

ALPINE PLANNING BOARD

Alpine Borough Hall
100 Church Street
Alpine, New Jersey 07620

MINUTES

January 28, 2025

CALL TO ORDER/PUBLIC ANNOUNCEMENT: The Planning Board, Borough of Alpine, convened in regular session on Tuesday, January 28, 2025, 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, January 28, 2025, 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.

REORGANIZATION:

Ms. Parilla congratulated Mayor Tomasko on his election by his peers to the position of President of the State League of Municipalities.

SWEARING IN OF 2024 OFFICIALS: Mayor Tomasko administered the oath of office to the following members: Brandt Cybul, Class IV member, term expiring 12/31/2028, and Sandra Nudelman, Class IV member completing an unexpired term, expiring 12/31/2027. George Abad, Class III member, expiring 12/31/2025, and Keren Barbi, Alternate Member I completing an unexpired term, expiring 12/31/25, were sworn in previously.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Members Present: George Abad, Jr., Keren Barbi, Brandt Cybul, Sandra Nudelman, Joyce Sonpal, Mayor Paul Tomasko, Catherine Parilla
Members Absent: Carol Cochi, Lorraine Mattes, Robert Policano (to be sworn in)
Staff Present: Douglas Bern, Esq. Board Attorney; Perry Frenzel, Borough Engineer
Marti Francis, Board & Recording Secretary

ELECTION OF OFFICERS: Mr. Bern oversaw the following election of officers.

Upon a motion by Mayor Tomasko, seconded by Ms. Sonpal to nominate Ms. Parilla for the position of Chairperson

Votes: Ayes: Councilman Abad, Ms. Barbi, Mr. Cybul, Ms. Nudelman, Ms. Sonpal, Mayor Tomasko, Chair Parilla
Motion approved

Upon a motion by Mayor Tomasko, seconded by Ms. Nudelman to nominate Ms. Sonpal for the position of Vice Chairperson

Votes: Ayes: Councilman Abad, Ms. Barbi, Mr. Cybul, Ms. Nudelman, Ms. Sonpal, Mayor Tomasko, Chair Parilla
Motion approved

Upon a motion by Mayor Tomasko, seconded by Ms. Sonpal to nominate Ms. Cochi for the position of Board/Recording Secretary: Ms. Cochi

Votes: Ayes: Councilman Abad, Ms. Barbi, Mr. Cybul, Ms. Nudelman, Ms. Sonpal, Mayor Tomasko, Chair Parilla
Motion approved

PROFESSIONAL SERVICE APPOINTMENTS: Upon a motion by Mayor Tomasko, seconded by Mr. Abad to re-appoint the following professionals and to adopt the corresponding Professional Services Resolutions for the following positions. All were in favor.

- Board Attorney:** Douglas Bern, Esq., of Bern Root LLC
- Board Engineer:** Perry Frenzel, P.E. of Azzolina & Feury Engineering
- Borough Planner:** Joseph Burgis, P.P. of Burgis Assoc., Inc.
- Special Counsel:** Edward J. Buzak, Esq., of Surenian Edwards Buzak & Nolan, LLC
- Recording Secretary:** Marti Francis

Votes: Ayes: Councilman Abad, Ms. Barbi, Mr. Cybul, Ms. Nudelman, Ms. Sonpal, Mayor Tomasko, Chair Parilla
 Motion approved

APPROVAL OF MINUTES OF NOVEMBER 12, 2024, REGULAR MEETING:

Upon a motion by Ms. Sonpal, seconded by Mr. Cybul to approve the minutes of the November 12, 2024, Planning Board Regular Meeting. Eligible members voted as follows: All in favor. Motion approved

OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS: Councilman Kupferschmid thanked everyone for their time and dedication.

MEMORIALIZATION OF RESOLUTION: 19 Marie Major Drive (B:77/L:9)

Upon a motion by Councilman Abad, seconded by Ms. Sonpal, to approve the resolution. Eligible members voted as follows:

Vote: Ayes: Councilman Abad, Mr. Cybul, Ms. Nudelman, Ms. Sonpal, Mayor Tomasko, Chair Parilla.

BILLS AND CLAIMS: Upon a motion by Ms. Sonpal, seconded by Mayor Tomasko, to approve the bills listed below. Members voted as follows:

Votes: Ayes: Councilman Abad, Ms. Barbi, Mr. Cybul, Ms. Nudelman, Ms. Sonpal, Mayor Tomasko, Chair Parilla
 Motion approved

Vendor	Description	Acct	Inv. #	Amount
Azzolina & Feury Eng, Inc.	19 Marie Major Dr	Escrow	79744	192.00
Bern & Associates	990-994 Closter Dock	Escrow	10944	100.00
Bern & Associates	990-994 Closter Dock	Escrow	10917	237.5
Bern & Associates	19 Marie Major	Escrow	12324	600.00
Bern & Associates	Service to the Board	Current	10916	593.75
Bern & Associates	Service to the Board	Current	10943	357.00

Clarke Caton Hintz	Service through 10/25/2024	COAH	91069	3,853.53
Clarke Caton Hintz	Service through 11/29/2024	COAH	91497	4,532.50
Clarke Caton Hintz	Service through 12/27/2024	COAH	91518	1,148.00

COMMITTEE REPORTS:

Bergen County League of Municipalities: Mayor Tomasko reported that at the monthly meeting the Port Authority of New York and New Jersey discussed plans for the new Eighth Avenue Bus Station. The Mayor also reported that the replacement of the George Washington Bridge cables is just about complete without having to close the bridge.

Board of Health: The next meeting will be in February

Environmental Commission: The new chair is Nancy Dhulipala, although Lorraine Mattes will remain the Planning Board member.

Building Department: Report on file.

NJ Transit Update: The Gateway Development Project has a new CEO. Seven out of ten projects have begun or are under procurement.

COAH Update: The Mayor and Council have continued to act in compliance with the State’s requirements and met the deadline at their meeting last week.

ADJOURNMENT: Upon a motion by Mayor Tomasko, seconded by Mr. Cybul, and supported by all in attendance, the meeting adjourned at 7:53 PM.

Respectfully submitted,

Marti Francis
Recording Secretary