

## **ALPINE PLANNING BOARD**

Alpine Borough Hall  
100 Church Street  
Alpine, New Jersey 07620

### **MINUTES**

April 22, 2025

**CALL TO ORDER/PUBLIC ANNOUNCEMENT:** The Planning Board, Borough of Alpine, convened in regular session on Tuesday, April 22, 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, April 22, 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.

### **PLEDGE OF ALLEGIANCE**

#### **ROLL CALL:**

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

#### **APPROVAL OF MINUTES Of March 25, 2025 REGULAR MEETING:**

Upon a motion by Mr. Policano, seconded by Ms. Nudelman to approve the minutes of the March 25, 2025, Planning Board Regular Meeting. Eligible members voted as follows: All in favor. Motion approved.

**OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS** The meeting was opened to the public for non-agenda items. Hearing none, the meeting was closed to the public.

**RESOLUTION:** 6 Charney Drive (Block 77. Lot 2) Relief sought: Major Soil Movement Permit and waiver from Section 205-1 of the Alpine Tree Ordinance to permit limited grading within the Easterly Tree Buffer.

Upon a motion by Councilman Abad, seconded by Ms. Nudelman, Mr. Policano asked about the wording of the NJDEP approval section of the Resolution. Clarification was made that if the items were moved to a new location the applicant would have to return to the Planning Board for further permission. Eligible members voted as follows:

Ayes: Councilman Abad, Ms. Barbi, Ms. Cochi, Ms. Nudelman, Mr. Policano, Mayor Tomasko, Ms. Parilla.

Motion Carried.

**BILLS AND CLAIMS:** Upon a motion by Mc. Cochi, seconded by Ms. Nudelman, to approve the bills listed below. Members voted as follows: Ayes: Councilman Abad, Ms. Barbi, Ms. Cochi, Ms. Nudelman, Mr. Policano, Mayor Tomasko, Ms. Parilla.

Motion carried.

Vendor	Description	Acct	Inv. #	Amount
Azzolina & Feury	6 Charney	Escrow	80188	192.00
Douglas Bern, Esq.	De la Cruz	Escrow	11046	62.50
Douglas Bern, Esq.	General Services	Current	10992	250.00

Douglas Bern, Esq.	6 Charney	Escrow	11047	193.75
Douglas Bern, Esq.	6 Charney Resolution	Escrow	6-41725	600.00

**COMMITTEE REPORTS:**

Bergen County League of Municipalities: Mayor Tomasko, Councilman Abad, and Board attorney Bern attended the last meeting. Planner Joe Burgis and Environmentalist Beatrice Burgis spoke. There was also a New Jersey Transit presentation. The Gateway tunnel is still moving along.

Board of Health: The next meeting will be on May 15.

Environmental Commission: The school Arbor Day posters are brightening up the atrium. The Environmental Commission will present a preservation award to the Riccobono family. Arbor Day is April 25<sup>th</sup> at the School. Today is Earth Day.

Building Department: The report is on file.

NJ Transit Update: no additional update

COAH Update: The Borough is in compliance and is thus immune to Builders Remedy lawsuits.

**ADJOURNMENT:** Upon a motion by Ms. Nudelman, seconded by Ms. Cochi and supported by all in attendance, the meeting adjourned at 7:47 PM.

Respectfully submitted,

Marti Francis  
Recording Secretary