

**ALPINE MAYOR AND COUNCIL  
REGULAR MEETING  
Wednesday, January 26, 2022 @ 7:30 P.M.  
Borough Hall -100 Church Street**

**CALL TO ORDER/ PUBLIC ANNOUNCEMENT/PLEDGE OF ALLEGIANCE**

The Mayor and Council, Borough of Alpine, convened for this Regular Meeting on Wednesday, January 26, 2022 at 7:30 P.M. in the Alpine Borough Hall. The Public Announcement was read and the Pledge of Allegiance recited.

*In accordance with the provisions of the Open Public Meetings Law, and the Governor's Emergency Declaration the notice of this regular meeting of the Alpine Mayor and Council held on Wednesday, January 26, 2022 at 7:30 PM 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 of the Borough Hall and a copy filed in the office of the Borough Clerk.*

**ROLL CALL OF THE MAYOR AND COUNCIL OF 2022**

|                              |         |                                  |         |
|------------------------------|---------|----------------------------------|---------|
| Paul Tomasko, Mayor          | Present | Vicki Frankel, Council President | Present |
| Gayle Gerstein, Councilwoman | Present | Laurence Shadak, Councilman      | Present |
| Arthur Frankel, Councilman   | Present | Scott Bosworth, Councilman       | Present |
| Steven Cohen, Councilman     | Present |                                  |         |

**Staff Present on Dais:** Levi Kool, Esq. of Huntington Bailey (on behalf of Borough Attorney Russ Huntington), Borough Engineer Perry Frenzel, Municipal Clerk Stephanie Wehmann

**PRESENTATION** Special presentation honoring **Nancy Wehmann**, Deputy Borough Clerk, for her 25 years of dedication and service at the end of the meeting. {To follow at the end of meeting.}

**PUBLIC COMMENTS**

Mr. Policano: Mr. Policano noted there are over 560 cities in the state of New Jersey, 43 of which had a drop in taxes. In Bergen County, there are over 72 towns in which only 7 towns had a drop in taxes - one of which being Alpine. Mr. Policano commended the Mayor and Council for doing an outstanding job protecting the funds of the borough and efficiently monitoring expenses especially during these very difficult past couple years.

The Mayor thanked Mr. Policano for the acknowledgement and commendation on behalf of the Council.

**REPORT OF THE FINANCE COMMITTEE**

Councilman Cohen offered the report:

**ConnectOne Bank Current Operating Account** **\$3,858,357.31**

**Resolution #034:01'2022 Return of Bonds and Escrow**

**OFFERED BY:** Councilman Cohen **SECONDED BY:** Councilwoman Frankel

**Councilman Cohen** offered the report for this month at the regular meeting of the Alpine Mayor and Council held on Wednesday, January 26, 2022, to approve the return of the following bonds and escrow subject to review and approval by the Borough Engineer.

| <u>Block</u>  | <u>Lot</u> | <u>Name</u>               | <u>Type</u>         | <u>Amount</u>     |
|---------------|------------|---------------------------|---------------------|-------------------|
|               |            | Universal Television LLC  | Film Permit #116-21 | \$1,263.89        |
| 30            | 10         | Chae, Heesut              | Engineering Septic  | \$3,000.00        |
| 30            | 10         | Stio, Raul (former Owner) | Septic Repair       | \$1,119.00        |
| 22            | 10         | Rock Ridge Construction   | ZBA Escrow          | \$1,658.00        |
| <b>TOTAL:</b> |            |                           |                     | <b>\$7,040.89</b> |

**VOTE: Ayes:** Bosworth, Cohen, A. Frankel, V. Frankel, Gerstein, Shadak **MOTION APPROVED**

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*These minutes have been approved by the Mayor & Council.*

**Resolution #035:01'2022 Emergency Appropriation #1 to Increase the 2022 Temporary Budget**

**OFFERED BY:** Councilman Cohen **SECONDED BY:** Councilwoman Frankel

at the regular meeting of the Alpine Mayor and Council held on Wednesday, January 26, 2022

**WHEREAS**, an emergency has arisen with respect to Current Fund appropriations; and

**WHEREAS**, no adequate provision has been made in the 2022 Temporary Budget for the aforesaid purpose, and R.S. 40A:4-20 provides for the creation of an emergency appropriation for the purpose, and,

**WHEREAS**, the total temporary emergency resolutions adopted in the year 2022 pursuant to the provision of Chapter 96, P.L. 1951 (R.S. 40A:4-20) including this resolution total \$808.25 and shall be provided for in the 2022 budget.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Alpine, County of Bergen, that in accordance with R.S. 40A:4-20, temporary emergency appropriations be and the same is hereby made for the following and that upon adoption, one certified copy of this resolution be filed with the Director of Local Government Services.

**OPERATIONS: Within "Cap"**

Liability Insurance 2-01-23-210-020 \$ 808.25

**TOTAL: \$ 808.25**

**VOTE: Ayes:** Bosworth, Cohen, A. Frankel, V. Frankel, Gerstein, Shadek **MOTION APPROVED**

**Resolution #036:01'2022: Approval of Bills and Claims**

**OFFERED BY:** Councilman Cohen **SECONDED BY:** Councilwoman Frankel

at the regular meeting of the Alpine Mayor and Council held on Wednesday, January 26, 2022 to approve the bills and claims copies of which are appended.

**VOTE: Ayes:** Bosworth, Cohen, A. Frankel, V. Frankel, Gerstein, Shadek **MOTION APPROVED**

**TAX ASSESSOR'S REPORT** Report on file in the Borough Clerk's Office.

**MAYOR'S REPORT**

The Mayor reported on the following:

- Alpine Three application was approved at last night's Planning Board meeting. The property on Closter Dock Road will be improved upon, which is a positive thing because at the moment it is in run down conditions.
- There was a 24"-36" main water break on Hillside Avenue at 11:30pm Friday evening, resulting in tremendous amount of spillage. Some residents were without water for 26 hours and fire hydrants along the area were not getting water pressure. Fortunately, thanks to Suez's rapid response, we were able to get through it without any adverse effects.

**REPORTS OF THE STANDING COMMITTEES**

**Administration Department** No report

**Building Department** Councilman Shadec reported 46 scheduled inspections, no driveway permits, no fence permits, 10 tree permits, 1 soil moving application, 7 zoning review applications, no sign permits, 2 miscellaneous permits. Balance of the report is on file.

**Department of Public Works** Councilman Frankel advised report is on file.

**Fire Department** Councilwoman Gerstein advised statistics are on file.

**Police Department** Councilwoman Frankel noted report is on file.

**Resolution #037:01'2022: Accepting the Reports of the Standing Committees**

**OFFERED BY:** Councilwoman Frankel **SECONDED BY:** Councilwoman Gerstein

at the regular meeting of the Alpine Mayor and Council held on Wednesday, January 26, 2022 to accept the reports of the Standing Committees.

**VOTE: Ayes:** Bosworth, Cohen, A. Frankel, V. Frankel, Gerstein, Shadec **MOTION APPROVED**

**BOARD OF EDUCATION LIAISON'S REPORT** Councilman Shadec noted nothing to report.

**BOROUGH ATTORNEY'S REPORT**

Mayor Tomasko acknowledged and thanked Attorney Levi Kool for being here in place of Mr. Huntington. Mr. Kool: Nothing to report. But on behalf of Russ and all of us here from Russ Huntington Esq, we'd like to thank Nancy Wehmann for all her help throughout the years and service she's provided to everyone at our firm.

**BOROUGH ENGINEER'S REPORT** Report on file. Borough Engineer Perry Fenzel noted nothing additional to report.

**UNFINISHED BUSINESS** None.

**NEW BUSINESS - CONSENT AGENDA RESOLUTIONS** Resolutions #038:01'2022 - #045:01'2022

Borough Clerk Stephanie Wehmann noted one correction on Consent Agenda Resolution #4, regarding 50 Allison Road. Planning Board date of approval is **December 21, 2021**; not November 23, 2021.

**OFFERED BY:** Councilwoman Frankel **SECONDED BY:** Councilwoman Gerstein  
**VOTE: Ayes:** L. Shadek, S. Cohen, V. Frankel, G. Gerstein, A. Frankel, S. Bosworth  
**MOTION APPROVED**

**1. Approval of Minutes**

**a. Resolution #038:01'2022: Regular Meeting December 15, 2021**

**OFFERED BY:** Councilwoman Frankel **SECONDED BY:** Councilwoman Gerstein  
at a regular meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, January 26, 2022 to approve the minutes of the regular meeting held on December 15, 2021.

**VOTE: Ayes:** Bosworth, Cohen, A. Frankel, V. Frankel, Gerstein, Shadek **MOTION APPROVED**

**b. Resolution #039:01'2022: Sine Die Meeting of January 5, 2022**

**OFFERED BY:** Councilwoman Frankel **SECONDED BY:** Councilwoman Gerstein  
at a regular meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, January 26, 2022 to approve the minutes of the 2021 Sine Die Meeting held January 5, 2022.

**VOTE: Ayes:** Bosworth, Cohen, A. Frankel, V. Frankel, Gerstein, Shadek **MOTION APPROVED**

**c. Resolution #040:01'2022: Reorganization Meeting of January 5, 2022**

**OFFERED BY:** Councilwoman Frankel **SECONDED BY:** Councilwoman Gerstein  
at a regular meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, January 26, 2022 to approve the minutes of the Reorganization Meeting held January 5, 2022.

**VOTE: Ayes:** Bosworth, Cohen, A. Frankel, V. Frankel, Gerstein, Shadek **MOTION APPROVED**

**2. Resolution #041:01'2022 Award of Quote and Authorization of Cleaning Services Agreement**

**OFFERED BY:** Councilwoman Frankel **SECONDED BY:** Councilwoman Gerstein

At this meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, January 26, 2022

**WHEREAS**, the Borough of Alpine promulgated requests for proposals for janitorial / cleaning services for the Borough from February 1, 2022 to January 31, 2023; and

**WHEREAS**, three (3) companies responded and provided price quotes: Fermaint Cleaning Services, LLC, JPA Maintenance, Inc. and National Maintenance Service, Inc.; and

**WHEREAS**, the lowest responsible bidder meeting all of the specifications for the provisions of municipal janitorial/cleaning services, was JPA Maintenance, Inc. for a contract price not to exceed \$18,700.00; and

**NOW THEREFORE BE IT RESOLVED** that the Mayor and Council of the Borough of Alpine hereby award the quote and authorize the Mayor and/or Municipal Clerk to enter into an agreement with JPA Maintenance, Inc. for the term February 1, 2022 through January 31, 2023. Funds are available in the 2022 Temporary Budget to fund the first two months of the contract and shall be subject to further appropriation of funds for the contract period. Upon final adoption of the 2022 Municipal Budget the Chief Financial Officer shall provide written certification, to be affixed to this resolution, as to the availability of funds for the duration of the contract.

**VOTE: Ayes:** Bosworth, Cohen, A. Frankel, V. Frankel, Gerstein, Shadek **MOTION APPROVED**

**3. Resolution #042:01'2022: Authorizing Purchases of Goods and Services in 2022 through the State of New Jersey Cooperative Purchasing Program- Removal, Purchase & Installation of Equipment for Purchased Police Vehicle**

**OFFERED BY:** Councilwoman Frankel      **SECONDED BY:** Councilwoman Gerstein  
at this regular meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, January 26, 2022

**WHEREAS** pursuant to N.J.S.A. 40A:11-12A and N.J.A.C. 5:34-7.29(c), the Borough may, by resolution and without advertising for bids, purchase goods or services under the State of New Jersey Cooperative Purchasing Program for any State contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of the Treasury; and

**WHEREAS**, the procurement of goods and services through a cooperative purchasing program is an "open and fair" process under the New Jersey Pay-to-Play Law, N.J.S.A. 19:44A-20.5 et seq.; and

**WHEREAS** the Borough of Alpine plans to utilize the State Contract Vendor(s) listed below, for the removal, purchase and/or installation of equipment necessary to acquire and upfit one (1) new police department vehicle, Such transaction subject to all conditions applicable to the current State contracts:

Commodity T0106 – POLICE AND HOMELAND SECURITY EQUIPMENT AND SUPPLIES

Contracts: East Coast Emergency Lighting

# 17-FLEET-00761 Whelen

# 17-FLEET-00719 Havis

#17-FLEET-00768 Pro Guard

# 17-FLEET-00758 NJ Labor/Install

**WHEREAS**, funds for this purpose have been provided for in

Police Special Reserve Donation account 22-01-55-915-020 in the accounting records of the Borough of Alpine;

**NOW, THEREFORE BE IT RESOLVED**, by the Borough of Alpine, in the County of Bergen, that the Borough's Qualified Purchasing Agent is hereby authorized to purchase goods or services in 2022 from the approved New Jersey State Contract Vendor listed above pursuant to all conditions of the State contract; and

**BE IT FURTHER RESOLVED**, by the Mayor and Council of the Borough of Alpine, County of Bergen, that the Borough of Alpine enter into an agreement with East Coast Emergency Lighting of Millstone Township, as authorized vendor distributor for the above contracts for the above noted goods and services in accordance with the aforementioned contract and the specifications attached hereto, in an amount not to exceed \$11,165.54 to be charged to the account(s) above or as otherwise determined to be correct by the Chief Financial Officer's pending certification of funds.

**BE IT FURTHER RESOLVED** that, pursuant to N.J.A.C. 5:30-5.5(b), prior to placing any order for goods or services in accordance with this Resolution, a certification of available funds shall be executed by the Chief Financial Officer and attached to the file copy of the purchase order or other similar document.

**VOTE: Ayes:** Bosworth, Cohen, A. Frankel, V. Frankel, Gerstein, Shadek      **MOTION APPROVED**

**4. Resolution #043:01'2022: Endorse Planning Board Approval of Soil Moving Permit- 50 Allison Road, B:79.03/L:1**

**OFFERED BY:** Councilwoman Frankel      **SECONDED BY:** Councilwoman Gerstein  
at a regular meeting of the Mayor and Council of the Borough of Alpine, held on Wednesday, January 26, 2022.

**WHEREAS**, Borough Ordinance 183-3D(5) lays down the procedure for review of an application for a soil movement permit in compliance with N.J.S.A. 40:20D-26b; and

**WHEREAS**, the application was reviewed by the Planning Board at a hearing held September 28, 2021, and the Planning Board laid down their written recommendation to the Mayor and Council with respect to this application in a resolution approved at their regular meeting held on November 23, 2021 (copy attached hereto); and

**WHEREAS**, the Mayor and Council has examined the application and the recommendations of the Planning Board and have considered the results of the public hearing before the Planning Board;

**NOW, THEREFORE BE IT RESOLVED**, that the Mayor and Council of the Borough of Alpine find that the proposed soil movement will not create conditions inimical to the public health, welfare and safety, nor create any drainage, soil erosion or other conditions of danger and

**BE IT FURTHER RESOLVED** that the Mayor and Council hereby approve said application subject to all conditions as laid out in the Planning Board's resolution of December 21, 2021.

**VOTE: Ayes:** Bosworth, Cohen, A. Frankel, V. Frankel, Gerstein, Shadek      **MOTION APPROVED**

**5. Resolution #044:01'2022: Endorse Planning Board Approval of Soil Moving Permit- 15 Old Quarry Road, Block 81.04 Lot 7**

**OFFERED BY:** Councilwoman Frankel      **SECONDED BY:** Councilwoman Gerstein

at a regular meeting of the Mayor and Council of the Borough of Alpine, held on Wednesday, January 26, 2022

**WHEREAS**, Borough Ordinance 183-3D(5) lays down the procedure for review of an application for a soil movement permit in compliance with N.J.S.A. 40:20D-26b; and

**WHEREAS**, the application was reviewed by the Planning Board at a hearing held September 28, 2021, and the Planning Board laid down their written recommendation to the Mayor and Council with respect to this application in a resolution approved at their regular meeting held on December 21, 2021 (copy attached hereto); and

**WHEREAS**, the Mayor and Council has examined the application and the recommendations of the Planning Board and have considered the results of the public hearing before the Planning Board;

**NOW, THEREFORE BE IT RESOLVED**, that the Mayor and Council of the Borough of Alpine find that the proposed soil movement will not create conditions inimical to the public health, welfare and safety, nor create any drainage, soil erosion or other conditions of danger and

**BE IT FURTHER RESOLVED** that the Mayor and Council hereby approve said application subject to all conditions as laid out in the Planning Board’s resolution of December 21, 2021.

**VOTE: Ayes:** Bosworth, Cohen, A. Frankel, V. Frankel, Gerstein, Shadek      **MOTION APPROVED**

**End of Consent Agenda**

**COMMUNCIATIONS:**

**Special presentation honoring Nancy Wehmann**

Mayor Tomasko: We are experiencing a changing of the guard. Not as elaborate or as formal, obviously, as Buckingham Palace, but by Alpine standards, it’s big. Nancy Wehmann has indeed been a guardian of far more than the Borough’s records. She’s been a guardian of the values we hold dear in our town’s government and the embodiment of devoted service to our residents, equal respect and treatment for all, attention to detail and, also compliance with the rules, laws and regulations of our town, county and state. It is my pleasure to start this part of meeting by reading a proclamation and resolution.

Mayor Tomasko invited comment and noted anyone in attendance who wishes to do so will have the opportunity following his reading of the proclamation.

**Resolution#045:01'2022**

**PROCLAMATION and RESOLUTION**

*Borough of Alpine  
As offered at a regular meeting of the Mayor and Council  
of the Borough of Alpine, held on Wednesday, January 26, 2022*

*WHEREAS, Nancy Wehmann began her service for the Borough of Alpine as Deputy Borough Clerk on January 6, 1997; and*

*WHEREAS, Nancy Wehmann has also served as Secretary to the Zoning Board of Adjustment, Secretary to the Board of Health, Acting Borough Clerk, Registrar of Vital Statistics, Public Agency Compliance Officer, ADA Compliance Committee Correspondent, and performed with distinction in countless capacities, too numerous to mention, as needed by the Borough; and*

*WHEREAS, Nancy Wehmann has always fulfilled her duties and responsibilities in a competent, respectful, compassionate and caring manner, with the utmost professionalism and dedication, and a strong commitment to the needs and goals of the residents of the Borough of Alpine, her co-workers and all those associated with the administration of our municipal government; and*

*WHEREAS, Nancy Wehmann has been an exceptional and esteemed member in the organization and operation of our Municipal Government, an invaluable representative of our mission and work and will be deeply missed by all those who have had the privilege to work with her;*

*NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Alpine on behalf of all the residents of the Borough, do hereby extend to Nancy Wehmann their profound gratitude and deepest appreciation for*

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*These minutes have been approved by the Mayor & Council.*

*her twenty-five years of extraordinary and distinguished service to the Borough and wish her many years of happiness and good health in her retirement.*

*IN TESTIMONY WHEREOF, we officially sign our names, and cause the seal of the Borough of Alpine to be affixed this 26th day of January 2022.*

**VOTE: Ayes:** Bosworth, Cohen, A. Frankel, V. Frankel, Gerstein, Shadek      **MOTION APPROVED**

The resolution was moved by Councilwoman Frankel, seconded by Councilwoman Gerstein and adopted unanimously.

Mayor Tomasko presented Deputy Borough Clerk Nancy Wehmann with a framed copy of this resolution to resounding applause from the large audience of family, friends and co-workers.

**Council President Frankel:** When they write the history of Alpine, there will be a chapter called the "Nancy Wehmann Years". They will say she had been a key contributor to the smooth running of the town in so many ways. It is difficult to know what to call all the various jobs she did and to marvel at the many hats that she wore. Through it all, for all those years, she was a good sport, the best team player, the one you could always count on to get the job done, and to do it the right way. In addition to accomplishing all that was needed in the daily running of things, Nancy has also been a keeper of Alpine's history for those 25 years; making sure our past was preserved. She spent so many hours filing and organizing, and re-organizing the storage and archives area, it seems appropriate to have that room named to commemorate all her contributions. So, while the chapter called the "Nancy Wehmann Years" now comes to a close, this sign at that room's doorway will announce that we greatly admired our long-term dedicated employee and her many contributions to the well-being of Alpine and its residents. Henceforth it is officially named the "Nancy Wehmann Room Honoring Her 25 Years of Service to Alpine." {Plaque presented and to be affixed at the doorway to the records area.}

Mayor Tomasko invited honoree, Nancy Wehmann to speak followed by any members of the audience who wish to do so.

**Nancy Wehmann:** I have so loved working with everyone, boards, commissions, all the residents, co-workers, I appreciate all of you and thank you so much.

**Gary Vander Veer (Retired Borough Engineer):** I've had the pleasure of working with Nancy for a couple decades or so. Anytime I called the Borough, and asked if she could find something, do this or if she could help, her answer was always "yes". Nancy is an incredible person and I really miss working with Nancy. I wasn't going to miss coming back tonight to see her send off. I appreciate everything that you've done. Enjoy being a grandmother.

**Councilwoman Gerstein:** There has never been a question that I have asked, that Nancy couldn't explicitly explain to me. I appreciate all the help she's given me. Thank you so much.

**Lorraine Mattes (Environmental Commission Chairperson):** When I moved to Alpine and was appointed to the Environmental Commission, I didn't know anything about it. I was told to check in with the Clerk. So I did, and there was Nancy. We're both nurses and she knew all about the people I've worked with. Nancy has always been there for anything I needed help with and with a smile. I'm going to miss you. We need more Wehmans here.

**Christopher Belcolle (Police Chief):** On behalf of the Police Department, thank you for everything. I've been Police Chief here for 10 years and Nancy has always been here for me and the guys and guided us along. She's very organized and always stopped everything she was doing to help. Big shoes to fill. Thank you for everything, Nancy.

**Catherine Parilla (Planning Board Chairperson):** As Planning Board Chair, Nancy was always the "go-to" person and I give my best to Nancy on her retirement. Cathy McGuire couldn't be here but, on her behalf, she wanted to thank Nancy for all her years of service. The other person who's also Nancy's biggest fan, my husband John, is very sorry he couldn't be here tonight either, but wanted to thank Nancy for everything and wish Nancy the best.

**Stephanie Wehmann (Borough Clerk):** Thank you [Nancy] for the wonderful ride it's been. I'm very grateful to the Council to have given me the opportunity to have worked with [Nancy] these past few years. You will be tremendously missed here but as long as you don't have plans to retire from Sunday dinners any time soon, we're good.

**Nancy Wehmann:** This has been the best honor to work in this town. I am grateful to have had the opportunity to come on board with my husband years ago, until he retired, and then be able to bookend that with working with my daughter for the last six years, which makes the idea of retiring very hard. But its been wonderful and I'm going to miss this.

**Mayor Tomasko:** Among all the various things, too numerous to mention that Nancy has done, I think one of them needs to be mentioned now and that is that Nancy, for the last eight weeks, has trained her designated successor Jo Anna Myung who is here with us tonight and who I'd like to introduce to anyone who doesn't already know it.

**Jo Anna Myung:** Thank you for the opportunity and to be trained under Nancy. It has truly been an honor to be trained under someone so efficient and knowledgeable as Nancy. She wears a lot of hats and these are big shoes to fill. Thank you and congratulations on your retirement.

**Marilyn Hayward (CFO):** You'll be missed. Nancy has been our "go-to" person. If you had a question, you went to Nancy. She, 99% of the time had the answer. And, if she didn't, she wouldn't stop until she did. On a personal note, we've worked together for a number of years through happy and tough times, and being in such close proximity, she's been my first responder. I really appreciate it, Nancy, and wish you all the best.

**Mayor Tomasko:** Let's give Nancy Wehmann another round of applause and adjourn the meeting so we can prepare a toast to Nancy.

**ADJOURNMENT**

**OFFERED BY:** Councilwoman Frankel **SECONDED BY:** Councilwoman Gerstein

**VOTE: Ayes:** L. Shadek, S. Cohen, V. Frankel, G. Gerstein, A. Frankel, S. Bosworth and approved by all to adjourn the regular meeting of the Mayor and Council of the Borough of Alpine, held on Wednesday January 26, 2022 at 7:54 P.M.

Respectfully submitted,

Stephanie Wehmann  
Municipal Clerk