

ALPINE PLANNING BOARD

Alpine Borough Hall
100 Church Street
Alpine, New Jersey 07620

MINUTES

January 26, 2021

CALL TO ORDER/PUBLIC ANNOUNCEMENT/PLEDGE OF ALLEGIANCE: The Planning Board, Borough of Alpine, convened in regular session on Tuesday, January 26, 2021 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, January 26, 2021 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.

ROLL CALL:

Members Present: Carol Cochi*, Gayle Gerstein*, Elizabeth Herries*, Lorraine Mattes, Catherine McGuire*, Catherine Parilla, Joyce Sonpal*, Mayor Paul Tomasko
Members Absent: David Kupferschmid
Staff Present: Michael Kates, Board Attorney*; Perry Frenzel, Borough Engineer*
Marilyn Hayward, Board & Recording Secretary

** Attended by teleconference*

SWEARING IN OF 2021 OFFICIALS: Attorney Michael Kates administered the oath of office to Gayle Gerstein, Class III member for a one-year term expiring 12/31/2021, Lorraine Mattes for a three-year term expiring 12/31/23 and Catherine McGuire for a four-year term expiring 12/31/24.

REORGANIZATION:

Chairperson: Catherine Parilla upon a motion by Mayor Tomasko, seconded by Ms. Cochi.

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

Vice Chairperson: Catherine McGuire upon a motion by Mayor Tomasko, seconded by Ms. Cochi.

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

Board Secretary/Recording Secretary: Marilyn Hayward upon a motion by Ms. Gerstein, seconded by Ms. McGuire.

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

PROFESSIONAL SERVICE APPOINTMENTS: Upon a motion by Ms. Gerstein, seconded by Ms. Herries to re-appoint the following professionals and to adopt the corresponding Professional Resolutions appended to these minutes for the positions of Board Engineer, Board Attorney, Borough Planner and Special Counsel.

Board Attorney:	Michael Kates, Esq.
Board Engineer:	Perry Frenzel, P.E. of Azzolina & Feury
Special Counsel:	John Phillips, Esq.
Borough Planner:	Joseph Burgis, P.P. of Burgis Assoc., Inc.

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

RE-ADOPTION OF PLANNING BOARD BY-LAWS:

Elizabeth Herries questioned the following:

- 1. Part 1:3-7 (p 6). This states that the Board will not take new testimony after 11pm. The Board’s practice has been to end testimony at 10 pm. The section will be revised to state that the Board will not be obligated to consider new matters or take new testimony after 10:00 PM.
- 2. Part 2:2-7 (p. 10). The last sentence states that the applicant shall reimburse the municipality for expenses for the Board’s experts in such [informal] communications. That seems limited to those informal communications. Doesn’t the applicant pay all costs for our consultants? Attorney Kates advised that this section should remain unchanged, as it is intended to mention these costs to be allowable in addition to the statutory requirements for payment of escrow deposits.
- 3. Part 3:1-7 (p. 15). The timeframe for memorialization may not be met if we don’t have a meeting. Should this be revised accordingly? Mayor Tomasko noted that customarily the applicants or their attorney have been advised and are not opposed to a delay in adopting a resolution as a result of a meeting cancellation This section will remain unchanged.
- 4. Part 4:1-5 (p. 17). Can the alternate have listened to the transcript for continuing hearings as regular members can? This section will be changed to allow voting eligibility for an alternate with the same conditions as stipulated in part 2:3-4 (p. 11).

Carol Cochi called attention to a typographical error

- 5. Part 5:4-1 (p. 21). Following the form change to 5:3-1 and change “Planning Board my” to “Planning Board may”.

Upon a motion by Ms. McGuire, seconded by Ms. Gerstein to accept the By-Laws as revised

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

APPROVAL OF MINUTES OF SEPTEMBER 22, 2020 REGULAR MEETING:

Upon a motion by Ms. Mattes, seconded by Ms. Gerstein to approve the minutes of the September 22, 2020 Planning Board Regular Meeting Eligible members voted as follows:

Vote: Ayes: Ms. Gerstein, Ms. Herries, Ms. Mattes, Ms. Parilla, Ms. Sonpal, Mayor Tomasko

Abstain: Ms. Cochi, Ms. McGuire

OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS: None

CONTINUED HEARING:

AMENDED PRELIMINARY AND FINAL SITE PLAN AND SOIL MOVING WITH WAIVERS; ALPINE THREE LLC, CLOSTER DOCK ROAD BLOCK 43 LOTS 6.01,6.02 & 6.03 – CARRIED TO FEBRUARY 23, 2021

COMMUNICATIONS

Notice of Certification of Soil Erosion & Sediment Control Plan re: 49/2. 81/04/7, 49/12, 81.06/18, 22/10, 70/14

Notification of application for Wetlands Letter of Interpretation re: 81.05/2, 36 Marie Major Drive is a Hubschman Engineer plan. Mayor Tomasko advised Mr. Frenzel this is a very steep lot and very close to a Borough easement. DEP should be reminded that the Borough wishes to see the wetland restrictions respected and opposes waivers for wetlands that would enable a too large house to be built there to the Borough’s detriment.

Upon a motion by Ms. McGuire, seconded by Ms. Gerstein and approved by all to authorize and direct Borough Engineer Frenzel to correspond with DEP expressing the Board’s views in response to Michael Hubschman’s application for a Wetlands Letter of Interpretation for Block 81.05 Lot 2 36 Marie Major Drive.

Notification of application for Extension of Wetlands General Permit re: PSE&G

2021 MEETING DATES: Upon a motion by Ms. Gerstein, seconded by Ms. Cochi and approved by all to approve the calendar for 2021. Planning Board regular meetings are held on the 4th Tuesday of each month with the exception of December 21st being a 3rd Tuesday due to the holiday.

FINANCIAL REPORT & 2021 BUDGET Upon a motion by Ms. Gerstein, seconded by Ms. Mattes and approved by all to recommend the proposed budget to the Mayor and Council for approval.

BILLS AND CLAIMS: A motion to approve the below referenced bills was made by Ms. Gerstein, seconded by Ms. McGuire and approved by all.

Burgis Associates	\$ 2,175.00	Alpine Housing Plan	COAH
	\$ 5,775.00	Alpine Housing Plan	COAH
	\$ 350.00	Alpine Three (43/6.01,6.02,6.03)	Escrow
	\$ 1,462.50	Alpine Housing Plan	COAH
	\$ 5,812.50	Alpine Housing Plan	COAH
	\$ 375.00	Master Plan Reexamination	
Azzolina & Feury Eng., Inc.	\$ 1,918.50	Alpine Housing Plan	COAH
	\$ 3,201.00	Alpine Three (43/6.01,6.02,6.03)	Escrow
	\$ 405.00	Alpine Three (43/6.01,6.02,6.03)	Escrow
	\$ 348.00	Alpine Three (43/6.01,6.02,6.03)	Escrow
Clarke, Caton & Hintz	\$ 1,633.00	Appointed Court Master	COAH
	\$ 3,266.00	Appointed Court Master	COAH
	\$ 793.50	Appointed Court Master	COAH
	\$ 667.68	Appointed Court Master	COAH

COMMITTEE REPORTS:

Northern Valley Mayors & Planners Assoc.: No meeting.

Board of Health: Next meeting February 9. December meeting report distributed.

Environmental Commission: Reviewing tree removal on already established sites. Large older trees that came down during recent windstorms pose a concern to residents. The Commission is reviewing vegetation management. Rockland Electric has an official dedicated to vegetation management reviews trees with potential for impacting electrical delivery to the home. They were in Alpine for four months in the summer trimming trees in the utility line and will be working on Route 9W in February.

Building Department: Report on file. Mayor Tomasko advised they will honor retiring Alden Blackwell for his service. The current building inspector, Brian Frugis, will fill the positions of Zoning Officer and Construction Code Official.

Zoning Board of Adjustment Annual Report: not yet available.

NJ Transit Update: No activity

COAH Update: deferred to Executive Session

Resolution: 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.

OFFERED BY: Ms. Herries **SECONDED BY:** Ms. Gerstein

at a regular meeting of the Planning Board of the Borough of Alpine held on Tuesday, January 26, 2021

WHEREAS, the Planning Board 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 Planning Board 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)(8) Matters Relating to Litigation, Negotiations and the Attorney-Client Privilege: Affordable Housing.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Alpine, assembled in public session on Tuesday, January 26, 2021, 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 Planning Board that the public interest will no longer be served by such confidentiality.

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

The Board entered into Executive Session at 8:03 PM and returned to Open Public Session at 8:38 PM

ADJOURNMENT: A motion to adjourn the regular Planning Board meeting was made by Ms. McGuire and seconded by Ms. Cochi. All were in favor. The meeting adjourned at 8:38 PM.

Respectfully submitted,

Marilyn Hayward
Recording Secretary