

ALPINE PLANNING BOARD

Alpine Borough Hall
100 Church Street
Alpine, New Jersey 07620

MINUTES

June 24, 2025

CALL TO ORDER/PUBLIC ANNOUNCEMENT: The Planning Board, Borough of Alpine, convened in regular session on Tuesday, June 24, 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, June 24, 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 II MEMBER NANCY DHULIPALA Mayor Tomasko administered the Oath of Allegiance to Nancy Dhulipala, Chair of the Environmental Commission.

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
Members Absent: None
Staff Present: Douglas Bern, Esq. Board Attorney; Perry Frenzel, Borough Engineer; Joseph Burgis, Borough Planner; Marti Francis, Board & Recording Secretary

APPROVAL OF MINUTES of MAY 27, 2025 REGULAR MEETING:

Upon a motion by Mr. Policano, seconded by Ms. Cochi to approve the minutes of the May 27, 2025, Planning Board Regular Meeting. Eligible members voted as follows: All in favor. Motion approved.

Upon a motion by Mr. Policano, seconded by Councilman Abad to approve the executive session minutes of the May 27, 2025, Planning Board 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. Having no public, the meeting was closed to the public.

Chair Parilla announced that the Hearing for 3 Berkery Place has been adjourned to July 22, 2025, with no further notice. Three members of the public left the meeting. One member of the public asked to see plans and was told that he can contact the applicant's attorney or visit the Planning Board Secretary's office during regular business hours.

PUBLIC HEARING: ADOPTION OF PROPOSED HOUSING ELEMENT AND FAIR SHARE PLAN, DATED JUNE 10, 2025

Upon a motion by Councilman Abad, seconded by Ms. Cochi, to open the hearing All members voted in favor. Carried.

Mr. Burgis, Borough Planner, was sworn in. He gave a background of the Affordable Housing program beginning with the Mount Laurel decision in 1975, through the creation and growth of COAH. He described Affordable Housing Rounds 1, 2, and 3. He explained that we are now in Round 4 and that the regulations and procedures have been reworked. Round 4 will run from July 1, 2025 through June 30, 2035. The DCA determined that 86,000 Affordable Housing units are needed and were distributed through the state's regions. A new dispute program was instituted. Municipalities were given the opportunity to question whether the methodology was used properly but not the methodology itself. There was also a vacant land adjustment process instituted. As a result, Alpine's final realistic development potential was determined to be 0. However, 4 units will be developed as a result of situations remaining from Round 3. A couple of small typos in the report will be corrected tomorrow to allow the plan to be submitted in a timely manner and the Borough to remain compliant.

These minutes have been approved by the Alpine Planning Board

The meeting was opened to the Board for comment. Robert Policano asked about the section of the plan about fund spending and how administrative costs will be handled for the next three years. Mr. Burgis explained that administrative costs will be covered by the taxpayers of the municipality until the Borough is allowed to spend more. Councilman Abad asked who will maintain the new buildings. Mr. Burgis explained that it depends on the contract that is agreed upon. The Mayor explained that Bergen United Way will maintain the units to be created for the 3rd round, and the Frick Estate units will be maintained by the developer; the Borough would prefer not to be responsible for the maintenance of future units. Ms. Parilla asked whether residents who are placed in affordable housing are protected from being evicted if their incomes rise. Mr. Burgis said that they are allowed to stay in that situation. Ms. Parilla also asked a question of clarification in the Borough Code.

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

Upon a motion by Mayor Tomasko, seconded by Ms. Sonpal to close the public hearing, all members voted in the affirmative. Carried.

Upon a motion by Councilman Abad, seconded by Ms. Sonpal to approve the resolution adopting the Proposed Fourth Round Housing Element and Fair Share Plan, dated June 10, 2025, eligible members voted as follows: Ayes: Councilman George Abad, Jr., Keren Barbi, Carol Cochi, Brandt Cybul, Nancy Dhulipala, Sandra Nudelman, Catherine Parilla, Robert Policano, Joyce Sonpal, Mayor Paul Tomasko.

The resolution and plan will be filed within the prescribed 48 hours.

BILLS AND CLAIMS:

Vendor	Description	Acct	Inv. #	Amount
Douglas Bern, Esq.	Audit letter	Current	5-2025	250.00
Gannett	6 Charney Notice of Decision	Escrow	11261515	12.76

Upon a motion by Mr. Policano, seconded by Ms. Nudelman, to approve the above Bills and Claims, members voted as follows: Ayes: Councilman Abad, Ms. Barbi, Ms. Cochi, Mr. Cybul, Ms. Dhulipala, Ms. Nudelman, Mr. Policano, Ms. Sonpal, Mayor Tomasko, Ms. Parilla. Motion carried.

COMMITTEE REPORTS:

Bergen County League of Municipalities: The Mayors' Breakfast took place a couple of weeks ago.

Board of Health: The next meeting is September 16.

Environmental Commission: A member will be upgraded to full member, and there will be three site visits.

Building Department: The report is on file.

NJ Transit Update: no report

COAH Update: already addressed

ADJOURNMENT: Upon a motion by Councilman Abad, seconded by Ms. Nudelman and supported by all in attendance, the meeting adjourned at 8:06 PM.

Respectfully submitted,
Marti Francis, Recording Secretary