

## **ALPINE PLANNING BOARD**

Alpine Borough Hall  
100 Church Street  
Alpine, New Jersey 07620

### **MINUTES**

August 27, 2019

**CALL TO ORDER/PUBLIC ANNOUNCEMENT/PLEDGE OF ALLEGIANCE:** The Planning Board, Borough of Alpine, convened in regular session on Tuesday, August 27, 2019 at 7:30 P.M. Catherine McGuire 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 27, 2019 at 7:30 P.M. has met the requirements of the law by publication in The Record, posting on the bulletin board of the lobby in the Borough Hall and filing in the office of the Borough Clerk.

### **ROLL CALL:**

Members Present: Carol Cochi, Gayle Gerstein, Elizabeth Herries, Lorraine Mattes, Catherine McGuire, Joyce Sonpal Mayor, Paul Tomasko  
Members Absent: David Kupferschmid, Catherine Parilla, Alt I Jeff Fromm  
Staff Present: Cara Landolfi, Esq. for Michael Kates, Board Attorney, Perry Frenzel, Borough Engineer Marilyn Hayward, Board & Recording Secretary

### **APPROVAL OF MINUTES OF JUNE 25, 2019 REGULAR MEETING:**

Upon a motion by Joyce Sonpal, seconded by Mayor Tomasko, to approve the minutes of the June 25, 2019 Planning Board Regular Meeting. Eligible members voted as follows:

**Vote: Ayes:** Ms. Cochi, Ms. Gerstein, Ms. Herries, Ms. McGuire, Ms. Mattes, Ms. Sonpal, Mayor Tomasko

**OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS:** No public.

### **COMMUNICATIONS:**

1. Notice of Certification of Soil Erosion and Sediment Control Plan re: 74/10, 40/5, 81.06/29
2. Burgis Associates Proposal for Preparation of the Periodic Plan Re-examination Report  
Mr. Burgis is the Board's Planner. Mayor Tomasko reminded the report, reviewed every ten years, is due April 2020. Work should begin.  
**Resolution:** Upon a motion by Mayor Tomasko seconded by Ms. Gerstein to accept the proposal by the Borough Planner, Burgis Associates for preparation of the Periodic Master Plan Re-Examination Report.  
**Vote: Ayes:** Carol, Cochi, Gayle Gerstein, Elizabeth Herries, Catherine McGuire, Lorraine Mattes, Joyce Sonpal, Mayor Paul Tomasko
3. Azzolina & Feury Letter dated 8/13/19 re: Alpine Three, LLC, Block 43 Lots 6.01, 6.02, 6.03  
Additional correspondence just received was also distributed to the Board and noted for the record:
  - Archer & Greiner Letter dated 8/26/2019 re: Alpine Three, LLC Application for Amended Final Site Plan Approval Block 43 Lots 6.01, 6.02 and 6.03
  - Board's Special Counsel Letter dated 8/26/2019 re: Alpine III Application for Amended and Preliminary Site Plan ApprovalThe application is scheduled for the October 22<sup>nd</sup> meeting as Applicant's Counsel is unavailable on September 24<sup>th</sup>.
4. Azzolina & Feury Letter dated 7/31/2019 re: Kurtz, David & Michelle, Block 73 Lot 10, 6 Birch Road.

Ms. Sonpal commended the job done on the June 25th meeting minutes. It should be noted for the record that these minutes were prepared by Nancy Wehmann, Deputy Borough Clerk.

### **MEMORIALIZATION OF RESOLUTION: Kurtz, David & Michelle, Block 73 Lot 10, 6 Birch Road**

Attorney Landolfi summarized the resolution. Ms. Herries offered some minor corrections. Perhaps for future the Board questioned need for clarifying language regarding notification after "temporary interruption of construction activities."

Upon a motion by Mayor Tomasko, seconded by Gayle Gerstein to adopt a resolution memorializing action taken by the Planning Board of the Borough of Alpine on June 25, 2019 a copy of which is appended to these minutes. Eligible members voted as follows:

**Vote: Ayes:** Ms. Cochi, Ms. Gerstein, Ms. Herries, Ms. McGuire, Ms. Mattes, Mayor Tomasko

**RESOLUTION: RETURN OF ESCROW:** Alpine Three, LLC, Block 43 Lots 6.01, 6.02, 6.03

Upon a motion by Ms. Herries, seconded by Ms. Gerstein, to return unused escrow for the prior application for Alpine Three LLC Block 43 Lots 6.01,6.02, 6.03 (2018 Site Plan Application) in the amount of \$3,510.90

**Vote: Ayes:** Ms. Cochi, Ms. Gerstein, Ms. Herries, Ms. McGuire, Ms. Mattes, Mayor Tomasko

**BILLS AND CLAIMS:** A motion to approve bills was made by Mayor Tomasko, seconded by Ms. Herries

Kates, Nussman et.al.	Kurtz 73/10	Escrow	\$ 718.00
Huntington Bailey, LLP	Trust:COAH	Legal	\$ 405.00
Clarke Caton Hintz	Trust:COAH	Special Master	\$ 172.50
Clarke Caton Hintz	Trust:COAH	Special Master	\$ 161.77
Alpine Three, LLC	Per resolution above	Return of escrow	\$3,510.90

**Vote: Ayes:** Ms. Cochi, Ms. Gerstein, Ms. Herries, Ms. McGuire, Ms. Mattes, Ms. Sonpal, Mayor Tomasko

**COMMITTEE REPORTS:**

Northern Valley Mayors & Planners Assoc.: No meeting last month or this month.

Board of Health: No meeting.

Environmental Commission: Ms. Mattes advised they reviewed 5 properties comprised of one application and four reviewed for return of bonds. Mayor Tomasko advised Nancy Dhulipala will be appointed to the Environmental Commission.

Building Department: Reports are on file for June and July. Ms. Sonpal noted little change.

NJ Transit Update: No new information.

COAH Update: Mayor Tomasko requested the Board go into executive session to discuss a legal matter.

**EXECUTIVE SESSION A Resolution providing for a Meeting Not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12.**

Upon a motion by Joyce Sonpal, seconded by Elizabeth Herries, and approved by all, the Board entered into a closed session at 7:44 PM pursuant to the Open Public Meetings Act, N.J.S.A. 10:4-12(b)(7) for a discussion on a matter of pending litigation and that the deliberations conducted in closed session may be disclosed to the public upon the determination of the Planning Board that the public interest will no longer be served by such confidentiality.

Vote: Ayes: Carol Cochi, Gayle Gerstein, Elizabeth Herries, Lorraine Mattes, Catherine McGuire, Joyce Sonpal, Mayor Paul Tomasko

The Executive Session closed and open session reconvened at 8:13 PM

**ADJOURNMENT:** A motion to adjourn the regular Planning Board meeting was made by Joyce Sonpal and seconded by Gayle Gerstein. All were in favor. The meeting adjourned at 8:14 PM.

Respectfully submitted,

Marilyn Hayward  
Recording Secretary