

## ALPINE PLANNING BOARD

Alpine Borough Hall  
100 Church Street  
Alpine, New Jersey 07620

### MINUTES

July 27, 2021

**CALL TO ORDER/PUBLIC ANNOUNCEMENT/PLEDGE OF ALLEGIANCE:** The Planning Board, Borough of Alpine, convened in regular session on Tuesday, July 27, 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 Law the notice of this regular meeting held Tuesday, July 27, 2021 at 7:30 P.M. has met the requirements of the law by being published as part of the annual meeting notice in The Record posted continuously on the bulletin board of the lobby in the Borough Hall and a copy filed in the office of the Borough Clerk.

### **ROLL CALL:**

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

### **OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS:**

**Richard Incontro**, owner 36 Schoolhouse Lane, expressed concerns with activity on the Alpine Three property. Chairwoman Parilla advised Alpine Three is in process of investigating the location of septic fields. As this is part of an ongoing hearing, Alpine Three and their representatives need to be present for the Planning Board to discuss this matter further. She asked Mr. Incontro to return to a future meeting when the Alpine Three matter is on the agenda and present his questions and comments at that time.

### **APPROVAL OF MINUTES OF JUNE 22, 2021 REGULAR MEETING:**

Upon a motion by Ms. Gerstein, seconded by Ms. McGuire, to approve the minutes of the June 22, 2021 Planning Board Regular Meeting. Eligible members voted as follows:

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

Abstain: Ms. Sonpal

### **APPROVAL OF MINUTES OF JUNE 22, 2021 EXECUTIVE SESSION MEETING:**

Upon a motion by Ms. Gerstein, seconded by Ms. McGuire, to approve the minutes of the June 22, 2021 Planning Board Executive Session Meeting. Eligible members voted as follows:

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

Abstain: Ms. Sonpal

### **Memorialization of resolution: Soil Moving – Ko, Daniel 27 Schaffer Road, Block 81.06 Lot 18**

Ms. Herries requested correction to add a word: pp 10 insert “he” after “Mayor Tomasko offered that.”

Upon a motion by Ms. Herries, seconded by Ms. Cochi to approve the resolution as amended.

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

Abstain: Ms. Sonpal

***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, July 27, 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, February 23, 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. McGuire, Ms. Mattes, Ms. Parilla, Ms. Sonpal, Mayor Tomasko

**MOTION APPROVED**

The Board entered into Executive Session at 7:40 PM and returned to Open Public Session at 8:12 PM

**Continued Hearing: Amended Preliminary and Final Site Plan and Soil Moving with Waivers - Alpine Three, LLC; Block 43 Lots 6.01, 6.02 & 6.03** carried to August 24, 2021.

**COMMUNICATIONS** So noted as follows:

- Notification of Certification of Soil Erosion and Sediment Control Plans: Block 49.01 Lot 4
- Notification of Application for Freshwater Wetlands Letter of Interpretation: Block 55 Lots 25.01, 26, 27 & 30
- 200-foot lists: Block 43 Lots 6.01-6.03

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

Michael Kates, Esq.	\$ 960.00	Ko (81.06/18)	Escrow
Azzolina & Feury	\$ 346.50	Alpine Three (43/6.01,6.02,6.03)	Escrow
Azzolina & Feury	\$ 513.00	Ko (81.06/18)	Escrow
Burgis Associates	\$ 525.00	Alpine Housing Plan	COAH
Clarke, Caton & Hintz	\$ 184.00	Appointed Court Master	COAH
Clarke, Caton & Hintz	\$ 1,012.00	Appointed Court Master	COAH

**COMMITTEE REPORTS:**

Northern Valley Mayors & Planners Assoc.: Mayor Tomasko advised they have not met.

Board of Health: Next meeting September 14.

Environmental Commission: Ms. Mattes reported the EC extensively reviewed bamboo ordinances. As no complaints have been received and enforcement has been a challenge in towns that have adopted ordinances, they feel education is the best approach. They will create an educational display in the lobby and provide information on the website.

Building Department: Report on file.

NJ Transit Update: No activity.

COAH Update: Discussion held in Executive Session. The Borough continues to retain immunity.

**ADJOURNMENT:** A motion to adjourn the regular Planning Board meeting was made by Ms. Gerstein and seconded by Ms. McGuire. All were in favor. The meeting adjourned at 8:17 PM.

Respectfully submitted,  
Marilyn Hayward  
Recording Secretary