

**ALPINE PLANNING BOARD  
100 CHURCH STREET  
ALPINE, NEW JERSEY 07620  
201-784-2900 x-220**

**PUBLIC NOTICE**

NOTICE IS HEREBY GIVEN that the regular meeting of the Planning Board, Borough of Alpine, New Jersey, scheduled for Tuesday, January 23<sup>rd</sup>, 2024 has been cancelled due to lack of new business.

The next regular meeting is scheduled for Tuesday, February 27, 2024 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, February 27, 2024 @ 7:30 PM  
Alpine Borough Hall, 100 Church Street, Alpine, NJ 07620

1. **Call to Order/Public Announcement/Pledge of Allegiance**
2. **Swearing in of 2024 Appointees**
3. **Roll Call of 2024 Planning Board Members**
4. **Re-Organization Meeting:**
  - Election of Officers: Chairperson, Vice-Chair, Secretary**
  - Appointments: Board Attorney, Board Engineer, Board Planner, Special Counsel, Recording Secretary**
6. **Approval of Regular Meeting Minutes: December 19, 2023**
7. **Open to Public: Non-agenda items**
8. **Memorialization of Resolution: Soil Moving – Torres, Block 81.04 Lot 3, 36 Buckingham Drive.**
9. **Communications:**
  - Notice of Bergen County Soil Erosion & Sediment Control Plan Certification re:
    - 23 Church St., Block 39.01 Lot 16.03
    - 40 Dogwood Lane, Block 74 Lot 9
    - 103 Church St., Block 55 Lot 8
    - 7 Bristol Ct., Block 70 Lot 23
  - Notice of application for Freshwater Wetlands General Permits re: 413 Route 9W, Block 121 Lot 5.
10. **Bills**
11. **Committee Reports:** Bergen County League of Municipalities, Board of Health, Environmental Commission, Building Department, NJ Transit Update, COAH Update.
12. **Other Business/Closed Session (if needed)**
13. **Adjournment**

ALPINE PLANNING BOARD  
AGENDA  
Tuesday, March 26, 2024 @ 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: February 27, 2024**
4. **Open to Public: Non-agenda items**
5. **Hearing: Nela, 990-994 Closter Dock Road, Block 43 Lots 7 & 8. Subdivision and Site Plan with variances/waivers.**
6. **2024 Planning Board Operating Budget**
7. **Communications:**
  - Bergen County Dept. of Planning letters (2) dated March 11, 2024 re: Nela Subdivision, 43/7&8 (included with application submission)
  - Borough Engineer letter dated February 28, 2024 re: 36 Buckingham Drive, Block 81.04 Lot 3.
  - Notice of application for NJDEP Flood Hazard Area Individual Permit re:27 Warren Lane, Block 72 Lot 23.
  - 200 ft Property Owners Lists re: 60/12, 121/5 & 74/9.
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, April 23, 2024 @ 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 26, 2024
4. **Open to Public: Non-agenda items**
5. **Hearing:** Nela, 990-994 Closter Dock Road, Block 43 Lots 7 & 8. Subdivision and Site Plan with variances/waivers. **Carried to May 21, 2024. No further notice required.**
6. **Communications:**
  - Notice of Bergen County Soil Erosion & Sediment Control Plan Certification re:  
47 Church St., Block 54 Lot 13  
379 Anderson Ave., Block 78 Lot 1
  - Notice of Freshwater Wetlands Application re: 40 Dogwood Lane, Block 74 Lot 9.
  - Notice of Bergen County Dept. of Planning Conditional Approval re: Nela Minor Subdivision,  
Block 43 Lots 7 & 8
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, May 21, 2024 @ 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, Sandra Nudelman**
4. **Approval of Regular Meeting Minutes: March 26, 2024**
5. **Appointment of Martha Francis as Planning Board Secretary, effective May 1, 2024**
6. **Open to Public: Non-agenda items**
7. **Resolution for the Return of Escrow**
8. **Reformation of Resolution for FE Alpine Amended Preliminary and Final Major Subdivision, Block 55 Lots 22-25**
9. **Hearing:** Nela, 990-994 Closter Dock Road, Block 43 Lots 7 & 8. Subdivision and Site Plan with variances/waivers **(carried from April 23, 2024 with no further notice required)**
10. **Hearing:** De La Cruz, 35 Tamarack Road, Block 39.01 Lot 12.19 Soil movement application, engineering review, Soil Erosion and Sediment Control Plan, Drainage Report, Retaining Wall Calculations, Soil Moving Report, Site Plan
11. **Communications:**
  - Notice of Bergen County Soil Erosion & Sediment Control Plan Certification re:  
47 Church Street, Block 54 Lot 1  
379 Anderson Avenue, Block 78 Lot 1
  - Notice of Freshwater Wetlands Application re: 40 Dogwood Lane, Block 74 Lot 9
  - Notice of Bergen County Dept. of Planning Conditional Approval re: Nela Minor Subdivision, Block 43 Lots 7 & 8
  - Request for NJDEP Flood Hazard Area Individual Permit
  - Certification of Soil Erosion and Sediment Control Plan for 27 Warren, Block 72, Lot 23
12. **Bills**
13. **Committee Reports:** Bergen County League of Municipalities, Board of Health, Environmental Commission, Building Department, NJ Transit Update, COAH Update.
14. **Other Business/Closed Session (if needed)**
15. **Adjournment**

**BOROUGH OF ALPINE  
PLANNING BOARD**

**NOTICE OF SPECIAL MEETING AND  
PUBLIC HEARING**

**CONCERNING THE HOUSING ELEMENT  
AND FAIR SHARE PLAN, BOROUGH OF ALPINE, NEW JERSEY**

NOTICE IS HEREBY GIVEN, in accordance with N.J.S.A. 10:4-6 et seq. and the Municipal Land Use Law, Chapter 291, Laws of NJ 1975 as amended, more particularly N.J.S.A. 40:55D-13, that on **Thursday, June 6, 2024**, the Planning Board of the Borough of Alpine will hold a Special Public Hearing on the proposed Housing Element and Fair Share Plan, Borough of Alpine, New Jersey dated May 24, 2024, or “HEFSP”. The Hearing will take place at 7:30 p.m. at the Borough of Alpine Municipal Building located at 100 Church Street, Alpine, New Jersey or as soon thereafter as the matter can be reached.

The purpose of the Public Hearing is to amend the Borough’s Master Plan by the adoption of a Housing Element and Fair Share Plan that addresses municipal affordable housing planning requirements including, but not limited to, site-specific recommendations for re-zoning to permit inclusionary and/or 100% affordable housing, amendments to the existing accessory apartment ordinance, and the creation of a Borough-wide set-aside ordinance. You are invited to comment on the proposed Housing Element and Fair Share Plan.

On May 24, 2024, a copy of the proposed Housing Element and Fair Share Plan, Borough of Alpine, New Jersey dated May 24, 2024 will be available for inspection on the Borough’s website at [www.alpinenj.org](http://www.alpinenj.org) and on file for public inspection during the regular business hours of 9:00 a.m. to 4:30 p.m. Monday through Friday in the Borough of Alpine Municipal Building located at 100 Church Street, Alpine, New Jersey. Questions and additional information concerning the HEFSP can be directed to the Borough Clerk, Stephanie Wehmann at 201-784-2900 ext. 219.

At the Hearing, opportunity will be given to all interested parties to be heard, and at which time the Board may take action.

By order of the Borough of Alpine Planning Board.  
Marilyn Hayward, Planning Board Secretary

**BOROUGH OF ALPINE  
PLANNING BOARD**

**NOTICE OF SPECIAL MEETING AND  
PUBLIC HEARING**

**CONCERNING THE LAND USE PLAN AMENDMENT,  
BOROUGH OF ALPINE, NEW JERSEY**

NOTICE IS HEREBY GIVEN, pursuant to N.J.S.A. 10:4-6 et seq., N.J.S.A. 40:55D-10a and N.J.S.A. 40:55D-13, that on **Thursday, June 6, 2024**, the Planning Board of the Borough of Alpine will hold a Special Public Hearing on the proposed Land Use Plan Amendment, Borough of Alpine, New Jersey, dated May 24, 2024. The Hearing will take place at 7:30 p.m. at the Borough of Alpine Municipal Building located at 100 Church Street, Alpine, New Jersey or as soon thereafter as the matter can be reached.

On May 24, 2024, a copy of the proposed Land Use Plan Amendment, Borough of Alpine, New Jersey, dated May 24, 2024 will be available for inspection on the Borough's website at [www.alpinenj.org](http://www.alpinenj.org) and on file for public inspection during the regular business hours of 9:00 a.m. to 4:30 p.m. Monday through Friday in the office of the Borough Clerk, at the Borough of Alpine Municipal Building located at 100 Church Street, Alpine, New Jersey.

At the Hearing, opportunity will be given to all interested parties to be heard, and at which time the Board may take action.

By Order of the Borough of Alpine  
Planning Board

Marilyn Hayward,  
Planning Board Secretary

**ALPINE PLANNING BOARD**

100 Church Street  
Alpine, NJ 07620

**AGENDA**

**SPECIAL MEETING/PUBLIC HEARING**

**Thursday, June 6, 2024**  
**(7:30 P.M. at Borough Hall)**

1. Call to Order/Public Announcement
2. Roll call
3. Public Hearing: Adoption of proposed Housing Element and Fair Share Plan dated May 23, 2024  
Adoption of proposed Land Use Plan Amendment dated May 23, 2024
4. Adjournment



ALPINE PLANNING BOARD  
AMENDED\* AGENDA  
Tuesday, June 25, 2024 @ 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 21, 2024**
4. **Approval of Special Meeting Minutes: June 6, 2024**
5. **Open to Public: Non-agenda items**
6. **Request to Carry to July 23: Nela, 990-994 Closter Dock Road, Block 43 Lots 7 & 8. Subdivision and Site Plan with variances/waivers (carried from May 21, 2024, with no further notice required)**
7. **Hearing: 46 Tamarack Road, Soil Movement application**
8. **Communications:**
  - Notice of Bergen County Soil Erosion & Sediment Control Plan Certification re:  
19 Allison Road (Block 73, Lot 9)
  - Building Department Report May 2024
  - Letter from Capizzi Law: Request for Adjournment Nela, 990-994 Closter Dock Road
9. **Bills**
10. **Committee Reports: Bergen County League of Municipalities, Board of Health, Environmental Commission, Building Department, NJ Transit Update, COAH Update.**
11. **Resolution: 35 Tamarack Road, Soil movement application**
12. **Old Business/Closed Session (if needed)**
13. **Adjournment**

\*Amended items: 7 (order of information changed); 8 (Resolution moved from communications to number 11); 11 (resolution listed separately for vote)

ALPINE PLANNING BOARD  
AGENDA  
Tuesday, July 23, 2024 @ 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 25, 2024**
4. **Open to Public: Non-agenda items**
5. **Resolution: 46 Tamarack Soil Movement Application (B:22/L:26)**
6. **Review of Zoning Ordinances for Consistency with Master Plan: Ordinances #832-837**
7. **Hearing: 990-994 Closter Dock Road (B:43/L:7 & 8) Subdivision and Site Plan with variances/waivers**
8. **Hearing: 19 Allison Road (B:73/L:9) Soil Moving Permit Application**
9. **Communications: Letter from Borough Engineer RE: 19 Allison Road (included with application)**
10. **Bills**
11. **Committee Reports: Bergen County League of Municipalities, Board of Health, Environmental Commission, Building Department, NJ Transit Update, COAH Update.**
12. **Other Business/Closed Session (if needed)**
13. **Adjournment**

ALPINE PLANNING BOARD  
AGENDA  
Tuesday, August 27, 2024 @ 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 23, 2024
4. **Open to Public:** Non-agenda items
5. **Resolution:** 990-994 Closter Dock Road (B:43/L:7 & 8)
6. **Consistency Review and Vote:** Ordinances 832 to 837
7. **Hearing:** 19 Allison Road (B:73/L:9) Soil Moving Permit Application, continued from July 23 meeting
8. **Communications**  
Public Notice of “Final Compliance Hearing” to consider the entry of a final judgment of compliance and repose Engineering letter concerning FWW TA waiver and FWW 10A for 36 Marie Major Drive
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**

**The next scheduled meeting is September 24, 2024**

**ALPINE PLANNING BOARD**  
**AGENDA**  
**Tuesday, September 24, 2024 @ 7:30 PM**  
**Alpine Borough Hall, 100 Church Street, Alpine, NJ 07620**

This meeting of the Alpine Planning Board is called to order on September 24, 2024, at the Alpine Borough Hall according to the requirements of the N.J.S.A. 10:4-6 et seq.: In accordance with the provisions of the Open Public Meetings Law, notice of the Planning Board meeting has met the requirements of the law as part of the Borough of Alpine's annual meeting notice published in The Record, posted on the bulletin board in the lobby and on the Borough Website and a copy filed in the office of the Borough Clerk.

- 1. Call to Order/Public Announcement/Pledge of Allegiance**
- 2. Roll Call**
- 3. Approval of Regular Meeting Minutes: August 27, 2024**
- 4. Open to Public: Non-agenda items**
- 5. Resolution: 19 Allison Road (B:73/L:9) Soil Moving Permit Application**
- 6. Hearing: 27 Warren Lane Soil Moving Permit Application**
- 7. Communications 27 Schaffer Road certification of Soil Erosion and Sediment Control Plan  
11 Forest letter From DuBois & Associates re Flood Hazard Area Individual Permit**
- 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**

**The next scheduled meeting is October 22, 2024**

**ALPINE PLANNING BOARD**  
**AGENDA**  
**Tuesday, October 22, 2024 @ 7:30 PM**  
**Alpine Borough Hall, 100 Church Street, Alpine, NJ 07620**

This meeting of the Alpine Planning Board is called to order on October 22, 2024, at the Alpine Borough Hall according to the requirements of the N.J.S.A. 10:4-6 et seq.: In accordance with the provisions of the Open Public Meetings Law, notice of the Planning Board meeting has met the requirements of the law as part of the Borough of Alpine's annual meeting notice published in The Record, posted on the bulletin board in the lobby and on the Borough Website and a copy filed in the office of the Borough Clerk.

- 1. Call to Order/Public Announcement/Pledge of Allegiance**
- 2. Roll Call**
- 3. Approval of Regular Meeting Minutes: September 24, 2024**
- 4. Open to Public: Non-agenda items**
- 5. Resolution: 27 Warren Lane (B:72/L:23) Soil Moving Permit Application**
- 6. Bills and Claims**
- 7. Communications**
- 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**

**The next scheduled meeting is November 19, 2024**

**PUBLIC NOTICE  
BOROUGH OF ALPINE  
PLANNING BOARD  
CHANGE OF DATE – REGULAR MEETING**

In accordance with the requirements of the Open Public Meetings Law, the regular meeting of the Alpine Planning Board originally scheduled Tuesday, November 19, 2024 has been changed to Tuesday, November 12, 2024 at 7:30 pm at the Borough Hall, 100 Church Street, Alpine, NJ 07620. Formal action may be taken. Executive session may be included.

Marti Francis  
Planning Board Secretary

Distribution:       The Record (for publication)  
                          Alpine Borough Clerk  
                          Alpine Bulletin Board

**ALPINE PLANNING BOARD**  
**AGENDA**  
**Tuesday, November 12, 2024 @ 7:30 PM**  
**Alpine Borough Hall, 100 Church Street, Alpine, NJ 07620**

This meeting of the Alpine Planning Board is called to order on November 12, 2024, at the Alpine Borough Hall according to the requirements of the N.J.S.A. 10:4-6 et seq.: In accordance with the provisions of the Open Public Meetings Law, notice of the Planning Board meeting has met the requirements of the law as part of the Borough of Alpine's annual meeting notice published in The Record, posted on the bulletin board in the lobby and on the Borough Website and a copy filed in the office of the Borough Clerk.

- 1. Call to Order/Public Announcement/Pledge of Allegiance**
- 2. Roll Call**
- 3. Approval of Regular Meeting Minutes:** October 22, 2024
- 4. Open to Public:** Non-agenda items
- 5. Hearing:** 19 Marie Major Drive (B:77/L:9)
- 6. Bills and Claims**
- 7. Communications** (if applicable)
- 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**

**The next scheduled meeting is December 17, 2024**

**ALPINE PLANNING BOARD  
100 CHURCH STREET  
ALPINE, NEW JERSEY 07620  
201-784-2900 x-220**

**PUBLIC NOTICE**

NOTICE IS HEREBY GIVEN that the regular meeting of the Planning Board, Borough of Alpine, New Jersey, scheduled for Tuesday, December 17, 2024, has been cancelled due to lack of new business.

Marti Francis  
Planning Board Secretary