

ALPINE PLANNING BOARD

Alpine Borough Hall
100 Church Street
Alpine, New Jersey 07620

MINUTES

August 26, 2025

CALL TO ORDER/PUBLIC ANNOUNCEMENT: The Planning Board, Borough of Alpine, convened in regular session on Tuesday, August 26, 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, August 26, 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, Nancy Dhulipala, Sandra Nudelman, Catherine Parilla, Robert Policano, Joyce Sonpal, Mayor Paul Tomasko

Staff Present: Douglas Bern, Esq., Board Attorney; Perry Frenzel, Borough Engineer; Joseph Burgis, Borough Planner; Marti Francis, Board & Recording Secretary

APPROVAL OF MINUTES of JULY 22, 2025, REGULAR MEETING:

Ms. Dhulipala made a statement about Mr. Doolittle's remark, referenced in the July 22 minutes, that the Environmental Commission would dictate where the plantings would go. She said that is not what the Environmental Commission does. Rather, it is recommended that Mr. Doolittle hire a landscape architect and that a planting plan needs to be submitted. Upon a motion by Mayor Tomasko to approve the minutes as amended, seconded by Ms. Cochi, eligible members voted as follows: All in favor. Nancy Dhulipala no vote. Motion approved. (NB: As Ms. Dhulipala was making a statement as Class II member and was not at the meeting in question, this change has not been made to the 7/22/2025 minutes but is rather a note on the minutes of the meeting at which her statement was made.)

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.

The Board chair announced that she would take the Board business first, leaving the rest of the meeting for the Lily Pond Estates hearing. She also stated that the meeting ends at 10:00.

RESOLUTION: 3 BERKERY PLACE SOIL MOVING APPLICATION Upon a motion by Mr. Policano to approve the resolution, seconded by Ms. Nudelman, eligible members voted as follows: Ayes: Councilman Abad, Ms. Cochi, Mr. Cybul, Ms. Nudelman, Mr. Policano, Ms. Sonpal, Mayor Tomasko, Ms. Barbi, Ms. Parilla. Ms. Dhulipala was not eligible to vote as she was not present at the July meeting.

RESOLUTION: 23 TAMARACK RD SOIL MOVING APPLICATION

Upon a motion by Ms. Sonpal to approve the resolution, seconded by Ms. Cochi, eligible members voted as follows: Ayes: Councilman Abad, Ms. Cochi, Mr. Cybul, Ms. Nudelman, Mr. Policano, Ms. Sonpal, Mayor Tomasko, Ms. Barbi, Ms. Parilla. Ms. Dhulipala was not eligible to vote as she was not present at the July meeting.

BILLS AND CLAIMS:

Upon a motion by Mayor Tomasko to approve the bills and claims, seconded by Ms. Sonpal, members voted as follows:

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

Vendor	Description	Acct	Inv. #	Amount
Burgis Associates	Affordable Housing 4 th Round	COAH	47107	1,050.00
Azzolina & Feury	Zoning Lily Pond Estates	ESCROW	80686	2,627.00
Azzolina & Feury	Zoning Lily Pond Estates	ESCROW	80685	576.00

COMMUNICATION: Review letter concerning Lily Pond Estates from the Fire and Police Departments

COMMITTEE REPORTS:

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

Board of Health: The next meeting is September 16.

Environmental Commission: The next meeting is August 28th with an inspection.

Building Department: The report is on file.

NJ Transit Update: There are no major updates.

COAH Update: no report.

HEARING: Lily Pond Estates: Zoning Approval for the overall project; Soil Moving Permit Application for Lots 25.01 through 30, plus the vacated portion of Appletree Lane; Major Subdivision for the consolidation of Lots 25.01 through 30 and the vacated portion of Appletree Lane

Mr. Schepisi explained that Mr. DelVecchio would serve as the lead attorney for the hearing and that he, Mr. Schepisi, would fill in as necessary.

Ms. Parilla asked Mr. Burgis, Borough Planner, to speak to the Board and bring them up to date with the Affordable Housing process. Mr. Burgis was sworn in and explained that he is the Borough Planner and gave examples of his extensive experience in Affordable Housing. Mr. Burgis stated that this is the single largest inclusionary development the municipality has seen. Mr. Burgis stated that the Housing Plan is part of the Master Plan. He reviewed the development of Affordable Housing, and municipalities' obligation of same, in New Jersey. The site in question for this evening is part of the Third Round of Affordable Housing. Eight of the units are affordable units. Mr. Burgis also explained the format of Land Use hearings, including the presentation of witnesses and questions from the Board and the Public. Mr. Burgis stated that his review of the application will be available before the September meeting. Ms. Parilla stated that the Board is entitled to retain experts of its own if necessary.

Mayor Tomasko reminded those assembled that everyone on the dais, with the exception of the Board Attorney and Board Secretary, volunteers and serves the town because they love what they came to the town to experience. He stated that the volunteers' efforts are appreciated. He also commended the new owners of a Glen Goin house for restoring it instead of knocking it down, which resulted in their receiving the inaugural Environmental Commission Award for Preservation. The Frick mansion, a historic building of sorts, is on the property in question.

Ms. Parilla noted that usually Board members visit properties for which applications have come to the Board. She asked that arrangements be made to allow the Board members to walk the property. Mr. DelVecchio said that the request can be

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entertained and should be discussed at the end of the meeting. Mr. Burgis cautioned that if it were to be in a group we would have to make sure there was no quorum.

Mr. Frenzel, Borough Engineer, was sworn in and shared the results of his completeness review including the Development Application (comprising compliance with the COAH-3 regulations), the consolidation of 6 tax lots and a minor vacated portion of Appletree Lane into one lot, Soil Moving Application.

Mr. Frenzel reviewed his findings. Salient items are listed below.

For the Development Application:

Page 8 item k: a plan showing all trees in excess of 6-inch caliper. In his letter, Mr. Frenzel stated that a Tree Removal Application should be filed and that it is up to the discretion of the Board whether it be now or as a condition of approval. Ms. Dhulipala stated that the 6-inch trees referenced are deciduous trees and that coniferous trees (5 feet or taller) have not been included. Mr. Frenzel stated that the applicant's engineer should be advised precisely of the language in the Tree Ordinance.

Page 8 item l: The portion concerning employees does not apply. The applicant is proposing a minor widening of Closter Dock Road to provide what amounts to a right-turn lane. That seems to have been submitted to the County for review. On August 14, the County issued a letter of comments directed at the applicant regarding that plan. Mayor Tomasko asked whether the County approved or decided on the matter or whether it is still outstanding. Mr. Frenzel stated that it is incomplete pending the revision of the plans.

Page 8 item m: There is an extensive stormwater design submitted with the application. The Environmental Impact Statement suggests that it has been submitted to the DEP for their review. The Board should hear more about that or see the DEP's response letter. On sheet number 2, notes 3-6 reference DEP files and comments apparently in response to applications. The Board should hear more about that in testimony (this was noted in the Engineer's letter).

Page 9 item o: A soil erosion permit will be required.

Page 9 item p: Will be applicable later in the process.

Page 9 item q: The off-site improvement (right-turn lane) is presumed to be the responsibility of the applicant and will need to be coordinated with the County.

For the Application for Soil Moving Permit:

"Cross-section" has become an antique term; a satisfactory submission has been made.

Soil certification/tests, truck routes, and truck/equipment to be used are TBD because no contracts have been signed as the application is in the planning phase.

The performance bond is TBD as that is something to be handled further down the line.

"Location, size and species of trees over 9 inches in diameter" remains to be done in conjunction with the Tree Removal Permit.

"Listing of variances and/or waivers requested" to the best of Mr. Frenzel's knowledge there are none.

-END OF REVIEW-

Mayor Tomasko asked why item 7 "Map(s) submitted in full compliance with Borough Ordinance" was answered in the negative. Mr. Frenzel stated that this should be addressed in testimony. Mayor Tomasko also asked why the entire second

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page was left blank. Mr. Frenzel asked that this be addressed in testimony but presumed that as there are no contracts or contractors at this time this information is not available. Also, this section is labeled as "Post-Approval Date Requirements."

Mayor Tomasko and Ms. Parilla asked why the Site Plan is labeled Preliminary and Final.

Mr. DelVecchio stated that the Soil Movement Permit is not preliminary. Rather, the "Post-Approval Data Requirements" section is labeled to be determined because these items change over time and will be filled out at the appropriate time.

As for the Site Plan, preliminary and final approval is being sought. Subdivision approval is technically not required for this application because no properties are being subdivided. In fact, properties are being consolidated. The paperwork was filed as it was part of the application. Mr. DelVecchio stated that he believed that the required applications have been submitted.

Mayor Tomasko referenced page 3 of the Development Application and questioned the mention of farmland in the "Present Use" section. Mr. Schepisi stated that there have been tax appeals filed and settlements relating to the farmland exemption. Mayor Tomasko said that he was aware that the appeals had been attempted but was not aware of their being allowed. Mr. Schepisi stated that in their opinion it was currently used for residential and farmland.

Ms. Parilla asked Mr. Burgis if he had any comments on the completeness of the application. He stated that that Mr. Frenzel had pointed out the missing items and that the Board had the right to commence the hearing and that the minor missing items could be added.

Ms. Nudelman asked about documents relating to a Home Owners Association. The Board Attorney stated that he felt that would be submitted to him for his review. Mr. DelVecchio stated that there was a plan to have a Home Owners Association and that it was not an uncommon condition of approval for those documents to be submitted to the Board Attorney for review and that the applicant would comply with such a request but that there was no plan to present these documents for this hearing as they were not necessarily appropriate for review during these hearings. The Board Attorney stated that this was the correct answer.

The Mayor stated that there was a lot of information, most of the information was presented in time for review by the Board with the notable exception of the Environmental Impact Statement, which was made known to most people at the meeting. Also, there are still some items expected from the County of Bergen, the DEP, and the BCUA (such as a statement that they have the capacity to deal with the waste) or Demarest. He asked what the likelihood was of these approvals.

Mr. DelVecchio stated that the Environmental Impact Statement (EIS) reached the community on May 6. He said that there was a cover letter addressed to Marti Francis. Ms. Francis was not sure whether she received a copy, and the Board Attorney was not aware of having received one. Certainly, the 14 copies for the Board required on the Development Application were not received.

Mayor Tomasko stated that the EIS was a well-done piece of work and worth everyone's time to review.

Mr. DelVecchio stated that the Board had to continue with the hearing while County approval is pending. The application was filed with the County after pre-meetings. The County's comments are relatively minor, and the revised plans will be submitted. He was confident that approval will be given. The Board is within its right to require County approval as a condition of final approval.

Mr. Policano asked whether a traffic study will be required for Closter Dock Road. Mr. DelVecchio explained the County's lane requirements and said that there is no traffic study required.

Ms. Cochi asked whether there was any impact study concerning the school and was told it is in the EIS.

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Ms. Parilla stated that the County has spoken about widening Closter Dock Road and asked whether this will affect the applicant's plans. Mr. DelVecchio said that it would not as far as he knew. The applicant has provided the land area.

The Mayor asked about the sanitary sewer. Mr. DelVecchio responded that the TWA permit is a permit that can only be received after approval by the municipality. As for Demarest, their capacity and willingness are contained in a court-approved settlement agreement. The Board is entitled to require TWA approval as part of the approval conditions.

Board Attorney Doug Bern asked for the location of the settlement agreement; it is with Demarest. The settlement agreement will be provided to Mr. Bern and Mr. Frenzel.

The Mayor asked about the BCUA and was told that the TWA permit will start in Alpine, then go to Demarest, then go to BCUA, and then the DEP. The Mayor asked at what point a capacity analysis was performed. Mr. DelVecchio offered to provide a Will-Serve letter from the BCUA but said that there is not capacity analysis and that there is no known capacity issue at either the Northwest or Bergen County Utility Authority plant. The lines within the Borough of Demarest are presumably able to handle the waste, as evidenced by their signing the agreement. The Mayor asked when the agreement was signed and was told that it was signed as part of this process; the Mayor suggested it was almost five years ago. Mr. DelVecchio stated that Demarest was obligated to provide capacity under the terms of the agreement. Mr. Bern asked for a copy of the Will-Serve letter; one will be provided. Concerning the DEP approvals: they are all in hand. To the extent the Board wishes, the applicant will provide them to the Attorney and Engineer. Ms. Parilla asked about Residential Contact Review and was told by the Borough Engineer that it related to soil being brought onto the site. Mayor Tomasko said that he noticed in his review a reference to a traffic study. He asked to be copied into that as well. The Mayor also suggested that the Board might wish to engage its own expert. Mr. DelVecchio stated that, once finished with completeness review, he would like to respond to that and some of Mr. Burgis' comments.

Upon a motion by Ms. Nudelman to deem the application complete, seconded by Mr. Cybul, Board members voted as follows: Ayes: Councilman Abad, Ms. Cochi, Mr. Cybul, Ms. Dhulipala, Ms. Nudelman, Mr. Policano, Ms. Sonpal, Mayor Tomasko, Ms. Parilla.

Mr. DelVecchio asked to start by marking some documents.

A-1 Affidavit of notice

A-2 Preliminary and Final Site Plan, prepared by Dykstra Walker, 30 sheets, last revised 4/23/2025

A-3 Architectural Plan, prepared by Zampolin and Associates, 24 sheets, last revised 4/23/2025

A-4 Soil Moving Application, prepared by Dykstra Walker, 7/9/2025

A-5 Environmental Impact Statement, prepared by Dykstra Walker, 4/21/2025

A-6 Stormwater Report, prepared by Dykstra Walker, last revised 4/21/2025

A-7 Landscape Plan, prepared by Tapestry, 7 pages, last revised 4/23/2025

Board Attorney Doug Bern advised that notice was proper and complete.

The attorney will provide a typed exhibit sheet after the meeting.

Mr. DelVecchio introduced the application. The owners are listed on the coversheet of the application. The application involves Block 55, lots 25.01 and 26-30 plus a recently vacated portion of Appletree Lane. The property generally has frontage on Closter Dock Road and Appletree Lane. Closter Dock is a County road, under the jurisdiction of the County of Bergen. The property is approximately 22.686 acres in size, including the recently vacated portion of Appletree Lane. The property is located in the COAH-3 Zone District. Three central applications are pending: Preliminary and Final Site Plan, Soil Moving Permit, and Subdivision Application for the purposes of lot consolidation. Four witnesses are anticipated: Engineer Mark Gimigliano, Landscape Architect Greg Zimmer, Project Architect Bob Zampolin, and Planner Paul Grygiel.

The application comes to the Planning Board by way of a settlement agreement that was entered on October 25, 2023, between the applicant, the Borough of Alpine, and the Planning Board of Alpine. The settlement calls for 40 units, 8 of which are in one building and are affordable housing. Mr. DelVecchio recounted the activities to date.

Mr. DelVecchio stated that while he agrees with a lot of what Mr. Burgis has said, he does not agree with all of it and will address items of disagreement as they arise in discussion. Mr. DelVecchio spoke about the fact that Closter Dock Road is a County roadway and that as such ingress/egress is not a matter for the Planning Board to consider, although the applicant is ready to hear any suggestions or concerns.

Ms. Parilla asked whether the Police Department has anything to say, as it is a County road. Mr. DelVecchio said that of course the local officials are the best informed of local matters but it is a County road and although the Police Chief is concerned he does not have a better suggestion. Mr. DelVecchio stated that not building is not an option and that he feels the County is equipped to regulate the egress/ingress. Ms. Parilla voiced her concern for traffic safety and suggested bringing in a traffic expert. Discussion. No resolution was reached.

Mr. Gimigliano (Dykstra Walker Design Group, P.A. 24 Bowling Green Pkwy, Lake Hopatcong, NJ) was introduced, sworn in, and accepted. Mr. DelVecchio confirmed that the documents were created under Mr. Gimigliano's supervision, that he has familiarized himself with Borough relevant ordinances, the property, and the review letters from the professionals and departments.

The colorized (8/26/2025) rendering of sheet 2 (existing conditions) of 30 of the Site Plan was marked A-8. Mr. Gimigliano described the existing conditions using this document as a reference. The homes on the property are currently served by a septic system. There is a stream in the center of the site running north to south and into the Borough of Demarest. The stream has a 300-foot riparian buffer on each side. There is a manmade drainage ditch and two manmade ponds on the property. The DEP has confirmed that they are manmade and thus not under the DEP's jurisdiction. He then described the wetlands on the property and the transition areas as they apply. Mr. Gimigliano described the topographical aspects of the property. Mayor Tomasko asked for the location of the Frick Mansion; it was pointed out. Prompted by MR. DelVecchio's question, Mr. Gimigliano pointed out the multifamily residential dwelling under construction on the nearby property in Demarest. It is in the general direction of the sanitary sewer connection proposed for this project, and there is an existing easement.

Mr. Gimigliano described the proposed conditions, referring to Exhibit A-9 (a colorized version of sheet 3 of the Site Plan). There will be 32 market rate units and 8 affordable units. Access to the property will be via a private road to Closter Dock Road and a roundabout. There will be access gates controlled by the residents via electronic means. There will be a callbox as well. There will also be a turnaround area. Each market rate unit will be 3 or 4 bedrooms and will have a 2-car garage and a driveway. Between the garage and driveway, each unit will have room to park 4 vehicles. The affordable units will be located in one building on the west side of the property. There will be one 1-bedroom unit, 5 2-bedroom units, and 2 3-bedroom units. The 3-bedroom units will have 2-car garages. The others will have 1-car garages. All affordable units will have driveways allowing for more parking. There are 33 perpendicular on-site parking spaces for residents and visitors, including 4 EV chargers and an ADA compliant parking space. All roadways and parking comply with GSIS standards. Sidewalks are proposed throughout the development, and a clubhouse is proposed in the center. Walking paths are proposed throughout the undeveloped portion in the center of the property. In answer to Mr. DelVecchio's question, Mr. Gimigliano confirmed that the plan is substantially the same plan that was attached to the settlement agreement entered into by both parties and the same or substantially the same as that approved by the DEP. He then described the way in which the drainage was reviewed and approved by the DEP. The site lighting has been designed for safe access. The landscaping plan will be discussed by its architect.

Mr. Gimigliano confirmed that Closter Dock Road is a County road under the County's jurisdiction. Meetings have been held with County representatives concerning points of access, which are limited by some of the environmental constraints. The proposed location has been discussed with the County and informal approval has been given. Exhibit A-10 is a zoomed-in version of A-9; Mr. Gimigliano used it to describe the proposed 150-foot deceleration and 200-foot acceleration lanes. Mr. Bern asked whether this is the plan that was with the County. Mr. Gimigliano explained that the only difference is that the County requested that the striping in the exit driveway be removed so that there is a single exit lane. This is one

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of the changes requested in the review letter previously discussed. Mr. Gimigliano has reviewed the site-distance requirements and found that this plan complies.

Mr. Cybul asked about cars coming down Closter Dock Road and was told that they would be crossing traffic to turn into the driveway. Ms. Dhulipala asked about fire truck access and was told that the site has been designed for sufficient access and that the Fire Department has reviewed the plans. Ms. Parilla read the Fire Department letter, which included the requirement that the buildings be fully sprinklered. Mr. DelVecchio stated that the buildings are not proposed to be sprinklered and that they are not required to be. Discussion. Mr. DelVecchio stipulated that the applicant will fully comply with fully comply with building and fire codes but that they believe that sprinklers are not required. Ms. Dhulipala asked about a circulation plan for vehicle movement. Discussion.

Ms. Parilla asked whether there is a separate entry for emergencies and was told that there is not. Mayor Tomasko asked about using Frick Drive for entrance and exit. Mr. Gimigliano stated that Frick Drive is very narrow and that the ordinance was written to prohibit vehicular access from anything other than Closter Dock Road. Mr. Schepisi stated that there was a suit by the residents of Frick Drive to preclude access and the applicant agreed not to provide access. Discussion about entrance and exit and volume of traffic during commuting times. The exit is expected to allow for left and right turns. The final approval will be given after the final approval. The Board Attorney will review the extent to which Alpine can comment on traffic conditions in light of the settlement agreement. Continued discussion about traffic patterns and conditions.

Mr. Gimigliano described the freestanding walls, fences, and signs at the entrance to the development. The dimensions were described as detailed on the plans. Mr. Policano asked whether the sign will be lit. Mr. Gimigliano does not believe so but can confirm. The utility services were described. Discussions confirming capacity were held. There are no issues concerning capacity. A resolution of consent was issued by Bergen County Planning. Mr. Policano asked about the right of way. The easements and sanitary sewer were discussed. The sanitary sewer lines will be the responsibility of the development.

Concerning soil movement, 10,000 cubic yards will be imported over the life of the project. It will be clean and meet all Borough requirements. The truck route will be confirmed with the Borough Engineer. Ms. Dhulipala asked about the soil on the property and was told that as there was no evidence of contamination there was no testing. Mr. Schepisi said that most of the farming was the processing of cut trees.

Mr. Gimigliano stated that all DEP Land Use required permits are in hand. The approvals will be submitted to the Borough Engineer. The Stormwater Maintenance Manual will be submitted to the Board Attorney.

Approval from the County and Bergen County Soil Conservation, as well as the TWA permit, Water Extension permit, and Tree Removal Permit will all be part of the approval process. Mr. Gimigliano did not find any issues with the requests in Mr. Frenzel's review.

Mr. Policano asked where snow would be taken after removal and was told that there were places onsite that it could be taken. This would be an HOA responsibility. Ms. Parilla asked how many parking spaces there were at the clubhouse. There are 12 parking spaces close to the entrance. There are officially 164 spaces in the development, including garage spaces. Handicapped spots are based on the number of open spots; there is one ADA compliant spot.

Mayor Tomasko spoke about the Stormwater Management document and the trouble with water runoff that is experienced in Alpine. He suggested having the work looked at and verified by an independent expert without waiting a few months to suggest this. Discussion of what kind of review would be allowed, what kind would violate agreements, and what kind would be an excess cost generator. Mayor Tomasko moved to ask the Borough Engineer to engage an expert to lend a second set of eyes to this stormwater document, second Councilman Abad. Discussion. Mr. DelVecchio stated that there are many questions, including the scope of the review and whether the escrow is properly charged if the review goes beyond Azzolina and Feury. Mr. Burgis voiced his opinion that the Board should be able to bring in someone with

expertise to review the document. Mr. Frenzel stated that he felt that Paul Azzolina would be capable of conducting the review and would speak to him.

Roll Call Vote: Ayes: Councilman Abad, Ms. Cochi, Mr. Cybul, Ms. Dhulipala, Ms. Nudelman, Mr. Policano, Ms. Sonpal, Mayor Tomasko, Ms. Parilla.

The Borough Engineer referenced the traffic study mentioned in the EIS and asked for a copy. It will be given to him.

The meeting was opened to the Public.

Valentina Arnold (54 Berkery Place) voiced her concern about getting out of her street. Mr. Gimigliano stated that there would be no changes to Berkery Place and minimal changes to the amount of traffic on Closter Dock Road.

Liz Davis (42 Brenner Place) expressed concern about stormwater management. She was told that the system was designed for the 100-year storm per the regulations in place in 2021 when this application was filed. She was also told that it was designed to have no adverse impact on the neighboring properties. Discussion. Mr. Frenzel explained that the intensity of the 100-year storm is more intense than what this area has seen.

Daniel Arnold (54 Berkery Place) asked how many residents would be in the development and was told 138 people, including 36 school-age children. Mr. Arnold voiced concern about the people needing to make a lefthand turn into the driveway during commuting times. Mr. Gimigliano stated that the traffic study suggests 26 vehicles per hour at peak time. He stated that this is a fairly small development. Discussion.

Andrea Abad (7 Berkery Drive) asked about the elevation difference from Frick Drive to the planned driveway. She was told that the difference was approximately 50 feet and the distance about 800 or 900 feet. She asked whether it was safe for stopping. She was told that there would be some trucks during construction but that there was no issue with vehicles being able to stop. She finally asked how elevation was going to change and was told that the elevation along the roadway would generally stay the same with a little leveling.

Ms. Parilla asked whether Mr. Gimigliano could return at the next meeting. Mr. DelVecchio said that he would ask the Engineer to return and asked for a schedule to be created at the next meeting to possibly include special meetings.

That will be discussed at the next meeting. The next meeting will be September 16 with no further notice required.

Concerning site visits Mr. DelVecchio asked that Mr. Bern give a couple of dates for small groups to visit. They will meet with a guide, who will be instructed to be a mute observer, and only Board members will attend.

ADJOURNMENT: Upon a motion by Ms. Cochi to adjourn, seconded by Councilman Abad and supported by all in attendance, the meeting was adjourned at 10:07 pm.

Respectfully submitted,

Marti Francis, Recording Secretary