

ALPINE PLANNING BOARD  
AGENDA  
Tuesday, January 24, 2023 @ 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 2023 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 20, 2022  
Approval of Executive Session Minutes: December 20, 2022
6. Open to Public: Non-agenda items
7. Hearings:
  - Soil Moving: 18 Autumn Terrace; Block 81.04 Lot 17.
  - Soil Moving: 1 Duck Pond Road; Block 51 Lot 4.
8. Communications:
  - Notice of DEP Soil Erosion and Sediment Control Plan Certification re: Block 120 Lot 6; 4 Piermont Rd.
  - Notice of Hearing on Open Space and Recreation Element of the Master Plan; Borough of Tenafly.
9. Bills
10. 2023 Planning Board Operating Budget
11. Committee Reports: Bergen County League of Municipalities, Board of Health, Environmental Commission, Building Department, NJ Transit Update, COAH Update.
12. Adjournment

ALPINE PLANNING BOARD  
AGENDA  
Tuesday, March 28, 2023 @ 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: January 24, 2023  
Approval of Executive Session Minutes: January 24, 2023
4. Open to Public: Non-agenda items
5. Memorialization of Resolutions:
  - Soil Moving: 18 Autumn Terrace; Block 81.04 Lot 17.
  - Soil Moving: 1 Duck Pond Road; Block 51 Lot 4.
6. Resolution for Return of Escrow:
  - Cho; 509 Hillside Ave., 49/12
  - J & J Realty; 19 Rio Vista Dr., 20/8
  - Choi; 4 Sherwood Ct., 81.01/3
7. Communications:
  - Notice of DEP Soil Erosion and Sediment Control Plan Certification re: Block 81.01 Lot 3.
  - Notice of Freshwater Wetland Application to NJDEP re: Block 31 Lot 4, 59 Robin Lane.
  - Notice of Adoption of Open Space and Recreation Element of the Master Plan; Borough of Tenafly.
8. Bills
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. Adjournment

**AGENDA  
SPECIAL JOINT MEETING  
ALPINE MAYOR AND COUNCIL  
AND  
ALPINE PLANNING BOARD  
MONDAY, APRIL 17, 2023 AT 7:30 PM  
@ BOROUGH HALL, 100 CHURCH STREET, ALPINE, NJ 07620**

**I. CALL TO ORDER/ PUBLIC ANNOUNCEMENT**

**II. ROLL CALL – MAYOR & COUNCIL**

**III. ROLL CALL – PLANNING BOARD**

**IV. EXECUTIVE SESSION**

Matter Relating to Litigation, Negotiation and Attorney-Client Privilege- Affordable Housing

**V. BUSINESS (IF NEEDED)**

**VI. PUBLIC COMMENTS**

**VII. ADJOURNMENT**

ALPINE PLANNING BOARD  
AGENDA  
Tuesday, May 23, 2023 @ 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: March 28, 2023  
Approval of Executive Session Minutes: March 28, 2023  
  
Approval of Regular Meeting Minutes: Special Joint Meeting April 17, 2023  
Approval of Executive Session Meeting Minutes: Special Joint Meeting April 17, 2023
4. Open to Public: Non-agenda items
5. **Revised** Resolution for Return of Escrow:
  - Cho; 509 Hillside Ave., 49/12
  - J & J Realty; 19 Rio Vista Dr., 20/8
  - Choi; 4 Sherwood Ct., 81.01/3
6. Hearing: Soil Moving; GRF Alpine Realty, LLC/Kotopoulos, Block 39.02 Lot 16.07, 14 Church Street.
7. Communications:
  - Notice of DEP Soil Erosion and Sediment Control Plan Certification re: Blocks 47 & 48 Lots 1.02 & 2, Block 79 Lot 1, Block 49 Lot 26, Block 49.02 Lot 10, Block 49.02 Lot 18, Block 55 Lots 20 & 21
  - Notice of Revised Freshwater Wetland Application to NJDEP for General Permit No. 11 re: Block 55 Lots 25.01, 26, 27, 28, 29 & 30.
  - Notice of Public Hearing re: Reexamination Report of the Master Plan, Borough of Tenafly.
  - Notice of Public Hearing re: 198 Hickory Lane, Block 2105 Lot 7, Borough of Closter.
8. Bills
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. Adjournment

ALPINE PLANNING BOARD  
AGENDA  
Tuesday, June 27, 2023 @ 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:** May 23, 2023  
**Approval of Executive Session Minutes:** May 23, 2023
4. **Open to Public: Non-agenda items**
5. **Memorialization of Resolution:** Soil Moving; GRF Alpine Realty, LLC/Kotopoulos, Block 39.02 Lot 16.07, 14 Church Street.
6. **Communications:**
  - Notice of DEP Soil Erosion and Sediment Control Plan Certification (Septic) re: Block 75 Lot 1, 935 Closter Dock Road.
  - Notice of DEP Soil Erosion and Sediment Control Plan Certification (Driveway & Drainage Impr.) re: Block 70 Lot 9, 25 Litchfield Way.
  - Borough of Rockleigh Planning Board Notice of Public Hearing re: 32 Rockleigh Road, Block 201 Lot 16.
7. **Bills**
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  
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, July 25, 2023 has been cancelled due to lack of new business.

The next regular meeting is scheduled for Tuesday, August 22, 2023, 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, August 22, 2023 @ 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:** June 27, 2023  
**Approval of Executive Session Minutes:** June 27, 2023
4. **Open to Public: Non-agenda items**
5. **Hearing: Soil Moving – Tee, Barine, 59 Robin Lane, Block 31 Lot 4.**
6. **Communications:**
  - Notice of Application for Flood Hazard Area Individual Permit submitted to DEP re: Block 55 Lots 25.01, 26, 27, 28, 29 and 30 (Alpine portion).
  - Notice of DEP Soil Erosion and Sediment Control Plan Certification re: Block 42 Lot 3, 1006 Closter Dock Road.
  - Notice of DEP Soil Erosion and Sediment Control Plan Certification (Septic System) re: Block 49.02 Lot 5, 11 Pike Street.
  - Notice of DEP Soil Erosion and Sediment Control Plan Certification re: Block 31 Lot 4, 59 Robin Lane.
  - Notice of DEP Soil Erosion and Sediment Control Plan Certification re: Block 39.02 Lot 16.07, 14 Church Street.
  - Notice of DEP Soil Erosion and Sediment Control Plan Certification re: Block 81.04 Lot 3, 36 Buckingham Drive.
7. **Bills**
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 26, 2023 @ 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:** August 22, 2023  
**Approval of Executive Session Minutes:** August 22, 2023
4. **Open to Public: Non-agenda items**
5. **Memorialization of Resolution: Soil Moving – Tee, Barine, Block 31 Lot 4, 59 Robin Lane.**
6. **Hearings:**
  - Soil Moving – 11 Autumn Terrace, LLC, Block 81.04 Lot 19, 11 Autumn Terrace.
  - Soil Moving – San Moritz Development LTD, Block 21 Lot 12, 8 Stone Tower Drive.
6. **Communications:**
  - Notice of Application for NJDEP Flood Hazard Individual Permit, Freshwater Wetlands General Permits and Freshwater Wetlands Transition Area Special Activity Waiver re: Block 39.01 Lots 12.19, 35 Tamarack Road.
  - Notice of Bergen County Soil Erosion and Sediment Control Plan Certification re: Block 71 Lot 24, 5 Marie Major Drive.
7. **Bills**
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, October 24, 2023 @ 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:** September 26, 2023
4. **Open to Public: Non-agenda items**
5. **Memorialization of Resolution:** Soil Moving – San Moritz Development LTD, Block 21 Lot 12, 8 Stone Tower Drive.
6. **Hearings:**  
*Soil Moving – 11 Autumn Terrace, LLC, Block 81.04 Lot 19, 11 Autumn Terrace. (Continuation of this hearing, which was carried from September 26, 2023, has been adjourned to November 28, 2023.)*
7. **Review of Borough Ordinance #822 for compliance with Master Plan.**
8. **Communications:**
  - Notice of Application for NJDEP Freshwater Wetlands Permit Application re: Block 73 Lot 9, 19 Allison Road.
  - Borough of Tenafly Notice of Public Hearing re: Amendment to the 2018 Housing Element & Fair Share Plan.
- 9 **Bills**
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, November 28, 2023 @ 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:** October 24, 2023  
**Approval of Executive Session Meeting Minutes:** October 24, 2023
4. **Open to Public: Non-agenda items**
5. **Hearings (continued):**  
**Soil Moving – 11 Autumn Terrace, LLC, Block 81.04 Lot 19, 11 Autumn Terrace. Carried from October 24, 2023.**
6. **Communications:**
  - Notice of Mount Laurel Fairness Hearing for the Court’s consideration of the proposed Settlement Agreement between Borough of Alpine and Fair Share Housing Center.
  - Notice of Bergen County Soil Erosion & Sediment Control Plan Certification re: 8 Stone Tower Drive, Block 21 Lot 12.
  - Notice of Bergen County Soil Erosion & Sediment Control Plan Certification re: 1 Deerhill Road, Block 50 Lot 2.
  - Borough of Demarest Notice of Public Hearing re: Master Plan Amendment.
  - Borough of Tenafly Notice of Adoption re: Amendment to the 2018 Housing Element & Fair Share Plan.
7. **Review of 2024 Planning Board meeting dates.**
8. **Bills**
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. **Adjournment**

ALPINE PLANNING BOARD  
AGENDA

Tuesday, December 19, 2023 @ 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:** November 28, 2023
4. **Open to Public: Non-agenda items**
5. **Memorialization of Resolution: Soil Moving – 11 Autumn Terrace, LLC, Block 81.04 Lot 19, 11 Autumn Terrace.**
6. **Hearing: Soil Moving – Torres, Block 81.04 Lot 3, 36 Buckingham Drive.**
7. **Communications:**
  - Notice of Bergen County Soil Erosion & Sediment Control Plan Certification re: One Deerhill Road, Block 50 Lot 2.
8. **Bills**
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. **Adjournment**