

ALPINE PLANNING BOARD

Alpine Borough Hall
100 Church Street
Alpine, New Jersey 07620

MINUTES

March 23, 2021

CALL TO ORDER/PUBLIC ANNOUNCEMENT/PLEDGE OF ALLEGIANCE: The Planning Board, Borough of Alpine, convened in regular session on Tuesday, March 23, 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 Act and the Governors Emergency Declaration, the notice of this regular meeting held Tuesday, February 23, 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. In addition 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:

Members Present: Carol Cochi, Gayle Gerstein*, Elizabeth Herries*, Lorraine Mattes, Catherine McGuire*, Catherine Parilla, Joyce Sonpal*, Mayor Paul Tomasko
Members Absent: David Kupferschmid
Staff Present: Michael Kates, Board Attorney*; John Phillips, Special Counsel*, Perry Frenzel, Borough Engineer*, Marilyn Hayward, Board & Recording Secretary Gary Vander Veer*, Special Engineer Consultant for Alpine Three,
** Attended by teleconference*

OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS: None

APPROVAL OF MINUTES OF FEBRUARY 23, 2021 REGULAR MEETING:

Upon a motion by Ms. Gerstein, seconded by Ms. McGuire, to approve the minutes of the February 23, 2021 Planning Board Regular Meeting. Eligible members voted as follows:

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

APPROVAL OF MINUTES OF FEBRUARY 23, 2021 EXECUTIVE SESSION MEETING:

Upon a motion by Ms. Mattes, seconded by Ms. Gerstein, to approve the minutes of the February 23, 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, Ms. Sonpal, Mayor Tomasko
Absent: Mr. Kupferschmid

Attorney Phillips advised there was no need for an executive session this evening as listed on the agenda.

Second Amendment to May 24, 2000 Settlement Agreement re: Alpine Three; Block 43 Lots 6.01, 6.02 & 6.03, for the Board's consideration of a proposed "Alternative Development Option"

The Board reviewed the proposed agreement with Attorney Phillips. Two minor changes were recommended in explanatory whereas clauses that have no impact on the provisions. A brief discussion followed where Attorney Phillips, Mr. Frenzel and Mr. Vander Veer provided clarification of the proposal and provisions. Alpine Three still has to provide the required detailed plans and reports and satisfy regulations regarding design along with reasonable conditions. The alternative development option constitutes a modification of the prior submission which record remains intact and ongoing. The Mayor and Council also needs to be a party to this agreement and will address at their 3/24/2021 meeting.

Resolution to Adopt: Upon a motion by Ms. Gerstein, seconded by Ms. Herries to authorize the Planning Board Chair and Planning Board Secretary to execute the second amendment to the May 24, 2020 Settlement Agreement between

Edward Norian and George Haralabatos, trading as Alpine Three, LLC, the Borough of Alpine and the Planning Board of the Borough of Alpine.

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

Chairman Parilla thanked Attorney Phillips and Engineers Frenzel and Vander Veer for their work.

Continued Hearing: 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 April 27, 2021

COMMUNICATIONS

- Notification of Certification of Soil Erosion and Sediment Control – Proposed Septic Repair re: Block 42 Lot 7; 75 Schoolhouse Lane
- 200 ft list re: 21/8; 8 Stone Tower Drive

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

Clarke, Caton & Hintz	\$ 253.00	Appointed Court Master	COAH
Azzolina & Feury	\$ 117.00	Alpine Three (43/6.01,6.02,6.03)	Escrow
John C. Phillips, Esq.	\$ 840.00	Alpine Three (43/6.01,6.02,6.03)	Escrow
Burgis Associates	\$ 3,187.50	Alpine Housing Plan	COAH

COMMITTEE REPORTS:

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

Board of Health: No meeting/report.

Environmental Commission: Ms. Mattes advised two sites removed trees without permits. They are visiting one tomorrow. They are reviewing enforcement and penalty provisions in the tree ordinance with the Borough Engineer for clarification. Following that the procedure can be promoted in the newsletter.

Ms. Parilla noted the destructive potential of invasive bamboo which poses a particular concern regarding septic systems. Some towns have adopted restrictive bans. Mr. Frenzel will review with Ms. Mattes and Committee. There may be other invasive species they want to look at also.

Building Department: Report on file.

Zoning Board of Adjustment Annual Report: Attorney Kates deferred to the next meeting.

NJ Transit Update: Ms. McGuire noted increased federal funding for infrastructure has revived pursuit of the Hudson River tunnel and Bergen Line projects.

COAH Update: The COAH Committee met. The Borough retains immunity through the end of March.

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 8:15 PM.

Respectfully submitted,
Marilyn Hayward
Recording Secretary