

ALPINE PLANNING BOARD  
AGENDA  
Tuesday, January 25, 2022 @ 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. Swearing In of 2022 Appointees
4. Re-Organization Meeting:  
Election of Officers: Chairperson, Vice-Chair, Secretary  
Appointments: Board Attorney, Board Engineer, Board Planner, Special Counsel, Recording Secretary
5. Approval of Regular Meeting Minutes: December 21, 2021
6. Open to Public: Non-agenda items
7. 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)). *Application Withdrawn.*
8. Continued Hearing: Amended Preliminary and Final Site Plan; Alpine Three, LLC; Closter Dock Road, Block 43 Lots 6.01, 6.02 & 6.03 (continued from December 21, 2021).
9. Communications:
  - Notice of DEP Freshwater Wetlands Letter of Interpretation: Line Verification re: Block 39.01 Lot 12.19, 35 Tamarack Road.
  - 200-foot list: Block 75 Lot 13, 30 Overlook Road.
10. Bills
11. 2022 Planning Board Operating Budget
12. Committee Reports: Northern Valley Mayors & Planners Assoc., Board of Health, Environmental Commission, Building Department, NJ Transit Update, COAH Update.
13. Adjournment

ALPINE PLANNING BOARD  
AGENDA  
Tuesday, February 22, 2022 @ 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. Approval of Regular Meeting Minutes: January 25, 2022
4. Open to Public: Non-agenda items
5. Resolution: Amended Preliminary and Final Site Plan; Alpine Three, LLC; Closter Dock Road, Block 43 Lots 6.01, 6.02 & 6.03.
6. New Business: None
7. Communications:
  - Letter of withdrawal of pending application for soil moving permit re: Block 39.01 Lot 12.19, 35 Tamarack Road.
  - Notice of Certification of Soil Erosion and Sediment Control Plan: Block 90 Lot 9; 92 Ruckman Road
  - Notice of Certification of Soil Erosion and Sediment Control Plan: Block 75 Lot 19, 33 Overlook Road.
8. Bills
9. Committee Reports: Northern Valley Mayors & Planners Assoc., Board of Health, Environmental Commission, Building Department, NJ Transit Update, Annual Report of the Board of Adjustment, 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, March 22, 2022 has been cancelled due to lack of agenda.

The next regular meeting is scheduled for Tuesday, April 26, 2022, 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, April 26, 2022 @ 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. Approval of Regular Meeting Minutes:** February 22, 2022
- 4. Open to Public- Non-agenda items**
- 5. Resolution:** Return of escrow.
- 6. Hearings:** Soil Moving – 8 Stone Tower Drive Alpine, LLC; Block 21 Lot 12, 8 Stone Tower Drive, Alpine, NJ.
- 7. Communications:**
  - Notice of Certification of Soil Erosion and Sediment Control Plan: Block 21 Lot 12, 8 Stone Tower Drive (Included with application packet above).
  - Notice of Certification of Soil Erosion and Sediment Control Plan: Block 20 Lot 8, 19 Rio Vista Drive (Demolition only).
  - Notice of Certification of Soil Erosion and Sediment Control Plan: Block 81.06 Lot 29, 24 Schaeffer Road (Demolition Plan).
  - Notice of Application for NJDEP Flood Hazard Area Verification and Individual Permit: Block 51 Lot 4, 1 Duck Pond Road.
  - 200 ft. list: Block 90 Lot 6, 92 Ruckman Road.
- 8. Approval of Bills and Claims**
- 9. Committee Reports:** Northern Valley Mayors & Planners Assoc., Board of Health, Environmental Commission, Building Department, NJ Transit Update, COAH Update.
- 10. Other Business/Closed Session (if needed)**
- 11. Adjournment**

**ALPINE PLANNING BOARD  
AGENDA**

Tuesday, May 24, 2022 @ 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. **Oath of Office:** Alternate Member I – Brandt Cybul
3. **Roll Call**
4. **Approval of Regular Meeting Minutes:** April 26, 2022  
**Approval of Executive Session Minutes:** April 26, 2022
5. **Hearings:** None
6. **Open to Public- Non-agenda items**
7. **Memorialization of Resolution:** Soil Moving – 8 Stone Tower Drive Alpine, LLC; Block 21 Lot 12, 8 Stone Tower Drive, Alpine, NJ.
8. **Communications:**
  - Notice of Certification of Soil Erosion and Sediment Control Plan: Block 49 Lot 15, 503 Hillside Ave.
  - 200 ft. list – Block 121 Lot 5; 413 Route 9W.
9. **Approval of Bills and Claims**
10. **Committee Reports:** Northern Valley Mayors & Planners Assoc., Board of Health, Environmental Commission, Building Department, NJ Transit Update, COAH Update.
11. **Other Business/Closed Session (if needed)**
12. **Adjournment**



**Borough of Alpine - PLANNING BOARD**

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100 Church Street • Alpine, New Jersey 07620-1095  
Tel (201) 784-2900 Ext 20

**PUBLIC NOTICE**

NOTICE IS HEREBY GIVEN that the regular meeting of the Planning Board, Borough of Alpine, New Jersey, scheduled for Tuesday, June 28, 2022 has been cancelled due to lack of new business.

The next regular meeting is scheduled for Tuesday, July 26, 2022 at 7:30 PM at the Alpine Municipal Building, 100 Church Street, Alpine, NJ 07620.

Marilyn Hayward  
Planning Board Secretary

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

**ALPINE PLANNING BOARD  
AGENDA**

Tuesday, July 26, 2022 @ 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. **Approval of Regular Meeting Minutes: May 24, 2022**
4. **Hearings: None**
5. **Open to Public- Non-agenda items**
6. **Communications:**
  - Notice of application for authorization under Freshwater Wetlands General Permit 11 re: Block 55 Lots 25.01, 26, 27, 28, 29 & 30, Alpine, NJ and Block 119 Lots 1.51 & 1.61 and Block 120 Lot 1.42, Demarest, NJ.
  - Notice of DEP Issuance of Flood Hazard Area Verification/Individual Permit re: Block 51 Lot 4.
  - Notice of Certification of Soil Erosion and Sediment Control Plan: Block 70 Lot 24; Block 49 Lot 12; Block 39.01 Lot 12.16
  - Notice of application for Freshwater Wetlands Letter of Interpretation re: Block 121 Lot 5.
  - Notice of application for Extension of Freshwater Wetlands General Permit 2 re: PSE&G.
  - 200 ft. Property Owner Lists: 49.02/17; 81.04/17;54/13.
7. **Approval of Bills and Claims**
8. **Committee Reports:** Bergen County League of Municipalities, Board of Health, Environmental Commission, Building Department, NJ Transit Update, COAH Update.
9. **Other Business/Closed Session (if needed)**
10. **Adjournment**

**ALPINE PLANNING BOARD  
AGENDA**

Tuesday, August 23, 2022 @ 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. **Approval of Regular Meeting Minutes:** July 26, 2022  
**Approval of Executive Session Minutes:** July 26, 2022
4. **Hearings:** Soil Moving – Block 20 Lot 8, 19 Rio Vista Drive.
5. **Open to Public- Non-agenda items**
6. **Communications:**
  - Notice of Certification of Soil Erosion and Sediment Control Plan: Block 54 Lot 13.
  - Notice of Hearing on 2022 Master Plan & Development Regulations Report; Borough of Demarest.
7. **Approval of Bills and Claims**
8. **Committee Reports:** Bergen County League of Municipalities, Board of Health, Environmental Commission, Building Department, NJ Transit Update, COAH Update.
9. **Other Business/Closed Session (if needed)**
10. **Adjournment**



**ALPINE PLANNING BOARD  
AGENDA**

**Tuesday, September 27, 2022 @ 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. Swearing in of new member: George Abad.**
- 4. Open to Public- Non-agenda items**
- 5. Approval of Regular Meeting Minutes: August 23, 2022  
Approval of Executive Session Minutes: August 23, 2022**
- 6. Memorialization of Resolution: Soil Moving – Block 20 Lot 8, 19 Rio Vista Drive.**
- 7. Hearings:**
  - Soil Moving – 509 Hillside Ave.; Block 49 Lot 12.
  - Soil Moving – 4 Sherwood Ct.; Block 81.01 Lot 3.
- 8. Review of Draft Developer’s Agreement re: Alpine Three, LLC, Block 43 Lots 6.01, 6.02 & 6.03.**
- 8. Approval of Bills and Claims**
- 9. Communications:**
  - Notice of Proposed Amendment to Northeast Water Quality Management Plan re: Frick Estates Sect. I, Block 55 Lots 25.01 (portion), 26 (portion) and 30.
  - Notice of Proposed Amendment to Northeast Water Quality Management Plan re: 4 Deerhill Road; Block 51 Lot 7.
  - Notice of Application for NJDEP Freshwater Wetlands LOI Line Verification, Transition Area Waiver, General Permit 8 & 24 re: 28 Ellens Way; Block 49.02 Lot 17.
  - Notice of Certification of Soil Erosion & Sediment Control Plan re: 40 Schaffer Road; Block 81.08 Lot 1.
  - Corrected Certification of Soil Erosion & Sediment Control Plan re: Alpine Three; Block 43 Lots 6.01, 6.02 & 6.03. (To correct Block #).
  - Attorney John Phillips’ letter to Board Members & Staff.
- 10. Committee Reports: Bergen County League of Municipalities, Board of Health, Environmental Commission, Building Department, NJ Transit Update, COAH Update.**
- 11. Other Business/Closed Session (if needed)**
- 12. Adjournment**

**ALPINE PLANNING BOARD  
AGENDA  
REVISED 9/22/22**

**Tuesday, September 27, 2022 @ 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. Swearing in of new member: George Abad.**
- 4. Open to Public- Non-agenda items**
- 5. Approval of Regular Meeting Minutes: August 23, 2022  
Approval of Executive Session Minutes: August 23, 2022**
- 6. Memorialization of Resolution: Soil Moving – Block 20 Lot 8, 19 Rio Vista Drive.**
- 7. Hearings:**
  - Soil Moving – 509 Hillside Ave.; Block 49 Lot 12.
  - Soil Moving – 4 Sherwood Ct.; Block 81.01 Lot 3. **Adjourned to October 25, 2022**
- 8. Review of Draft Developer’s Agreement re: Alpine Three, LLC, Block 43 Lots 6.01, 6.02 & 6.03.**
- 8. Approval of Bills and Claims**
- 9. Communications:**
  - Notice of Proposed Amendment to Northeast Water Quality Management Plan re: Frick Estates Sect. I, Block 55 Lots 25.01 (portion), 26 (portion) and 30.
  - Notice of Proposed Amendment to Northeast Water Quality Management Plan re: 4 Deerhill Road; Block 51 Lot 7.
  - Notice of Application for NJDEP Freshwater Wetlands LOI Line Verification, Transition Area Waiver, General Permit 8 & 24 re: 28 Ellens Way; Block 49.02 Lot 17.
  - Notice of Certification of Soil Erosion & Sediment Control Plan re: 40 Schaffer Road; Block 81.08 Lot 1.
  - Corrected Certification of Soil Erosion & Sediment Control Plan re: Alpine Three; Block 43 Lots 6.01, 6.02 & 6.03. (To correct Block #).
  - Attorney John Phillips’ letter to Board Members & Staff.
- 10. Committee Reports: Bergen County League of Municipalities, Board of Health, Environmental Commission, Building Department, NJ Transit Update, COAH Update.**
- 11. Other Business/Closed Session (if needed)**
- 12. Adjournment**

**ALPINE PLANNING BOARD  
AGENDA**

**Tuesday, October 25, 2022 @ 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: September 27, 2022  
Approval of Executive Session Minutes: September 27, 2022**
- 5. Memorialization of Resolution: Soil Moving – 509 Hillside Ave.; Block 49 Lot 12.**
- 6. Hearings:**
  - Soil Moving – 4 Sherwood Ct.; Block 81.01 Lot 3. (Carried from 9/27/22)
- 7. Approval of Bills and Claims**
- 8. Communications:**
  - Notice of Certification of Soil Erosion & Sediment Control Plan re: 19 Marie Major Drive; Block 77 Lot 9.
  - Notice of Certification of Soil Erosion & Sediment Control Plan re: 14 Overlook Road; Block 75 Lot 9.
  - Notice of Certification of Soil Erosion & Sediment Control Plan re: 1 Duck Pond Road; Block 51 Lot 4.
  - 200 ft list re: 19 Marie Major Drive; Block 77 Lot 9.
  - Resignation Letter – D. Kupferschmid.
- 9. Committee Reports: Bergen County League of Municipalities, Board of Health, Environmental Commission, Building Department, NJ Transit Update, COAH Update.**
- 10. Other Business/Closed Session (if needed)**
- 11. Work Session: Minor Subdivision Request re: Block 49 Lots 2.01 & 26.**
- 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, November 29, 2022 has been cancelled due to lack of new business.

The next regular meeting is scheduled for Tuesday, December 20, 2022, 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**  
100 Church Street  
Alpine, NJ 07620

**AGENDA**  
**Tuesday, December 20, 2022**  
**(7:30 P.M. at Borough Hall)**

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: October 25, 2022
5. Memorialization of Resolution: Soil Moving: Lee/Choi, Block 81.01 Lot 3, 4 Sherwood Ct.
6. Hearings: None
7. Bills
8. Review of draft 2023 meeting dates.
9. Communications:
  - Notice of Borough of Demarest Planning Board Adoption of 2022 Master Plan Re-examination Report
  - Notice of Application for extension of Letter of Interpretation re: Block 81.08 Lots 3 & 4, 28-32 Schaffer Rd.
  - Notice of Certification of Soil Erosion & Sediment Control Plan re: Block 51 Lot 7, 4 Deerhill Rd.
  - Notice of Certification of Soil Erosion & Sediment Control Plan re: Block 49.02 Lot 17, 28 Ellens Way.
  - Notice of Certification of Soil Erosion & Sediment Control Plan re: Block 20 Lot 8, 19 Rio Vista Dr.
10. Committee Reports: Bergen County League of Municipalities, Board of Health, Environmental Commission, Building Department, NJ Transit Update, COAH Update.
11. Other Business/Closed Session (if needed)
12. Adjournment: