

## **ALPINE PLANNING BOARD**

Alpine Borough Hall  
100 Church Street  
Alpine, New Jersey 07620

### **MINUTES**

January 23, 2018

**CALL TO ORDER/PUBLIC ANNOUNCEMENT/PLEDGE OF ALLEGIANCE:** The Planning Board, Borough of Alpine, convened in regular session on Tuesday, January 23, 2018 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 23, 2018 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.

**SWEARING IN OF 2018 OFFICIALS:** Prior to the meeting Attorney Phillips administered the oath of office to Gayle Gerstein, Class III member for a one year term expiring 12/31/2017. Lorraine Mattes and Jeffrey Fromm were not present and will be sworn in at a later date.

### **ROLL CALL:**

Members Present: Carol Cochi, Gayle Gerstein, Elizabeth Herries, David Kupferschmid, Catherine McGuire, Catherine Parilla, Joyce Sonpal, Mayor Paul Tomasko

Members Absent: Lorraine Mattes, Alt I Jeff Fromm,

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

**REORGANIZATION:** Upon a motion by Mayor Tomasko, seconded by Gayle Gerstein the following members were nominated and being no further nominations, carried unanimously

Chairperson:	Catherine Parilla
Vice-Chair:	Catherine McGuire
Secretary:	Marilyn Hayward
Recording Secretary:	Marilyn Hayward

**PROFESSIONAL SERVICE APPOINTMENTS:** Upon a motion by Catherine Parilla, seconded by Elizabeth Herries to re-appoint the following professionals and to adopt the corresponding Professional Resolutions appended to these minutes for the positions of Board Engineer, Board Attorney and Borough Planner.

Board Engineer:	Gary Vander Veer, P.E. of Azzolina & Feury
Board Attorney:	John Phillips, Esq.
Borough Planner:	Joseph Burgis, P.P. of Burgis Assoc., Inc.

Vote: Ayes: Carol Cochi, Gayle Gerstein, Elizabeth Herries, David Kupferschmid, Catherine McGuire, Catherine Parilla, Joyce Sonpal, Mayor Paul Tomasko

**RE-ADOPTION OF PLANNING BOARD BY-LAWS:** Attorney Phillips recommended they proceed with adoption and he will prepare a minor revision re: Secretary which can be adopted by amendment at the next meeting.

Upon a motion by Mayor Tomasko and seconded by Gayle Gerstein to re-adopt the Planning Board By-Laws.

Vote: Ayes: Carol Cochi, Gayle Gerstein, Elizabeth Herries, David Kupferschmid, Catherine McGuire, Catherine Parilla, Joyce Sonpal, Mayor Paul Tomasko

**OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS:** No public present.

**MEETING DATES:** Upon a motion by Gayle Gerstein, seconded by Joyce Sonpal and adopted unanimously to approve 2018 meeting dates: The 4<sup>th</sup> Tuesday of each month except where otherwise noted: Jan.23, Feb. 27, Mar 27, Apr. 24, May 22, June 26, July 24, Aug. 28, Sep. 25, Oct. 23, Nov. 27, Dec, 18 (3<sup>rd</sup> Tues.).

**APPROVAL OF MINUTES OF OCTOBER 24, 2017 REGULAR MEETING:**

Upon a motion by David Kupferschmid seconded by Gayle Gerstein, to approve the minutes of the October 24, 2017 Planning Board Regular Meeting. Eligible members voted as follows:

Vote: Ayes: Carol Cochi, David Kupferschmid, Catherine Parilla, Joyce Sonpal, Mayor Paul Tomasko

**MEMORIALIZATION: Soil Moving: Gofman; Block 72 Lots 25.01 35 Warren Lane.**

Upon a motion by Elizabeth Herries seconded by Gail Gerstein to adopt a resolution memorializing action taken by the Planning Board of the Borough of Alpine on October 24, 2017 a copy of which is appended to these minutes.

Eligible members voted as follows:

Vote: Ayes: Carol Cochi, David Kupferschmid, Catherine Parilla, Joyce Sonpal, Mayor Paul Tomasko

**RETURN OF ESCROW:** A motion to return escrow as follows was made by Mayor Tomasko, seconded by Gayle Gerstein and carried unanimously.

Garabet, Leon	\$ 323.99	Block 47 Lot 1; 487 Closter Dock Road
Grinberg, Boris & Marina	\$1,178.35	Block 49.02 Lot 17; 28 Ellens Way
Perez, Ramon & Carmen	\$1,025.85	Block 59 Lot 3; 822 Closter Dock Rd.
LaBarbiera, Joseph	\$1,137.05	Block 81.03 Lot 1; 24 Cambridge Way
LaBarbiera, Joseph	\$ 536.38	Block 76 Lot 2; 32 Allison Rd.

**BILLS:**

Clarke, Caton, Hintz	\$ 121.00 COAH	Court Appointed Special Master (Trust)
Burgis Associates	\$2,250.00 COAH	Vacant Land Analysis (Trust)
Huntington Baily	\$ 555.00 COAH	Legal Services (Trust)
Clarke, Caton, Hintz	\$ 168.00 COAH	Court Appointed Special Master (Trust)

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

**COMMUNICATIONS:**

NJDEP Flood Hazard Area (FHA) Individual Permit and Freshwater Wetlands Application Block 74 Lot 5 – 11 Dogwood Lane. Mayor Tomasko recuses. Mr. Vander Veer explained application and NJDEP process which provides for a comment period. Discussion followed. The Borough, which places emphasis on protection of trees, has typically gone on record opposing these types of intrusions into the wetlands. Without objection Mr. Vander Veer will submit a response subject to review and approval by the Chairperson.

Bergen County Soil Conservation District Letter November 21, 2017 50 Allison Road Block 79.03 Lot 1  
Bergen County Soil Conservation District letter October 24, 2017 500 Hillside Avenue Block 39 Lots 1 & 2.02  
 The above noted without comment.

Copy of Order extending temporary immunity against exclusionary zoning actions to 2/28/2018: Discussion deferred under COAH report.

Annual Report of the Zoning Board: The Board granted three variances, a record low number, which is encouraging.

2018 Budget Recommendations: Without objection to submit the same budget request as last year.

NJDEP Mandatory Online Training “Asking the Right Questions – Stormwater Review” Borough Engineer Vander Veer explained NJSDEP has required municipalities to obtain a Stormwater Permit since 2004. The 2018 renewal process imposes a substantial increase in new requirements. Included is mandatory education for all who review and approve applications involving stormwater management including the borough engineer, governing body and land use boards. Initially they need to watch the above NJDEP website video which explains stormwater regulations and what they should be looking at when reviewing land development plans. The deadline for completion of the initial training is June 30, 2018. Mr. Vander Veer must attend a 3-day course. Thereafter members will need to view at least one additional course video, as listed on the NJDEP website, per their term of office. An acknowledgment form is provided as the engineer will need to document compliance. Mayor Tomasko noted while everyone wants clean water these regulations represent another unfunded mandate imposing significant burdens in terms of cost and manhours for increased mapping, recordkeeping and training. County and State Leagues of Municipalities along with the Mayors’ Associations came out against these regulations to no avail as NJDEP blames EPA who should have funded.

Engineering Tutorial Chairwoman Parilla asked everyone to review the above video and make a commitment to being present for the February meeting so Mr. Vander Veer can proceed with the tutorial they asked him to provide. Mr. Vander Veer invited members to provide questions in advance so he can be sure and touch on those areas.

### **COMMITTEE REPORTS:**

Northern Valley Mayors & Planners Assoc.: The Mayor advised they will next meet this Thursday and invited any interested members to accompany him.

Board of Health: Detailed report noted without comment. The Health Department next meets in February.

Environmental Commission: Ms. Mattes could not attend.

Building Department: Report is on file.

NJ Transit Update: No new developments.

COAH Update: The Court has again extended temporary immunity doing so in small increments as an incentive to keep towns working towards a declaratory judgment. Mayor Tomasko provided a general overview of the status of affordable housing in the state and neighboring communities. Alpine continues to work with its Borough Planner, Counsel and Court Appointed Master to determine the Realistic Development Potential.

Assisted Living Demarest Zoning Board Application The proposed is a huge 4-story structure, 51 feet tall at its highest point, being shoehorned into the midst of a residential neighborhood that would require major relief including use variances and nine (c) variances. About 1.39 acres of the 4.8-acre lot is in Alpine. The building would be in Demarest and the parking lot in Alpine. 72 parking spaces are proposed. The structure would loom over the neighborhood and pose serious traffic concerns particularly with two schools located nearby. Mayor Tomasko attended the first meeting in Demarest which was also reported in the news. The overflowing standing-room-only turnout included Demarest and Alpine residents. Attorneys in opposition included Alpine’s Borough Attorney and counsel for both Academy Lane Estates and Deerhill Road residents. This initial hearing focused on jurisdictional and procedural issues. The Board deemed the application incomplete thus no testimony was permitted.

Twenty-second Annual New Jersey Land Conservation Rally Chairwoman Parilla advised this event to connect, collaborate and conserve will be held Friday, March 2 at the Hyatt in New Brunswick. Information is available.

**ADJOURNMENT:** A motion to adjourn the regular Planning Board meeting was made by Ms. Gerstein and seconded by Ms. Herries. All were in favor. The meeting adjourned at 8:19 PM.

Respectfully submitted,  
Marilyn Hayward  
Recording Secretary