

## **ALPINE PLANNING BOARD**

Alpine Borough Hall  
100 Church Street  
Alpine, New Jersey 07620

### **MINUTES**

March 25, 2025

**CALL TO ORDER/PUBLIC ANNOUNCEMENT:** The Planning Board, Borough of Alpine, convened in regular session on Tuesday, March 25, 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, March 25, 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**

**SWEARING IN** of Class IV member Robert Policano

### **ROLL CALL:**

Members Present: George Abad, Jr., Keren Barbi, Carol Cochi, Sandra Nudelman, Robert Policano, Joyce Sonpal, Mayor Paul Tomasko, Catherine Parilla

Members Absent: Brandt Cybul, Lorraine Mattes

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

### **APPROVAL OF MINUTES OF January 28, 2025. REORGANIZATION AND REGULAR MEETING:**

Upon a motion by Mayor Tomasko, seconded by Councilman Abad to approve the minutes of the January 28, 2025, Planning Board Reorganization and Regular Meeting. Eligible members voted as follows: All in favor. Ms. Cochi Abstained. 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:** 6 Charney Drive (Block 77. Lot 2) Relief sought: Major Soil Movement Permit and waiver from Section 205-1 of the Alpine Tree Ordinance to permit limited grading within the Easterly Tree Buffer. Donna Vellekamp appeared for Matthew Capizzi, attorney for the applicant. Douglas Doolittle (169 Ramapo Valley Road, Oakland, NJ), Engineer for the applicant, was sworn in and accepted. The Site Plan, dated 10/310/2024, was marked exhibit A1. Mr. Doolittle explained that the site is 2+ acres and heavily wooded around where the existing dwelling sits. No variances are requested. There is an environmental condition in that there is 300-foot riparian buffer, in which the pool, tennis court, and cabana are planned to be built. If the application is granted at the Planning Board, application will be made to the DEP. The septic system is close to being finished. There is a waiver sought for the driveway; there are no objections to the notes and requests of the engineer letter.

The Borough engineer stated that the application is pretty straight forward. No soil is being brought in. Nothing within the 300-foot riparian zone can be touched without DEP approval.

Mayor Tomasko noted that the application is before the Board before the septic are finished (The engineer noted that they are about 90% complete; there is visible water which will be taken care of) and that the sequencing of appearing before the Board before applying to the Board before the DEP seems to be odd sequencing. The applicant's engineer stated that the applicant was trying to have just one soil movement application. The Mayor also mentioned that 65 trees are to be removed and that planting trees instead of creating a tennis court would be a good opportunity. Mr. Doolittle said that the trees were to be remediated. The Borough engineer said that the tennis court would go before the DEP.

Ms. Parilla commented that the Tree Permit has not yet been filed.

Ms. Nudelman asked whether the soil movement was in connection with the building of the house. The engineer stated that it was also in connection with the pool.

The meeting was opened to the public for comment. Daniel Ferolie (35 Litchfield Way) asked about the waiver for the tree buffer. Mr. Doolittle explained that the existing driveway is in the tree buffer and that they want to move that; the new driveway will be farther away from Mr. Ferolie’s property. The meeting was closed to the public.

Chris Karach (39 Lucille Avenue, Dumont), Landscape Architect for the applicant) was sworn in and accepted. The Landscape Plan was marked A2. He explained that the concept was to provide screening and privacy with a variety of evergreen and deciduous trees, shrubs, ornamental grasses, and to provide biodiversity. Twenty-nine trees call for mitigation. The plan provides 207. They will be a mix of shade trees from the Alpine Tree Guidelines. There are shade trees on the front property line.

The Borough engineer explained that the Borough standard is 4 caliper, not 3, for mitigation trees.

Councilman Abad asked what the change in elevation is from the east to the west of the property and was told the change is 42 feet. He pointed out that a lot of water runoff would be created. He asked where water will drain from the tennis court to the house. Mr. Doolittle said that drainage would be put in at the tennis court if needed.

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

Ms. Nudelman moved to approve the application, second Ms. Sonpal. Mayor Tomasko asked whether anyone from the owner’s family was in the meeting and was told that the owner was not going to live there. Discussion. Ms. Nudelman suggested including the condition that the soil movement for the house was acceptable but that anything additional was subject to DEP approval. Other conditions include that the required mitigation trees are minimum 4 caliper. Mr. Policano asked about the possibility of a minor waiver for grading. The Borough engineer explained that there would be some soil movement and grading for the removal of the driveway but that no trees would be involved. Existing drains in the driveway will be removed. Approval will be required if anything in the 300-foot buffer is moved.

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

**BILLS AND CLAIMS:** Upon a motion by Councilman Abad, seconded by Ms. Sonpal, to approve the bills listed below. Members voted as follows: Ayes: Councilman Abad, Ms. Barbi, Ms. Cochi, Ms. Nudelman, Mr. Policano, Ms. Sonpal, Mayor Tomasko, Ms. Parilla. Motion carried.

| Vendor             | Description                          | Acct    | Inv. #   | Amount     |
|--------------------|--------------------------------------|---------|----------|------------|
| Clarke Caton Hintz | Through 1/31/2025                    | COAH    | 91735    | \$2,774.50 |
| Clarke Caton Hintz | Through 2/28/2025                    | COAH    | 91987    | \$1,725.00 |
| Douglas Bern, Esq. | General Services                     | Current | 10992    | \$250.00   |
| The Record         | Notice of Decision<br>19 Marie Major | Escrow  | 10988540 | \$11.00    |
| The Record         | Professional Services                | Current | 10988869 | \$24.64    |

**COMMITTEE REPORTS:**

Bergen County League of Municipalities: The League met and conducted a budget presentation. The next meeting will center around New Jersey Transit.

Board of Health: The next meeting will be in a few months

Environmental Commission: There were two inspections.

Building Department: The report is on file.

NJ Transit Update: There are discussions between the Federal and New York governments about congestion pricing.

COAH Update: The NJ Builders Association sued 159 towns that questioned the numbers they were assigned by the DCA. The Fair Share Housing Center is suing 68 or 69 towns. If numbers are taken from one town they need to be assigned elsewhere. Heeding the advice of our professionals, Alpine did not challenge the numbers we were assigned.

**ADJOURNMENT:** Upon a motion by Ms. Nudelman, seconded by Ms. Cochi and supported by all in attendance, the meeting adjourned at 8:20 PM.

Respectfully submitted,

Marti Francis  
Recording Secretary