

ALPINE PLANNING BOARD  
Alpine Borough Hall  
100 Church Street  
Alpine, New Jersey 07620

**MINUTES**

May 27, 2014

**CALL TO ORDER/PUBLIC ANNOUNCEMENT:** The Planning Board, Borough of Alpine, convened in regular session on Tuesday, May 27, 2014 at 7:48 P.M. Vice-Chair Catherine McGuire 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, May 27, 2014 at 7:48 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:           Catherine McGuire           Gayle Gerstein  
                                  Ralph Mattes                 Lorraine Mattes  
                                  Mayor Paul Tomasko         David Kupferschmid, Atl. I

Members Absent:           Catherine Parilla           Jeff Fromm  
                                  David Andrews             Martin Cybul, Alt. II

Staff Present:             John Phillips, Board Attorney  
                                  Gary Vander Veer, Borough Engineer  
                                  Marilyn Hayward, Recording Secretary

Mayor Tomasko asked that we pause for a moment of silence in memory of our colleague William Robinson, who passed away suddenly on May 16<sup>th</sup>. Bill was a long time resident of Alpine and a planning board member since 2011.

**APPROVAL OF MINUTES OF MARCH 25, 2014 REGULAR MEETING:**

A motion to approve the minutes of the March 25, 2014 Regular Planning Board meeting was made by Mayor Tomasko, seconded by Ms. Gerstein and carried by those eligible to vote. Catherine McGuire abstained.

**OPEN TO PUBLIC (NON-AGENDA ITEMS):** No members of the public in attendance.

**COMMUNICATIONS:**

- A & F review letter dated 4/24/14 re: Rosenberg; Block 30 Lot 11. Duly noted; no comments.
- Summary of Alpine Mayor & Council Resolution affirming the Borough's Civil Rights Policy. Duly noted; no comments.
- 200 ft. Property Owner's List re: Block 81.03 Lot 1. Duly noted; no comments.
- Notice of Soil Erosion & Sediment Control Plan Certification re: Block 53 Lot 12 & 13. Duly noted; no comments.

Attorney Phillips had an additional item of correspondence, which was a report of the Stormwater Expert appointed by the Court in the Alpine Three matter. The report will be distributed to the board by e-mail.

**MEMORIALIZATION OF RESOLUTION:** Block 30 Lot 11; Rosenberg Soil Moving: A motion to accept the resolution was made by Mayor Tomasko, seconded by Ms. Gerstein and carried by those eligible to vote. Mr. Mattes was not eligible to vote. Mr. Mattes noted that the minutes stated that the attorney for the applicant agreed to retain a landscape architect and stipulated that they would amend and submit a plan to show tree removal and replacement ratio, but this was not stated in the resolution. Attorney Phillips replied that it was not included as a specific condition in the resolution; however, the resolution requires that they submit a new plan to the borough engineer which indicates all trees to be

removed and all trees existing at the present time. Engineer Vander Veer remarked that he received a revised landscape plan within the last week showing planting of 94 trees on the site.

**REVIEW OF PROPOSED ORDINANCE TO AMEND CHAPTER 179 OF THE BOROUGH ZONING CODE:**

Attorney Phillips had suggested this change as our subdivision ordinance has provisions for road and driveway offsets but our site plan ordinance does not. This amendment incorporates the subdivision standards into the site plan standards so that if you have a private driveway serving more than two dwelling units it has to line up with the street across. A motion was made by Gayle Gerstein, seconded by Lorraine Mattes and carried by all members present to send a letter to Mayor & Council indicating that the proposed ordinance is not inconsistent with the borough master plan.

**BILLS:**

Sills Cummis	\$ 440.00	Rosenberg (escrow)
Sills Cummis	200.00	March meeting
Sills Cummis	2,981.58	Alpine Three v. Planning Board
Sills Cummis	661.92	Alpine Three v. Planning Board
Azzolina & Feury	270.50	Alpine Three v. Planning Board

A motion to approve the bills was made by Mr. Kupferschmid and seconded by Ms. Gerstein. All were in favor.

**COMMITTEE REPORTS:**

Northern Valley Mayors & Planners Assoc.: Mayor Tomasko advised there is a meeting this Thursday in Harrington Park. The subject of the meeting is the CSX rail line. The concern driving the meeting is the oil being transported on tanker cars.

Board of Health: The approved minutes of the February meeting were distributed. The Mayor noted that there is quite a bit of construction activity going on in the town. At its May meeting, the Health Officer detailed the various job sites and status.

Annual Report of the Board of Adjustment: The Mayor commented that he attends those meetings and the report contains details of the seven application approvals and two denials.

Environmental Commission: Mrs. Mattes reported that the Commission met last week. There was an inspection on Charney Drive for removal of three trees for pool installation, which was approved.

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

NJ Transit Update: No report. The Mayor commented that they have asked for another Environment Impact Study.

COAH Update: The proposed new COAH rules were recently published, indicating that COAH has moved away from the growth share methodology and has gone back to the methodology of the first and second rounds. Each municipality has been assigned a number for unmet need. The number for Alpine is 56, however Attorney Kasuba pointed out that there is a vacant land adjustment which would decrease the borough's obligation. If the rules go through, our planner will prepare an updated vacant land analysis.

Other Matters: Ms. Mattes stated that at its last meeting, the Environmental Commission decided to support the Mayor & Council in its decision against the LG development in Englewood Cliffs.

**ADJOURNMENT:** A motion to adjourn the regular Planning Board meeting was made by Mrs. Gerstein and seconded by Mayor Tomasko. All were in favor. The meeting adjourned at 8:06 PM.

Respectfully submitted,

Marilyn Hayward  
Recording Secretary