

## **ALPINE PLANNING BOARD**

Alpine Borough Hall  
100 Church Street  
Alpine, New Jersey 07620

### **MINUTES**

September 22, 2020

**CALL TO ORDER/PUBLIC ANNOUNCEMENT/PLEDGE OF ALLEGIANCE:** The Planning Board, Borough of Alpine, convened in regular session on Tuesday, August 25, 2020 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 of the Alpine Planning Board held September 22, 2020 has met the requirements of the law by being published as part of the annual meeting notice in The Record, posted continuously on the bulletin board of the lobby in the Borough Hall and a copy filed in the office of the Borough Clerk.

### **ROLL CALL:**

Members Present: Gayle Gerstein, Elizabeth Herries, Lorraine Mattes, Catherine Parilla, Joyce Sonpal, Mayor Paul Tomasko

Members Absent: Carol Cochi, David Kupferschmid, Catherine McGuire

Staff Present: Perry Frenzel, Borough Engineer, Marilyn Hayward, Board & Recording Secretary  
Michael Kates, Board Attorney

**PUBLIC COMMENT NON-AGENDA ITEMS:** No public.

### **APPROVAL OF MEETING MINUTES OF AUGUST 25, 2020 REGULAR MEETING:**

Upon a motion by Ms. Gerstein seconded by Ms. Herries to approve the minutes of the August 25, 2020 Planning Board Special Meeting.

**Vote: Ayes:** Ms. Gerstein, Ms. Herries, Ms. Mattes, Ms. Parilla, Ms. Sonpal, Mayor Tomasko

### **APPROVAL OF MEETING MINUTES OF AUGUST 25, 2020 EXECUTIVE SESSION:**

Upon a motion by Ms. Herries, seconded by Ms. Gerstein to approve the minutes of the August 22, 2020 Planning Board Executive Session.

**Vote: Ayes:** Ms. Gerstein, Ms. Herries, Ms. Mattes, Ms. Parilla, Ms. Sonpal, Mayor Tomasko

### **REVIEW OF SEPTEMBER 16, 2019 REPORT FROM BOROUGH PLANNER JOSEPH BURGIS IN RESPONSE TO BOARD COMMENTS**

The Board expressed concerns that while the summary report was appreciated, they only received the revised report today and it was still not redlined. Mayor Tomasko urged they take the time now for their re-review as the Board may not have this opportunity again considering their heavy agenda as pending. He noted his concerns have been addressed or explained. Mr. Frenzel clarified questions regarding issues: garage doors and height ordinance. Regarding format, Attorney Kates and Mayor Tomasko clarified sections are structured so that Section Two lays out the recommendations as enumerated in the 2010 report and Section Four clarifies how the Board will address, add to or rescind those recommendations going forward. Attorney Kates reminded the board is statutorily obligated to adopt a re-examination report at least every ten years or the Borough's development regulations could be at risk. They do not have to wait ten years to re-visit and can return to it next year when the census data is available. Board members agreed to proceed with the caveat they be given additional opportunity for review at that time.

### **MEMORIALIZATION OF RESOLUTIONS**

#### **ADOPTION OF 2020 REEXAMINATION REPORT OF THE BOROUGH OF ALPINE MASTER PLAN**

Upon a motion by Ms. Gerstein, seconded by Mayor Tomasko at the regular meeting of the Alpine Planning Board held on September 22, 2020.

**WHEREAS**, on July 20, 2020, a Reexamination Report was presented to the Planning Board pursuant to N.J.S.A. 40:55D-89 by Joseph H. Burgis, PP, AICP of Burgis Associates, Inc.; and

**WHEREAS**, the Reexamination Report, entitled “Reexamination Report of the Master Plan”, was signed and sealed on July 20, 2020 by Joseph H. Burgis, PP, AICP; and

**WHEREAS**, the Planning Board reviewed the Report at a special public meeting of the Planning Board on July 10, 2020 and September 22, 2020, the first such meeting duly advertised to consider the review and adoption of the subject Reexamination Report; and

**WHEREAS**, the Planning Board considered the Report in light of the criteria of N.J.S.A. 40:55D-89, subsection a through e;

**NOW, THEREFORE, BE IT RESOLVED** that the Reexamination Report, as considered, amended at the meeting and finalized in the form annexed hereto, is adopted.

**FURTHER RESOLVED** that this Resolution and the Reexamination Report be transmitted by the Board secretary to the Borough Council for further study and possible implementation of its objectives by ordinance.

**FURTHER RESOLVED** that this Resolution and the Reexamination Report be transmitted by the Board secretary to the Bergen County Planning Board and the Office of Planning Advocacy in the New Jersey Department of State.

**FURTHER RESOLVED** that notice of adoption of the Reexamination Report be given by the Board secretary to the municipal clerks of adjoining municipalities containing an offer to furnish the Reexamination Report upon request, as per N.J.S.A. 40:55D-89.

**Vote: Ayes:** Ms. Gerstein, Ms. Herries, Ms. Mattes, Ms. Parilla, Ms. Sonpal, Mayor Tomasko

**CONTINUED HEARING:**

**AMENDED PRELIMINARY AND FINAL SITE PLAN AND SOIL MOVING WITH WAIVERS; ALPINE THREE LLC, CLOSTER DOCK ROAD BLOCK 43 LOTS 6.01,6.02 & 6.03 – CARRIED TO OCTOBER 27, 2020**  
Communications Received:

- Applicant’s request for adjournment re: Alpine Three, LLC; Block 43 Lots 6.01, 6.02 & 6.03 to October 27, 2020
- Resolution:** Upon a motion by Ms. Gerstein, seconded by Ms. Herries at this regular meeting of the Alpine Planning Board held on September 22, 2020 to carry the matter of Alpine Three to October 27, 2020.

**Vote: Ayes:** Ms. Gerstein, Ms. Herries, Ms. Mattes, Ms. Parilla, Ms. Sonpal **Abstain:** Mayor Tomasko

- Applicant’s Attorney correspondence dated 9/8/2020 re: Reconstruction of Spring; Alpine Three LLC Block 43 Lots 6.01, 6.02 & 6.03 – receipt so noted.

Attorney Hirsch’s September 10, 2020 e-mail advised the purpose of the extension is to allow time for the Board Engineers to review the revised stormwater submission which Mr. Frenzel has now received. He confirmed Mr. Vander Veer will be available at the next meeting. The Board’s expert in wetlands and environmental permitting had opted out when the applicant refused access to the property. Any further discussion deferred until the next public meeting when Board’s Special Counsel is present.

**COMMUNICATIONS**

- State of NJ D.O.T. letter dated 8/3/2020 re: Route 9W Palisades Ave. to NY State Line – Bicycle / Pedestrian Improvements Project: Initiation of Section 106 Consultation. (Maps were included with correspondence and are on file in Planning Board office.)
- Notice of Public Hearing Planning Board Borough of Demarest October 7, 2020 at 7:30 PM on the site plan application of F.E. Alpine for the development of a 24-unit townhouse development. Interested Board members are encouraged to attend.

**BILLS AND CLAIMS:** A motion to approve the below referenced bills was made by Ms. Gerstein, seconded by Mayor Tomasko and approved by all.

Kates, Nussbaum, et. Al.	\$ 1,420.00	Services Jan. through Sept.	
Huntington Bailey, LLP	\$ 5,353.00	Legal fees	COAH
Clarke, Caton & Hintz	\$ 1,783.81	Court Appointed Master	COAH

Burgis Associates	\$ 225.00	Master Plan Re-ex	
Burgis Associates	\$ 750.00	Open Space Plan Amendment	
Burgis Associates	\$ 5,507.50	Alpine Housing Plan 2015	COAH
Burgis Associates	\$ 1,042.50	Alpine Three	Escrow
John Phillips	\$ 2,240.00	Alpine Three	Escrow
Azzolina & Feury	\$ 4,461.00	Alpine Three	Escrow

**COMMITTEE REPORTS:**

Northern Valley Mayors & Planners Assoc.: No meeting

Board of Health: Meeting held September 8, 2020. Report provided.

Environmental Commission: No report.

Building Department: Report on file.

NJ Transit Update: No report.

COAH Update: deferred to executive session

**EXECUTIVE SESSION**

***Resolution: Executive Session A Resolution providing for a Meeting Not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12.***

**OFFERED BY:** Mayor Tomasko **SECONDED BY:** Ms. Gerstein and approved by all at a regular meeting of the Planning Board of the Borough of Alpine held on September 22, 2020

**WHEREAS,** the Open Public Meetings Act provides that the Alpine Planning Board may go into Executive Session to discuss matters that may be confidential or listed pursuant to N.J.S.A. 10:4-12.; and

**WHEREAS,** it is recommended by the Board Chairperson that the Planning Board go into Executive Session to discuss matters set forth hereinafter which are permissible for discussion in Executive Session

**NOW, THEREFORE, BE IT RESOLVED,** by the Alpine Planning Board that the Board shall go into Executive Session to discuss the following item(s):

**(b)(7) Matters Relating to Litigation, Negotiations and the Attorney-Client Privilege - Affordable Housing issues**

The Board entered into the executive session at 7:52 PM and resumed the public session at 8:43 PM

Noted for the record that also participating in the Executive Session were the Council President, COAH Special Counsel, Borough Attorney, and the Borough’s Planners regarding affordable housing and the Frick property.

**ADJOURNMENT:** A motion to adjourn the regular Planning Board meeting was made by Ms. Gerstein and seconded by Ms. Mattes and approved by all. The meeting adjourned at 8:44 PM.

Respectfully submitted,

Marilyn Hayward  
Recording Secretary