

ALPINE PLANNING BOARD

Alpine Borough Hall
100 Church Street
Alpine, New Jersey 07620

MINUTES

February 25, 2014

CALL TO ORDER/PUBLIC ANNOUNCEMENT: The Planning Board, Borough of Alpine, convened in regular session on Tuesday, February 25, 2014 at 7:30 P.M. Catherine Parilla read the announcement in accordance with the requirements of the Sunshine Law:

In accordance with the provisions of the New Jersey Open Public Meetings Act, the notice of this regular meeting held Tuesday, February 25, 2014 at 7:30 P.M. has met the requirements of the law by publication in The Record and posted on the bulletin board of the lobby in the Borough Hall and filed in the office of the Borough Clerk.

ROLL CALL:

Members Present:	Gayle Gerstein Ralph Mattes Mayor Paul Tomasko	Catherine McGuire Catherine Parilla	Lorraine Mattes William Robinson
Members Absent:	David Andrews Martin Cybul, Alt. II	Jeff Fromm	David Kupferschmid, Atl. I
Staff Present:	John Phillips, Board Attorney Gary Vander Veer, Borough Engineer Nancy Wehmann for Marilyn Hayward, Recording Secretary		

SWEARING IN OF 2014 OFFICIALS: Deferred. David Kupferschmid not present.

REORGANIZATION:

A motion to nominate Catherine Parilla as Chairperson, Catherine McGuire as Vice-Chair, David Andrews as Secretary and Marilyn Hayward as Recording Secretary was made by Mayor Tomasko and seconded by Lorraine Mattes. There were no further nominations. The motions were carried unanimously.

APPOINTMENTS:

Board Engineer:	Gary Vander Veer of Azzolina & Feury
Board Attorney:	John Phillips of Sills Cummis & Gross
Borough Planner	Joseph Burgis of Burgis Assoc., Inc.
Special COAH Counsel:	Robert Kasuba of Bisgaier Hoff, LLC

A motion to re-appoint the professionals and staff referenced above and to adopt the Professional Services Resolutions for Board Attorney, Board Engineer and Borough Planner was made by Catherine McGuire and seconded by Gayle Gerstein. The motion was carried unanimously.

Ralph Mattes noted the Board is fortunate to have the services of the professionals named. All concurred.
{Resolutions in full appended to minutes}

RE-ADOPTION OF PLANNING BOARD BY-LAWS

Mayor Tomasko questioned whether the Board's policy on not hearing applications until after septic systems are installed should be included. Attorney Phillips felt that was more suitable as policy rather than inclusion in the By-Laws. A motion to re-adopt the Planning Board By-Laws was made by Mayor Tomasko and seconded by Catherine McGuire. The motion was carried unanimously.

{Copies distributed to the Board prior to the meeting are available in the office of the Board Secretary}

Chairwoman Parilla questioned policy for dealing with chronic absenteeism. Attorney Phillips reminded appointments are not made by the Board. The Board will keep closer track of attendance. The Mayor noted he always welcomes recommendations for residents who have the time and can make a positive contribution. The State’s mandatory training and financial disclosure requirements can be impediments but not insuperable. Mayor Tomasko noted while some towns have combined Zoning/Planning Board, as long as Alpine has this quality of members on both boards he does not see that as a need.

APPROVAL OF MINUTES OF NOVEMBER 26, 2013 REGULAR MEETING:

Lorraine Mattes asked that the Environmental Commission Report be amended to read ...”two site inspections were done this month for tree removal and adequate tree replacement.”

A motion to approve the minutes of the November 26, 2013 Regular Planning Board meeting as amended was made by Mayor Tomasko, seconded by Gayle Gerstein and carried by those eligible to vote.

APPROVAL OF MINUTES OF NOVEMBER 26, 2013 EXECUTIVE SESSION: A motion to approve the minutes of the November 26, 2013 Planning Board Executive Session was made by Catherine McGuire, seconded by Gayle Gerstein and carried by those eligible to vote.

OPEN TO PUBLIC (NON-AGENDA ITEMS): There were no members of the public in attendance.

Closter Dock Road Drainage/Culvert. Ms. McGuire questioned progress and Mr. Vander Veer provided an update. Plan review with the County took longer than anticipated allowing DEP permits to expire. They have reapplied which may take several months.

COMMUNICATIONS: All duty noted: Mayor Tomasko provided some background on several to note in general recent development activity leads him to feel the town is being put to the test and it is up both the Zoning and Planning Board to carefully examine each situation that comes before them to determine if developer’s requests are reasonable, particularly attempts to overdevelop smaller lots.

Notice of application for On-site Sewage Disposal System Alteration re: Block 49 Lot 2: Mayor Tomasko believes this item dated November 25, 2013 may already be off the table. The Health Officer did not approve their proposal for an alternate sewage disposal system that represents a novel, high maintenance approach.

A & F notice of permit application to DEP for Closter Dock Road Culvert Replacement

Notice of Certification of Soil Erosion & Sediment Control Plan re: Block 81.01 Lot 4

Notice of Certification of Soil Erosion & Sediment Control Plan re: Block 76 Lot 2

A & F review letters dated 10/24/13 & 12/3/13 and copy of 12/9 correspondence re: Block 76 Lot 2

A & F review letter dated 9/18/13 re: Block 74 Lot 10

FINANCIAL REPORT: The Planning Board’s budget for the year 2013 was \$10,000; total expenditures were \$2,692. Since no major expenditures are anticipated for this year, the board concurred that the budget can remain the same for the year 2014. All were in favor of proposing a \$10,000 budget to Mayor & Council.

2014 CALENDAR: The 2014 Calendar was approved as presented. Meeting dates are as follows: 1/28, 2/25, 3/25, 4/22, 5/27, 6/24, 7/22, 8/26, 9/23, 10/28, 11/25, 12/22* (*Note: the date of the December 2014 meeting was erroneously stated as 12/23 on the February agenda. The correct date as published is Monday, 12/22). Chairperson Parilla questioned proximity of November and December dates to holidays. It was determined to wait until closer to those meetings to make a determination on whether or not to reschedule.

<u>BILLS:</u>	Sills Cummis	\$3,795.44	3-01-20-155-022 Alpine III Litigation Dec
	Sills Cummis	\$3,739.79	4-01-20-155-022 Alpine III Litigation Jan

A motion to approve the above referenced bills was made by Gayle Gerstein and seconded by Catherine McGuire. All were in favor.

COMMITTEE REPORTS:

Northern Valley Mayors & Planners Assoc.: The Mayor reported that their next meeting this Thursday will include a presentation by Tom Toronto of Bergen County United Way which partners with Madeline Corporation to create housing for the developmentally disabled. When the Council on Affordable Housing clarifies the obligations of municipalities, this entity would be a top choice for Alpine to solicit an RFP from to fulfill that obligation.

Board of Health: A meeting will be held on January 28th honoring Gail Warming-Tanno for her many years as Board Secretary. The Board appointed Nancy Wehmann to succeed her as Board Secretary and Jerry Beckmann as Registrar of Vital Statistics.

Environmental Commission: Ms. Mattes advised they re-reviewed a Warren Lane property. They had granted a prior approval for tree removal. Applicant requested permission to remove trees in the front of the property they had hoped to save but it was determined that most of them would die due to the re-grading. Mr. Minnetian did agree to preserve one large oak tree by welling it.

They are preparing for Arbor Day and have ordered the seedlings.

They are researching a new invasive plant species called the "Mile-A-Minute Vine" that has been observed on several properties during inspections. The plant has a very prickly stem and has the potential to grow very fast and smother natural growth. Although it dies off totally in the winter time it returns in the spring. They will research control measures.

Building Department: The reports were distributed. There were no comments.

NJ Transit Update: Mayor Tomasko noted focus has been on damage sustained during Hurricane Sandy and resignation of Executive Director Weinstein. Ms. McGuire offered cancellation of the ARC Tunnel stymied the Light Rail development. Mayor Tomasko noted State Senator Weinberg is trying to revive the issue and a resolution of support is listed on tomorrow night's agenda of the Mayor and Council.

COAH Update: Mayor Tomasko distributed a copy of his January 28, 2014 letter to State Senator Cardinale as President and on behalf of the Bergen County League of Municipalities providing requested input in regard to any new Affordable Housing Legislation. The letter was copied to all Bergen County legislators.

EXECUTIVE SESSION:

A motion to enter into an executive session at 8:01 PM providing for a Meeting Not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-6, et seq. for the purpose of discussing a matter relating to litigation concerning Alpine III vs. The Alpine Planning Board as permitted under N.J.S.A. 10:4-12.b.7. was made by Mayor Tomasko and seconded by Catherine McGuire. An Executive Session closed to the public shall be held for the discussion of matters relating to the specific item designated above. It is further noted deliberations conducted in closed session may be disclosed to the public upon the determination of the Borough Council that the public interest will no longer be served by such confidentiality. All were in favor.

The Planning Board reconvened in regular session at 8:05 PM and immediately adjourned.

ADJOURNMENT: A motion to adjourn the regular Planning Board meeting was made by Ms. Gerstein and seconded by Mr. Robinson. All were in favor. The meeting adjourned at 8:05 PM.

Respectfully submitted,

Nancy Wehmann for
Marilyn Hayward, Recording Secretary