MAYOR AND COUNCIL
REGULAR MEETING
May 27, 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 May 27, 2026, at 7:31 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	Gayle Gerstein, Council President	Present
George Abad, Councilman	Present	Scott Bosworth, Councilman	Present
Steven Cohen, Councilman	Absent	Arthur Frankel, Councilman	Present
David Kupferschmid, Councilman	Present		

Staff Present on Dais: Deputy Clerk Marti Francis; Borough Attorney Levi Kool; Borough Engineer Perry Frenzel

PUBLIC COMMENTS
The meeting was opened to the public for comment. Robert Policano expressed gratitude for the detail included in the Agenda. Jacques Minoyan referred to the expenses being voted on at this meeting and asked which were included in the annual budget. He was told that all of these purchases were provided for in the budget. Hearing no further, the public portion of the meeting was closed.

REPORT OF THE FINANCE COMMITTEE
ConnectOne Bank Current Operating Account **$4,857,426.53**

Resolution 099:05'2026 Return of Bonds and Escrow
INTRODUCED BY: Councilman Abad **SECONDED BY**: Councilwoman Gerstein
At a regular meeting of the Mayor and Council of the Borough of Alpine held on May 27, 2026, to return the following bonds or escrows:

Block	Lot	Name	Type	Amount
73	9	Orange & Rockland	Road Opening Permit #25-01	$1,000.00

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

Resolution 100:05'2026 Change Title and Text of an Appropriation
INTRODUCED BY: Councilman Abad **SECONDED BY:** Councilman Kupferschmid

WHEREAS, N.J.S. 40A:4-85 provides that the Director of the Division of Local Government Services may, at the request of, or with the consent of, the governing body of any county or municipality, make such correction of the title, text or amount of any appropriation appearing in the budget as may be necessary to make said item of appropriation available for the purpose or purposes required for the needs of any such county or municipality.

NOW THEREFORE, BE IT RESOLVED that in accordance with the provisions of N.J.S. 40A:4-85, the Mayor and Council of the Borough of Alpine, County of Bergen, and State of New Jersey, hereby requests the Director of the Division of Local Government Services to make the following corrections in the budget year 2026:

An appropriation in the amount provided for in the budget entitled:
Hospitalization.
Be decreased by $5,000.00

and an appropriation provided for in the budget entitled:

Employee Group Health Waivers
Be increased by the like sum of $5,000.00

BE IT FURTHER RESOLVED, that the foregoing correction is, in the opinion of the governing body, warranted and authorized by the statute above referred to, and is necessary for the orderly operation of the Borough of Alpine for the reasons hereinafter set forth:

Instead of receiving Health Benefits, one employee has elected an opt-out for 2026. This opt-out amount was included in the total Hospitalization appropriation. The change is requested in order to correctly budget the Health Benefit Waiver separately.

BE IT FURTHER RESOLVED, that the Borough Clerk forward two certified copies of this resolution to the Director of Local Government Services for approval.

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

Resolution 101:05'2026 Cancellation of Property Tax Interest Due to Non-Processing of WIPP Autopay B:11/L. 2.09

INTRODUCED BY: Councilman Abad **SECONDED BY:** Councilwoman Gerstein

WHEREAS, the taxpayers referenced below set up automatic payment of their property taxes through the WIPP online payment system, and

WHEREAS, the taxpayers contacted the Borough Tax Collector after receiving notification that their 2nd quarter 2026 property tax payment was past due, and

WHEREAS, the tax collector reviewed the autopay documents and verified that the taxpayers were enrolled in autopay; however the 2nd quarter payment was not drafted due to a processing error on behalf of the borough, and

WHEREAS, the taxpayers made the 2nd quarter payment online after speaking with the tax collector, but requested that the interest assessed for the late payment be cancelled.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Alpine, County of Bergen, State of New Jersey, that the Tax Collector is authorized to cancel said interest as referenced below

Block	Lot	Interest Amount
11	2.09	$143.16

BE IT FINALLY RESOLVED that a certified copy of this Resolution is being forwarded to the Tax Collector upon adoption of same.

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

Resolution 102:05'2026 Approval of Bills and Claims

OFFERED BY: Councilman Abad **SECONDED BY**: Councilwoman Gerstein

At a regular meeting of the Mayor and Council of the Borough of Alpine held on May 27, 2026, to approve the bills and claims as outlined in the Finance Report.

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

TAX ASSESSOR'S REPORT The report is on file.

MAYOR'S REPORT Sadly, resident David Williams has passed away. The Borough offers condolences. On a happier note, Cheryl Woertz is willing to become a member of the Swim Club Committee.

Resolution 103:05'2026 Swim Club Recreation Subcommittee Appointment

OFFERED BY: Councilman Bosworth **SECONDED BY**: Councilwoman Gerstein

at the regular meeting of the Alpine Mayor and Council held on Wednesday, May 27, 2026 to affirm the appointment of **Cheryl Woertz** as a member of the Swim Club Recreation Subcommittee for an unexpired portion of a one-year term expiring December 31, 2026.

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

The Safety Committee met on May 6. The Memorial Day ceremony included an impressive lineup of speakers including our Congressman Josh Gottheimer. The Borough received a Congressional Certificate of Recognition for service to the community.

REPORTS OF THE STANDING COMMITTEES

Administration Department 52 new OPRA requests were received for the month of April, bringing the annual total to 220.
Building Department This month there were 77 scheduled inspections, 1 driveway permit, 1 fence permit, 2 tree permits, 1 soil moving application, 1 zoning review application, and 2 miscellaneous permits. The records are on file.
Department of Public Works Engineering test holes were dug and water meters were replaced at COAH. The Swim Club was prepared for the season, a lot of work was done for the Memorial Day observance, spring cleanup was completed, as were annual backflow, boiler, generator, and RTK inspections. Annual street sweeping by Cresskill and three curbside brush chippings were completed, as were weekly grass cutting and the filling of potholes.

Fire Department Statistics are on file.

Resolution 104:05'2026 Approval of Junior Firefighter: Matan Madar
INTRODUCED BY: Councilwoman Gerstein **SECONDED BY:** Councilman Frankel
at the regular meeting of the Alpine Mayor and Council held on Wednesday, May 27, 2026 to approve the application for **Matan Madar** for Membership as a Junior Firefighter in the Alpine Volunteer Fire Department, subject to receipt of supplemental documentation as required.

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

Police Department There were 27 summonses issued and 3 motor vehicle accidents investigated, 1 resulting in injury. The report is on file.

Resolution 105:05'2026 Accepting the Reports of the Standing Committees
INTRODUCED BY: Councilwoman Gerstein **SECONDED BY:** Councilman Abad
At a regular meeting of the Mayor and Council of the Borough of Alpine held on May 27, 2026, to reports of the standing committees.

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

BOARD OF EDUCATION LIAISON'S REPORT There have been two Board of Education meetings. There was a school trip to Boston. There was a shelter in place due to an asthma attack. The School Budget was approved. "The Little Mermaid" was performed. School testing was held with 100% participation the week of May 4. Superintendent Maureen McCann is retiring. A fire drill was held. A new language arts teacher has been hired, and the hiring of a new superintendent is imminent.

BOROUGH ATTORNEY'S REPORT There are items for Closed Session.

BOROUGH ENGINEER'S REPORT There is a tentative date of July 13 to begin paving on the second section of Anderson Avenue. A notification was received from NJ DOT that 2027 Municipal Aid Grant Applications are due on or before 7/1/26.

UNFINISHED BUSINESS none

NEW BUSINESS CONSENT AGENDA Resolutions 106:05'2026 through 117:05'2026

Resolution 106:05'2026 Approval of Minutes-Regular Meeting April 22, 2026
OFFERED BY: Councilman Frankel **SECONDED BY:** Councilwoman Gerstein
at the regular meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, May 27, 2026 to approve the minutes for the Regular Meeting of April 22, 2026.

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

Resolution 107:05'2026 Appointment of Municipal Representative to Bergen County Open Space Trust Regional Advisory Committee
OFFERED BY: Councilman Frankel **SECONDED BY:** Councilwoman Gerstein
at the regular meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, May 27, 2026.

WHEREAS, the Borough of Alpine has entered into a Cooperative Agreement with the County of Bergen as provided under the Interlocal Services Act NJSA 40A:8A-1 et. seq. to participate in the Bergen County Open Space, Recreation, Farmland and Historic Trust Fund; and

WHEREAS, said Agreement requires that one Municipal Representative be appointed by the Governing Body of the community to be part of the Community Development Regional Committee for the term of one-year coinciding with **the fiscal year July 1, 2026 through June 30, 2027**.

NOW, THEREFORE BE IT RESOLVED, that the governing body hereby appoints **Councilwoman Gayle Gerstein** as its representative to participate on the Open Space Trust Regional Committee.

AND BE IT FURTHER RESOLVED, that a copy of this resolution be sent to the Executive Director of the Bergen County Open Space Fund.

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

Resolution 108:05'2026 Authorizing Purchases of Goods and Services in 2026 through the State of New Jersey Cooperative Purchasing Program Removal, Purchase & Installation of Equipment for Purchased Police Vehicle
OFFERED BY: Councilman Frankel **SECONDED BY:** Councilwoman Gerstein
at this regular meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, May 27, 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 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, for the removal, purchase and/or installation of equipment necessary to acquire and upfit one (1) new police department vehicle, such transaction subject to all conditions applicable to the current State contract(s):

Commodity T0106 –LAW ENFORCEMENT FIREARMS EQUIPMENT AND SUPPLIES
Contracts: East Coast Emergency Lighting
17-FLEET-00761 Whelen/ 17-FLEET-00768 Progard

WHEREAS, funds for this purpose have been provided for in
Police Special Reserve Donation account 6-01-55-915-020 ($6,661.80) and
Acquisition of Police Vehicles account 6-01-25-240-046 ($17,400.00)
in the accounting records of the Borough of Alpine;

NOW, THEREFORE 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, by the Mayor and Council of the Borough of Alpine, County of Bergen, that the Borough of Alpine enter into an agreement with East Coast Emergency Lighting of Millstone Township, as authorized vendor distributor for the above contracts for the above noted goods and services in accordance with the

aforementioned contract and the specifications, in an amount not to exceed $24,061.80 to be charged to the account(s) above or as otherwise determined to be correct by the Chief Financial Officer's pending certification of funds.

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

Resolution 109:05'2026 Authorizing Purchases of Goods and Services in 2026 through the State of New Jersey Cooperative Purchasing Program (Fire Dept.)

OFFERED BY: Councilman Frankel **SECONDED BY:** Councilwoman Gerstein

at this regular meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, May 27, 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:	EAST COAST EMERGENCY LIGHTING
State Contract #s:	17-FLEET-00761 & 17-FLEET-00719

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

Resolution 110:05'2026 Authorizing Acquisition of Fire Department Command Vehicle and Removal, Purchase & Installation of Vehicle Equipment through the State of New Jersey Cooperative Purchasing Program – 2026 Chevrolet Tahoe

OFFERED BY: Councilman Frankel **SECONDED BY:** Councilwoman Gerstein

at this regular meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, May 27, 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 East Coast Emergency Lighting LLC of Millstone Twp, NJ, authorized vendor for State Contract(s) 17-FLEET-00761 and 17-FLEET-00719 for removal, purchase and installation of vehicle equipment for the 2026 Tahoe in accordance with the aforementioned contract(s) and the specifications, in an amount of $84,932.77 (not to exceed $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, Bosworth, Frankel, Gerstein, Kupferschmid **Absent:** Cohen **MOTION APPROVED**

Resolution 111:05'2026 Award of Quote (Alpine Police Department) Borough Hall Camera System
OFFERED BY: Councilman Frankel **SECONDED BY:** Councilwoman Gerstein
At this meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, May 27, 2026,

WHEREAS, the Alpine Police Chief has identified a need to update and install a new camera system in Borough Hall; and

WHEREAS, the Borough of Alpine Police Department has solicited and received quotes for this project, one from J&B Lock and Alarm, Inc. of Closter, NJ for $12,210.00 and one from Total Security of Bergenfield, NJ for $12,575.02; and

WHEREAS, these quotes were reviewed, and a recommendation made by the Police Chief that the quote be awarded to J&B Lock and Alarm, Inc. of Closter, NJ as the lowest responsible quote totaling $12,210.00; and

WHEREAS, funds for this purpose have been provided for through Capital Ordinance #852 in the following accounts:

Account: C-04-25-852-202

pending final adoption and estoppel period of a Capital Bond Ordinance for this purpose.

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Alpine hereby award the quote for installation of a new Borough Hall camera system to J&B Lock and Alarm, Inc. of Closter, NJ for $12,210.00. The Chief Financial Officer has provided the Certification of Availability of Funds.

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

Resolution 112:05'2026 Authorizing Purchases of Goods and Services in 2026 through the State of New Jersey Cooperative Purchasing Program (Police Dept. Radios)
OFFERED BY: Councilman Frankel **SECONDED BY**: Councilwoman Gerstein
at this regular meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, May 27, 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 listed below, such transaction shall be subject to all conditions applicable to the current State contracts; now, therefore

Commodity: T0109- RADIO COMMUNICATION EQUIPMENT & ACCESSORIES
Service Vendor Name: Motorola Solutions, Inc. (c/o Regional Communications)
State Contract #: 83909

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.

BE IT FURTHER RESOLVED this resolution affirms the preceding initial procurement of four (4) police radios under the same commodity, vendor and state contract above in October 2025 to address an urgent communication alignment need for the Interboro Radio Network which arose prior to the intended 2026 purchase as set forth in the certification of available funds.

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

Resolution 113:05'2026 Authorizing Acquisition of Radio Communication Equipment & Accessories for the Police Department through the State of New Jersey Cooperative Purchasing Program

OFFERED BY: Councilman Frankel **SECONDED BY**: Councilwoman Gerstein

at this regular meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, May 27, 2026

WHEREAS, the Borough of Alpine is in need of acquiring radio communication equipment and accessories for the Alpine Police 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 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 the 2026 Municipal Budget identified by C-04-55-852-202 [ORD #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 under state contract #83909 with Motorola Solutions, Inc. of Woodcliff Lake, NJ, Contact: Steve Cooper, Regional Communications of Paramus, NJ, authorized vendor for Motorola Solutions, Inc. for the acquisition of T0109- RADIO COMMUNICATION EQUIPMENT & ACCESSORIES (T0109) in accordance with the aforementioned contract and the specifications, in an amount not to exceed $134,737.00 to be charged to the account above or as otherwise determined to be correct by the Chief Financial Officer's pending certification of funds.

BE IT FURTHER RESOLVED this resolution affirms the preceding initial procurement of four (4) police radios at a total of $38, 711.39 under the same commodity, vendor and state contract above in October 2025 to address an urgent communication alignment need for the Interboro Radio Network which arose prior to the intended 2026 purchase as set forth in the certification of available funds.

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

Resolution 114:05'2026 Authorizing Award of Contract to Gabrielli Truck Sales through Sourcewell Cooperative Contract #032824-KTC for Purchase of One (1) Kenworth T480 (Hook Lift Truck) with Plow and Accessories

OFFERED BY: Councilman Frankel **SECONDED BY:** Councilwoman Gerstein

at the regular meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, May 27, 2026.

WHEREAS, the Borough of Alpine has the need to procure certain specialized public works equipment in accord with the Local Public Contracts Law N.J.S.A. 40A:11-1 et. seq.; and

WHEREAS, P.L. 2011 Ch. 139 permits local government units to utilize national cooperative contracts as a method of procurement for goods and services pursuant to N.J.S.A. 52:34-6.2; and

WHEREAS, Borough of Alpine Resolution #162:07'2021 authorizes the Borough of Alpine to utilize the Sourcewell National Cooperative purchasing program (hereinafter Sourcewell) as a duly qualified cooperative

purchasing entity recognized by the state of New Jersey which agreement was subsequently entered into on July 30, 2021 as **Membership # 27840**; and

WHEREAS, the Borough has complied with public notification provisions of the public advertisement and has received no protests in accordance with law and regulation and the regulations as set forth within Local Finance Notice LFN 2012-10 have been reviewed by the Borough's Qualified Purchasing Agent and found to be in compliance; and

WHEREAS, the Borough of Alpine is desirous of purchasing One (1) Kenworth T480 with plow and accessories under Sourcewell Contract #032824-KTC for Gabrielli Truck Sales, 2306 Route 130 North, Dayton, NJ 08810 for $262,662.38; and

WHEREAS, the Chief Financial Officer certifies funding is available in the amount of $262,662.38; as follows:

Cap Bond Ordinance #852	C-04-25-852-204	$262,662.38	Hook Lift Truck w/ Plow & Accessories

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Alpine, County of Bergen, State of New Jersey, that the Department of Public Works is hereby authorized to procure One (1) Kenworth T480 with plow and accessories under Sourcewell Contract #032824-KTC for Gabrielli Truck Sales, 2306 Route 130 North Dayton, NJ 08810 for $262,662.38.

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

Resolution 115:05'2026 Award of Quote (Alpine Fire Department) Firefighter Protective Equipment (Hoses)
OFFERED BY: Councilman Frankel **SECONDED BY:** Councilwoman Gerstein
At this meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, May 27, 2026,

WHEREAS, the Alpine Fire Chief has identified a need to upgrade and replace firefighter protective equipment (hoses); and

WHEREAS, the Borough of Alpine Fire Department has solicited and received quotes for this project, one from Witmer Public Safety Group, Inc. of Coatesville, PA for $19,997.16 and one from Mercedes Textiles Limited of Quebec, Canada of for $22,703.04; and

WHEREAS, these quotes were reviewed, and a recommendation made by the Fire Chief that the quote be awarded to Witmer Public Safety Group, Inc. of Coatesville, PA as the lowest responsible quote totaling $19,997.16; and

WHEREAS, funds for this purpose have been provided for through Capital Ordinance #852 in the following accounts:

Account: C-04-25-852-203

pending final adoption and estoppel period of a Capital Bond Ordinance for this purpose.
NOW THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Alpine hereby award the quote for upgrade and replacement of firefighter protective equipment (hoses) to Witmer Public Safety Group, Inc. of Coatesville, PA for $19,997.16. The Chief Financial Officer has provided the Certification of Availability of Funds.

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

Resolution 116:05'2026 Lease Agreement for Pitney Bowes Postage Meter
OFFERED BY: Councilman Frankel **SECONDED BY:** Councilwoman Gerstein
at a regular meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, May 27, 2026

WHEREAS, the current rental agreement with Pitney Bowes for the Borough's postage meter is expiring and the Borough desires to enter into a new lease agreement for rental of a postage meter for essential government purposes, and

WHEREAS, a proposal has been received from Pitney Bowes for an agreement for the lease and maintenance of up-to-date equipment for a term of **60 months @ $110.36 per month** beginning **September 30, 2026** and

WHEREAS, the Municipal Clerk has reviewed the proposal with the QPA and recommends approval.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Alpine as follows:
1. That the Municipal Clerk is hereby authorized and directed to execute an agreement with the Pitney Bowes for lease and maintenance of equipment for a period of 60 months; and
2. The contract is awarded without competitive bidding in accordance with N.J.S.A. 40A:11; and

BE IT FURTHER RESOLVED that the Chief Financial Officer has certified, in accordance with N.J.A.C. 5:30 14.5 that sufficient legally appropriated funds are available for this purpose in the 2026 adopted budget account number 6-01-20-145-031, and

BE IT FURTHER RESOLVED, as a multi-year contract, the agreement contains a non-appropriation clause whereby if a subsequent year's appropriation request is denied by the Governing Body, this agreement may be terminated on the last day of the fiscal period for which funds have been appropriated.

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

Resolution 117:05'2026 Adopting the Bergen County Multi-Jurisdictional Hazard Mitigation Plan
OFFERED BY: Councilman Frankel **SECONDED BY:** Councilwoman Gerstein

WHEREAS the Alpine governing body recognizes the threat that natural hazards pose to people and property within the Borough of Alpine; and

WHEREAS the County of Bergen has prepared a multi-hazard mitigation plan, hereby known as Bergen County Multi-Jurisdictional Hazard Mitigation Plan 2026, in accordance with federal and state laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act, as amended; and New Jersey P.L. 2023, CHAPTER 313 approved January 16, 2024.

WHEREAS the Bergen County Multi-Jurisdictional Hazard Mitigation Plan 2026, identifies current and future natural hazard risks, and assesses the vulnerability of facilities, infrastructure, and populations, and defines mitigation goals and actions to reduce or eliminate long term risk to people and property in (local government) from the impacts of future natural hazards and disasters; and
WHEREAS adoption by the Alpine governing body demonstrates its commitment to hazard mitigation and achieving the goals outlined in the Bergen County Multi-Jurisdictional Hazard Mitigation Plan 2026;

NOW THEREFORE, BE IT RESOLVED BY THE BOROUGH OF ALPINE, NJ THAT:
Section 1. The Alpine governing body adopts the Bergen County Multi-Jurisdictional Hazard Mitigation Plan 2026. While content related to the Borough of Alpine may require revisions to meet the plan approval requirements, changes occurring after adoption will not require the Borough of Alpine to re-adopt any further iterations of the plan. Subsequent plan updates following the approval period for this plan will require separate adoption resolutions.

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

END OF CONSENT AGENDA

A representative of the film company was on hand for any questions, but there were none.

Resolution 118:05'2026 Authorizing Waiver of Filming Hours & Duration Film Permit Application No. 126-26(B)
OFFERED BY: Councilwoman Gerstein **SECONDED BY**: Councilman Abad

at the regular meeting of the Alpine Mayor and Council held on Wednesday, May 27, 2026

WHEREAS, Chapter 114 of the Borough Code entitled "Filming" sets forth the duration for which filming may occur in a residential zone in section 114-3(D) and 114-3(F)(1), and hours during which filming shall be permitted in residential zones in section 114-4(E), only Monday through Friday between the hours of 8 AM and 7 PM or sundown, whichever is earlier; and

WHEREAS, Film Permit Applicant **LWT Enterprises, Inc. [Film Permit Application No. 126-26(B)]** has requested the following relief in accordance with the waiver of requirements procedure provided by the film ordinance:

- **Occasional Extended Filming Hours & Saturday Filming**
- **Additional Filming Days Beyond Four-Day Limitation**

waiver of the time and duration provisions set forth under 114-3(D), 114-3(F)(1), and 114-4(E) in order to film **between the hours of 6 AM to 11:59 PM as needed, generally not exceeding 3 to 4 hours per day, Tuesday through Saturday, May 29, 2026- August 3, 2026**; and

WHEREAS, the applicant has noted filming is primarily indoors with exterior filming occurrences being generally brief, limited, and without materially interfering with the quiet enjoyment of surrounding residential properties; and

WHEREAS, the film permit application has been reviewed by the appropriate departments and officials with no objections noted and certificate(s) of insurance and hold harmless agreement have been reviewed by the Borough's Risk Management Consultant; and

WHEREAS, applicant's notice to property owners within 200-feet of the filming location(s) were mailed on April 24, 2026 and although not wishing to lodge a formal objection, one neighbor did contact the Borough and applicant to express concerns about disturbances during filming. The applicant reviewed the anticipated project scope with the neighbor and it is hereby reiterated that while "disturbance" is subjective, permitholder shall conduct filming in such a manner as to minimize the inconvenience or discomfort to adjoining property owners attributable to such filming as set forth in 114-4(B) of the filming ordinance and to the extent practicable and enforceable by this or any other section of the Boro Code; and

WHEREAS, no further objections known at this time;

WHEREAS, applicant was issued a preceding film permit no. 126-26 without waivers for the period of May 21, 2026 through May 28, 2026, limited to a maximum of 4 days of filming per ordinance and subject to noted conditions, for which no concerns or complaints have yet been made known to the Borough;

NOW, THEREFORE, BE IT RESOLVED that the Council of the Borough of Alpine authorize waivers for Film Permit Applicant LWT Enterprises, Inc. [Film Permit Application No. 126-26(B)] as previously set forth in this resolution **subject to compliance with all other provisions of the Ch. 114 Filming ordinance.**

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

Resolution 119:05'2026 Council's Appointment
OFFERED BY: Councilman Abad **SECONDED BY:** Councilman Bosworth
at the regular meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, May 27, 2026

WHEREAS, the Municipality of Borough of Alpine has entered into a three-year Cooperative Agreement with the County of Bergen as provided under the Interlocal Services Act N.J.S.A. 40A:8a-1 et seq. and Title 1 of the Housing and Community Development Act of 1974; and

WHEREAS, said Agreement requires that the Municipal Council appoint a representative and that the Mayor appoint a representative for the **FY 2026-2027 term starting July 1, 2026 and ending on June 30, 2027.**

NOW, THEREFORE, BE IT RESOLVED that the Municipal **Council hereby appoints Councilman Steven Cohen** as its representative and that the **Mayor hereby appoints Councilwoman Gayle Gerstein** as his representative to serve on the Community Development Regional Committee for FY 2026-2027; and

BE IT FURTHER RESOLVED that an original, certified copy of this resolution be immediately emailed and sent via postage to Robert G. Esposito, Director; Bergen County Division of Community Development; One Bergen County Plaza, Fourth Floor; Hackensack, New Jersey 07601, resposito@bergencountynj.gov as soon as possible and no later than July 17, 2026.

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

COMMUNICATIONS none

EXECUTIVE SESSION
Resolution 120:05'2026 RESOLUTION TO GO INTO EXECUTIVE SESSION FOR MATTERS OF ATTORNEY CLIENT PRIVILEGE
OFFERED BY: Councilman Frankel **SECONDED BY:** Councilman Kupferschmid
At a regular meeting of the Mayor and Council of the Borough of Alpine, held on May 27, 2026,

WHEREAS, the Mayor and Council 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 Mayor and Council 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 Attorney Client Privilege

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Alpine, assembled in public session on May 27, 2026, 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 Borough Council that the public interest will no longer be served by such confidentiality.

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

The meeting went into Executive Session at 7:47 pm and returned to Open Session at 8:25 pm.

Resolution 121:05'2026 Resolution Adopting Revised Fourth Round Spending Plan
INTRODUCED BY: Councilman Frankel **SECONDED BY:** Councilwoman Gerstein

WHEREAS, the Borough of Alpine (the "Borough" or "Alpine") filed a resolution of participation in the Affordable Housing Dispute Resolution Program (the "Program") and a declaratory judgment action on January 23, 2025; and

WHEREAS, the Court entered an order on May 16, 2025 setting the Borough's Fourth Round fair share obligations as a Present Need of 0 units and a Prospective Need of 117 units, which no party appealed, and ordering the Borough to file a Housing Element and Fair Share Plan ("HEFSP") by June 30, 2025; and

WHEREAS, on June 24, 2025, the Borough of Alpine Planning Board adopted the "2025 Housing Element and Fair Share Plan", prepared by Burgis Associates, Inc., dated June 10, 2025 ("2025 HEFSP"), to address the Borough's Fourth Round affordable housing obligations; and

WHEREAS, the Borough filed its 2025 HEFSP on June 26, 2025 on eCourts; and

WHEREAS, Fair Share Housing Center ("FSHC") filed a challenge pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the Borough's 2025 HEFSP on September 2, 2025; and

WHEREAS, representatives of the Borough and FSHC entered into a Mediation Agreement dated December 17, 2025 that resolved the issues raised in the challenge subject to, among other requirements, the adoption of a Spending Plan; and

WHEREAS, the Borough adopted Resolution No. 60:03'2026, entitled Resolution Adopting Fourth Round Spending Plan, on March 11, 2026; and

WHEREAS, it is necessary to revise the Fourth Round Spending Plan to include an additional expenditure toward sewage and stormwater management improvements for the Bergen County United Way project located off of Route 9W in the southerly portion of the Borough; and

WHEREAS, the Borough has prepared a Revised Fourth Round Spending Plan entitled "June 10, 2025 – Revised May 15, 2026, Borough of Alpine, Affordable Housing Trust Fund Spending Plan", ("Revised Fourth Round Spending Plan") that incorporates that additional expenditure and is consistent with the applicable statutes and regulations.

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

1. The Borough of Alpine ("Borough") does hereby adopt the Revised Fourth Round Spending Plan attached hereto.
2. This Resolution shall take effect immediately.

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

Resolution 122:05'2026 Authorizing Borough Attorney to Settle Tax Appeals Captioned: F.E. Alpine, Inc. V. Alpine

F.E. Alpine, Inc. v. Alpine
Docket Nos.: 010272-2012; 004986-2013; 000734-2014; 000737-2014; 000740-2014; 005069-2015; 005070-2015; 005072-2015; 005394-2016; 005395-2016; 005393-2016; 002926-2017; 002921-2017; 002920-2017; 006894-2018; 006895-2018; 006890-2018; 006563-2019; 006564-2019; 006565-2019; 003434-2020; 003435-2020; 003436-2020; 013095-2020; 013097-2020; 007112-2021; 007119-2021; 007116-2021; 005126-2022; 005127-2022
Sylco Investments #4, LLC c/o Kamson v. Alpine

Docket Nos.: 010343-2012; 009902-2013; 009232-2014; 005067-2015
Sylco Investments #4, LLC v. Alpine
Docket Nos.: 005405-2016; 002968-2017; 006874-2018; 003437-2020; 013098-2020; 007122-2021; 005128-2022
Sylco Investments #5, LLC c/o Kamson v. Alpine
Docket Nos.: 010270-2012; 009801-2013; 009229-2014; 005065-2015
Sylco Investments #5, LLC v. Alpine
Docket Nos.: 005406-2016; 002969-2017; 006875-2018; 003438-2020; 007126-2021; 005129-2022

INTRODUCED BY: Councilman Abad **SECONDED BY:** Councilwoman Gerstein

WHEREAS, F.E. Alpine is the owner of real estate known commonly as the Frick Estate, Alpine, New Jersey including Block 55, Lot 22.01; Block 55, Lot 23.01; Block 55, Lot 25.01; Block 55, Lot 26; Block 55, Lot 30; and

WHEREAS, the Plaintiff has filed tax appeals to decrease the assessments for the tax years 2012 to 2022; and

WHEREAS, the Borough has engaged in discovery with respect to this matter and has consulted with the Borough's Appraiser, Robert McNerney and Tax Assessor, William Yirce, and has conducted extensive negotiations with counsel for the taxpayer including in connection with resolution of its affordable housing litigation; and

WHEREAS, the Borough's Attorney, Levi J. Kool, Esq. and the Borough's Appraiser, Robert McNerney and the Borough's Tax Assessor, William Yirce, CTA are in agreement with the terms of the settlement and believe that it would be in the best interest of the Borough to settle this particular case in accordance with the terms as set forth above; and

WHEREAS, on May 28, 2025 the Borough previously authorized a settlement of the Tax Appeal which would have provided for a refund to the taxpayer in accordance with certain payment terms amounting to $2,500,000.00; and

WHEREAS, the parties have engaged in further settlement discussions whereby the taxpayer has waived its rights to refunds and has established with the Borough certain tax assessment standards and reviews consistent with all statutory requirements to provide the taxpayer with certainty for the future tax implications for its pending development which have been found to be consistent with standard appraising and assessing practices and for a mutual benefit of the taxpayer and Borough.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Alpine agrees to authorize the Attorney to execute a Stipulation of Settlement and Tax Assessment Agreement on behalf of the Borough of Alpine with respect to the F.E. Alpine, LLC and its related entities tax appeals pending in the Tax Court of New Jersey.

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

Resolution 123:05'2026 Acquisition of Property Resolution Authorizing the Acquisition of Real Property for Open Space Purposes and the Expenditure of Open Space Trust Fund Monies

INTRODUCED BY: Councilman Frankel **SECONDED**: Councilwoman Gerstein

WHEREAS, the Borough of Alpine has established an Open Space Trust Fund pursuant to applicable law and voter approval for the purpose of acquiring, preserving, and maintaining lands for recreation, conservation, open space, and related public purposes; and

WHEREAS, the Mayor and Council have determined that the acquisition of certain real property identified as Block 43, Lot 2 on the Official Tax Map of the Borough of Alpine (the "Property") will further the Borough's open space preservation objectives by protecting environmentally sensitive lands, preserving natural resources, maintaining community character, and advancing the public welfare; and

WHEREAS, the Borough has had the opportunity to evaluate the Property and has determined that acquisition of the Property is in the best interests of the residents of the Borough; and

WHEREAS, sufficient funds are available within the Borough's Open Space Trust Fund for the acquisition of the Property and the payment of associated acquisition costs, including but not limited to appraisal, survey, title, environmental review, recording, legal, and closing expenses; and

WHEREAS, the Mayor and Council desire to authorize the acquisition of the Property and the expenditure of Open Space Trust Fund monies for such purpose.

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

1. **Authorization of Acquisition.** The Borough is hereby authorized to acquire the real property known as Block 43, Lot 2, together with any easements, development rights, or other interests deemed necessary by the Borough Attorney, for open space, conservation, and related public purposes.
2. **Authorization of Expenditure.** The Borough Treasurer and Chief Financial Officer are hereby authorized to expend funds from the Borough's Open Space Trust Fund in an amount not to exceed $375,000.00, together with customary and reasonable acquisition expenses, for the acquisition of the Property.
3. **Execution of Documents.** The Mayor, Borough Clerk, Borough Attorney, and such other Borough officials as may be necessary are hereby authorized and directed to negotiate, execute, and deliver any and all agreements, contracts, deeds, certifications, closing statements, and other documents necessary to effectuate the acquisition authorized herein.
4. **Due Diligence.** The Borough is authorized to undertake such due diligence as may be necessary or appropriate, including appraisal services, title examination, environmental review, survey work, inspections, and related professional services.
5. **Public Purpose.** Upon acquisition, the Property shall be held and maintained for open space, conservation, passive recreation, environmental protection, and such other lawful public purposes as may be permitted by law and consistent with the purposes of the Borough's Open Space Trust Fund.
6. **Further Actions.** All Borough officials are hereby authorized to take any and all actions necessary to implement the intent and purpose of this Resolution.
7. **Effective Date.** This Resolution shall take effect immediately upon adoption according to law.

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

ADJOURNMENT

Upon a motion by Councilman Frankel, seconded by Councilwoman Gerstein, and approved by all, this regular meeting of the Mayor and Council adjourned at 8:27 PM.

Respectfully submitted,

Stephanie Wehmann
Municipal Clerk

These minutes have been approved by the Mayor and Council.