

**ALPINE MAYOR AND COUNCIL  
REGULAR MEETING  
Wednesday, June 24, 2020 @ 7:30 P.M.**  
(This meeting was recorded in its entirety).

**CALL TO ORDER/ PUBLIC ANNOUNCEMENT**

The Mayor and Council, Borough of Alpine, convened for this Regular Meeting on Wednesday, June 24, 2020 at 7:36 P.M. via telephone conference call. The Public Announcement was read as follows: *In accordance with the provisions of the Open Public Meetings Law, and the Governor's Emergency Declaration the notice of this regular meeting of the Alpine Mayor and Council held Wednesday, June 24, 2020 has met the requirements of the law by being published in The Record, posted continuously on the bulletin board of the lobby of the Borough Hall and a copy filed in the office of the Borough Clerk. In addition, due to the current COVID-19 Pandemic instructions to the public on how to access this meeting by telephone have been posted in the Borough website as part of the posted Notice of Meeting.*

**ROLL CALL**

Paul Tomasko, Mayor	Present	Vicki Frankel, Council President	Present
Michael Cacouris, Councilman	Present	Gayle Gerstein, Councilwoman	Present
John Halbreich, Councilman	Absent	Laurence Shadek, Councilman	Present
Arthur Frankel, Councilman	Present		

**Staff Present on the call:** Borough Attorney Russ Huntington, Borough Engineer Perry Frenzel  
Municipal Clerk Stephanie Wehmann

**PUBLIC COMMENTS** None

**REPORT OF THE FINANCE COMMITTEE** A copy is on file in the Borough Clerk's office.

**ConnectOne Current Operating Acct** **\$3,087,947.15**

**Resolution #107:6'2020: Approval of Bills and Claims**

**OFFERED BY:** Councilman Cacouris **SECONDED BY:** Councilwoman Frankel  
at the regular meeting of the Alpine Mayor and Council held on Wednesday, June 24, 2020 to approve the bills and claims, a copy of which are appended.

**Vote: Ayes:** V. Frankel, Cacouris, Gerstein, A. Frankel, Shadek **Absent:** Halbreich **MOTION APPROVED**

**Resolution #108: 6'2020: Return of Bonds and Escrow**

**OFFERED BY:** Councilman Cacouris **SECONDED BY:** Councilwoman Gerstein  
at the regular meeting of the Alpine Mayor and Council held on Wednesday, June 24, 2020 to approve the return of the following bonds and escrow subject to review and approval by the Borough Engineer.

<u>Block/Lot</u>	<u>Name</u>	<u>Type</u>	<u>Amount</u>
81.03/1	LaBarbiera	Re-vegetation Bond	\$2,400.00
		Performance Bond	\$8,000.00
		Tree Bond	3,250.00
		Engineering Escrow	787.75
		Total	<b>\$14,437.75</b>
120/2.02	Ostberg, Henry	Septic Repair	<b>\$357.50</b>

**Vote: Ayes:** V. Frankel, Cacouris, Gerstein, A. Frankel, Shadek **Absent:** Halbreich **MOTION APPROVED**

**Tax Assessor's Report.** Report on file

**MAYOR'S REPORT** Mayor Tomasko highlighted:

- Safety Committee met June 16. The Borough has a perfect safety record approaching midpoint of this year. JIF Consultant J.A. Montgomery Loss Control Report found no suggestions for improvement. Commendations to Chair Stephanie Wehmann.
- COVID-19 mobile testing site conducted June 18 at Tenafly Borough parking lot for Alpine, Tenafly and Cresskill.
- Planning Board continues work on Re-examination of the Master Plan. A special meeting is scheduled for July 20 at 7:30 to hear the planner's presentation of the draft report. Last night the planning board met in person.
- Future public meetings. Mayor Tomasko recommended they meet in-person next month. Councilman Cacouris requested keeping the telephone option open. The next meeting will be primarily in person.

**REPORTS OF THE STANDING COMMITTEES**

**Administration Department** No report.

**Building Department** Report is on file in the Clerk's office.

**Department of Public Works** Councilman Frankel noted report is on file. Mayor Tomasko made note Stigma Free signs were installed on Hillside Avenue and Closter Dock Road.

**Fire Department** Councilwoman Gerstein advised statistics are available for review.

**Police Department** Councilwoman Frankel noted report is on file.

**Resolution #109:6'2020: Accepting the Reports of the Standing Committees**

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

at the regular meeting of the Alpine Mayor and Council held on Wednesday, June 24, 2020 to accept the reports of the Standing Committees.

**Vote: Ayes:** V. Frankel, Cacouris, Gerstein, A. Frankel, Shadek **Absent:** Halbreich **MOTION APPROVED**

**BOARD OF EDUCATION LIAISON'S REPORT**

Graduate signs are posted on the school lawn. Graduation took place on June 17 and information was included in the last newsletter. Councilman Shadek advised the school has not yet made a determination regarding the fall opening and pending guidance from the Governor's office.

**BOROUGH ATTORNEY'S REPORT**

Attorney Huntington advised he received a call from one of the towing companies regarding the towing ordinance. Some changes may be appropriate so they are seeking to table this to next month's meeting at which time they will need to re-introduce.

**BOROUGH ENGINEER'S REPORT**

Report is on file. Highlight:

- 2021 NJDOT Municipal Aid Road Improvement Project – Marie Major Drive. NJDOT set deadline of July 1, 2020 to file. Authorizing resolution needed (Item #2 on the Consent Agenda).
- 2020 Riverside Cooperative Road Improvement Program. Mr. Frenzel is pleased with the contractor's work (American Asphalt and Milling Services, LLC of Kearny, NJ) and the early start and finish to this year's project. Councilwoman Frankel echoed. Old Quarry Road, Old Chapel Court, Alpine Drive and the Borough Hall/FireHouse parking lots were paved.

**UNFINISHED BUSINESS** –

**Ordinance 798: Enacting Ch. 210 of the Borough Code Entitled “Towing & Storage”**

Tabled - See Borough Attorney’s Report

**Ordinance 799: Authorizing the Purchase of Real Property Located at 6 East Main Street in the Borough of Alpine (Block 47 Lot 9)**

**Public Hearing:** Opened to the public for comments and, being none, closed.

**Resolution #110:6’2020: Adoption of Ordinance 799**

**OFFERED BY:** Councilwoman Frankel **SECONDED BY:** Councilwoman Gerstein  
at the regular meeting of the Alpine Mayor and Council held on Wednesday, June 24, 2020

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Alpine in the County of Bergen and State of New Jersey, that an Ordinance entitled:

**AN ORDINANCE TO AUTHORIZE THE PURCHASE OF REAL PROPERTY LOCATED AT 6 EAST MAIN STREET, IN THE BOROUGH OF ALPINE, COUNTY OF BERGEN AND STATE OF NEW JERSEY”**

does hereby pass its second and final reading and is hereby adopted and Notice of same be published according to law.

**Vote: Ayes:** V. Frankel, Cacouris, Gerstein, A. Frankel, Shadek **Absent:** Halbreich **MOTION APPROVED**  
{Ordinance 799 appended to these minutes in its entirety.}

**NEW BUSINESS**

**CONSENT AGENDA RESOLUTIONS** Resolutions #111:6’2020 - #120:6’2020  
Councilman Gerstein recuses from items #3 and #4

**1. Resolution #111:6’2020: Approval of Minutes Regular Meeting May 27, 2020**

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

at a regular meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, June 24, 2020 to approve the minutes of the Regular Meeting May 27, 2020.

**Vote: Ayes:** V. Frankel, Cacouris, Gerstein, A. Frankel, Shadek **Absent:** Halbreich **MOTION APPROVED**

**2. Resolution #112:6’2020 Approval to Submit Grant Application & Execute a Grant Contract with NJDOT for FY2021 NJDOT Municipal Aid Resurfacing Project:**

**MA-2021-MARIE MAJOR DRIVE-00674**

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

**WHEREAS**, The New Jersey Department of Transportation has made funding available to Counties and Municipalities through grant applications through the Municipal Aid Program, and

**WHEREAS**, the Borough of Alpine, Bergen County intends to apply for funds through this program for Marie Major Drive.

**NOW, THEREFORE, BE IT RESOLVED** that the Council of the Borough of Alpine formally approves the grant application for the above stated project.

**BE IT FURTHER RESOLVED** that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as **MA-2021-MARIE MAJOR DRIVE-00674** for Alpine Borough to the New Jersey Department of Transportation;

**BE IT FURTHER RESOLVED** that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of Borough of Alpine and that their signatures constitute acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

**Vote: Ayes:** V. Frankel, Cacouris, Gerstein, A. Frankel, Shadek **Absent:** Halbreich **MOTION APPROVED**

*These minutes have been approved by the Mayor & Council.*

**3. Resolution #113:6'2020 Liquor License Renewal for Montammy Golf Club**

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

At this regular meeting of the Mayor and Council Borough of Alpine, County of Bergen, State of New Jersey held on Wednesday, June 24, 2020.

**BE IT RESOLVED** by the Mayor and Council of the Borough of Alpine, in the County of Bergen and State of New Jersey to approve the renewal of a Club License for Liquor License # 0202-31-002-001 Montammy Golf Club - Rt 9W Montammy Drive, Alpine, NJ 07620 for a period of one year beginning July 1, 2020 and ending on June 30, 2021.

**Vote: Ayes:** V. Frankel, Cacouris, , A. Frankel, Shadek **Abstain:** Gerstein **Absent:** Halbreich

**MOTION APPROVED**

**4. Resolution #114:6'2020 Authorizing Montammy Golf Club Request for Fireworks Display – July 4, 2020**

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

at a regular meeting of the Mayor and Council of the Borough of Alpine, held on Wednesday, June 24, 2020,

**BE IT RESOLVED** that the Mayor and Council of the Borough of Alpine grants permission for Montammy Golf Club to stage a fireworks display on the evening of **Saturday, July 4, 2020 at approximately 9:00 PM** upon condition that Montammy Golf Club comply with requirements of the Fire Department and Borough Officials to ensure safe operation of the display.

**Vote: Ayes:** V. Frankel, Cacouris, , A. Frankel, Shadek **Abstain:** Gerstein **Absent:** Halbreich

**MOTION APPROVED**

**5. Resolution #115:6'2020 Reappointing Tax Assessor**

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

at this regular meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, June 24, 2020

**WHEREAS**, the Borough of Alpine is required to have a Municipal Tax Assessor pursuant to N.J.S.A. 40A:9-146; and

**WHEREAS**, William A. Yirce, Jr. was appointed Tax Assessor of the Borough of Alpine effective July 1, 2016 for a four (4) year term ending June 30, 2020; and

**WHEREAS**, William A. Yirce, Jr. has all the requisite training and credentials necessary for the position of Tax Assessor; and

**WHEREAS**, the Mayor and Council desire to reappoint William A. Yirce, Jr. to the position of Borough Tax Assessor for an additional four (4) years commencing on July 1, 2020 through June 30, 2024.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Alpine, County of Bergen and State of New Jersey as follows:

1. William A. Yirce, Jr. is reappointed to the position of Borough Tax Assessor of the Borough of Alpine commencing July 1, 2020 for a four (4) year term ending June 30, 2024.

2. The annual salary for this position shall be per the salary ordinance. There are no benefits for this position.

3. **Vote: Ayes:** V. Frankel, Cacouris, Gerstein, A. Frankel, Shadek **Absent:** Halbreich **MOTION APPROVED**

**6. Resolution #116:6'2020 Authorizing Execution of Agreement with Bergen County for Reimbursement under CARES Act**

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

at a regular meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, June 24, 2020

**WHEREAS**, the United States of America, the State of New Jersey, Counties, and Municipalities have experienced significant economic damage and hardship as a result of the COVID-19 Virus Pandemic (COVID-19); and

**WHEREAS**, on March 27, 2020 the Coronavirus Aid Relief and Economic Security Act (the "CARES Act") was enacted, among other purposes, to provide ready funding to address unforeseen financial needs and risks created by the COVID-19 public health emergency and to combat the economic damage caused to states, counties and municipalities because of COVID-19; and

**WHEREAS**, the County has received CARES Act funds from the United States Treasury (the "Stimulus Funds") to be used to reimburse specific COVID-19 related expenditures within the County due to economic damage and hardship caused by COVID-19;

**WHEREAS**, the County, as the recipient of the Stimulus Funds, has the responsibility to disburse the Stimulus Funds to eligible recipients in accordance with the terms and provisions of the CARES Act and any guidelines or regulations issued by United States government or any of its agencies and/or departments;

**WHEREAS**, the County seeks to provide Municipalities (the "Municipalities") within the County access to Stimulus Funds for COVID-19 related expenditures on a reimbursement basis in order to alleviate a degree of the economic damage and hardship caused by COVID-19.

**NOW THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Alpine that the Mayor and Municipal Clerk are hereby authorized to execute the Agreement with Bergen County for Reimbursement of eligible expenses as provided for under the Cares Act and to submit claims for eligible expenses in accordance with the regulations, guidelines and deadlines as established under the Cares act and by Bergen County acting as intermediary.

**Vote: Ayes:** V. Frankel, Cacouris, Gerstein, A. Frankel, Shadek **Absent:** Halbreich **MOTION APPROVED**

#### **7. Resolution #117:6'2020 Authorizing Inclusion in the Bergen County Community Development Program**

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

at this regular meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, June 24, 2020

**WHEREAS**, certain Federal funds are potentially available to the County of Bergen under Title I of the Housing and Community Development Act of 1974, as amended; the HOME Investment Partnership Act of 1990, as amended; and the Emergency Solutions Grant Act of 2012; and

**WHEREAS**, the current Interlocal Services Cooperative Agreement contains an automatic renewal clause to expedite the notification of the inclusion process; and

**WHEREAS**, each Municipality must notify the Bergen County Division of Community Development of its intent to continue as a participant in the Urban County entitlement programs noted above; and

**WHEREAS**, it is in the best interest of the Borough of Alpine and its residents to participate in said Programs.

**NOW, THEREFORE BE IT RESOLVED**, that the Mayor and Council of the Borough of Alpine hereby notifies the Bergen County Division of Community Development of its decision to be included as a participant Municipality in the Urban County entitlement programs being the Community Development Block Grant Program (CDBG), the HOME Investment Partnership Program (HOME), and the Emergency Solutions Grant Program (ESG) for the Program Years 2021, 2022, and 2023 covering the period July 1, 2021 – June 30, 2024; and

**BE IT FURTHER RESOLVED**, that an original copy of this resolution be made available to the Director of the Bergen County Division of Community Development as soon as possible and no later than Friday, July 17, 2020.

**Vote: Ayes:** V. Frankel, Cacouris, Gerstein, A. Frankel, Shadek **Absent:** Halbreich **MOTION APPROVED**

**8. Resolution #118:6'2020 Authorizing Execution of an Agreement with Bergen County to Supersede the Cooperative Agreement Dated July 1, 2000 and Amendments Thereto Establishing the Bergen County Community Development Program**

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

at this regular meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, June 24, 2020

**WHEREAS**, certain Federal funds are potentially available to the County of Bergen under Title I of the Housing and Community Development Act of 1974, as amended; the HOME Investment Partnership Act of 1990, as amended; and the Emergency Solutions Grant Act of 2012, and

**WHEREAS**, it is necessary to supersede an existing Interlocal Services Cooperative Agreement for the County and its people to benefit from these programs; and

**WHEREAS**, an Agreement has been proposed under which the Borough of Alpine and the County of Bergen in cooperation with other Municipalities, will modify an Interlocal Services Program pursuant to N.J.S.A. 40A:65-1 et.seq.; and

**WHEREAS**, it is in the best interest of the Municipality of the Borough of Alpine to enter into such an Agreement.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Alpine that the agreement entitled "Three Year Cooperative Agreement" (an Agreement superseding the Cooperative Agreement dated July 1, 2000 – June 30, 2003) to clarify the planning and implementation procedures, and to enable the Municipality to make a Three Year irrevocable commitment to participate in the Community Development Program (CDBG), the HOME Investment Partnership Program (HOME), and the Emergency Solutions Grant Program (ESG) for the Program Years 2021, 2022, and 2023 covering the period July 1, 2021 – June 30, 2024 be executed by the Mayor and Municipal Clerk in accordance with the provisions of law; and

**BE IT FURTHER RESOLVED**, that this resolution shall take effect immediately in accordance with law and that an original copy be made available to the Director of the Bergen County Division of Community Development as soon as possible and no later than Friday, July 17, 2020.

**Vote: Ayes:** V. Frankel, Cacouris, Gerstein, A. Frankel, Shadek **Absent:** Halbreich **MOTION APPROVED**

**9. Resolution #119:6'2020 Authorizing Professional Service Agreements – Real Estate Appraisers for Open Space Project – 6 East main Street Block 47 Lot 9**

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

at a regular meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, June 24, 2020

**WHEREAS**, the Borough of Alpine is filing an application for Open Space funds from the The Bergen County Open Space, Recreation, Farmland & Historic Preservation Trust Fund ("County Trust Fund"), for the purchase of Block 47, Lot 9 located at 6 East Main Street in the Borough of Alpine (the "Property"); and

**WHEREAS**, there exists a need to employ the services of two certified real estate appraisers in connection with the Bergen County Open Space application; and

**WHEREAS**, Robert McNerney of McNerney & Associates, Inc., 66 Glen Avenue, Glen Rock, New Jersey is a licensed professional, and can provide the services required of a real estate appraiser to prepare an appraisal of the Property; and

**WHEREAS**, Robert McNerney has submitted a written proposal, dated June 11, 2020, in the amount of \$2,500.00; and

**WHEREAS**, Mark Hendricks of Hendricks Appraisal Company, LLC, 7 Hudson Avenue, West Orange, New Jersey is a licensed professional, and can provide the services required of a real estate appraiser to prepare an appraisal of the Property; and

**WHEREAS**, Mark Hendricks has submitted a written proposal dated June 18, 2020 in the amount of \$2,500.00; and

**WHEREAS**, the New Jersey Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) permits the Borough to enter into a contract without professional bids for "professional services"; and

**WHEREAS**, the hiring of Robert McNerney of McNerney & Associates, Inc. and Mark Hendricks of Hendricks Appraisal Company, LLC, qualifies as “professional services” which can be awarded without competitive bid.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Alpine as follows:

1. Mayor and Municipal Clerk are hereby authorized and directed to execute on behalf of the Borough Agreements with Robert McNerney and Mark Hendricks providing for the furnishing of “professional services” as real estate appraisers to prepare appraisals of the Property subject to the following conditions:

a. The contract for services with each appraiser shall not exceed \$2,500.00;

b. Such agreements shall be subject to the Chief Financial Officer certifying that funds are available and paid for the within contract; and

2. The contracts are hereby authorized without competitive bidding as a “professional service” in accordance with the New Jersey Local Public Contractor Law because it covers services to be rendered or performed by a person authorized by law to practice a recognized profession.

3. A Notice stating the nature, duration, service and amount of the contracts hereby authorized, and that the Resolution and contracts are on file and available for public inspection at the office of the Municipal Clerk shall be printed in the local legal newspaper of the Borough as required by N.J.S.A. 40A:11-4.

**Vote: Ayes:** V. Frankel, Cacouris, Gerstein, A. Frankel, Shadek **Absent:** Halbreich **MOTION APPROVED**

**10. Resolution #120:6'2020 Opposing NJ Transit Gas-Fired Power Plant Project in Kearny NJ**

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

at this regular meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, June 24, 2020 to voice opposition to the NJ Transit Gas-Fired Power Plant Project in Kearny NJ by formal resolution as appended hereto.

**Vote: Ayes:** V. Frankel, Cacouris, Gerstein, A. Frankel, Shadek **Absent:** Halbreich **MOTION APPROVED**

**End of Consent Agenda Resolutions**

**Bergen County Community Development Representatives**

**Mayors Appointment: B.C. Community Development Regional Committee Representative**

Mayor Tomasko appointed the following representative to serve on the Community Development Committee for the term of one-year coinciding with the fiscal year July 1, 2020 through June 30, 2021: **Councilman Michael Cacouris**. Although not required Mayor Tomasko invited Council to affirm his appointee along with theirs.

**Resolution#121:6'2020: Authorizing Annual Appointment of Municipal Representatives to the Bergen County Community Development Regional Committee FY 2020-2021 Covering Period July 1, 2020 through June 30, 2021**

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

at the regular meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, June 24, 2020

**WHEREAS**, the Municipality of Borough of Alpine has entered into a three-year Cooperative Agreement with the County of Bergen as provided under the Interlocal Services Act N.J.S.A. 40A:8a-1 et seq. and Title 1 of the Housing and Community Development Act of 1974 for the Program Years 2021, 2022, and 2023 covering the period July 1, 2021 – June 30, 2024 per resolution dated June 24, 2020; and

**WHEREAS**, said Agreement requires that the Municipal Council appoint a representative and that the Mayor appoint a representative for the FY 2020-2021 term starting July 1, 2020 and ending on June 30, 2021.

**NOW, THEREFORE, BE IT RESOLVED** that the Municipal Council hereby appoints **Council President Vicki Frankel** as its representative and that the Mayor hereby appoints **Councilman Michael Cacouris** as the Mayor's representative to serve on the Community Development Regional Committee for FY 2020-2021; and

**BE IT FURTHER RESOLVED** that an original, certified copy of this resolution be immediately emailed and sent via postage to Robert G. Esposito, Director; Bergen County Division of Community Development; One Bergen County Plaza, Fourth Floor; Hackensack, New Jersey 07601, resposito@co.bergen.nj.us as soon as possible and no later than Friday, July 17, 2020.

**Vote: Ayes:** V. Frankel, Cacouris, Gerstein, A. Frankel, Shadek **Absent:** Halbreich **MOTION APPROVED**

**Resolution #122:6'2020: Appointing Representative to Bergen County Open Space Trust Regional Advisory Committee**

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

at the regular meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, June 24, 2020

**WHEREAS**, the Borough of Alpine has entered into a Cooperative Agreement with the County of Bergen as provided under the Interlocal Services Act NJSA 40A:8A-1 et. seq. to participate in the Bergen County Open Space, Recreation, Farmland and Historic Trust Fund; and

**WHEREAS**, said Agreement requires that one Municipal Representative be appointed by the Governing Body of the community to be part of the Community Development Regional Committee for the term of one-year coinciding with the fiscal year July 1, 2020 through June 30, 2021.

**NOW, THEREFORE BE IT RESOLVED**, that the governing body hereby appoints **Council President Vicki Frankel** as its representative to participate on the Open Space Trust Regional Committee.

**AND BE IT FURTHER RESOLVED**, that a copy of this resolution be sent to the Executive Director of the Bergen County Open Space Fund.

**Vote: Ayes:** V. Frankel, Cacouris, Gerstein, A. Frankel, Shadek **Absent:** Halbreich **MOTION APPROVED**

**Application for Bergen County Open Space Funds for 6 East Main Street Preservation Project (Acquisition Block 47 Lot 9)**

**Public Hearing**

Notice of this public hearing for the purpose of receiving comments prior to Submission of an Application to obtain a grant of \$150,000.00 from the Bergen County Open Space, Recreation, Farmland & Historic Preservation Trust Fund for the acquisition of 6 East Main Street was advertised in the Record as both a legal notice and display ad published on June 2, 2020 and posted on the bulletin board in the lobby of the Borough Hall.

Mayor Tomasko opened the meeting for public comments at this time. Being none the hearing was closed.

**Resolution #123:6'2020: Authorizing Submission of an Application Bergen County for Open Space Funds for 6 East Main Street Preservation Project (Acquisition Block 47 Lot 9)**

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



at the regular meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, June 24, 2020

**WHEREAS**, The Bergen County Open Space, Recreation, Farmland & Historic Preservation Trust Fund ("Trust Fund"), provides grants to municipal governments and to nonprofit organizations for assistance in the acquisition of lands for open space conservation purposes and/or outdoor recreation facilities; and,

**WHEREAS**, the Borough of Alpine desires to further the public interest by obtaining a grant of \$150,000.00 from the County Trust Fund to fund the following project: 6 East Main Street Preservation Project (acquisition of Lot 7 in Block 49); and,

**WHEREAS**, the governing body/board has reviewed the County Trust Fund Program Statement, the County Program Open Space Policy and Procedures Manual, and the open space application and instructions and desires to make an application for such a grant and provide application information and furnish such documents as may be required; and,

**WHEREAS**, as part of the application process, the governing body/board held a public hearing at the regularly scheduled meeting of the Mayor and Council held on June 24, 2020 to receive comments prior to the submission of said application; and,

**WHEREAS**, the Trust fund shall determine whether the application is complete and in conformance with the scope and intent of the Trust Fund program; and,

**WHEREAS**, the applicant is willing to use the Trust Fund grant funding in accordance with such rules, regulations and applicable statutes, and is willing to enter into an agreement with the County of Bergen for the above-named project; and

**WHEREAS**, the applicant is successful in acquiring said project through the use of a County Trust Fund grant, then the applicant will permanently preserve said project for open spaced conservation and/or outdoor recreation purposes through a recorded deed of easement.

**NOW THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Alpine:

1. That it is hereby authorized to submit the above completed project application to the County by this year's deadline established as Monday, June 29, 2020; and,
2. That, in the event of a Trust Fund award that may be less than the grant amount requested above, the applicant has, or will secure, the balance of funding necessary to complete the project; and,
3. That the applicant agrees to comply with all applicable federal, state and local laws, rules, and regulations in its performance of the project; and,
4. That this resolution shall take effect immediately.

**Vote: Ayes:** V. Frankel, Cacouris, Gerstein, A. Frankel, Shadok **Absent:** Halbreich **MOTION APPROVED**

**COMMUNICATIONS: WRITTEN AND ORAL**

Quarterly newsletter sent out June 12.

**ADJOURNMENT**

**OFFERED BY:** Councilwoman Frankel      **SECONDED BY:** Councilwoman Gerstein  
and approved by all to adjourn the regular meeting of the Mayor and Council of the Borough of Alpine, held on Wednesday June 24, 2020 at 7:53 P.M.

Respectfully submitted,

Stephanie Wehmann, Municipal Clerk

**BOROUGH OF ALPINE  
ORDINANCE NO. 799**

**AN ORDINANCE TO AUTHORIZE THE PURCHASE OF REAL PROPERTY LOCATED AT 6 EAST MAIN STREET, IN THE BOROUGH OF ALPINE, COUNTY OF BERGEN AND STATE OF NEW JERSEY"**

**WHEREAS**, the Mayor and Council of the Borough of Alpine concludes that is would serve a public purpose and the public good if the Borough of Alpine acquires real property designated as Block 47, Lot 9, on the Borough of Alpine Tax Map, commonly known as 6 East Main Street, Alpine, New Jersey, to be maintained by the Borough of Alpine for open space;

**WHEREAS**, the subject property is currently owned by Suez Water New Jersey, Inc. ("Suez");

**WHEREAS**, the Borough of Alpine has negotiated with Suez for the purchase of the subject property;

**WHEREAS**, the Borough desires to acquire the subject property in fee simple ownership;

**NOW, THEREFORE, BE IT ORDERED** by the Mayor and Council of the Borough of Alpine, Bergen County, New Jersey pursuant to N.J.S.A. 40A:12-5 et seq, that the Borough of Alpine is hereby authorized to acquire Block 47, Lot 9, also known as 6 East Main Street, Alpine, New Jersey, for an amount not to exceed \$285,000.00, subject to such other usual and customary closing costs and adjustments; and

**BE IT FURTHER ORDAINED**, that such funds shall be used from the Borough of Alpine’s Open Space Trust Fund; and

**BE IT FURTHER ORDAINED** that the Mayor, Borough Clerk and Borough Attorney are hereby authorized to execute such documents and undertake such action as is necessary to carry out the purpose of this ordinance; and

**BE IT FURTHER ORDAINED**, that the Borough Engineer, Borough Attorney and such other municipal officials as are appropriate are hereby authorized to inspect and evaluate the subject property prior to closing in order to determine its suitability; and

**BE IT FURTHER ORDAINED**, that if any section, subsection, part, clause or phrase of this Ordinance shall be declared invalid by judgment of any court of competent jurisdiction, such section, subsection, part, clause or phrase shall be deemed to be severable from the remainder of this Ordinance.

**BE IT FURTHER ORDAINED** that his Ordinance shall take effect immediately upon final passage and publication as required by law.

Adopted June 24, 2020

**RESOLUTION OPPOSING NJ TRANSIT GAS-FIRE POWER PLANT IN KEARNY NJ**

**WHEREAS**, NJ Transit has proposed to build a 140 megawatt gas-fired power plant (aka NJ TRANSITGRID Traction Power System) along the Hackensack River in Kearny, NJ; and

**WHEREAS**, this gas-fired power plant would be paid for using \$546 million of taxpayer-provided federal and state funding, including a \$410 million federal grant for Hurricane Sandy Recovery and Resiliency; and

**WHEREAS**, the Mayor and Council of the Borough of Alpine has a principal responsibility to protect the health and safety of its residents, businesses, and institutions; and

**WHEREAS**, the proposed NJ TRANSITGRID gas-fired power plant would be another long-term source of harmful air pollution directly impacting North Jersey residents; and

**WHEREAS**, gas infrastructure facilities can annually emit into the air hundreds of tons of pollutants including particulate matter, toxic chemicals such as sulfur dioxide, mercury, and criteria pollutants (such as nitrogen oxides which contribute to the formation of acid rain, ozone, and smog),[1] some of which are known carcinogens such as benzene and formaldehyde, and also can be sources of radioactive contamination[2] and are known to increase the severity of asthma and other respiratory diseases; and

**WHEREAS**, particulate matter, once inhaled, can affect the heart and lungs and cause serious health effects, including lung cancer; with long-term exposure to ozone being linked to aggravation of asthma, emphysema, and chronic bronchitis, and likely to be one of many causes of asthma development; with long-term exposures to ozone being linked to permanent lung damage, such as abnormal lung development in children; with both ozone and particulate pollutants being linked to premature death, cardiovascular harm, and increased susceptibility to infections; with recent studies linking air pollution to increases in obesity, diabetes, Parkinson’s disease, Alzheimer’s and other forms of dementia, and stroke; [3] and with the people most at risk from breathing air that contains

ozone including those with asthma, children, older adults, and those who are active outdoors, especially outdoor workers; and

**WHEREAS**, a new study conducted by scientists at Harvard University found that communities with unhealthy levels of particulate matter pollution (pm 2.5) were more likely to die from COVID-19 than other communities,

**WHEREAS**, people who live or work in close proximity to natural gas infrastructure facilities such as power plants and compressors are most at risk, particularly developing fetuses, children, older adults, and those with cardiovascular, lung, or respiratory problems and other vulnerable subpopulations, although under certain weather and terrain conditions, these pollutants can have a wider impact; and

**WHEREAS**, current protocols used for assessing compliance with ambient air quality standards do not adequately determine intensity, frequency, or duration of actual human exposures to pollutants and mixtures of pollutants emitted from natural gas infrastructure, noting that periodic 24-hour average measures can underestimate actual exposures by an order of magnitude; and

**WHEREAS**, based on the American Lung Association’s State of the Air 2019” report, North Jersey, which will be most impacted by emissions from this power plant, already has significant populations (in some cases the largest in New Jersey), with pediatric and adult asthma, COPD, lung cancer, cardiovascular disease and diabetes,[4] whose conditions will only be exacerbated by additional volumes of air pollution; and

**WHEREAS**, developing fetuses and children are uniquely vulnerable to exposures as they receive proportionally greater doses of pollutants than adults and have immature organs and detoxification systems[5]; and

**WHEREAS**, peer-reviewed scientific studies[6] link exposure from air pollutants emitted by natural gas infrastructure facilities with neurological, cardiovascular, and respiratory disease, cancer, birth defects, and other adverse health impacts; with acute health impacts from these toxic exposures able to cause burning eyes, headaches, breathing difficulty and nausea for nearby populations and can exacerbate health problems; and with chronic health impacts that can include certain types of cancer as well as damage to lungs, liver, kidneys, reproductive, nervous, and cardiovascular systems; and

**WHEREAS**, the American Medical Association acknowledges the hazards of natural gas infrastructure and associated adverse health impacts; and

**WHEREAS**, Bergen, Hudson, and Essex Counties (the proposed site of the gas-fired power plant being Kearny) already receive grades of ‘F’ from the American Lung Association for ground level ozone pollution,[7]

**WHEREAS**, the annual health impacts of burning 1 (one) billion cubic feet per day of natural gas in the NY/NJ metropolitan area are estimated to be as follows [8] ; and

Health Impact	Incidents per Year	Societal Value*	Direct Medical and Other Costs
Premature Mortality	35.3	\$238,712,000	\$10,585,000
Chronic Bronchitis	22.3	\$10,544,000	\$2,700,000
Hospital +Emergency Room Visits	32.8	\$432,000	\$345,000
Asthma Attacks	724.5	\$43,000	\$42,000
Respiratory Symptoms	32,720	\$1,190,000	\$1,190,000
Work Loss Days	6,374	\$1,160,000	\$1,079,000
Mercury Related	NA	\$12,277,000	\$13,277,000
Total		\$265,369,000	\$29,217,000

\*Costs to consumers for which they are not reimbursed.

**WHEREAS**, the NJ TRANSITGRID gas-fired power plant would become the 13th largest emitter of greenhouse gases in New Jersey, releasing 5,771,000 tons of Carbon Dioxide Equivalent greenhouse gases into the atmosphere annually [9]; and

**WHEREAS**, the primary ingredient of natural gas is methane, which leaks at every system stage of production, including extraction, processing, transmission, distribution, and final consumption; and

**WHEREAS**, methane is an extremely potent greenhouse gas with a global warming potential that is 34 times that of carbon dioxide over a 100-year timeframe and 86 times that of carbon dioxide over a 20-year timeframe; and

**WHEREAS**, methane emissions from gas-fired power plants may be considerably higher than previously thought, with a 2017 study[10] finding that gas-fired power plants released more than 20 times more methane than the facilities had estimated; and

**WHEREAS**, NJ Transit has never seriously explored alternative solutions to its proposed gas-fired power plant, including zero-emissions technologies like solar, wind, or tidal energy combined with battery energy storage, each of which, or in combination, would avoid the environmental and public health issues detailed in this resolution while still providing new jobs and other financial benefits to local municipalities; and

**WHEREAS**, NJ Transit’s failure to seriously evaluate clean energy alternatives is in direct contradiction with several New Jersey laws and policies, including the state’s Clean Air Act, 2018 Clean Energy Act, and final 2019 Energy Master Plan to achieve 100% clean energy economy wide in New Jersey by 2050; and

**WHEREAS**, natural gas is becoming less attractive as an energy source due to the rapidly improving cost-effectiveness of renewable technologies, the impact of fossil fuels on our climate emergency (and the need to immediately make deep reductions, not increases, in greenhouse gas emissions,) and the increasing likelihood of fossil fuel infrastructures becoming stranded assets over their expected lifetime, it is likely that the long-term economics associated with NJ Transit's microgrid favor a renewable energy technology-based solution ; and

**WHEREAS**, the air pollution from the power plant would disproportionately harm communities of color and low-income communities in Kearny, Newark and Jersey City, in direct contradiction with Governor Murphy's Executive Order 23 to promote environmental justice for all; and

**WHEREAS**, the proposed plant would be built on top of a Superfund site and the former Koppers Seaboard Coke and By-Products plant as well as in an active flood plain that is at risk for at least one flood over 6 feet taking place between 2020 and 2050; and,

**WHEREAS**, the location of the plant conflicts with the Regional Plan Association's 2017 finding of the Meadowlands being at risk from sea level rise; and

**WHEREAS**, geological changes along the East Coast are causing land to sink along the seaboard, which is exacerbating the flood-inducing effects of sea level rise, which has been occurring faster in the western Atlantic Ocean than elsewhere in recent years; with a 2016 article in Scientific American[11] reporting that Sandy Hook is sinking at the rate of over one inch per decade while the regional sea level is rising at over three inches per decade; and

**WHEREAS**, the proposed gas-fired power plant would require 1.3 million gallons of water per day which would come from the municipal water system (Suez), with about 90% of this water to be used to cool the steam-driven turbines; with cooling towers to be used for evaporation, which would allow chemicals in the water to contribute to the existing levels of air pollution; and

**WHEREAS**, the proposed gas-fired power plant's requirement that chemicals such as ammonia, bleach and acids be delivered by trucks and stored on-site would increase the potential for spills into nearby wetlands and streams, and the Hackensack river; and

**WHEREAS**, the operation of the proposed gas-fired power plant would increase the volume of fracked natural gas used in New Jersey, which also would increase the drilling and associated environmentally-destructive activities associated with its production and transport[12] in the region; and

**WHEREAS**, Hurricane Sandy Recovery and Resiliency funding would be used to pay for a gas-fired power plant that would increase greenhouse gas emissions, thus increasing the likelihood of more Sandy-like hurricanes, when New Jersey and its governor should be taking every action possible to safeguard our climate future; and

**WHEREAS**, the 140 megawatts that NJ Transit states is required to power its microgrid project, including driving trains 24/7, can be achieved by the cleaner alternative of one or more renewable energy systems at the proposed Kearney site and on other NJ Transit property (solar, wind, tidal), along with one or more energy storage systems (batteries, flywheels, supercapacitors); and

**WHEREAS**, New Jersey's Clean Energy Law, Public Law 2018 establishes one of the most ambitious renewable energy standards in the country by requiring that 21 percent of the energy sold in the state be from Class I renewable energy sources by 2020; 35 percent by 2025 and 50 percent by 2030; and codifies the Governor's goal of achieving 600 megawatts of energy storage by 2021 and 2,000 megawatts by 2030; and

**WHEREAS**, Governor Murphy should direct federal grants and relief funds towards energy solutions that will help achieve New Jersey's renewable energy and energy storage goals; and,

**WHEREAS**, NJ Transit has the opportunity to become a nationwide leader in both renewable energy and environmentally beneficial transit solutions, it is incumbent upon the agency to make every effort to adopt renewable energy and energy storage to power the NJ TRANSITGRID project.

**WHEREAS**, the microgrid would fail if the gas-fired power plant was severely damaged or forced to shut down by an extreme weather event but the use of renewable energy and energy storage would greatly reduce the probability of a single point of failure jeopardizing the microgrid; and. powered by

**WHEREAS**, powering the microgrid project with renewable energy and energy storage would largely eliminate the need for NJ Transit to purchase natural gas or power from the main electrical grid; and

**THEREFORE**, be it resolved that the Mayor and Council of the Borough of Alpine in the interest of protecting its residents, businesses and institutions, as of June 24, 2020 strongly opposes the use of a gas-fired power plant to supply electricity for the NJ TRANSITGRID Traction Power System microgrid; and

**BE IT FURTHER RESOLVED** that the Borough of Alpine supports a renewable energy (solar, tidal, wind) and energy storage system (battery, flywheel) in the place of a gas-fired power plant; and

**BE IT FURTHER RESOLVED** that the Borough of Alpine urges Governor Murphy to direct NJ Transit to immediately undertake a comprehensive engineering and economic analysis of the use of various renewable energy and storage technologies to power its Traction Power System microgrid and report back to the Governor and the public on the results of this analysis before it proceeds with bids to construct the system; and

**BE IT FURTHER RESOLVED**, that the Municipal Clerk shall forward this Resolution to:

- New Jersey Governor Phil Murphy - <https://www.nj.gov/governor/contact/>
- NJ Department of Environmental Protection Commissioner Catherine McCabe - [Catherine.McCabe@dep.nj.gov](mailto:Catherine.McCabe@dep.nj.gov)
- State Senator Brian P. Stack - [SenStack@NJLeg.org](mailto:SenStack@NJLeg.org)
- State Assemblyperson Annette Chaparro - [AswChaparro@njleg.org](mailto:AswChaparro@njleg.org)
- State Assemblyperson Raj Mukherji - [AsmMukherji@NJleg.org](mailto:AsmMukherji@NJleg.org)
- Food & Water Watch - [sdifalco@fwwatch.org](mailto:sdifalco@fwwatch.org)
- Hudson, Bergen, and Essex County Freeholders and Administration
  - Essex - [ddavisford@freeholders.essexcountynj.org](mailto:ddavisford@freeholders.essexcountynj.org)
  - Bergen - [mamoroso@co.bergen.nj.us](mailto:mamoroso@co.bergen.nj.us)
  - Hudson - [asantos@hcnj.us](mailto:asantos@hcnj.us)
- League of New Jersey Municipalities, 222 West State Street, Trenton, NJ 08608
- The Bergen Record - [Fallon@northjersey.com](mailto:Fallon@northjersey.com)

[1] Criteria Air Pollutants (CAP), or criteria pollutants, are a set of air pollutants that cause smog, acid rain, and other health hazards. CAPs are typically emitted from many sources in industry, mining, transportation, electricity generation, and agriculture. In many cases they are the products of the combustion of fossil fuels or industrial processes.

[2] Environmental Health Project Report, October 2017: Health Effects Associated with Stack Chemical Emissions from NYS Natural Gas Compressor Stations: 2008-2014

<https://www.environmentalhealthproject.org/sites/default/files/assets/resources/health-effects-associated-with-stack-chemical-emissions-from-nys-natural-gas.pdf>

[3] <https://www.sciencenews.org/article/list-diseases-linked-air-pollution-growing>

[4] Numbers of residents in 2017 in each county with the diseases shown:

County	Pediatric Asthma	Adult Asthma	COPD	Lung Cancer	Cardiovascular Disease	Diabetes	Poverty Estimate
Bergen	16,376*	61,021*	47,586*	525*	62,375*	70,715*	63,789
Hudson	11,286	44,533	29,582	379	36,091	40,122	104,660

\*Highest volume in New Jersey

[5] Reducing the staggering costs of environmental disease in children, estimated at \$76.6 billion in 2008, Trasande, L, et al, Health Affairs, May 2011: <https://www.ncbi.nlm.nih.gov/pubmed/21543421>

[6] PSE for Healthy Energy Repository for Oil and Gas Energy Research

<https://www.psehealthyenergy.org/our-work/shale-gas-research-library/>

[7] American Lung Association’s 2019 State of the Air report, page 124

<http://www.stateoftheair.org/assets/sota-2019-full.pdf> Shows Hudson and Bergen Counties with grade of F for high ozone days.

[8] <https://www.sierraclub.org/sites/www.sierraclub.org/files/sce-authors/u1997/HCWH%20pipeline%20health%20impacts.pdf>

[9] <https://www.northjersey.com/story/news/environment/2019/06/21/nj-transit-wants-build-power-plant-meadowlands-kearny-amtrak/1509679001/>

[10] <https://www.desmogblog.com/2017/03/20/natural-gas-power-plants-fracking-methane>

[11] <https://www.scientificamerican.com/article/sinking-atlantic-coastline-meets-rapidly-rising-seas/>

[12] Concerned Health Professionals of New York/Physicians for Social Responsibility, Compendium of Scientific, Medical, and Media Findings Demonstrating Risks and Harms of Fracking (Unconventional Gas and Oil Extraction), 6th Edition, June 2019

<https://www.psr.org/wp-content/uploads/2019/06/compendium-6.pdf>