MAYOR AND COUNCIL
REGULAR MEETING
September 23, 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 September 23, 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		

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 asked whether there is or should be a concern about the recent advertising about 10 acres of land available for development on Route 9W. The Mayor responded that this land is privately owned and has been off and on the market over the years; he said that he would be happy to discuss the matter further with Mr. Policano. Hearing no further the public portion of the meeting was closed.

REPORT OF THE FINANCE COMMITTEE

ConnectOne Bank Current Operating Account $4,259,667.50

Resolution 164:09'2026 Return of Bonds and Escrow
OFFERED BY: Councilman Abad **SECONDED BY:** Councilman Cohen
At a regular meeting of the Mayor and Council of the Borough of Alpine held on September 23, 2026, to approve the return of Bonds and Escrow as outlined below.

Block	Lot	Name	Type	Amount
75	18	Kwon, Jim & Rita	Special Service charge-OPRA Retainer	$359.36
20	5	Cho/Song	Engineering	$104.00

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

Resolution 165:09'2026 Award Renewal Contract for Payroll Services
OFFERED BY: Councilman Abad **SECONDED BY:** Councilman Cohen
At this meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, September 23, 2026,

WHEREAS, the Borough of Alpine has determined a continued need for third party payroll services for the Finance Department; and

WHEREAS, the Finance Department recommends the Borough renew its' agreement with Action Data Services at an estimated annual fee of $12,133.78, and

WHEREAS, for purposes of cost stabilization the term of this Agreement will be for two (2) years beginning October 1, 2026 and expiring September 30, 2028, at which time the agreement shall be automatically renewed at the same terms and conditions set forth in the contract for an additional (1) year term unless terminated by either party in writing at least 90 days prior to expiration and subject to the availability and appropriation annually of sufficient funds as may be required to meet the extended obligation.

WHEREAS, payment of these fees are made by Connect One Bank in accordance with our banking agreement.

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Alpine hereby award a two-year contract with a one-year extension clause commencing October 1, 2026 to Action Data Services of Fairfield, NJ as noted above, and hereby authorize the Chief Financial Officer to execute the aforementioned contract.

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

Resolution 166:09'2026 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 September 23, 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 quarterly Safety Committee meeting was held this week. The Borough is on target to again receive a safety award. The Mayor attended a BMED breakfast and learned that the Borough's increase is preliminarily at 5%, give or take 2% based on other towns' performance. This is significantly lower than the increase expected for State Health Insurance. The Lamont Open House will take place October 17. The Environmental Commission has identified a residential composting vendor, available at neighborhoodcompost.com. The Environmental Commission asks to be advised if anyone chooses to contract with this vendor.

REPORTS OF THE STANDING COMMITTEES
Administration Department 72 new OPRA requests were received for the month of August, bringing the annual total to 484. The Swim Club closed on September 7. This year there were 47 memberships (23 Residents, 14 Non-Resident Families, and 10 Non-Resident Individuals). This brought the Swim Club pretty close to budget.
Building Department This month there were 76 scheduled inspections, 8 tree permits, 2 soil moving applications, and 6 zoning review applications. The records are on file.
Department of Public Works There were some maintenance issues at the COAH residence this month; the retaining wall at the Post Office was replaced. The Swim Club was winterized, including the pool, bathrooms, and locker rooms; the leaf pile was turned. The usual grass cutting has been ongoing, and the DPW has extended itself to the residents by making extra branch pickups. The full report is on file.
Fire Department Statistics are on file.
Police Department There were 6 summonses issued in the month of August and 8 motor vehicle accidents investigated, 1 resulting in injury. The report is on file.

Resolution 167:09'2026 Accepting the Reports of the Standing Committees
INTRODUCED BY: Councilman Kupferschmid **SECONDED BY:** Councilman Cohen
At a regular meeting of the Mayor and Council of the Borough of Alpine held on September 23, 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 School year began on September 3. The School Gala will be held on October 10. The cell phone policy is working well: students hand in their phones at the beginning of the day and pick them up at the end. There are device-free days built into the schedule. The School is offering a trip to Spain April 9-16, 2027. New Jersey is requiring cursive instruction in grades 3 through 5, and the Alpine School is complying. School notices are now available online. The School Barbecue will be held September 24 at 5:00 pm.

BOROUGH ATTORNEY'S REPORT No report

BOROUGH ENGINEER'S REPORT The schedule for the walking track at the school had to be pushed back due to the Barbecue, but next week protection for the sprinkler system will begin to be installed, followed by the contractor's work. The roadwork for the Closter Dock Road/Route 9W improvement project by the County is complete. There is one small item off the site of the road to be handled at a later date. Last week, the milling and paving of the second section of Anderson Avenue was completed (under funds by the NJDOT), and a grant is in place for the final section to be completed next year.

UNFINISHED BUSINESS none

NEW BUSINESS CONSENT AGENDA Resolutions 168:09'2026-171:09'2026

Resolution 168:09'2026 Approval of Minutes-Regular Meeting August 26, 2026
OFFERED BY: Councilman Frankel **SECONDED BY:** Councilman Abad
at the regular meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, September 23, 2026, to approve the minutes for the Regular Meeting of August 26, 2026.

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

Resolution 169:09'2026 A Resolution Requesting Approval of the Director of the Division of Local Government Services For The Establishment Of A Dedication By Rider: Municipal Tree Replacement Trust Fund
INTRODUCED BY: Councilman Frankel **SECONDED BY:** Councilman Abad
WHEREAS, N.J.S. 40A:4-39 provides that a municipality may dedicate certain revenues in any budget when the character of the revenue is not subject to reasonable accurate estimate in advance by including in said budget a statement dedicating such revenues to the purpose or purposes for which they are received; and,
WHEREAS, the New Jersey Department of Environmental Protection regulation N.J.A.C. 7:8 provides for stormwater management measures by a municipality; and,
WHEREAS, the Code of the Borough of Alpine provides for contributions to a Tree Replacement Fund in lieu of tree replacement; and,
WHEREAS, the dedicated revenues anticipated for the Tree Replacement Fund are hereby anticipated as revenue and hereby appropriated for the purpose of planting and maintenance of trees and shrubs on public property, and payment of costs, including but not limited to fees for processing permits, site inspections, consulting fees and supervision of tree replacement.
NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Alpine, County of Bergen, State of New Jersey, hereby requests permission of the Director of the Division of Local Government Services to establish a Tree Replacement Trust Fund as per NJDEP - N.J.A.C. 7:8.
BE IT FURTHER RESOLVED that the Chief Financial Officer is hereby directed to submit a certified copy of this Resolution to the Director of the Division of Local Government Services for approval utilizing the NJ FAST portal.

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

Resolution 170:09'2026 Approving Entry Into a Second Amendment to Lease Agreement with New Cingular Wireless PCS, LLC
INTRODUCED BY: Councilman Frankel **SECONDED BY:** Councilman Abad
WHEREAS, the Borough of Alpine (the "Borough") entered into a Lease Agreement with New Cingular Wireless PCS, LLC (the "Lessee") dated June 28, 2007, as amended by a First Amendment to Lease Agreement

dated December 11, 2018 (collectively the "Lease"), for a portion of the property designated as Block 11, Lot 1 on the Official Tax Map of the Borough of Alpine (the "Property"), on which a wireless tower is situated; and

WHEREAS, the Lessee desires to amend the Lease to modify the notice section thereof, and to amend the Lease to permit the Lessee to modify and/or replace equipment in order to be in compliance with any current or future federal, state or local mandated application, including but not limited to emergency 911 communication services, including but not limited to (i) removing the existing stealth branches; (ii) removing and replacing the existing antennas and associated radio equipment; and (iii) installing, modifying, reconnecting and/or replacing such ancillary equipment, cabling, mounting hardware and related facilities.

WHEREAS, the Borough has reviewed the proposed Second Amendment to Lease Agreement and approves entry into Second Amendment to Lease Agreement in substantially the same form as attached hereto including exhibits thereto.

NOW, THEREFORE, BE IT RESOLVED by the Borough of Alpine, County of Bergen, State of New Jersey as follows:

1. The terms of the Preamble are incorporated herein as if set fully at length.
2. The Governing Body does hereby approve and authorize entry into the Second Amendment to Lease Agreement with New Cingular Wireless PCS, LLC in substantially the same form as attached hereto.
3. The Mayor is authorized to execute the Second Amendment to Lease Agreement, and to execute any other documents and take further steps necessary to effect the purposes stated therein.
4. This Resolution shall take effect immediately.

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

Resolution 171:09'2026 Zoning Board Appointment
OFFERED BY: Councilman Frankel **SECONDED BY:** Councilman Abad

at the regular meeting of the Alpine Mayor and Council held on Wednesday, September 23, 2026 to appoint **Tania Mekhjian** as a member of the **Alpine Zoning Board of Adjustment** for the unexpired portion of a four-year term ending December 31, 2028.

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

COMMUNICATIONS WRITTEN AND ORAL The draft quarterly newsletter was distributed to the Council for review.

EXECUTIVE SESSION None/not needed

ADJOURNMENT
Upon a motion by Councilman Frankel, seconded by Councilman Cohen and approved by all, this regular meeting of the Mayor and Council adjourned at 7:44 PM.

Respectfully submitted,
Stephanie Wehmann
Municipal Clerk