

ALPINE PLANNING BOARD

Alpine Borough Hall
100 Church Street
Alpine, New Jersey 07620

MINUTES

February 27, 2024

CALL TO ORDER/PUBLIC ANNOUNCEMENT: The Planning Board, Borough of Alpine, convened in regular session on Tuesday, February 27, 2024 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, February 27, 2024 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.

REORGANIZATION:

SWEARING IN OF 2024 OFFICIALS: Mayor Tomasko administered the oath of office to the following members: Gayle Gerstein, Class III member for a one-year term expiring 12/31/24; George Abad, Jr., Carol Cochi and Joyce Sonpal, Class IV Members for three-year terms expiring 12/31/26, and Brandt Cybul, Alternate Member I for a two-year term expiring 12/31/25.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Members Present: George Abad, Jr., Carol Cochi, Brandt Cybul, Gayle Gerstein, Elizabeth Herries, Catherine McGuire, Catherine Parilla, Joyce Sonpal, Mayor Paul Tomasko
Members Absent: Lorraine Mattes
Staff Present: Douglas Bern, Esq. Board Attorney; Perry Frenzel, Borough Engineer
Marilyn Hayward, Board & Recording Secretary

ELECTION OF OFFICERS:

Chairperson: Upon a motion by Mayor Tomasko, seconded by Ms. McGuire, to nominate Catherine Parilla. All were in favor.

Vice Chairperson: Upon a motion by Ms. McGuire, seconded by Mayor Tomasko, to nominate Elizabeth Herries. All were in favor.

Board/Recording Secretary: Upon a motion by Ms. Cochi, seconded by Ms. McGuire, to nominate Marilyn Hayward. All were in favor.

PROFESSIONAL SERVICE APPOINTMENTS: Upon a motion by Ms. McGuire, seconded by Ms. Cochi to re-appoint the following professionals and to adopt the corresponding Professional Services Resolutions appended to these minutes for the positions of Board Attorney, Board Engineer, and Borough Planner. All were in favor.

Board Attorney: Douglas Bern, Esq., of Bern Root LLC
Board Engineer: Perry Frenzel, P.E. of Azzolina & Feury Engineering
Borough Planner: Joseph Burgis, P.P. of Burgis Assoc., Inc.

APPROVAL OF MINUTES OF DECEMBER 19, 2023 REGULAR MEETING:

Upon a motion by Ms. Gerstein, seconded by Ms. Herries to approve the minutes of the December 19, 2023 Planning Board Regular Meeting. Eligible members voted as follows:

Vote: Ayes: Mr. Abad, Mr. Cybul, Ms. Gerstein, Ms. Herries, Ms. McGuire, Ms. Parilla, Mayor Tomasko.

Abstain: Carol Cochi, Joyce Sonpal.

Absent: Lorraine Mattes

OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS: None

MEMORIALIZATION OF RESOLUTION: Soil Moving – Torres, Block 81.04 Lot 3, 36 Buckingham Drive.

Attorney Bern advised that some minor revisions were made to the draft resolution that was included in the packets. The revised resolution was distributed at the meeting. Mr. Bern stated that at the request of the Applicant’s Attorney, he agreed to add “*If Applicable*” at the beginning of the first sentence in Conditions B, C, E & F on page 4 of the Resolution. There were no additional revisions.

Upon a motion by Mayor Tomasko, seconded by Ms. Gerstein, to approve the resolution as revised.

Vote: Ayes: Mr. Abad, Mr. Cybul, Ms. Gerstein, Ms. Herries, Ms. McGuire, Ms. Parilla.

Abstain: Ms. Cochi, Ms. Sonpal

Absent: Ms. Mattes.

COMMUNICATIONS:

- Notice of Bergen County Soil Erosion & Sediment Control Plan Certification re:
 - 23 Church St., Block 39.01 Lot 16.03
 - 40 Dogwood Lane, Block 74 Lot 9
 - 103 Church St., Block 55 Lot 8
 - 7 Bristol Ct., Block 70 Lot 23

Engineer Frenzel explained that any disturbance of land in excess of 5,000 feet requires certification by Bergen County, and these matters may or may not require board approval.

- Notice of application for Freshwater Wetlands General Permits re: 413 Route 9W, Block 121 Lot 5.
Mr. Frenzel reported that construction on this property began years ago with several starts and stops. They have now hired a construction manager to proceed. Approvals have lapsed so they are required to re-apply for permits.

BILLS AND CLAIMS: Upon a motion by Ms. Cochi, seconded by Ms. Sonpal, to approve the bills listed below. All were in favor.

Bern Root LLC	\$ 525.00	General Services	
Bern Root LLC	\$ 1,471.25	Affordable Housing Services	(COAH)
Clarke, Caton & Hintz	\$17,466.35	Appointed Court Master	(COAH)
Burgis Associates	\$ 4,872.50	Alpine Housing Plan	(COAH)
Azzolina & Feury	\$ 492.00	36 Buckingham – 81.04/3	(escrow)
Azzolina & Feury	\$ 768.00	36 Buckingham – 81.04/3	(escrow)
Azzolina & Feury	\$ 461.25	11 Autumn Terrace – 81.04/19	(escrow)

COMMITTEE REPORTS:

Bergen County League of Municipalities: Mayor Tomasko reported that the speaker at last week’s meeting was Jeff Surenian, who spoke of the pending legislation pertaining to the Affordable Housing Fourth Round. Under the proposed legislation COAH would be eliminated and the DCA would become the administrative agency.

Board of Health: Report on file.

Environmental Commission: The Mayor reported that they met last Thursday and did a number of inspections.

Building Department: Report on file.

NJ Transit Update: No update.

COAH Update: Mayor Tomasko reported that the court met about a month ago to consider the Borough’s Third Round Certification and the judge issued a Preliminary Judgment of Repose. Additionally, the judge complimented the Borough on deciding to settle as opposed to going to trial.

The Mayor added that there will be additional things the board needs to do, such as revising the Master Plan and Housing Element and Fair Share Plan and other pertinent ordinances.

ADJOURNMENT: A motion to adjourn the regular Planning Board meeting was made by Ms. Gerstein and seconded by Ms. Sonpal. All were in favor. The meeting adjourned at 7:55 PM.

Respectfully submitted,

Marilyn Hayward
Recording Secretary