

## **ALPINE PLANNING BOARD**

Alpine Borough Hall  
100 Church Street  
Alpine, New Jersey 07620

### **MINUTES**

November 12, 2025

**CALL TO ORDER/PUBLIC ANNOUNCEMENT:** The Planning Board, Borough of Alpine, convened in regular session on Wednesday, November 12, 2025, 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 Wednesday, November 12, 2025, 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, posted on the website and filed in the office of the Borough Clerk.

### **PLEDGE OF ALLEGIANCE**

#### **ROLL CALL:**

Members Present: Councilman George Abad, Keren Barbi (alternate), Carol Cochi, Brandt Cybul, Nancy Dhulipala, Sandra Nudelman, Catherine Parilla, Mayor Paul Tomasko

Members Absent: Robert Policano, Joyce Sonpal

Staff Present: Douglas Bern, Esq., Board Attorney; Perry Frenzel, Borough Engineer; Ed Snieckus, for Borough Planner; Marti Francis, Board & Recording Secretary

**APPROVAL OF MINUTES of October 28, 2025, REGULAR MEETING:** Upon a motion by Mayor Tomasko, seconded by Ms. Nudelman and supported by the Board members, the minutes were approved.

**OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS** The meeting was opened to the public for non-agenda items. Hearing none, the meeting was closed to the public.

Mayor Tomasko moved to amend the agenda to hear the application for 3 Deerhill Road before the continuation of the hearing for Lily Pond Estates. Councilman Abad seconded the motion, and all in attendance supported it. Carried.

#### **3 DEERHILL ROAD SOIL MOVING APPLICATION (Block 50, Lot 1.01)**

Matthew Capizzi, Attorney for the applicant, explained that the application is for a soil moving permit with no additional waivers.

Michael Hubschman (263 S. Washington, Bergenfield, NJ), Engineer for the Applicant, was sworn in and accepted. The Site Plan dated 7/21/25 with one revision 9/3/24 and colorized was marked A-1. He explained that 11,065 cubic yards of soil, primarily for the basement, were proposed to be moved, with a net import of 10 cubic yards. Everything drains to the west. The soil erosion control permit has been received. An agreement has been made to tie into the Demarest sewer system. All of the comments in the Borough Engineer's letter will be addressed.

Mr. Frenzel stated that this is a vacant lot, that no trees are expected to be removed, and that this is not a major development.

*These minutes have been approved by the Planning Board.*

Ms. Parilla asked about the splash pad. Ms. Nudelman confirmed that the sewer agreement had been received; it had. Ms. Dhulipala asked whether the owners are the same as when the EC visited in 2020; they are not.

The meeting was opened to the public for comment. Hearing none, the meeting was closed to the public.

Mayor Tomasko stated that this property was the result of a 5-lot subdivision and that the applicant has gone right to the limit in development and that any additional construction will require a variance.

Ms. Parilla asked Mr. Frenzel to confirm that there is no problem as it stands. He did.

Ms. Dhulipala asked that the owners take into consideration and fortify the buffer zone.

Ms. Nudelman moved to approve the application, second Councilman Abad. Members voted as follows: Ayes: Councilman Abad, Ms. Barbi, Ms. Cochi, Mr. Cybul, Ms. Dhulipala, Ms. Nudelman, Mayor Tomasko, Ms. Parilla. Absent: Mr. Policano, Ms. Sonpal. Carried.

Ms. Parilla asked the applicant's indulgence to allow the Board to complete the Board's work before completing the hearing.

Upon a motion by Mayor Tomasko to approve the bills and claims, seconded by Mr. Cybul, members voted as follows: Ayes: Councilman Abad, Ms. Barbi, Ms. Cochi, Mr. Cybul, Ms. Dhulipala, Ms. Nudelman, Mayor Tomasko, Ms. Parilla. Absent: Mr. Policano, Ms. Sonpal. Carried.

Vendor	Description	Acct	Inv. #	Amount
Azzolina & Feury	Zoning Lily Pond Estates	ESCROW	81004	5,284.50
Bern & Associates	General Legal Services	Current	11253	593.75
Bern & Associates	Lily Pond Estates	ESCROW	11254	625.00

**COMMUNICATION:** None

**COMMITTEE REPORTS:**

Bergen County League of Municipalities: The group will meet at the upcoming League of Municipalities Convention in Atlantic City.

Board of Health: There was no meeting.

Environmental Commission: There will be a meeting on November 20 with one visit.

Building Department: The report is on file.

NJ Transit Update: no report.

COAH Update: The Fourth Round update can be given after the hearing is complete, in an Executive Session.

**HEARING (Continued): Lily Pond Estates: Zoning Approval for the overall project; Soil Moving Permit Application for Block 55 Lots 25.01 through 30, plus the vacated portion of Appletree Lane; Major Subdivision for the consolidation of Lots 25.01 through 30 and the vacated portion of Appletree Lane**

Andy DelVecchio, Attorney for the applicant, began the hearing.

Mr. Frenzel stated that Menlo Engineering had completed the third-party review of the Stormwater Management Report. The review was complementary as to the completeness and conformity of the plan. One comment involved the area of Appletree Lane and Brenner Place. The review suggested that raising the corner, adding the retaining wall, and the other steps proposed in the Stormwater Management Report should absolutely minimize and reduce the runoff from that area.

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Mr. Bern, Board Attorney, referred to the latest draft of the list of conditions, dated November 12, 2025. He stated that this is a compilation of items from the Settlement Agreement, the hearings, and the Board's professional review team.

Mr. Bern read Page 2, Item II, concerning the dawn redwood tree. Mr. DelVecchio explained that the applicant had looked at the possibility of moving the tree. Due to its shallow root system, that is very unlikely. Due to the constraints of the wetlands, the buildings cannot be moved. It is very likely that the tree will be replaced rather than moved. He asked about the 20 trees required as a replacement. He said that the applicant is willing to provide five 20-foot replacement trees (and assumes that they will count toward the entire replacement number). He also said that they have been located in state.

Ms. Dhulipala stated that she appreciates the work that has been done and said that the suggestion does comply with the ordinance. She remarked that this species does well in wetlands.

Discussion of the number of replacement trees that would be acceptable. Mr. Snieckus added that two other trees have grown among the subject tree. He estimated that an undisturbed area of 60 to 70 feet around the existing tree would be necessary, which would require an even larger distance between it and buildings G and H. Mr. DelVecchio offered to discuss the situation with the applicant, after the other conditions were settled, and find out whether the applicant would be willing to provide more than five of these trees.

Mr. Bern stated that the condition regarding the pickup and drop off of school children by the school bus had been amended to stipulate that it would be determined in conversation with the Board of Education. He asked for comment. Discussion. Mr. DelVecchio stated that the applicant agrees to create the drop off area when and if needed. Mr. Frenzel agreed that it should be addressed when the number of students was known, perhaps within 12 months of the final CO. He also stated that the roads are and have to be wide enough to accommodate a fire truck and thus a bus. He said that his main goal was that children not be standing in the street. The final decision for the amendment to the condition is that the location of any needed pickup/drop off location will be determined no later than 12 months after the final CO is issued.

Ms. Cochi asked whether the Affordable Units have generators and after being told that the testimony was that they do not, asked whether they could be added. Mr. DelVecchio stated that they are not required. Discussion.

Mr. Cybul asked whether the landscaping trucks servicing the development will ever be parked on Closter Dock Road or whether they will be within the project. Mr. DelVecchio said that it was difficult to state definitively without knowing who the provider is but that there should be plenty of roadway within the development. Discussion. Perhaps this is a matter to bring to the Mayor and Council.

Ms. Nudelman suggested making reference within the Resolution to the sequencing reference from the Settlement Agreement. Mr. Bern stated that the Resolution will certainly reference the Settlement Agreement.

Mayor Tomasko stated that the reason the Board had asked for more time before rendering a decision was to get a fix on the County's decisions. He asked what might be expected and whether the Borough should provide them some guidance. He mentioned the safety concerns related to traffic and the entrance and exit of the development. He asked what the Borough can do to relate concerns to the County. He suggested that the Board recommend no left turn into and/or out of the project. He restated the grave concerns of the safety on that road.

Mr. DelVecchio stated that he has spoken to the County Planning Board and believes that this matter will be on the agenda for the upcoming meeting, either November or December. He said that he expressed to the County the Board's concern for the traffic on that street and that members of the County Planning Board visited Alpine and experienced the traffic for themselves. He stated that it may be recommended that the speed limit be reduced. He said that he cannot control what the Planning Board chooses to do but that he did not feel that it was appropriate, nor would he agree to such a condition, to restrict the movements in and out of the curb cut. He also stated that there are specific restrictions within the Settlement Agreement restricting

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the Planning Board and the Mayor and Council and that other than supporting the application he would consider it a breach to make such a recommendation. The Mayor stated that this would not be considered a condition but rather a recommendation, to show that County that there was a significant concern. Discussion including the possibility of rumble strips and hour-specific restrictions. Recommend to the County that the concern for the safety on Closter Dock Road is such that the Planning Board proposes no left turn as one possible means of resolving the issue and that the Engineer, Attorney, or Secretary or all three could collaborate on a letter. The Mayor stated that he would make the motion if no one else wanted to.

Mr. DelVecchio stated that if this discussion were to continue, it should be after the end of the hearing. He strongly urged that the Board meet in Executive Session before making any such decision, that he would consider it a breach of contract, and that the applicant did not agree to the communication, the recommendation, or the condition.

When asked for remarks on the general list of conditions, Mr. DelVecchio stated the following:

Page 2, II, first bullet: concerning signing/fencing, he suggested replacing the word "and" with "or," as the DEP regulations require only signage and not a physical barrier. He stated that the applicant will agree with Mr. Skieckus' recommendation of planting trees to outline the area and that he does not believe the Board could or should require fencing.

Same page last bullet: to his knowledge the DEP does not perform pre-construction inspections and does not know how to satisfy that condition. Mr. Frenzel will call the DEP to ask whether a pre-construction inspection will be performed, and the condition will be amended accordingly.

Page 3, IV, first bullet: correct to "applicable" from "current," per Mr. Gimigliano's testimony. Mr. Bern asked that this bullet point be explored in relation to bioretention areas and snow removal. Mr. Frenzel agreed that snow should not be piled in bioretention areas, but Mr. DelVecchio stated that DEP rules allow it and that the snow gets there anyway. Discussion. Mr. DelVecchio suggested removing "bioretention basin." Mr. Frenzel agreed to eliminate the point about the basin.

Page 4, first bullet: Before the word no, add "unless approved by the Board Engineer." This would allow the possibility of the Engineer approving field changes. Mr. Frenzel agreed with the change.

Page 5, VIII, bullet 4: Clarify that the HOA must file annual maintenance and inspection reports concerning the stormwater collection system. This addition was acceptable.

The only other matter requiring clarification is that of the tree issue. Mr. DelVecchio took the opportunity to speak with the applicant, and the recording was stopped at 8:31 and started again at 8:31. Mr. DelVecchio stated that his client has agreed to double the amount required in the Ordinance and provide 10 20-foot trees. Mr. Frenzel explained that due to the size of the trees being provided, the Borough will actually receive about four times the amount of trees required by the Ordinance. This was accepted.

The meeting was opened to the Public for comment and concerns.

Ted Novack (57 School House Lane) spoke about the issue of the lefthand turn and said that it should be considered seriously and that it was a miniature version of Church Street. He spoke about trucks building up speed on the downhill part of Closter Dock Street. He stated that UPS forbids drivers from making lefthand turns unless absolutely necessary and said that a time-specific restriction might be useful.

Caroline Park spoke about the DuBois Street/Church Street intersection being dangerous and asked about the possibility of making a street one way. Ms. Parilla suggested that she speak with the Mayor and Council and speak to the Police Department about cars that are illegally parked.

The meeting was closed to the Public for comment.

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Mayor Tomasko asked that closing statements be made.

Mr. DeVecchio stated that applications involving inclusionary housing never come about easily. He stated that the end result in this case is a compromise. By design it is a waiver-free and variance-free application. He asked that the Board continue the spirit of cooperation and also honor the terms of the Settlement Agreement.

Ms. Parilla shared that the Board had limitations in this application and that the Board members have been extremely diligent, and she thanked them. She said that they protected the community the best they could and did their due diligence. She thanked Mr. Kurtz for providing the extra accommodations he gave.

Mayor Tomasko reviewed the history of the subdivision of this property and stated that this could have been a much larger project.

Mr. Cybul moved to approve the Site Plan and Soil Moving Application to include the list of conditions embodied in and amended following the discussion at the meeting tonight, seconded by Ms. Nudelman. Members voted as follows: Ayes: Councilman Abad, Ms. Barbi, Ms. Cochi, Mr. Cybul, Ms. Dhulipala, Ms. Nudelman, Mayor Tomasko, Ms. Parilla. Absent: Mr. Policano, Ms. Sonpal. Carried.

Councilman Abad moved to go into Executive Session, seconded by Ms. Cochi. All in favor. The meeting went into Executive Session at 8:47 pm.

Mr. Cybul moved to return to Open Session, second Councilman Abad. All in favor. The Meeting returned to Open Session at 9:33 pm.

**ADJOURNMENT:** Upon a motion by Ms. Cochi, seconded by Mr. Cybul and supported by all in attendance, the meeting was adjourned at 9:33 pm.

Respectfully submitted,

Marti Francis, Recording Secretary