

ALPINE PLANNING BOARD

Alpine Borough Hall
100 Church Street
Alpine, New Jersey 07620

MINUTES

June 23, 2020

CALL TO ORDER/PUBLIC ANNOUNCEMENT/PLEDGE OF ALLEGIANCE: The Planning Board, Borough of Alpine, convened in regular session on Tuesday, June 23, 2020 at 7:35 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 and the Governors declaration, the notice of this regular meeting held Tuesday, June 23, 2020 at 7:35 P.M. has met the requirements of the law by being published as part of the annual meeting notice in The Record and posted continuously on the bulletin board of the lobby in the Borough Hall and a copy filed in the office of the Borough Clerk. In addition, due to the current COVID-19 pandemic instructions to the public on how to access this meeting by telephone have been posted in the Borough lobby and on the Borough website as part of the posted meeting agenda.

ROLL CALL:

(Some members joined by teleconference)

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

Members of the public were asked to identify: Guliet Hirsch identified.

SWEARING IN OF 2020 OFFICIAL: David Kupferschmid sworn in by the Mayor (Class IV 4 year exp 12/2023).

APPROVAL OF MINUTES OF FEBRUARY 25, 2020 REGULAR MEETING:

Upon a motion by Ms. Cochi, seconded by Ms. McGuire to approve the minutes of the February 25, 2020 Planning Board Regular Meeting. Eligible members voted as follows:

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

HEARINGS: 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 July 28, 2020)

Without objection the hearing will be next heard July 28, 2020. Ms. Hirsch advised she intends to re-notice and requested confirmation the meeting will be in-person and whether there would also be a teleconference option. She and her witnesses are willing to accommodate a public meeting as permitted by the Executive Order. Discussion followed. It was determined at this time the July meeting will be in-person only. Exhibits need to be available in advance of the meeting.

COMMUNICATIONS

Property Maintenance Report Chairman Parilla questioned a seeming lack of response from the owner of 1006 Closter Dock Road. What is the Borough's recourse? Mayor Tomasko noted open permits indicate this is a construction site. The PMO and building department should investigate further noting all non-essential construction and activity was curtailed during the pandemic and is only now starting up again. If necessary, summonses can be issued and/or the Borough can authorize work to be done and place a lien on the property to cover the cost. The Planning Board can also review the property maintenance ordinance.

RETURN OF ESCROW: Upon motion by Mayor Tomasko, seconded by Ms. Mattes and approved by all **BE IT RESOLVED** by the Borough of Alpine Planning Board that Borough Engineer and Borough Attorney have advised that all required fees and expenses have been paid and the following escrow funds are hereby approved for release:

<u>Name</u>	<u>Block Lot</u>	<u>Amount</u>
Hillside 385 LLC	50/1.02	\$400.80
Rock Solid Builders, Inc.	81.04/18.04	\$295.60

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

Burgis Associates, Inc.	\$ 665.00	Alpine Three (43/6.01,6.02,6.03)	Escrow
	\$ 522.50	Alpine Three (43/6.01,6.02,6.03)	Escrow
	\$ 2,625.00	Alpine Housing Plan	COAH
	\$ 1,837.50	Alpine Housing Plan	COAH
	\$ 2,100.00	Alpine Housing Plan	COAH
	\$ 1,350.00	Master Plan Re-examination	
Azzolina & Feury Eng., Inc.	\$ 345.00	Alpine Three (43/6.01,6.02,6.03)	Escrow
	\$ 4,170.00	Alpine Three (43/6.01,6.02,6.03)	Escrow
John C. Phillips, Esq.	\$ 2,000.00	Alpine Three (43/6.01,6.02,6.03)	Escrow
	\$ 1,600.00	Alpine Three (43/6.01,6.02,6.03)	Escrow
Clarke Caton Hintz	\$ 615.52	Court Appointed Master Feb	COAH
	\$ 586.50	Court Appointed Master Mar	COAH
	\$ 782.00	Court Appointed Master Apr	COAH
	\$ 1,932.00	Court Appointed Master May	COAH

OPEN SPACE PLAN AMENDMENT

Attorney Kates explained a resolution is needed to retain Burgis Associates, Inc. to prepare an amendment of the 2006 Open Space and Recreation Plan Element of the Master Plan to include the acquisition of former SUEZ Water property: 6 East Main Street, Block 49, Lot 7; said amendment to be presented at a future public hearing prior to adoption by the Planning Board. Ms. Herries asked Open Space Trust Fund current balance, costs of acquisition, and purpose. Purchase price is \$285,000 and current fund balance is \$397,000. Attorney Kates explained to its credit the Borough assesses a small percentage included in property taxes to create this fund for the acquisition of public open space. Acquisition was investigated and approved by the Mayor and Council. Mayor Tomasko explained they intend to apply to the County Open Space Trust for reimbursement for a portion of this funding. He invited Board members to tour the property with him after the meeting.

RESOLUTION Upon a motion by Mr. Kupferschmid, seconded by Ms. McGuire at this regular meeting of the Alpine Planning Board held on June 23, 2020

WHEREAS, the Borough of Alpine is under contract to acquire from SUEZ Water property at 6 East Main Street, also identified as Lot 9 in Block 47 on the Tax Map and List, and

WHEREAS, the purpose of the acquisition is to add to the public open space of the Borough; and

WHEREAS, the acquisition will be funded with the Borough’s Open Space Trust fund, established pursuant to N.J.S.A. 40:12-15.1 et seq.; and

WHEREAS, in accordance therewith, it will be necessary to amend the Open Space and Recreation Plan Element of the Borough’s Master Plan to identify the acquisition;

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of alpine that the community planning firm of BURGIS ASSOCIATES, INC., 25 Westwood Avenue, Westwood, NJ prepare an amendment of the Open Space and Recreation Plan Element of Master Plan for consideration by the Planning Board at the earliest available date.

FURTHER RESOLVED that this engagement of the professional services of BURGIS ASSOCIATES, INC. is pursuant to its 2020 contract with the Borough dated December 11, 2019 for Professional Planning Services, and at the hourly rates and terms set forth therein.

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

COMMITTEE REPORTS:

Northern Valley Mayors & Planners Assoc.: No meeting

Board of Health: Met in May by teleconference. Report on file. Construction activity is picking up.

Environmental Commission: One site visit Ms. Mattes performed alone due to COVID. Two trees were already down at time of inspection and they will be reviewing enforcement to see if the tree ordinance needs review. She thanked Mr. Frenzel for writing a letter regarding another site on Church Street that was not adhering to tree protection regulations. He is monitoring and they have made an effort to comply.

Mayor Tomasko commended Mr. Frenzel on the paving projects which should be completed soon.

Mayor Tomasko thanked Ms. Mattes and the Environmental Commission for obtaining the Tree City Award again for the 19th year. They also obtained the Growth Award.

Building Department: Report on file.

NJ Transit Update: No report.

COAH Update: Borough's immunity from builder remedy lawsuits continues to be extended. The Borough is doing what it can to expedite the process but the Courts have been dormant due to the pandemic.

Special Meeting Monday, July 20, 2020 at 7:30 PM Mayor Tomasko noted the time they usually take to address the Open Space Plan Amendment to the Master Plan. Much of their regular meeting will be devoted to Alpine Three. To benefit the public, he recommended they hold a special meeting for the Open Space/Master Plan issue. It was determined the Board will hold a special in-person meeting on Monday, July 20, 2020. The Board will receive the draft in advance of that meeting.

ADJOURNMENT: A motion to adjourn the regular Planning Board meeting was made by Ms. McGuire and seconded by Ms. Gerstein. All were in favor. The meeting adjourned at 8:23 PM.

Respectfully submitted,

Marilyn Hayward
Recording Secretary