

**MAYOR AND COUNCIL
REGULAR MEETING
September 24, 2025 @ 7:30 P.M.
BOROUGH HALL - 100 CHURCH STREET - ALPINE, NJ
(This meeting was recorded in its entirety)**

CALL TO ORDER / PUBLIC ANNOUNCEMENT / PLEDGE OF ALLEGIANCE

The Mayor and Council, Borough of Alpine, convened for this Regular Meeting on September 24, 2025, at 7:31 P.M. in the Alpine Borough Hall. The Public Announcement was read: *In accordance with the provisions of the New Jersey Open Public Meetings Law, the notice of this Regular meeting has met the requirements of the law by being e-mailed to The Record, posted on the bulletin board of the lobby in the Borough Hall and on the website and a copy filed in the office of the Borough Clerk.*

ROLL CALL

Paul H. Tomasko, Mayor	Present	Gayle Gerstein, Council President	Present
George Abad, Councilman	Present	Scott Bosworth, Councilman	Present
Steven Cohen, Councilman	Present	Arthur Frankel, Councilman	Present
David Kupferschmid, Councilman	Present		

Staff Present on Dais: Borough Engineer Perry Frenzel, Borough Attorney Levi Kool, Borough Clerk Stephanie Wehmann

PUBLIC COMMENTS

Mayor Tomasko opened for public comment. Hearing none, the public portion of the meeting was closed.

REPORT OF THE FINANCE COMMITTEE

ConnectOne Bank Current Operating Account **\$4,327,644.29**

Return of Bonds and Escrow (not needed)

Resolution 177:09'2025: 2025 Property Tax Credit Due to County Board Judgment-Block 81.04, Lot 19

INTRODUCED BY: Councilman Cohen **SECONDED BY:** Councilman Frankel

WHEREAS, A Judgment was granted on July 23, 2025 by the Bergen County Board of Taxation reducing the assessment on the following property:

<u>Block</u>	<u>Lot</u>	<u>Owner's Name</u>	<u>Original Assessment</u>	<u>Reduced Assessment</u>	<u>Year</u>	<u>Credit</u>
81.04	19	Alpine Sugar LLC	\$8,911,600	\$7,596,800	2025	\$11,044.88

WHEREAS, the reduction in assessment was not recorded in time for the 2025 assessment records for the above referenced property and was billed at the higher assessed value for 2025, resulting in an overbilling;

WHEREAS, the overbilling for the tax year listed above should therefore be credited to the 4th quarter, or to any outstanding balances due from prior quarters;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Alpine, County of Bergen, State of New Jersey, hereby authorize the Borough Treasurer to issue a credit for the tax overbilling. If it is determined that either party to this judgment has appealed this decision to the State Tax Court within 45 days of the mailing date of the judgment, this resolution will be cancelled and the credit will be withheld.

Roll Call Vote: Ayes: Abad, Bosworth, Cohen, Frankel, Gerstein, Kupferschmid

MOTION APPROVED

Resolution 178:09'2025: Approval of Bills and Claims

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

At a regular meeting of the Mayor and Council of the Borough of Alpine held on September 24, 2025, to approve the bills and claims as outlined in the Finance Report.

Roll Call Vote: Ayes: Abad, Bosworth, Cohen, Frankel, Gerstein, Kupferschmid

MOTION APPROVED

These minutes have been approved by the Mayor and Council.

TAX ASSESSOR'S REPORT The report is available for review.

MAYOR'S REPORT The Safety Committee, chaired by Stephanie Wehmann met recently. The Borough is in good position to receive the highest safety award. The School barbecue was a nice and well-attended event, raising funds for the fifth grade.

REPORTS OF THE STANDING COMMITTEES

Administration Department There were 45 OPRA requests during the past month, bringing the total to 431 for the year.

Building Department 75 scheduled inspections, 1 driveway permit, 2 tree permits, 4 soil moving applications, 7 zoning review applications, and 3 miscellaneous applications. The report is on file.

Department of Public Works The DPW performed gutter and downspout cleaning and repair, as well as work on the alarm panel. The department responded to an after-hours call for a downed tree blocking a roadway and resolved the situation. In addition the DPW has been doing its usual work including grass cutting and trimming, and the compost site is empty and ready for leaf season; it is also in compliance. The Swim club has been winterized; thanks to Councilman Bosworth for his efforts.

Fire Department The statistics are on file.

Police Department 15 summonses were issued; 8 motor vehicle accidents were investigated (9 injuries were sustained). The entire report is available for review.

Resolution 179:09'2025: Accepting the Reports of the Standing Committees

OFFERED BY: Councilwoman Gerstein **SECONDED BY:** Councilman Abad

at the regular meeting of the Alpine Mayor and Council held on Wednesday, September 24, 2025 to accept the reports of the standing committees.

Roll Call Vote: Ayes: Abad, Bosworth, Cohen, Frankel, Gerstein, Kupferschmid

MOTION APPROVED

BOARD OF EDUCATION LIAISON'S REPORT Back to School Night was September 18, and the successful barbecue was September 19. The school closed for Rosh Hashanah. The installation of a solar energy system is in its beginning stages.

BOROUGH ATTORNEY'S REPORT No report

BOROUGH ENGINEER'S REPORT The DOT has accepted the plans and specifications for Anderson Avenue Phase II. Specs will go out in October. It is expected that the Council will be asked to award a contract in November.

UNFINISHED BUSINESS

Ordinance No. 845 AMENDING CHAPTER 45 OF THE ALPINE MUNICIPAL CODE ENTITLED "POLICE DEPARTMENT"

The meeting was opened to the public for comment. Hearing none, the meeting was closed to the public.

Resolution 181:09'2025 Adoption of Ordinance No. 845

OFFERED BY: Councilwoman Gerstein **SECONDED BY:** Councilman Abad

at a regular meeting of the Mayor and Council of the Borough of Alpine, held on Wednesday, September 24, 2025

BE IT RESOLVED, by the Mayor and Council of the Borough of Alpine in the County of Bergen and State of New Jersey, that an Ordinance entitled:

AN ORDINANCE AMENDING CHAPTER 45 OF THE BOROUGH CODE ENTITLED 'POLICE DEPARTMENT' TO CLARIFY THE DESIGNATION OF THE APPROPRIATE AUTHORITY PURSUANT TO N.J.S.A. 40A:14-118

does hereby pass its second and final reading and is hereby adopted and Notice of same be published according to law.

Roll Call Vote: Ayes: Abad, Bosworth, Cohen, Frankel, Gerstein, Kupferschmid
NEW BUSINESS CONSENT AGENDA

MOTION APPROVED

Resolution 181:09'2025 Approval of Minutes: Regular Meeting August 27, 2025; Executive Session August 27, 2025

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

At this meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, September 24, 2025, members voted as follows:

Roll Call Vote: Ayes: Abad, Bosworth, Cohen, Frankel, Kupferschmid Abstain: Gerstein

MOTION APPROVED

Resolution 182:09'2025 RESOLUTION AUTHORIZING THE TOWNSHIP ENGINEER TO ENDORSE NJDEP APPLICATION FOR TREATMENT WORKS APPROVAL (TWA) FOR LILY POND ESTATES PROJECT, CLOSTER DOCK ROAD, BLOCK 55, LOTS 25.01, 26, 27, 28, 29, 30 AND THE VACATED PORTION OF APPLETREE LANE

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

RESOLVED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF ALPINE, NEW JERSEY:

WHEREAS, Dykstra-Walker, engineer for the developer has submitted documents for the TWA to connect to the sanitary sewer collection system of the Borough of Demarest; and

WHEREAS, the project consists of thirty-two (32) residential four (4) bedroom townhouses, and eight (8) residential apartments, comprised of one (1) single bedroom unit, five (5) two-bedroom units and two (2) three-bedroom units, having a daily sanitary wastewater flow of 11,688 gallons; and

WHEREAS, the NJDEP TWA Applications forms require the signature of the Borough's authorized representative to signify that the project as proposed and approved by the Borough's Planning Board is in compliance with all applicable Borough Ordinances.

NOW, THEREFORE BE IT RESOLVED, that the Borough of Alpine designates the Borough Engineer as the Authorized Representative to endorse all applicable NJDEP forms associated with and TWA Applications.

Roll Call Vote: Ayes: Abad, Bosworth, Cohen, Frankel, Gerstein, Kupferschmid

MOTION APPROVED

Resolution 183:09'2025 RESOLUTION AUTHORIZING THE TOWNSHIP ENGINEER TO ENDORSE NJDEP APPLICATION FOR WATER EXTENSION PERMIT (WEP) FOR LILY POND ESTATES PROJECT, CLOSTER DOCK ROAD, BLOCK 55, LOTS 25.01, 26, 27, 28, 29, 30 AND THE VACATED PORTION OF APPLETREE LANE

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

RESOLVED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF ALPINE, NEW JERSEY:

WHEREAS, Dykstra-Walker, engineer for the developer has submitted documents for the WEP to connect to the Borough's water distribution system; and

WHEREAS, the project consists of thirty-two (32) residential four (4) bedroom townhouses, and eight (8) residential apartments, comprised of one (1) single bedroom unit, five (5) two-bedroom units and two (2) three-bedroom units, having a daily water demand of 9,380 gallons and;

WHEREAS, the NJDEP WEP Application form require the signature of the Borough's authorized representative to signify that the project as proposed and approved by the Borough's Planning Board is in compliance with all applicable Borough Ordinances.

NOW, THEREFORE BE IT RESOLVED, that the Borough of Alpine designates the Borough Engineer as the Authorized Representative to endorse all applicable NJDEP forms associated with the WEP Application of Lily Pond Estates.

Roll Call Vote: Ayes: Abad, Bosworth, Cohen, Frankel, Gerstein, Kupferschmid

MOTION APPROVED

Resolution 184:09'2025 AUTHORIZING THE SUBMITAL OF AWARD EXTENSION REQUEST FOR NJDOT MUNICIPAL AID PROJECT LA-2024 MA ALPINE BOROUGH ANDERSON AVENUE IMPROVEMENTS – SECTION 2 02

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

at a regular meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, September 24, 2025

BE IT RESOLVED, by the Mayor and Council of the Borough of Alpine, Bergen, County, New Jersey upon the recommendation of the Borough Engineer, Perry Frenzel, Azzolina & Feury Engineering, who advised that the plans and specifications for the above referenced project were approved per the NJDOT review process on September 18, 2025 and in order to provide sufficient turnaround time for the bidding process

NOW, THEREFORE, BE IT RESOLVED, that the Council of the Borough of Alpine formally approves the request for a six (6) month award extension for the above stated project to the New Jersey Department of Transportation, effective as of the initial award deadline date of October 31, 2025 and **valid through April 30, 2026**;

BE IT FURTHER RESOLVED, that the Mayor and Clerk are hereby authorized to sign the six (6) month award extension request on behalf of the Borough of Alpine and that their signatures constitute acceptance of the terms and conditions of the grant agreement.

Roll Call Vote: Ayes: Abad, Bosworth, Cohen, Frankel, Gerstein, Kupferschmid

MOTION APPROVED

Resolution 185:09'2025 Authorizing Settlement of Pending Tax Appeal

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

WHEREAS, Charles Kim and Rosemary Kim are the owners of real estate known commonly as the 2 Schaffer Drive, Alpine, New Jersey, Block 81.06, Lot 9 as set forth in the Tax Maps of the Borough of Alpine; and

WHEREAS, the Plaintiff has filed tax appeals to decrease the assessments for the tax years 2019 to 2025; and

WHEREAS, the Borough has engaged in discovery with respect to this matter and has consulted with the Borough's Appraiser, Robert McNerney and Tax Assessor, William Yirce, and has conducted extensive negotiations with counsel for the taxpayer including in connection with resolution of its affordable housing litigation; and

WHEREAS, the Borough's Attorney, Levi J. Kool, Esq. and the Borough's Appraiser, Robert McNerney and the Borough's Tax Assessor, William Yirce, CTA are in agreement with the terms of the settlement and believe that it would be in the best interest of the Borough to settle this particular case in accordance with the terms as set forth above; and

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Alpine agrees to authorize the Attorney to execute a Stipulation of Settlement on behalf of the Borough of Alpine with respect to the tax appeals pending in the Tax Court of New Jersey, as follows:

Year	Assessment	Ratio	Eq. Assess	Rate	Taxes	Settlement	Difference	Refund
2019	\$5,500,000	102.10%	\$5,500,000	\$0.779	\$42,845.00	\$5,200,000	\$300,000	\$2,337.00
2020	\$5,500,000	101.32%	\$5,500,000	\$0.759	\$41,745.00	\$5,200,000	\$300,000	\$2,277.00
2021	\$5,500,000	105.85%	\$5,500,000	\$0.777	\$42,735.00	\$5,200,000	\$300,000	\$2,331.00
2022	\$5,500,000	106.00%	\$5,500,000	\$0.767	\$42,185.00	\$4,900,000	\$600,000	\$4,602.00
2023	\$5,500,000	96.44%	\$5,703,000	\$0.790	\$43,450.00	\$4,900,000	\$600,000	\$4,740.00
2024	\$5,500,000	94.96%	\$5,791,900	\$0.818	\$44,990.00	\$4,900,000	\$600,000	\$4,908.00
2025	\$4,900,000	94.96%	\$5,160,100	\$0.837	\$41,013.00	\$4,900,000	\$0	\$0.00
						Total:		\$21,195.00

Roll Call Vote: Ayes: Abad, Bosworth, Cohen, Frankel, Gerstein, Kupferschmid

MOTION APPROVED

End of Consent Agenda

Resolution 186:09'2025 Extension of Medical Leave for Work Related Injury

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

at a regular meeting of the Mayor and Council of the Borough of Alpine, held on September 24, 2025

WHEREAS, Patrol Officer Christopher Amato has been incapacitated since October 31, 2024 due to a work-related incident; and

WHEREAS, Sections 23 and 24 et. seq. of the Agreement between the Borough of Alpine and PBA Local #399 effective January 1, 2023 provides that an Employee shall be retained on the payroll at full salary and benefits for a continued period of six months during the continuance of said incapacitation and that the

Governing body shall have the option of extending the period during which an Employee shall receive the benefit of this Article on an individual basis and after considering the merits of each case; and

WHEREAS, at the regular meeting of the Mayor and Council held April 23, 2025 continuation of full salary and benefits for the above-named employee was approved by resolution for a period of **90 days effective May 1, 2025 through July 29, 2025**; and

WHEREAS, at the regular meeting of the Mayor and Council held July 23, 2025 continuation of full salary and benefits for the above-named employee was approved by resolution for a period of **60 days effective July 30, 2025 through September 27, 2025**; and

WHEREAS, the Mayor and Council of the Borough of Alpine concurs with the Police Committee that the above-named employee be continued at full salary and benefits for the period **September 28 2025 through October 30, 2025**;

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Alpine that the above-named employee be continued at full salary and benefits for the period **September 28 2025 through October 30, 2025**.

Vote: Ayes: Abad, Bosworth, Cohen, Frankel, Gerstein, Kupferschmid

MOTION APPROVED

COMMUNICATIONS WRITTEN AND ORAL draft of the quarterly newsletter; Council members are asked to bring any questions to the attention of the Clerk or the Mayor.

EXECUTIVE SESSION Resolution 187:09'2025 Executive Session

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

At a regular meeting of the Mayor and Council of the Borough of Alpine, held on September 24, 2025,

WHEREAS, the Mayor and Council of the Borough of Alpine is subject to certain requirements of the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq.; and

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12, provides that 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 Mayor and Council of the Borough of Alpine to discuss in a session not open to the public certain matters relating to the item or items authorized by N.J.S.A. 10:4-12b subsection designated below:

(b)(7) Matters Relating to contract negotiation

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Alpine, assembled in public session on September 24, 2025 that an Executive Session closed to the public shall be held for the discussion of matters relating to the specific items designated above; and

BE IT FURTHER RESOLVED, that the deliberations conducted in closed session may be disclosed to the public upon the determination of the Borough Council that the public interest will no longer be served by such confidentiality.

Roll Call Vote: Ayes: Abad, Bosworth, Cohen, Frankel, Gerstein, Kupferschmid

MOTION APPROVED

The meeting went into Executive Session at 7:42 pm and returned to Open Session at 8:24 pm.

EXECUTIVE SESSION not needed for Personnel Matter.

ADJOURNMENT

Upon a motion by Councilwoman Gerstein, seconded by Councilman Cohen, and approved by all, this regular meeting of the Mayor and Council adjourned at 8:24 PM.

Respectfully submitted,

Stephanie Wehmann
Municipal Clerk

**BOROUGH OF ALPINE
ORDINANCE NO. 845****AN ORDINANCE AMENDING CHAPTER 45 OF THE BOROUGH CODE ENTITLED 'POLICE DEPARTMENT' TO CLARIFY THE DESIGNATION OF THE APPROPRIATE AUTHORITY PURSUANT TO N.J.S.A. 40A:14-118**

WHEREAS, the Alpine Police Department in consultation with the Borough Attorney has recommended changes in the titled code section to the Mayor and Council, and

WHEREAS, the Borough Council believes that amending Chapter 45 of the Borough Code is in the best interests of the Borough;

NOW THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Borough of Alpine, in the County of Bergen, State of New Jersey, as follows:

1. The Alpine Municipal Code Chapter 45-3, 45-4, 45-5, 45-8 (A) and 45-8 (B) is hereby deleted and replaced or amended as follows:

45-3. Control

The Mayor is hereby designated as the Appropriate Authority pursuant to N.J.S.A. 40A:14-118. The Chief of Police shall be directly responsible to the Appropriate Authority for the efficiency and routine day-to-day operations of the Department.

45-4. Police Committee, Police Commissioner and Deputy Police Commissioner

The Mayor shall, each year as soon after the organization of the Council as may be possible, select and designate three members of the Council who shall constitute the Police Committee. He shall name one of the members of the Committee as Chairman and a second member as Vice Chairman, who shall be known as the 'Police Commissioner' and 'Deputy Police Commissioner,' respectively.

The Police Committee, Police Commissioner, and Deputy Police Commissioner shall serve in an advisory capacity to the Mayor and Council. They may assist in policy review and administrative matters but shall not interfere with the day-to-day operations of the Police Department, which are the responsibility of the Chief of Police.

45-5 Rules and Regulations

The Appropriate Authority may recommend that the Mayor and Council, by resolution, adopt and from time to time amend or repeal rules and regulations for the government, discipline, and efficient operation of the Police Department. Such rules and regulations shall remain on file with the Borough Clerk and in the Police Department.

45-8 Chief of Police

- A. The Chief of Police shall be the head of the Police Department and shall be directly responsible to the Appropriate Authority for the administration, efficiency, and routine day-to-day operations of the Department.

- B. The Chief of Police shall administer and enforce rules and regulations, prescribe duties and assignments of subordinates, and report at least monthly to the Appropriate Authority on the operation of the Department.

Any article, section, paragraph, subsection, clause, or other provision of the Alpine Municipal Code inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

This ordinance shall take effect upon its passage and publication and as otherwise provided for by law.