Roll Call Vote: Ayes:** Bosworth, Cohen, A. Frankel, Gerstein, Kupferschmid **Absent:** V. Frankel  
**MOTION APPROVED**

**TAX ASSESSOR'S REPORT** on file

**MAYOR'S REPORT**

- On 9/11 the Mayor, Borough Attorney, and Borough Engineer went to court to hear the presentation made in the Final Compliance Hearing by the Affordable Housing Professionals. The Judge signed off on almost everything presented, and the Borough is very close to compliance for the third round.
- The fourth round was passed in the legislature, and the Borough awaits the news of its obligation.
- An Employee Safety Committee meeting was led by Stephanie Wehmann last week. No time has been lost due to injury. Thanks are due to her for coordinating the many programs that keep us safe.
- The Mayor was invited to a memorial for Alpine School Art Teacher Stephanie Bailey who recently passed away and will be greatly missed.
- Mayor Tomasko congratulated Councilwoman Gerstein on her 20<sup>th</sup> year as an Alpine Councilperson.

## REPORTS OF THE STANDING COMMITTEES

**Administration Department** no report. The Mayor thanked Councilman Bosworth for his work with the Swim Club.

**Building Department** Councilman Kupferschmid: 62 scheduled inspections, 3 driveway permits, 2 soil moving applications, 7 tree permits, 8 zoning review applications, 3 miscellaneous items. The report is on file.

**Department of Public Works** The report is on file.

**Fire Department** The statistics are on file and available for review.

**Police Department** Mayor Tomasko: 351 calls for service; 33 motor vehicle and borough ordinance summonses; 11 radar summonses on Route 9W; 2 on Closter Dock Road; 1 on Church Street. There were 4 motor vehicle accidents investigated. 33 alarms have been received and 5 warnings for false alarms issued. 10 firearms permits were issued, which seems a bit higher than usual. The report is on file.

### Resolution #179:9'2024: Accepting the Reports of the Standing Committees

**OFFERED BY:** Councilwoman Gerstein

**SECONDED BY:** Councilman Cohen

At a regular meeting of the Mayor and Council of the borough of Alpine held on September 25, 2024, to accept the reports of the Standing Committees.

**Roll Call Vote: Ayes:** Bosworth, Cohen, A. Frankel, Gerstein, Kupferschmid **Absent:** V. Frankel

**MOTION APPROVED**

**BOARD OF EDUCATION LIAISON'S REPORT** School is off to a good start. This Friday at 4:45 is the school barbecue. All of Alpine is welcome. This is a yearly fundraising event for the fifth grade class.

**BOROUGH ATTORNEY'S REPORT** At the Compliance Hearing, Judge Farrington applauded the work of this Mayor and Council in bringing the affordable housing situation to a result that benefited everyone; the Borough Attorney also spoke very highly of their work and the product it created.

**BOROUGH ENGINEER'S REPORT** Monday the paving of Rionda Court and the unpaved part of Main Street was completed under the 2024 Riverside Co-op program. Tomorrow bids for Phase 1 of the Anderson improvement will be advertised. Bids will be due on October 10. The Mayor asked about the ongoing project on Anderson Avenue and learned that a significant amount of work remains.

## NEW BUSINESS

### CONSENT AGENDA RESOLUTIONS #180:9'2024 – 184:9'2024

Resolution #183:9'2024 was pulled by the Mayor, with no objection from the Council, to be read into the record and voted on separately.

### Resolution #180:9'2024 Approval of Minutes – Regular Meeting August 28, 2024

**OFFERED BY:** Councilwoman Gerstein

**SECONDED BY:** Councilman Frankel

At the regular meeting of the Alpine Mayor and Council held on September 25, 2024, to approve the Regular Meeting Minutes of August 28, 2024.

**Roll Call Vote: Ayes:** Bosworth, Cohen, A. Frankel, Gerstein, Kupferschmid **Absent:** V. Frankel

**MOTION APPROVED**

### Resolution #181:9'2024 Endorse the Planning Board Approval of Soil Movement Permit for 19 Allison Road, B:73/L:9

**INTRODUCED BY:** Councilwoman Gerstein

**SECONDED BY:** Councilman Frankel

at a regular meeting of the Mayor and Council of the Borough of Alpine, held on September 25, 2024

**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 **July 23, 2024 and August 27, 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 **September 24, 2024** (copy attached hereto); and

**WHEREAS**, the Mayor and Council has examined the application and the recommendations of the Planning Board and have 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 find 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 approve said application subject to all conditions as laid out in the Planning Board's resolution of **September 24, 2024**.

**Roll Call Vote: Ayes:** Bosworth, Cohen, A. Frankel, Gerstein, Kupferschmid **Absent:** V. Frankel

**MOTION APPROVED**

**Resolution #182:9'2024 Endorse the Zoning Board Approval of Soil Movement Permit 413 Route 9W, B:121/L:5**

**INTRODUCED BY:** Councilwoman Gerstein

**SECONDED BY:** Councilman Frankel

at a regular meeting of the Mayor and Council of the Borough of Alpine, held on September 25, 2024

**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 **August 15, 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 **September 19, 2024** (copy attached hereto); and

**WHEREAS**, the Mayor and Council has examined the application and the recommendations of the Zoning Board and have 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 find 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 approve said application subject to all conditions as laid out in the Zoning Board's resolution of **September 19, 2024**.

**Roll Call Vote: Ayes:** Bosworth, Cohen, A. Frankel, Gerstein, Kupferschmid **Absent:** V. Frankel

**MOTION APPROVED**

**Resolution #184:9'2024 Award of Contract for Consultation for Police Department Policy Development Not to Exceed \$10,000**

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

At this meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, September 25, 2024,

**WHEREAS**, the Borough of Alpine has determined a need for a consultant for policy development for the Alpine Police Department;

**WHEREAS**, the Police Chief has met with Aspirant Consulting Group, LLC and was presented with an agreement/proposal for the development of police department policy;

**WHEREAS**, this type of consulting is considered an extraordinary and unspecifiable service as not many consulting firms provide this type of service;

**WHEREAS**, section N.J.S.A. 40A:11-5(1)(a)(ii) of the Local Public Contracts Law exempts such extraordinary unspecifiable services from competitive bidding; and

**WHEREAS**, since the contract price is less than the bid threshold of \$17,500, Aspirant does not have to file any political contribution disclosure forms per N.J.S.A. 19:44-20.4 et seq with the Borough of Alpine;

**WHEREAS**, funds for this purpose have been provided for in the following account:

4-01-25-240-035 Police Other Expenses

and this vendor's Business Registration Certificate and W-9 forms are on file.

**NOW THEREFORE BE IT RESOLVED** that the Mayor and Council of the Borough of Alpine hereby award a contract to Aspirant Consulting Group, LLC as noted above. The Chief Financial Officer reviewed this resolution with the Borough's QPA and has provided the Certification of Availability of Funds.

**Roll Call Vote: Ayes:** Bosworth, Cohen, A. Frankel, Gerstein, Kupferschmid **Absent:** V. Frankel

**MOTION APPROVED**

**Resolution #183:9'2024 Support S2013/A971 for Fair Share Affordable Housing Obligations**

**INTRODUCED BY:** Councilwoman Gerstein

**SECONDED BY:** Councilman Cohen

**WHEREAS**, the recently adopted Affordable Housing legislation exempts 'urban aid' municipalities from their fair share obligation of the regional need for low- and moderate-income housing; and

**WHEREAS**, the Affordable Housing legislation still requires that the urban aid municipality obligations be calculated and be distributed among the remaining municipalities in their respective zones; and

**WHEREAS**, there are 62 urban aid municipalities in New Jersey, which include 15 out of the State's 20 largest cities, as well as more rural municipalities; and

**WHEREAS**, those 15 cities represent 19.8% of the State's population; and

**WHEREAS**, it is contradictory to assume that there is no need for clean, safe, affordable housing, either as new units or redeveloped units, sited in locations where a significant portion of the State's residents already live and work, whether it is in the largest cities or the smallest hamlets; and

**WHEREAS**, it is counterproductive to require the State's most financially-challenged residents to seek affordable housing options outside of the municipalities where they currently work, attend school, and have an established family and/or social network; and

**WHEREAS**, S2103/A971 addresses the hardship imposed on the State's low- and moderate-income families through the urban aid exemption by requiring all of the State's municipalities, regardless of urban aid status, be allocated a minimum fair share housing obligation that representing an appropriate portion of the residential need for low- and moderate-income housing;

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of Borough of Alpine hereby support S2103/A971 and the requirement for all municipalities in New Jersey to bear their fair share of the affordable housing obligations in New Jersey; and

**BE IT FURTHER RESOLVED** that a copy of this resolution be sent to the members of the Senate Community and Urban Affairs Committee; the members of the Assembly Housing Committee; all Municipal Clerks in New Jersey; and the New Jersey League of Municipalities.

**Roll Call Vote: Ayes:** Bosworth, Cohen, A. Frankel, Gerstein, Kupferschmid **Absent:** V. Frankel

**MOTION APPROVED**

**EXECUTIVE SESSION:** None/Not needed

**ADJOURNMENT**

Upon a motion by Councilwoman Gerstein, seconded by Councilman Cohen and approved by all, this regular meeting of the Mayor and Council adjourned at 8:00 PM.

Respectfully submitted,

Stephanie Wehmann  
Municipal Clerk