

**ALPINE PLANNING BOARD AGENDA**  
**Tuesday, January 26, 2021**  
**(7:30 P.M. at Borough Hall, 100 Church Street)**

PLEASE TAKE NOTICE that in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq. the Planning Board of the Borough of Alpine will conduct its reorganization and regular meeting on Tuesday, January 26, 2021, at 7:30 P.M. This public meeting will be held in person and electronically due to the state of emergency arising from the COVID-19 virus and to ensure the health, safety and welfare of the public pursuant to State and County directives. Public access: Members of the public can attend by using the "AT&T Teleconference" meeting platform as designated by the Board for that meeting. Pre-registration is required. Interested parties are advised to request instructions on how to attend this virtual meeting by contacting the Planning Board Secretary at 201-784-2900 ext. 20, on any business day from 10:00 a.m. to 4:00 p.m. including the day of the meeting. A telephone option will be available on this platform. The agenda and any applications and supporting documents will be available for viewing on the Borough website [www.alpinenj07620.org](http://www.alpinenj07620.org), posted on the Municipal Clerk page beneath the Planning Board Agenda 10 days prior to the meeting date. Alternatively, application(s) may be viewed by appointment only, by contacting the Planning Board office. Individuals who cannot attend wishing to address the Board with general comments unrelated to a particular application may submit to the Board Secretary prior to 4:00 PM on the date of the meeting for review by the Board Attorney. If appropriate they will be read into the record during the Communications portion of the agenda. This does not apply to public hearings where an individual, or their designated representative, must be present on the call or virtual meeting to submit questions or comments during the appropriate portion of a public hearing relative to an application before the Board. Comments should be e-mailed to Marilyn Hayward at [mhayward@alpinenj.org](mailto:mhayward@alpinenj.org) and must be received by 4:00 P.M. on the date of the meeting.

1. Call to Order/Public Announcement/Pledge of Allegiance
2. Swearing In of 2021 Appointees
3. Roll call of 2021 Planning Board
4. Re-Organization Meeting:
  - Election of Officers: Chairperson, Vice-Chair, Secretary
  - Appointments: Board Attorney, Board Engineer, Board Planner, Special Counsel, Recording Secretary
5. Re-adoption of Planning Board By-Laws.
6. Approval of Regular Meeting Minutes: September 22, 2020
7. Open to Public: Non-agenda items
8. Continued Hearing: Amended Preliminary and Final Site Plan and Soil Moving with Waivers; Alpine Three, LLC; Closter Dock Road, Block 43 Lots 6.01, 6.02 & 6.03 (**CARRIED TO FEBRUARY 23, 2021**)
9. Communications:
  - Notice of Certification of Soil Erosion & sediment Control Plan re: 49/2, 81.04/7, 49/12, 81.06/18, 22/10, 70/14.
  - Notification of application for Wetlands Letter of Interpretation re: 81.05/2.
  - Notification of application for Extension of Wetlands General Permit re: PE&G.
10. Review and approval of: 2021 meeting dates  
2021 Budget
11. Bills
12. Committee Reports: Northern Valley Mayors & Planners Assoc., Board of Health, Environmental Commission, Building Department Report, Annual Report of the Board of Adjustment, NJ Transit Update, COAH Update.
13. Other Business or Closed Session (if necessary)
14. Adjournment

**ALPINE PLANNING BOARD AGENDA**  
**Tuesday, February 23, 2021**  
**(7:30 P.M. at Borough Hall, 100 Church Street)**

PLEASE TAKE NOTICE that in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq. the Planning Board of the Borough of Alpine will conduct its reorganization and regular meeting on **Tuesday, February 23, 2021, at 7:30 P.M.** This public meeting will be held in person and electronically due to the state of emergency arising from the COVID-19 virus and to ensure the health, safety and welfare of the public pursuant to State and County directives. Public access: Members of the public can attend by using the "AT&T Teleconference" meeting platform as designated by the Board for that meeting. Pre-registration is required. Interested parties are advised to request instructions on how to attend this virtual meeting by contacting the Planning Board Secretary at 201-784-2900 ext. 20, on any business day from 10:00 a.m. to 4:00 p.m. including the day of the meeting. A telephone option will be available on this platform. The agenda and any applications and supporting documents will be available for viewing on the Borough website [www.alpinenj07620.org](http://www.alpinenj07620.org), posted on the Municipal Clerk page beneath the Planning Board Agenda 10 days prior to the meeting date. Alternatively, application(s) may be viewed by appointment only, by contacting the Planning Board office. Individuals who cannot attend wishing to address the Board with general comments unrelated to a particular application may submit to the Board Secretary prior to 4:00 PM on the date of the meeting for review by the Board Attorney. If appropriate they will be read into the record during the Communications portion of the agenda. This does not apply to public hearings where an individual, or their designated representative, must be present on the call or virtual meeting to submit questions or comments during the appropriate portion of a public hearing relative to an application before the Board. Comments should be e-mailed to Marilyn Hayward at [mhayward@alpinenj.org](mailto:mhayward@alpinenj.org) and must be received by 4:00 P.M. on the date of the meeting.

1. Call to Order/Public Announcement/Pledge of Allegiance
2. Roll Call
3. Open to Public: Non-agenda items
4. Approval of Regular Meeting Minutes: January 26, 2021  
Approval of Executive Session Meeting Minutes: September 22, 2020  
Approval of Executive Session Meeting Minutes: January 26, 2021
5. Re-adoption of Planning Board By-Laws as revised per board comments on 1/26/21.
6. Continued Hearing: Amended Preliminary and Final Site Plan and Soil Moving with Waivers; Alpine Three, LLC; Closter Dock Road, Block 43 Lots 6.01, 6.02 & 6.03 (**CARRIED TO MARCH 23, 2021**)
7. Communications:
  - Notification of application for Freshwater Wetlands General Permit-by-Certification 8 – Construction of addition and porch re: Block 78 Lot 4.
  - 200 ft list re: 55/27; 854 Closter Dock Road.
  - P. Frenzel letter to NJDEP re: Application for Wetlands LOI; 36 Marie Major Drive.
8. Bills
9. Committee Reports: Northern Valley Mayors & Planners Assoc., Board of Health, Environmental Commission, Building Department Report, Annual Report of the Board of Adjustment, NJ Transit Update, COAH Update.
10. Executive Session to discuss Matters Relating to Litigation, Negotiations and the Attorney-Client Privilege: Affordable Housing.
11. Adjournment

**ALPINE PLANNING BOARD AGENDA**  
**Tuesday, March 23, 2021**  
**(7:30 P.M. at Borough Hall, 100 Church Street)**

PLEASE TAKE NOTICE that in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq. the Planning Board of the Borough of Alpine will conduct its reorganization and regular meeting on Tuesday, March 23, 2021, at 7:30 P.M. This public meeting will be held in person and electronically due to the state of emergency arising from the COVID-19 virus and to ensure the health, safety and welfare of the public pursuant to State and County directives. Public access: Members of the public can attend by using the "AT&T Teleconference" meeting platform as designated by the Board for that meeting. Pre-registration is required. Interested parties are advised to request instructions on how to attend this virtual meeting by contacting the Planning Board Secretary at 201-784-2900 ext. 20, on any business day from 10:00 a.m. to 4:00 p.m. including the day of the meeting. A telephone option will be available on this platform. The agenda and any applications and supporting documents will be available for viewing on the Borough website [www.alpinenj07620.org](http://www.alpinenj07620.org), posted on the Municipal Clerk page beneath the Planning Board Agenda 10 days prior to the meeting date. Alternatively, application(s) may be viewed by appointment only, by contacting the Planning Board office. Individuals who cannot attend wishing to address the Board with general comments unrelated to a particular application may submit to the Board Secretary prior to 4:00 PM on the date of the meeting for review by the Board Attorney. If appropriate they will be read into the record during the Communications portion of the agenda. This does not apply to public hearings where an individual, or their designated representative, must be present on the call or virtual meeting to submit questions or comments during the appropriate portion of a public hearing relative to an application before the Board. Comments should be e-mailed to Marilyn Hayward at [mhayward@alpinenj.org](mailto:mhayward@alpinenj.org) and must be received by 4:00 P.M. on the date of the meeting.

1. Call to Order/Public Announcement/Pledge of Allegiance
2. Roll Call
3. Open to Public: Non-agenda items
4. Approval of Regular Meeting Minutes: February 23, 2021  
Approval of Executive Session Meeting Minutes: February 23, 2021
5. Executive Session to discuss Matters Relating to Litigation, Negotiations and the Attorney-Client Privilege: Affordable Housing.
6. Second Amendment to May 24, 2000 Settlement Agreement re: Alpine Three; Block 43 Lots 6.01, 6.02 & 6.03, for the Board's consideration of a proposed "Alternate Development Option".
7. Continued Hearing: Amended Preliminary and Final Site Plan and Soil Moving with Waivers; Alpine Three, LLC; Closter Dock Road, Block 43 Lots 6.01, 6.02 & 6.03 (carried to April 27, 2021)
8. Communications:
  - Notice of Certification of Soil Erosion and Sediment Control Plan – Proposed Septic Repair re: Block 42 Lot 7; 75 Schoolhouse Lane.
  - Notification of 200 ft list re: Block 21 Lot 12; 8 Stone Tower Drive.
9. Bills
10. Committee Reports: Northern Valley Mayors & Planners Assoc., Board of Health, Environmental Commission, Building Department Report, Annual Report of the Board of Adjustment, NJ Transit Update, COAH Update.
11. Adjournment

ALPINE PLANNING BOARD  
100 CHURCH STREET  
ALPINE, NEW JERSEY 07620  
201-784-2900 x-20

**PUBLIC NOTICE**

NOTICE IS HEREBY GIVEN that the regular meeting of the Planning Board, Borough of Alpine, New Jersey, scheduled for Tuesday, April 27th, 2021 has been cancelled.

The application for Amended Preliminary and Final Site Plan and Soil Moving with waivers re: Alpine Three, LLC, Closter Dock Road, Block 43 Lots 6.01, 6.02 & 6.03 is hereby carried to the next regular meeting, which is scheduled for May 25<sup>th</sup>, 2021.

Marilyn Hayward  
Planning Board Secretary

Distribution:       The Record (for informational purposes only)  
                          Alpine Borough Clerk  
                          Alpine Bulletin Board

ALPINE PLANNING BOARD  
100 CHURCH STREET  
ALPINE, NEW JERSEY 07620  
201-784-2900 x-20

**PUBLIC NOTICE**

NOTICE IS HEREBY GIVEN that the regular meeting of the Planning Board, Borough of Alpine, New Jersey, scheduled for Tuesday, May 25, 2021 has been cancelled.

The application for Amended Preliminary and Final Site Plan and Soil Moving with waivers re: Alpine Three, LLC, Closter Dock Road, Block 43 Lots 6.01, 6.02 & 6.03 is hereby carried to the next regular meeting, which is scheduled for June 22, 2021.

Marilyn Hayward  
Planning Board Secretary

Distribution:       The Record (for informational purposes only)  
                          Alpine Borough Clerk  
                          Alpine Bulletin Board

ALPINE PLANNING BOARD  
AGENDA  
Tuesday, June 22, 2021 @ 7:30 PM  
Alpine Borough Hall, 100 Church Street, Alpine, NJ 07620

**This meeting will be held in-person. Masks are required; social distancing is strongly encouraged.**  
**Thank you for your cooperation.**

1. Call to Order/Public Announcement/Pledge of Allegiance
2. Roll Call
3. Open to Public: Non-agenda items
4. Approval of Regular Meeting Minutes: March 23, 2021
5. Continued Hearing: Amended Preliminary and Final Site Plan and Soil Moving with Waivers; Alpine Three, LLC; Closter Dock Road, Block 43 Lots 6.01, 6.02 & 6.03 (motion for adjournment to July 27, 2021)
6. New Hearing: Soil Moving – Ko, Daniel, 27 Schaffer Road, Block 81.06 Lot 18.
7. Review of Borough Ordinance #807, introduced on April 28<sup>th</sup> and scheduled for adoption on June 23<sup>rd</sup>, for compliance with Master Plan.
8. Communications:
  - Notice of Certification of Soil Erosion and Sediment Control Plans: Block 59 Lot 3, Block 39.01 Lot 9.14, Block 49.02 Lot 21, Block 81.04 Lot 7, Block 20 Lot 8, Block 81.07 Lot 4, Block 77 Lot 2.
  - Notification of Freshwater Wetlands Applications: Block 75 Lot 5, Block 51 Lot 7.
  - 200-foot lists: 81.06/18, 47/2, 22/10, 39.01/12.19, 75/13, 81.06/29, 49.01/4, 2406/10 (Closter).
9. Bills
10. Committee Reports: Northern Valley Mayors & Planners Assoc., Board of Health, Environmental Commission, Building Department Report, Annual Report of the Board of Adjustment, NJ Transit Update, COAH Update.
11. Adjournment

ALPINE PLANNING BOARD  
AGENDA  
Tuesday, July 27, 2021 @ 7:30 PM  
Alpine Borough Hall, 100 Church Street, Alpine, NJ 07620

1. Call to Order/Public Announcement/Pledge of Allegiance
2. Roll Call
3. Open to Public: Non-agenda items
4. Approval of Regular Meeting Minutes: June 22, 2021  
Approval of Executive Session Minutes: June 22, 2021
5. Memorialization of Resolution: Soil Moving – Ko, Daniel, 27 Schaffer Road, Block 81.06 Lot 18.
6. Continued Hearing: Amended Preliminary and Final Site Plan and Soil Moving with Waivers; Alpine Three, LLC; Closter Dock Road, Block 43 Lots 6.01, 6.02 & 6.03 (carried to August 24, 2021)
7. Communications:
  - Notice of Certification of Soil Erosion and Sediment Control Plan: Block 49.01 Lot 4
  - Notification of Application for Freshwater Wetlands Letter of Interpretation: Block 55 Lots 25.01, 26, 27 & 30
  - 200-foot list: Block 43 Lots 6.01-6.03
8. Bills
9. Committee Reports: Northern Valley Mayors & Planners Assoc., Board of Health, Environmental Commission, Building Department Report, NJ Transit Update, COAH Update.
10. Adjournment

**ALPINE PLANNING BOARD  
100 CHURCH STREET  
ALPINE, NEW JERSEY 07620  
201-784-2900 x-20**

**PUBLIC NOTICE**

NOTICE IS HEREBY GIVEN that the regular meeting of the Planning Board, Borough of Alpine, New Jersey, scheduled for Tuesday, August 24, 2021 has been cancelled.

The application for Amended Preliminary and Final Site Plan and Soil Moving with waivers re: Alpine Three, LLC, Closter Dock Road, Block 43 Lots 6.01, 6.02 & 6.03 is hereby carried to the next regular meeting, which is scheduled for September 28, 2021.

Marilyn Hayward  
Planning Board Secretary

Distribution:       The Record (for informational purposes only)  
                          Alpine Borough Clerk  
                          Alpine Bulletin Board



ALPINE PLANNING BOARD  
AGENDA

Tuesday, September 28, 2021 @ 7:30 PM  
Alpine Borough Hall, 100 Church Street, Alpine, NJ 07620

1. Call to Order/Public Announcement/Pledge of Allegiance
2. Roll Call
3. Open to Public: Non-agenda items
4. Approval of Regular Meeting Minutes: July 27, 2021  
Approval of Executive Session Minutes: July 27, 2021
6. Continued Hearing: Amended Preliminary and Final Site Plan and Soil Moving with Waivers; Alpine Three, LLC; Closter Dock Road, Block 43 Lots 6.01, 6.02 & 6.03 (carried to October 26, 2021).
7. New Hearings:
  - 1) Soil Moving: 50 Allison Road Corp; 50 Allison Road, Block 79.03 Lot 1.
  - 2) Soil Moving: Agrachov; 15 Old Quarry Road, Block 81.04 Lot 7.
  - 3) Site Plan: Church of the Lord; Block 47 Lot 2 and Block 48 Lot 1.01.
8. Communications:
  - Notice of Certification of Soil Erosion and Sediment Control Plan: Block 31 Lot 4; Block 81.01 Lot 3.
  - Notification of Application for Flood Hazard Area Individual Permit & Verification: Block 71 Lot 24.
  - Withdrawal Letter – Freshwater Wetlands General Permit & Transition Area Waiver Application: Block 81.05 Lot 2.
  - 200-foot lists: Block 51 Lot 7, Block 22 Lot 10, Block 71 Lot 24, Block 78 Lot 4, Block 55 Lot 3.03, Block 49.08 Lot 8, Block 75 Lot 13, Block 2406 Lot 10 (Closter).
9. Bills
10. Committee Reports: Northern Valley Mayors & Planners Assoc., Board of Health, Environmental Commission, Building Department, NJ Transit Update, COAH Update.
11. Adjournment

**ALPINE PLANNING BOARD  
100 CHURCH STREET  
ALPINE, NEW JERSEY 07620  
201-784-2900 x-20**

**PUBLIC NOTICE**

NOTICE IS HEREBY GIVEN that the regular meeting of the Planning Board, Borough of Alpine, New Jersey, scheduled for Tuesday, October 26, 2021 has been cancelled.

The application for Amended Preliminary and Final Site Plan and Soil Moving with waivers re: Alpine Three, LLC, Closter Dock Road, Block 43 Lots 6.01, 6.02 & 6.03 is hereby carried to the next regular meeting, which is scheduled for November 23, 2021.

Marilyn Hayward  
Planning Board Secretary

Distribution:       The Record (for informational purposes only)  
                          Alpine Borough Clerk  
                          Alpine Bulletin Board

**ALPINE PLANNING BOARD  
100 CHURCH STREET  
ALPINE, NEW JERSEY 07620  
201-784-2900 x-20**

**PUBLIC NOTICE**

NOTICE IS HEREBY GIVEN that the regular meeting of the Planning Board, Borough of Alpine, New Jersey, scheduled for Tuesday, November 23, 2021 has been cancelled due to lack of quorum.

The next regular meeting is scheduled for Tuesday, December 21st, 2021, at 7:30 PM.

Marilyn Hayward  
Planning Board Secretary

Distribution:       The Record (for informational purposes only)  
                          Alpine Borough Clerk  
                          Alpine Bulletin Board

ALPINE PLANNING BOARD  
AGENDA  
Tuesday, December 21, 2021 @ 7:30 PM  
Alpine Borough Hall, 100 Church Street, Alpine, NJ 07620

**THOSE ATTENDING ARE STRONGLY ENCOURAGED  
TO WEAR A FACE COVERING AND PRACTICE SOCIAL DISTANCING.**

1. Call to Order/Public Announcement/Pledge of Allegiance
2. Roll Call
3. Open to Public: Non-agenda items
4. Approval of Regular Meeting Minutes: September 28, 2021
5. Memorialization of Resolutions:
  - 1) Soil Moving: 50 Allison Road Corp; 50 Allison Road, Block 79.03 Lot 1.
  - 2) Soil Moving: Agrachov; 15 Old Quarry Road, Block 81.04 Lot 7.
6. New Business: Proposed Minor Subdivision – Block 81.04 Lots 19 & 19.01; 11 & 15 Autumn Terrace. (without public hearing as per Code section 195-5A (2)). *Rescheduled to February 22, 2022 at the request of the applicant.*
7. Continued Hearing: Amended Preliminary and Final Site Plan; Alpine Three, LLC; Closter Dock Road, Block 43 Lots 6.01, 6.02 & 6.03
8. Communications:
  - Notice of Certification of Soil Erosion and Sediment Control Plan: Block 30 Lot 1; Block 39.01 Lot 16.03; Block 55 Lot 3.03; Block 81.04 Lot 7; Block 79.03 Lot 1.
  - Notice of NJDEP Freshwater Wetlands General Permit & Transition Area Waiver Application: Block 39.01 Lot 12.19.
  - 200-foot lists: Block 81.01 Lot 3; Block 43 Lots 6.01-6.03; Block 39.01 Lot 16.03; Block 51 Lot 7; Block 39.01 Lot 12.19
  - Borough Clerk Memo re: New Stormwater Management Ordinance (Final Draft of Ordinance attached).
9. Bills
10. Committee Reports: Northern Valley Mayors & Planners Assoc., Board of Health, Environmental Commission, Building Department, Annual Report of the Zoning Board of Adjustment, NJ Transit Update, COAH Update.
11. Adjournment