

ALPINE PLANNING BOARD  
Alpine Borough Hall  
100 Church Street  
Alpine, New Jersey 07620

**MINUTES**

November 26, 2013

**CALL TO ORDER/PUBLIC ANNOUNCEMENT:** The Planning Board, Borough of Alpine, convened in regular session on Tuesday, November 26, 2013 at 7:30 P.M. Chairperson 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, November 26, 2013 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.

**ROLL CALL:**

Members Present:	Chairperson Catherine Parilla Vice-Chair Catherine McGuire Paul Tomasko Gayle Gerstein	William Robinson Lorraine Mattes Ralph Mattes
Members Absent:	David Andrews Jeff Fromm	David Kupferschmid, Atl. I Martin Cybul, Alt. II
Staff Present:	John Phillips, Board Attorney Gary Vander Veer, Borough Engineer Marilyn Hayward, Recording Secretary	

**APPROVAL OF MINUTES OF OCTOBER 22, 2013 REGULAR MEETING:** A motion to approve the minutes of the October 22, 2013 Regular Planning Board was made by Gayle Gerstein, seconded by Catherine McGuire and carried by those eligible to vote.

**MEMORIALIZATION OF RESOLUTION:** Request for Soil Moving Permit Approval: Montammy Golf Club, Block 11 Lot 2, Alpine, NJ. A motion to accept the resolution was made by Catherine McGuire, seconded by Paul Tomasko and carried by those eligible to vote. Gayle Gerstein abstained.

**OPEN TO PUBLIC (NON-AGENDA ITEMS):** No members of the public in attendance.

**COMMUNICATIONS:**

- A & F letter dated November 13, 2013 re: Block 11 Lot 2. Duly noted; no comments.
- Notice of DEP Soil Erosion & Sediment Control Plan Certification re: Block 78 Lot 2. Duly noted; no comments.
- Copy of Answer to Complaint re: Alpine Three, LLC v. Alpine Planning Board. To be discussed in Executive Session.

**BILLS:**

Azzolina & Feury	\$ 972.00	Montammy (escrow)
Sills Cummis	\$ 140.00	Montammy (escrow)
Sills Cummis	\$2,674.98	Alpine Three
Sills Cummis	\$ 200.00	Appearances

A motion to approve the bills was made by Ms. Gerstein and seconded by Ms. McGuire. All were in favor.

**COMMITTEE REPORTS:**

Northern Valley Mayors & Planners Assoc.: No report.

Board of Health: No meeting.

Environmental Commission: Ms. Mattes reported that two site inspections were done this month for tree removal and adequate tree replacement.

Building Department: Report noted; no comments.

NJ Transit Update: No report.

**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.

Upon a motion by Gayle Gerstein, seconded by Catherine McGuire:

WHEREAS the Alpine Planning Board is subject to certain requirements of the Open Public Meetings Act NJSA 10:4-6 et seq. more particularly NJSA 10:4-12 which provides an Executive Session not open to the public may be held for certain specified purposes when authorized by Resolution and

WHEREAS it is necessary for the Alpine Planning Board to discuss:

1) Alpine Three Litigation as authorized by NJSA 10:4-12b subsection 7.

NOW, THEREFORE, BE IT RESOLVED by the Alpine Planning Board assembled in public session on Tuesday, November 26, 2013, that an Executive Session closed to the public shall be held to discuss the aforesaid matter and

BE IT FURTHER RESOLVED that the deliberation conducted in closed session may be disclosed to the public upon determination of the Alpine Planning Board that the matter has been resolved and the public interest will no longer be served by such confidentiality.

The Planning Board entered into Executive Session at 7:37 PM.

The Planning Board concluded the Executive Session and resumed open session at 7:59 PM.

**COAH UPDATE:**

Mayor Tomasko reported that he attended a COAH session at the recent League of Municipalities Conference. One of the speakers emphasized that towns must get involved in the rewriting of Affordable Housing Legislation. Mayor Tomasko learned that under the "40% rule, 40% of the population would qualify as low or moderate income households and would therefore be eligible for affordable housing. On behalf of the Bergen County League of Municipalities, Mayor Tomasko shared a draft memorandum that will be sent to the State Legislators conveying the towns' suggestions with regard to new Affordable Housing Legislation. Copies of the draft memo were distributed to the board for their information.

**ADJOURNMENT:**

A motion to adjourn the regular Planning Board meeting was made by Ms. Gerstein and seconded by Mr. Mattes. All were in favor. The meeting adjourned at 8:03 PM.

Respectfully submitted,

Marilyn Hayward  
Recording Secretary