MAYOR AND COUNCIL
REGULAR MEETING
August 26, 2026 @ 7:30 P.M.
BOROUGH HALL - 100 CHURCH STREET - ALPINE, NJ
(This meeting was recorded in its entirety)

CALL TO ORDER / PUBLIC ANNOUNCEMENT / PLEDGE OF ALLEGIANCE
The Mayor and Council, Borough of Alpine, convened for this Regular Meeting on August 26, 2026, at 7:30 P.M. in the Alpine Borough Hall. The Public Announcement was read: *In accordance with the provisions of the New Jersey Open Public Meetings Law, the notice of this Regular meeting has met the requirements of the law by being e-mailed to The Record, posted on the bulletin board of the lobby in the Borough Hall and on the website and a copy filed in the office of the Borough Clerk.*

ROLL CALL

Paul H. Tomasko, Mayor	Present	Arthur Frankel, Council President	Present*
George Abad, Councilman	Present	Keren Barbi, Councilwoman	Present
Scott Bosworth, Councilman	Present	Steven Cohen, Councilman	Present
David Kupferschmid, Councilman	Present		

*By phone

Staff Present on Dais: Borough Clerk Stephanie Wehmann; Borough Attorney Levi Kool; Borough Engineer Perry Frenzel

PUBLIC COMMENTS

The meeting was opened to the public for comment. Robert Policano commended the Mayor, Council, and Police Department for the mass communications set up for the Borough. He suggested that residents be reminded to sign up for these notices; the Mayor noted that periodic reminders are included in the quarterly newsletters. Hearing no further request for comment, the public comment portion of the meeting was closed.

REPORT OF THE FINANCE COMMITTEE
ConnectOne Bank Current Operating Account **$4,966,402.42**

Acknowledgment of Determination & Award Certificate $2,366,000 Bond Anticipation Note
Councilman Abad made acknowledgment of the bond note, which was included in the August 2026 Finance Report, and its accompanying very low rate.

Return of Bonds and Escrow (none/not needed)

Resolution 152:08'2026 Approval of Bills and Claims
OFFERED BY: Councilman Abad **SECONDED BY**: Councilman Cohen
At a regular meeting of the Mayor and Council of the Borough of Alpine held on August 26, 2026, to approve the bills and claims as outlined in the Finance Report.

ROLL CALL VOTE: AYES: Abad, Barbi, Bosworth, Cohen, Frankel, Kupferschmid **MOTION APPROVED**

TAX ASSESSOR'S REPORT The report is on file.

MAYOR'S REPORT
The Mayor mentioned his town-wide letter of early August and its updates; he also spoke about the retirement of Jon Buchak and the need to hire a new inspector.

Resolution 153:08'2026 Appointment of Temporary Acting Electrical Subcode Official/Inspector
INTRODUCED BY: Councilman Frankel **SECONDED BY**: Councilman Kupferschmid

at this regular meeting of the Mayor and Council of the Borough of Alpine held on August 26, 2026

WHEREAS, the laws of the State of New Jersey require that the Borough of Alpine appoint a Electrical Subcode Official/Inspector to be responsible for the administration and enforcement of the electrical subcode; and

WHEREAS, there exists a need to appoint a Temporary Electrical Subcode Official/Inspector to provide coverage for a recent vacancy in the position as the prior Electrical Subcode Official/Inspector has tendered notice of retirement;

WHEREAS, N.J.A.C. 5:23-4.4 permits the appointment of a Temporary Acting Electrical Subcode Official/Inspector (for up to 60 days) so as to effectuate the orderly administration of the Uniform Construction Code and other duties mandated by the Borough; and

WHEREAS, the Construction Code Official has recommended the temporary appointment of **Anthony Dedrick** to serve as **Temporary Acting Electrical Subcode Official/Inspector, for a period not to exceed 60 days, retroactively effective August 25, 2026;**

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Alpine, County of Bergen, State of New Jersey that Anthony Dedrick be appointed as Temporary Acting Electrical Subcode Official/Inspector, for the Borough of Alpine.

BE IT FURTHER RESOLVED, that the salary shall be $200.00 per day, 2 days per week. This temporary acting appointment shall not include any benefits.

ROLL CALL VOTE: Ayes: Abad, Barbi, Bosworth, Cohen, Frankel, Kupferschmid **MOTION APPROVED**

A water main on Closter Dock Road burst this morning, resulting in loss of pressure and a boil water alert on some streets. Other municipalities were also affected.

REPORTS OF THE STANDING COMMITTEES

Administration Department 72 new OPRA requests were received for the month of July, bringing the annual total to 412.

Building Department This month there were 55 scheduled inspections, 4 tree permits, 2 soil moving applications, and 3 zoning review applications. The records are on file.

Department of Public Works The July storm resulted in many downed trees. Within 24 hours the DPW had the town cleaned up. The report is on file.

Fire Department A barbecue was held for friends and family**.** Statistics are on file.

Police Department There were 25 summonses issued in the month of July and 5 motor vehicle accidents investigated, 2 resulting in injury. The report is on file.

Resolution 154:08'2026 Accepting the Reports of the Standing Committees

INTRODUCED BY: Councilman Cohen **SECONDED BY:** Councilman Frankel

At a regular meeting of the Mayor and Council of the Borough of Alpine held on August 26, 2026, to accept the reports of the standing committees.

VOTE: AYES: Abad, Barbi, Bosworth, Cohen, Frankel, Kupferschmid **MOTION APPROVED**

BOARD OF EDUCATION LIAISON'S REPORT The gala, a masquerade ball including silent and live auctions, will be held on October 10 at 6:30. The lunch program is open for first marking period orders, and work on the walking path has begun.

BOROUGH ATTORNEY'S REPORT The tax appeal defense this summer has been resoundingly successful. A written report will be forthcoming.

BOROUGH ENGINEER'S REPORT Bids for the third section of the Anderson Avenue Improvements were received on August 6. JA Alexander submitted the winning bid. Survey work for the walking track at the school is underway. The Closter Dock Road/Route 9W intersection work is well underway and should be completed on or close to schedule.

UNFINISHED BUSINESS none

NEW BUSINESS CONSENT AGENDA Resolutions 155:08'2026-163:08'2026

Resolution 155:08'2026 Approval of Minutes-Regular Meeting July 22, 2026
OFFERED BY: Councilman Abad **SECONDED BY:** Councilman Cohen
at the regular meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, August 26, 2026 to approve the minutes for the Regular Meeting of July 22, 2026.
ROLL CALL VOTE: AYES: Abad, Bosworth, Cohen, Frankel, Kupferschmid **Abstain:** Barbi **MOTION APPROVED**

Resolution 156:08'2026 Authorization to Hire Crossing Guard for the 2026-2027 School Year
OFFERED BY: Councilman Abad **SECONDED BY:** Councilman Cohen
At this meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, August 26, 2026
WHEREAS, the Borough of Alpine Police Department recommends hiring **Henry Liegeois** to fill the position of School Crossing Guard for the 2026-2027 school year subject to medical clearance; and
WHEREAS, it is understood by all parties that this position is considered seasonal, part-time work at an hourly salary not to exceed what is provided for in the Salary Ordinance of the Borough of Alpine;
NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Alpine that **Henry Liegeois** is hired to perform the duties of School Crossing Guard for the Police Department at a rate per the Salary Ordinance for the 2026-2027 school year.
BE IT FURTHER RESOLVED that Crossing Guard(s) shall be given a copy of the Employee Handbook and requisite training as determined and provided for by the Alpine Police Department.
A copy of this resolution shall be provided to Mr. Liegeois, the Police Chief, the Treasurer and the Borough Clerk/Personnel Administrator.

ROLL CALL VOTE: AYES: Abad, Barbi, Bosworth, Cohen, Frankel, Kupferschmid **MOTION APPROVED**

Resolution 157:08'2026 Authorizing Utilization of Alpine Police Officers-Best Buddies International, Inc. Bike Run October 3, 2026
OFFERED BY: Councilman Abad **SECONDED BY:** Councilman Cohen
At this regular meeting of the Alpine Mayor & Council, County of Bergen, State of New Jersey held on August 26, 2026
WHEREAS, Best Buddies International, Inc. is a non-profit organization that is dedicated to supporting people with intellectual and developmental disabilities; and
WHEREAS, Best Buddies International, Inc. has requested assistance from Alpine Police to control traffic to enable the cyclists to ride on a traffic-moderated course. Approximately 300 cyclists will embark from Central Park, New York City to Bear Mountain State Park, traversing through the Borough Alpine along Route 9W from the Tenafly border to the New York state line; and
WHEREAS, Police Chief Matthew Kent will be actively coordinating with the organization regarding the necessary police assistance and has no objections, subject to Best Buddies International's necessary coordination with all surrounding towns involved; and
WHEREAS, Best Buddies International agrees to pay all costs associated with this permission and police overtime upon receipt of invoices; and
WHEREAS, the Certificate of Liability Insurance and Hold Harmless Agreement provided by Best Buddies International have been reviewed and approved by the Borough's Risk Manager;
NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Alpine authorize the utilization of Alpine Police Officers for Best Buddies International bike run to be held on Saturday, October 3, 2026.

ROLL CALL VOTE: AYES: Abad, Barbi, Bosworth, Cohen, Frankel, Kupferschmid **MOTION APPROVED**

Report of Bid Results for Anderson Avenue Improvements-Section III (FY2025 NJDOT Municipal Aid Project)

Company Town, State	**Bid**
J.A. Alexander Inc., Bloomfield, NJ	$157,346.19
DLS Contracting Inc., Pine Brook, NJ	$157,779.50
D & L Paving Contractors Inc., Nutley, NJ	$169,655.30

4 Clean-Up Inc., North Bergen, NJ	$173,253.40

Resolution 158:08'2026 Resolution: Award of Bid for FY2025 Anderson Avenue Improvements - Section III (State Aid Project)

OFFERED BY: Councilman Abad **SECONDED BY:** Councilman Cohen

At a regular meeting of the Alpine Mayor and Council on August 26, 2026

WHEREAS, the Mayor and Council of the Borough of Alpine requested bids for the FY2025 Anderson Avenue Improvements- Section III (State Aid Project) as detailed in the Notice to Bidders and sealed bids were received at the Borough Hall up until 10:00 a.m., August 6, 2026 as advertised on the Borough website (alpinenj.gov/page/public-notices), July 23, 2026; and

WHEREAS, these bids were opened in the presence of the Borough Clerk and Borough Engineer, and

WHEREAS, four (4) bids were received as listed above and apparent low bidder was identified to be **J.A. Alexander Inc. of Bloomfield, NJ at $157,346.19**; and

WHEREAS, all of the bids were reviewed by the Borough Engineer who recommends acceptance of the lowest responsible bid from **J.A. Alexander Inc. of Bloomfield, NJ at $157,346.19**; subject to review by the Borough Attorney, QPA and concurrence of the award by NJDOT.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Alpine, at this regular meeting held August 26, 2026 the bid be awarded **J.A. Alexander Inc. of Bloomfield, NJ at $157,346.19**; Borough Attorney, QPA and concurrence of the award by NJDOT.

ROLL CALL VOTE: AYES: Abad, Barbi, Bosworth, Cohen, Frankel, Kupferschmid **MOTION APPROVED**

Resolution 159:08'2026 Authorizing Purchases of Goods and Services in 2026 Through the State of New Jersey Cooperative Purchasing Program (Fire Dept; Revises Resolution #109:5'2026 dated 5/27/26)

OFFERED BY: Councilman Abad **SECONDED BY:** Councilman Cohen

at this regular meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, August 26, 2026

WHEREAS pursuant to N.J.S.A. 40A:11-12A and N.J.A.C. 5:34-7.29(c), the Borough may, by resolution and without advertising for bids, purchase goods or services under the State of New Jersey Cooperative Purchasing Program for any State contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of the Treasury; and

WHEREAS the Borough of Alpine has a need to purchase on a timely basis, goods and services utilizing State Contracts during 2026; and

WHEREAS, the procurement of goods and services through a cooperative purchasing program is an "open and fair" process under the New Jersey Pay-to-Play Law, N.J.S.A. 19:44A-20.5 et seq.; and

WHEREAS the Borough of Alpine plans to utilize the State Contract Vendor(s) listed below, such transaction shall be subject to all conditions applicable to the current State contract(s); now, therefore

Commodities	T-2776 POLICE PURSUIT & SSVs: SUVs, TRUCKS-STATEWIDE
Service Vendor Name:	GENTILINI CHEVROLET, LLC (GENTILINI MOTORS)
State Contract #s:	26-FLEET-129165
Commodities	T0106 LAW ENFORCEMENT FIREARMS EQUIPMENT & SUPPLIES
*Service Vendor Name:	MUNICIPAL EQUIPMENT ENTERPRISES
*State Contract #s:	17-FLEET-00758

BE IT RESOLVED, this resolution revises prior resolution 109:05'2026 dated May 27, 2026 to change the vehicle equipment commodity vendor and state contract from East Coast Emergency Lighting/17-FLEET-00761&17-FLEET-00719 to Municipal Equipment Enterprises/ 17-FLEET-00758, which per the Fire Chief's review and recommendation results in a slight anticipated overall cost savings and earlier anticipated vehicle delivery.

BE IT RESOLVED, by the Borough of Alpine, in the County of Bergen, that the Borough's Qualified Purchasing Agent is hereby authorized to purchase goods or services in 2026 from the approved New Jersey State Contract Vendor listed above pursuant to all conditions of the State contract; and

BE IT FURTHER RESOLVED that, pursuant to N.J.A.C. 5:30-5.5(b), prior to placing any order for goods or services in accordance with this Resolution, a certification of available funds shall be executed by the Chief Financial Officer and attached to the file copy of the purchase order or other similar document.

ROLL CALL VOTES: Ayes: Abad, Barbi, Bosworth, Cohen, Frankel, Kupferschmid **MOTION APPROVED**

Resolution 160:08'2026 Authorizing Acquisition of Fire Department Command Vehicle and Removal, Purchase and Installation of Vehicle Equipment Through the State of New Jersey Cooperative Purchasing Program-2026 Chevrolet Tahoe (Revises Resolution #110:5'2026 dated 5/27/26)

OFFERED BY: Councilman Abad **SECONDED BY:** Councilman Cohen

at this regular meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, August 26, 2026.

WHEREAS, the Borough of Alpine is in need of acquiring a 2026 Chevrolet Tahoe for the Fire Department; and

WHEREAS pursuant to N.J.S.A. 40A:11-1 et seq. and N.J.A.C. 5:34-7.29(c), the Borough may, by resolution and without obtaining multiple quotes or advertising for bids, purchase goods or services under the State of New Jersey Cooperative Purchasing Program for any State contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of the Treasury; and

WHEREAS the Borough of Alpine by prior resolution has approved purchases from the State Contract Vendor(s) listed below for this item; and

WHEREAS, the procurement of goods and services through a cooperative purchasing program is an "open and fair" process under the New Jersey Pay-to-Play Law, N.J.S.A. 19:44A-20.5 et seq.; and

WHEREAS, funds for this purpose have been provided for in Capital Account Number(s) C-04-25-852-203 [Ordinance #852] in the accounting records of the Borough of Alpine;

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Alpine, County of Bergen, that the Borough of Alpine enter into an agreement with Gentilini Chevrolet, LLC (Gentilini Motors) of Woodbine, NJ, authorized vendor for State Contract 26-FLEET-129165, for the acquisition of POLICE PURSIT & SSVs: SUVs, TRUCKS-STATEWIDE (T-2776) more specifically a 2026 Chevrolet Tahoe 4WD for the Fire Department, **and Municipal Equipment Enterprises of Egg Harbor Twp, NJ, authorized vendor for State Contract(s) 17-FLEET-00758 (revised equipment vendor/contract) for removal, purchase and installation of vehicle equipment** for the 2026 Tahoe in accordance with the aforementioned contract(s) and the specifications, **with a revised total amount of $84,684.10 (not to exceed remains unchanged at $85,000.00)** to be charged to the account above or as otherwise determined to be correct by the Chief Financial Officer's pending certification of funds.

ROLL CALL VOTE: Ayes: Abad, Barbi, Bosworth, Cohen, Frankel, Kupferschmid **MOTION APPROVED**

Resolution 161:08'2026 Authorizing the Mayor to Sign the Developer's Agreement with Lily Pond Holding Co. LLC, Successor in Interest to F.E. Alpine, Inc. Sylco Investments #4, LLC, Sylco Investments #5, LLC, Sylco Investments 854, LLC, 850 Closter Dock Road, LLC And 842 Closter Dock Road, LLC. Premises: Block 55, Lots 25.01, 26, 27, 28, 29, and 30 Plus the Vacated Portion of Appletree Lane, Alpine, New Jersey

OFFERED BY: Councilman Abad **SECONDED BY:** Councilman Cohen

at a regular meeting of the Mayor and Council of the Borough of Alpine, held on August 26, 2026.

WHEREAS, Richard Kurtz, is the owner of property known as Block 55, Lots 25.01, 26, 27, 28, 29, and 30 plus the vacated portion of Appletree Lane, shown on the Tax Map of the Borough of Alpine; and,

WHEREAS, the Developer plans to construct a townhouse and multi-family development comprised of a thirty-two (32) market rate unit townhouses and eight (8) multi-family affordable housing dwellings with ancillary uses including but not limited to associated parking, a recreation center, outdoor swimming pool and appurtenances related thereto, in the COAH-3 zoning district in accordance with the Settlement Agreement entered into between the Borough and Fair Share Housing Center under Docket No.: BER-L-6286-15; and,

WHEREAS, the Settlement Agreement, dated October 25, 2023, contemplates eight (8) for sale Affordable Housing units to be deed restricted in accordance with the law with seven (7) of the units counting towards the Borough's third round obligation, one (1) unit carrying to the fourth-round obligation, and thirty-two (32) Market Rate for sale units with no restrictions; and

WHEREAS, the Planning Board approved the proposed subdivision and site plan by Resolution on December 16, 2026.

NOW THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Alpine that the Mayor is hereby authorized to sign the Developer's Agreement with LILY POND HOLDING CO. LLC for the housing development located at Block 55, Lots 25.01, 26, 27, 28, 29, and 30 plus the vacated portion of Appletree Lane.

ROLL CALL VOTE: Ayes: Abad, Barbi, Bosworth, Cohen, Frankel, Kupferschmid **MOTION APPROVED**

Resolution 162:08'2026 Renewal Agreements with Bergen County Department of Health Services, 4-Year Term, 2027-2030

OFFERED BY: Councilman Abad **SECONDED BY**: Councilman Cohen

at a regular meeting of the Mayor and Council of the Borough of Alpine held on August 26, 2026

WHEREAS, the Uniform Shared-Services Act (USSA) found at N.J.S.A. 40A:65-1 was passed in an effort to encourage and ease the sharing of services; and

WHEREAS, there exists a need for the Borough of Alpine and its Health Department to provide state mandated health services of a technical and professional nature and

WHEREAS, the Borough of Alpine desires to renew its contract for the furnishing of certain of these health services by the BCDHS to the Borough of Alpine, pursuant to N.J.S.A. 26:3A2-1 *et seq.*

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Alpine as follows:

1. That the Municipal Clerk and the Mayor are hereby authorized and directed to execute the letter of agreement to renew the shared service agreements noted below for a 4-year term (2027-2030) with the Bergen County Department of Health Services to the Municipality for the year 2023 for the following "not to exceed" amounts (total not to exceed amount of $26,051.00 for 2027)

1)	Public Health Officer *(Rate for population below 5,000)*	$10,000.00
2)	Animal Control Services	$ 3,471.14
3)	Registered Environmental Health Specialist	$12,579.44
	TOTAL:	**$26,050.58**

Note: Employee Assistance Program (EAP)* ($22.25 per employee) $689.75

EAP portion only is a separate 1-year term agreement, 1/1/27-12/31/27 per resolution 7/22/26

BE IT FURTHER RESOLVED that this 4-year agreement includes a 1.75% increase for year 2028 and 2029, and a 1.5% increase in year 2030.

BE IT FURTHER RESOLVED that this agreement will be subject to the appropriation of available funding in the subsequent year budgets for the duration of this contract. Upon adoption of the budgets for subsequent years of this contract which provide an appropriation of funds for this purpose, the Chief Financial Officer shall provide certification in accordance with N.J.A.C. 5:30-5.4(a), to be affixed to this resolution, as to the availability of funds for that contract year.

ROLL CALL VOTE: Ayes: Abad, Barbi, Bosworth, Cohen, Frankel, Kupferschmid **MOTION APPROVED**

Resolution 163:08'2026 Endorse Planning Board Approval of Soil Moving Permit 791 Closter Dock Road (B:70/L:12)

OFFERED BY: Councilman Abad **SECONDED BY:** Councilman Cohen

at a regular meeting of the Mayor and Council of the Borough of Alpine, held on August 26, 2026.

WHEREAS, Richard Kurtz, is the owner of property known as Block 55, Lots 25.01, 26, 27, 28, 29, and 30 plus the vacated portion of Appletree Lane, shown on the Tax Map of the Borough of Alpine; and,

WHEREAS, the Developer plans to construct a townhouse and multi-family development comprised of a thirty-two (32) market rate unit townhouses and eight (8) multi-family affordable housing dwellings with ancillary uses including but not limited to associated parking, a recreation center, outdoor swimming pool and appurtenances related thereto, in the COAH-3 zoning district in accordance with the Settlement Agreement entered into between the Borough and Fair Share Housing Center under Docket No.: BER-L-6286-15; and,

WHEREAS, the Settlement Agreement, dated October 25, 2023, contemplates eight (8) for sale Affordable Housing units to be deed restricted in accordance with the law with seven (7) of the units counting towards the Borough's third round obligation, one (1) unit carrying to the fourth-round obligation, and thirty-two (32) Market Rate for sale units with no restrictions; and

WHEREAS, the Planning Board approved the proposed subdivision and site plan by Resolution on December 16, 2026.

NOW THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Alpine that the Mayor is hereby authorized to sign the Developer's Agreement with LILY POND HOLDING CO. LLC for the housing development located at Block 55, Lots 25.01, 26, 27, 28, 29, and 30 plus the vacated portion of Appletree Lane.

ROLL CALL VOTE: AYES: Abad, Barbi, Bosworth, Cohen, Frankel, Kupferschmid **MOTION APPROVED**

COMMUNICATIONS WRITTEN AND ORAL None

EXECUTIVE SESSION None/not needed

ADJOURNMENT

Upon a motion by Councilman Cohen, seconded by Councilman Abad and approved by all, this regular meeting of the Mayor and Council adjourned at 7:45 PM.

Respectfully submitted,
Stephanie Wehmann
Municipal Clerk

These minutes have been approved by the Mayor and Council.