

ALPINE PLANNING BOARD

Alpine Borough Hall
100 Church Street
Alpine, New Jersey 07620
October 22, 2024

CALL TO ORDER/PUBLIC ANNOUNCEMENT/PLEDGE OF ALLEGIANCE: The Planning Board, Borough of Alpine, convened in regular session on Tuesday, October 22, 2024, 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, October 22, 2024 at 7:30 P.M. has met the requirements of the law by publication in The Record and was 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: George Abad, Carol Cochi, Brandt Cybul, Gayle Gerstein, Sandra Nudelman, Joyce Sonpal, Mayor Paul Tomasko, Chair Catherine Parilla
Members Absent: Elizabeth Herries, Lorraine Mattes
Staff Present: Douglas Bern, Esq. Board Attorney; Perry Frenzel, Borough Engineer
Marti Francis, Board Secretary

APPROVAL OF MINUTES OF SEPTEMBER 24, 2024, REGULAR MEETING

Upon a motion by Ms. Gerstein, seconded by Ms. Nudelman, to approve the minutes of the September 24, 2024, Planning Board Regular Meeting, eligible members voted as follows: Ayes: Mr. Abad, Mr. Cybul, Ms. Gerstein, Ms. Nudelman, Ms. Parilla, Mayor Tomasko. Abstain: Ms. Cochi, Ms. Sonpal

OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS

Martin Cybul (38 Warren Lane) stated that he had an opportunity to review the plans for 27 Warren Lane, and he voiced concerns about the height ordinance. He said that the Board needed to address applications to make sure that the intent of the ordinance is being met. Discussion. The ordinance may need to be more specific. Hearing no additional, the public portion was closed.

RESOLUTION 27 WARREN LANE SOIL MOVEMENT

Upon a motion by Mr. Abad, seconded by Ms. Gerstein, eligible members voted as follows: Ayes: Mr. Abad, Ms. Gerstein, Ms. Nudelman, Mayor Tomasko, Ms. Parilla

COMMUNICATIONS

BILLS & CLAIMS

Douglas Bern	93.75	990-994 Closter Dock Road
Douglas Bern	600.00	19 Allison Road
Douglas Bern	312.50	General Services September
Douglas Bern	560.00	FE Alpine
Douglas Bern	600.00	27 Warren Drive
The Record	10.12	Notice of Decision 19 Allison
Clarke Caton Hintz	3,562.69	Appointed Court Master

Upon a motion by Ms. Gerstein, seconded by Ms. Nudelman, eligible members voted as follows: Ayes: Ayes: Mr. Abad, Ms. Cochi, Mr. Cybul, Ms. Gerstein, Ms. Nudelman, Ms. Sonpal, Mayor Tomasko, Ms. Parilla.

Ms. Parilla asked the secretary in the future to bring each member a list of bills to be approved.

These Minutes have been approved by the Alpine Planning Board.

Ms. Parilla told Board members that the November meeting would be changed from November 19 to the 12. Perry shared that there is an application in the pipeline for soil movement and tree buffer encroachment.

The December meeting will be December 17.

COMMITTEE REPORTS

Bergen County League of Municipalities There was a breakfast meeting on the second Tuesday of the month. Joe Burgis and Mayor Tomasko both spoke. The DEP is considering 1100 pages of additional rulemaking due to the rise in sea level. It may affect municipalities in terms of stormwater management.

Board of Health The next meeting is December 12.

Environmental Commission no report

Building Department The report is on file.

NJ Transit Update As of the end of the end of August the last federal grant to fund the tunnel was received. The construction has begun and is 70% federally funded.

COAH Update The fourth round affordable housing numbers were released October 18. The number expected from Alpine is 117. Local government attorneys have begun to question the numbers. They are proposing that the number expected be based on the number of COs issued. A lawsuit has also been spearheaded by Montvale concerning the urban aid communities.

ADJOURNMENT

Upon a motion by Ms. Gerstein, seconded by Ms. Nudelman and supported by the Board, the meeting was adjourned at 7:51 pm.

Respectfully submitted,

Marti Francis
Recording Secretary