

ALPINE PLANNING BOARD

Alpine Borough Hall
100 Church Street
Alpine, New Jersey 07620

SPECIAL MEETING/PUBLIC HEARING

Thursday, June 6, 2024

CALL TO ORDER/PUBLIC ANNOUNCEMENT/PLEDGE OF ALLEGIANCE: The Planning Board, Borough of Alpine, convened in a special meeting on Thursday, June 6, 2024, at 7:32 pm. 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 Thursday, June 6, 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, Jr., Carol Cochi, Brandt Cybul, Gayle Gerstein, Catherine Parilla, Joyce Sonpal, Mayor Paul Tomasko, Sandra Nudelman
Members Absent: Elizabeth Herries, Catherine McGuire, Lorraine Mattes
Staff Present: Douglas Bern, Esq., Board Attorney; Perry Frenzel, Borough Engineer; Joseph Burgis, Borough Planner; Marti Francis, Board Secretary

PUBLIC HEARING: APPROVAL OF AND ADOPTION OF RESOLUTION FOR PROPOSED HOUSING ELEMENT AND FAIR SHARE PLAN, DATED MAY 23, 2024

Mr. Burgis was sworn in and then gave his qualifications. He explained the Housing obligations for the Borough of Alpine. He described the units planned for the Sylco site, the municipal site in conjunction with Bergen County United Way, and the accessory apartments.

Mr. Burgis stated that the Borough is not obligated to address the entirety of the determined “unmet need” and explained several ways planned to meet that need, including using the eastern portion of the radio tower property in the form of an overlay zone.

PUBLIC HEARING: APPROVAL OF AND ADOPTION OF RESOLUTION FOR PROPOSED LAND USE PLAN AMENDMENT, DATED MAY 23, 2024

Mr. Burgis explained that the amendment identifies the features that are spelled out in the Housing element and Fair Share Plan to ensure consistency.

The Board was given an opportunity to ask questions. Ms. Parilla asked about details in the document, including height restrictions and the word “integrated” in relation to the configuration of the units on the Sylco property (the upcoming resolution will include removing the word integrated in describing the building, because the affordable housing units will be in their own building). Ms. Parilla asked what the Board’s responsibility was in relation to any potential difficulty with the DEP. She was told that the Board is not allowed to object to any requests and was supposed to cooperate in supplying information. She then asked about the marketing plan. The Mayor explained that the administrative agent would be required to advertise widely throughout our housing region. Tenants are chosen through a lottery system and are allowed to stay in the housing even if their financial circumstances change. However, if they have purchased their home, they are restricted in how much they are allowed to charge in a resale situation. Mr. Abad asked about the purpose of Appletree Lane in the development. Mr. Burgis explained that it was for emergency use. Other topics of discussion were school busing and police coverage.

The meeting was opened to the public for comment. There was no public comment.

These minutes were approved by the Alpine Planning Board at a Regular Meeting on June 24, 2024

Upon a motion by Mayor Tomasko to adopt a resolution approving the Housing Element and Fair Share Plan dated May 23, 2024, second Ms. Gerstein, eligible members voted as follows:

Ayes: George Abad, Jr., Carol Cochi, Brandt Cybul, Gayle Gerstein, Catherine Parilla, Joyce Sonpal, Sandra Nudelman, Mayor Paul Tomasko

Nays: none

Absent: Elizabeth Herries, Catherine McGuire, Lorraine Mattes

Carried.

Upon a motion by Mr. Abad to adopt a resolution approving the Land Use Plan Amendment dated May 23, 2024, second Ms. Sonpal, eligible members voted as follows:

Ayes: George Abad, Jr., Carol Cochi, Brandt Cybul, Gayle Gerstein, Sandra Nudelman, Catherine Parilla, Joyce Sonpal, Mayor Paul Tomasko

Nays: none

Absent: Elizabeth Herries, Catherine McGuire, Lorraine Mattes

Carried.

ADJOURNMENT: Upon a motion by Ms. Gerstein, second Mr. Abad. All in favor. The meeting was adjourned at 8:00 pm.

Respectfully submitted,

Martha Francis
Recording Secretary