

## **ALPINE PLANNING BOARD**

Alpine Borough Hall  
100 Church Street  
Alpine, New Jersey 07620

### **MINUTES**

July 22, 2025

**CALL TO ORDER/PUBLIC ANNOUNCEMENT:** The Planning Board, Borough of Alpine, convened in regular session on Tuesday, July 22, 2025, 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 held Tuesday, July 22, 2025, 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.

### **PLEDGE OF ALLEGIANCE**

#### **ROLL CALL:**

Members Present: Councilman George Abad, Jr., Keren Barbi, Carol Cochi, Brandt Cybul, Sandra Nudelman, Catherine Parilla, Robert Policano, Joyce Sonpal, Mayor Paul Tomasko  
Members Absent: Nancy Dhulipala  
Staff Present: Gregg Paster for Douglas Bern, Esq., Board Attorney; Perry Frenzel, Borough Engineer; Marti Francis, Board & Recording Secretary

#### **APPROVAL OF MINUTES of JUNE 24, 2025, REGULAR MEETING:**

Upon a motion by Ms. Sonpal, seconded by Mr. Policano to approve the minutes of the June 24, 2025, Planning Board Regular Meeting. Eligible members voted as follows: All in favor. Motion approved.

**OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS** The meeting was opened to the public for non-agenda items. Hearing none, the meeting was closed to the public.

**HEARING: 3 BERKERY PLACE SOIL MOVING APPLICATION** Matthew Cappizzi (205 Fairview Avenue, Westwood, NJ 07675), attorney for the applicant, came forward and explained that the property is in the R1 zone. A construction of a single-family home is sought. No variances are needed; no waivers of the Soil-Moving Ordinance are sought.

Douglas Doolittle (169 Ramapo Valley Road, Oakland, NJ), Engineer for the applicant, was sworn in and accepted. He testified as follows. The Site Plan and Topographic Survey (marked A-1) was on the stand and reviewed by Mr. Doolittle. The 300-foot riparian buffer restricts the building envelope. Nine seepage pits to the southwest portion of the property are planned. 1,389 cubic yards of soil will be cut, 1,011 will be filled, and 378 will be exported. No waivers are sought; this is not considered a major development. No tree buffer waivers are sought. 17 trees will be removed and mitigated. No exceptions are taken to Mr. Frenzel's letter except for the change in grade. He has discussed this with the Borough Engineer.

Mr. Frenzel explained that it is a fairly straightforward application. Most of the soil will be redistributed to level the property. There will be no import of soil. Recommended conditions: Along the line of the 300-foot buffer there will be an orange fence, and the tree buffer will be staked to avoid damage. The septic systems will be in the front yard of the home, due to the riparian buffer.

Ms. Parilla asked about the location of the cabana. This was explained to her satisfaction. Ms. Nudelman asked about surface runoff. Mr. Doolittle described the swale and the other provisions. Councilman Abad commented that the trees being taken down along Closter Dock will open up the property and asked about mitigation. Mr. Doolittle explained that the Environmental Commission will dictate where they go and that the species are listed on the plan. Mayor Tomasko stated that he visited the site and that it is currently undisturbed by all appearances. He said that the Planning Board used to be hesitant to consider an application before the septic fields were in and asked what reason there was to believe that

These minutes have been approved by the Alpine Planning Board.

they would function properly. Mr. Doolittle explained that the proper number of test pits were done and that they showed good probability and that the septic system would be complete and signed by the Borough Engineer before construction. The Borough Engineer stated that he was present during the test pits and that the soil was sandy, which is good. The system will be pressure dose. The applicant understands that they may have to come back if any situations arise.

The meeting was opened to the public. Nancy Wehmann (78 Berkery Place) expressed concern about access to the properties on Berkery Place during construction without filling up the cul-de-sac. Mr. Doolittle stated that there will be a staging area, as well as a pre-construction meeting involving the Police and Fire Departments to ensure that there is no parking in the street.

Ryan Kim (843 Closter Dock Road) expressed concern about runoff and that he has not had an opportunity to sufficiently review the plans with an expert. Mr. Doolittle explained that the construction will serve as an interceptor to the drainage. A Zoning Permit has been obtained. The setbacks are all conforming. Ms. Parilla asked about the space between the property line and his house. Discussion. Mr. Paster explained the timeframe and that there is time built into the plan for objections to be made. Mr. Ryan asked for a copy of the plan. He was told that he could visit the Borough Hall. Mr. Capizzi said that he would speak to the applicant about whether an actual copy could be provided.

Lisa Abad (802 Closter Dock Road) asked about the retaining wall and was given clarification by Mr. Doolittle. He referred to the Plan (marked A-2).

The meeting was closed to the public. The Board was given an opportunity to ask questions or make a motion. Mayor Tomasko moved to approve the application, seconded by Ms. Nudelman.

Discussion: Mayor Tomasko stated that a stipulation should be that the construction parking should be onsite instead of on the street. Ms. Abad asked about the change in elevation of the house, even though the meeting had been closed to the public. The attorney reviewed the restrictions.

The meeting was again opened to the public. Mr. Kim asked about the construction schedule, and he was told that this is beyond the scope of the Planning Board. He also asked about violations and was told that the Police would be notified of any violations.

Members voted as follows: Ayes: Councilman Abad, Ms. Barbi, Ms. Cochi, Mr. Cybul, Ms. Nudelman, Mr. Policano, Ms. Sonpal, Mayor Tomasko, Ms. Parilla. Absent: Ms. Dhulipala. Carried.

**HEARING: 23 TAMARACK RD SOIL MOVING APPLICATION** Matthew Cappizzi (205 Fairview Avenue, Westwood, NJ 07675), attorney for the applicant, came forward and explained that the property, in the RAA zone, is currently under construction and due to some grade changes occurring in the rear yard, the applicant is requesting a Soil Moving Application to create a rockery. No variances are required; no additional waivers are required for the soil moving, and no waivers are required for the tree buffer.

Douglas Doolittle (169 Ramapo Valley Road, Oakland, NJ), Engineer for the applicant, was still sworn in. He testified as follows. Most of the new dwelling falls within the original footprint. The Site Plan Soil Erosion Control Plan was marked A-1. The Rear Yard Grading and Rockery Plan was marked A-2. The coverage was reduced and brought into conformance. No soil will be exported. No impervious coverage is being added. A few trees are going to be removed. Mr. Doolittle described a rockery. It will be nice looking. The property is sewer and municipal water. The rockery is not in the tree buffer.

The Borough Engineer explained that the rockery should reduce the runoff. The one item of consideration involves where fill exceeds 5 feet. These spots will be brought into conformity.

Mr. Policano asked about the slope from the front to the back of the property and the re-grading. Mr. Policano asked about the trees and mitigation. Mr. Doolittle pointed out the mitigation on the plans. Discussion. Mr. Policano asked how trucks would move in and out of the property. The Borough engineer explained that Bobcats may be used.

Mayor Tomasko asked who Paylex (the applicant) is and whether the individual will live in the house. Mr. Capizzi stated that the applicant will not. The Mayor visited that site and saw a mound of soil in the back. The Borough Engineer explained that it was mostly excess soil from the front yard. The Borough Engineer confirmed that everything requested in his review letter was delivered.

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

Ms. Nudelman moved to approve the application, second Councilman Abad. The Attorney outlined the items for the resolution including the leveling of the soil, the tree information on the site plan, and the retaining walls at 5' height. The Borough Engineer added that all soil to be brought in must be pre-certified clean. Ms. Nudelman stated that the tree mitigation restriction did not need to be in the resolution.

The Mayor asked whether runoff would pitch more toward the seepage pit. The Engineer clarified that it will be evened out more than pitched. The Attorney clarified that amount of soil being considered.

Members voted as follows: Ayes: Councilman Abad, Ms. Barbi, Ms. Cochi, Mr. Cybul, Ms. Nudelman, Mr. Policano, Ms. Sonpal, Mayor Tomasko, Ms. Parilla. Absent: Ms. Dhulipala. Carried.

**BILLS AND CLAIMS:** Upon a motion by Mr. Policano, seconded by Ms. Cochi, to approve the bills listed below.

Members voted as follows: Ayes: Councilman Abad, Ms. Barbi, Ms. Cochi, Mr. Cybul, Ms. Nudelman, Mr. Policano, Ms. Sonpal, Mayor Tomasko, Ms. Parilla. Absent: Ms. Dhulipala. Motion carried.

Vendor	Description	Acct	Inv. #	Amount
Douglas Bern, Esq.	General Legal Services	Current	11141	1,043.75
Burgis Associates	Housing Plan 3 <sup>rd</sup> Round	COAH	46833	4,850.00
Gannett	Notice of Decision HEFS Plan	COAH	11443598	13.20
Azzolina & Feury	Zoning Lily Pond Estates	ESCROW	80529	672.00
Azzolina & Feury	Zoning Lily Pond Estates	ESCROW	80530	1251.00

### **COMMITTEE REPORTS:**

Bergen County League of Municipalities: There are no meetings for the summer.

Board of Health: The next meeting is September 16.

Environmental Commission: no report.

Building Department: The report is on file.

NJ Transit Update: There was a 3% fair increase on July 1.

COAH Update: no update.

Councilman Abad asked about the fact that the driveway of 3 Berkery has been moved from Closter Dock to Berkery and questioned how the back yard setback can be handled with the new configuration. He suggested that the rear yard setback should have been used instead of a side yard. The Engineer suggested that a phone call to the Borough Planner would be helpful.

Ms. Nudelman asked about the height ordinance progress, and the Borough Engineer said that it can be discussed at an upcoming lighter meeting. Mr. Cybul asked about the regulations for stormwater change. The Engineer explained the thinking and planning surrounding the issues. Discussion.

**ADJOURNMENT:** Upon a motion by Ms. Sonpal, seconded by Ms. Nudelman and supported by all in attendance, the meeting adjourned at 8:40 PM.

Respectfully submitted,  
Marti Francis, Recording Secretary