

**ALPINE PLANNING BOARD**

Alpine Borough Hall  
100 Church Street  
Alpine, New Jersey 07620

**MINUTES**

July 26, 2022

**CALL TO ORDER/PUBLIC ANNOUNCEMENT/PLEDGE OF ALLEGIANCE:** The Planning Board, Borough of Alpine, convened in regular session on Tuesday, July 26, 2022 at 7:30 P.M. Chairperson Catherine Parilla read the announcement in accordance with the requirements of the Sunshine Law

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In accordance with the provisions of the New Jersey Open Public Meetings Act, the notice of this regular meeting held Tuesday, July 26, 2022 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.

**ROLL CALL:**

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

**APPROVAL OF MINUTES OF MAY 24, 2022 REGULAR MEETING:**

Upon a motion by Ms. Gerstein, seconded by Ms. Herries to approve the minutes of the May 24, 2022 Planning Board Regular Meeting with the following correction: Carol Cochi’s name was added to ‘Members Absent’. Eligible members voted as follows:

Vote: Ayes: Mr. Cybul, Ms. Gerstein, Ms. Herries, Mr. Kupferschmid, Ms. Mattes, Ms. Parilla, Mayor Tomasko.

**OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS:** None

**COMMUNICATIONS:**

- Notice of application for authorization under Freshwater Wetlands General Permit 11 re: Block 55 Lots 25.01, 26, 27, 28, 29 & 30, Alpine, NJ and Block 119 Lots 1.51 & 1.61 and Block 120 Lot 1.42, Demarest, NJ.
- Notice of DEP Issuance of Flood Hazard Area Verification/Individual Permit re: Block 51 Lot 4.
- Notice of Certification of Soil Erosion and Sediment Control Plan: Block 70 Lot 24; Block 49 Lot 12; Block 39.01 Lot 12.16
- Notice of application for Freshwater Wetlands Letter of Interpretation re: Block 121 Lot 5.
- Notice of application for Extension of Freshwater Wetlands General Permit 2 re: PSE&G.
- 200 ft. Property Owner Lists: 49.02/17; 81.04/17;54/13.

The mayor noted that first Item is for property owned by Richard Kurtz, the second item is the property formerly owned by Larry Shadek, the fourth item is for 413 Route 9W. The others are much more routine

**BILLS AND CLAIMS:** A motion to approve the bills referenced below was made by Ms. Herries, seconded by Ms. Gerstein and carried by all members present.

Azzolina & Feury	\$ 389.50	Alpine Three LLC
Burgis Associates, Inc.	\$3,443.75	Housing Plan 2015 - March
Bern Root, LLC	\$ 750.00	8 Stone Tower Dr. - 21/12 (escrow)
Bern Root LLC	\$ 250.00	5/24/22 meeting attendance
Clarke Caton Hintz	\$2,081.50	Court Appointed Master to 4/29/22
Clarke Caton Hintz	\$ 690.00	Court Appointed Master to 5/27/22

**COMMITTEE REPORTS:**

Northern Valley Mayors & Planners Assoc.: Mayor Tomasko reported that he attended an end-of-season meeting on June 23<sup>rd</sup> which was primarily social.

Board of Health: The next meeting will be held on September 20<sup>th</sup>.

Environmental Commission: No report.

Building Dept: Report on file.

NJ Transit Update: No update.

COAH Update: To be discussed in Executive Session.

**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:** Mayor Tomasko; **SECONDED BY:** Ms. Cochi

at a regular meeting of the Planning Board of the Borough of Alpine held on Tuesday, July 26, 2022

**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, Mr. Cybul, Ms. Gerstein, Ms. Herries, Mr. Kupferschmid Ms. McGuire,

Ms. Mattes, Ms. Parilla, Mayor Tomasko

**MOTION APPROVED**

The Board entered into Executive Session at 7:35 PM and returned to Open Public Session at 8:50 PM.

**ADJOURNMENT:** A motion to adjourn the regular Planning Board meeting was made by Ms. McGuire and seconded by Ms. Herries. All were in favor. The meeting adjourned at 8:51 PM.

Respectfully submitted,

Marilyn Hayward  
Recording Secretary