MAYOR AND COUNCIL
REGULAR MEETING
July 22, 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 July 22, 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	Gayle Gerstein, Council President	Absent
George Abad, Councilman	Present	Scott Bosworth, Councilman	Present
Steven Cohen, Councilman	Present	Arthur Frankel, Councilman	Present
David Kupferschmid, Councilman	Present		

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

Mayor Tomasko shared a tribute to Councilwoman Gayle Gerstein, who passed away on July 10, 2026. He spoke about the many causes Ms. Gerstein supported and her many years of service to the Borough of Alpine: 21 years on the Borough Council and 18 years on the Planning Board, among other areas of volunteerism. A moment of silence was observed.

VACANCY ON COUNCIL

Resolution 137:07'2026 Appointment to Fill a Vacancy on Council

OFFERED BY: Councilman Abad **SECONDED BY:** Councilman Frankel

At a regular meeting of the Alpine Mayor and Council on Wednesday, July 22, 2026

WHEREAS, Council President Gayle Gerstein was elected to the Alpine Borough Council serving as Council Person with a term expiring on December 31, 2028; and

WHEREAS, Council President Gerstein faithfully served the Borough of Alpine as Councilperson since 2005 which service has included terms as Chairperson of the Fire Committee; and Liaison to the Borough's Land Use Boards; and

WHEREAS, Council President Gerstein sadly passed away on July 10, 2026, thereto creating a vacancy on Council pursuant to N.J.S.A. 40A:16-3 f.; and

WHEREAS, Council President Gerstein was an incumbent of the Democratic Party and, as a result of her passing, a vacancy on Council was declared; and

WHEREAS, pursuant to N.J.S.A. 40A:16-5(f) as the remaining term of the vacant Council Member's office has become vacant **prior to September 1 of the next to the last year of the term of the office, the office shall be filled for its unexpired term at the next General Election to be held not less than sixty (60) days after the occurrence of the vacancy. The Governing Body may temporarily fill that position by appointment until that next General Election using the same method set forth in N.J.S.A. 40A:16-5; and**

WHEREAS, the Municipal Chair of the Democratic Committee was notified of such vacancy and advised to submit the names of three nominees for the selection of a successor to temporarily fill the vacancy within 15 days of the vacancy; and

WHEREAS, the Municipal Chair submitted said three nominees:

Nancy Dhulipala, Keren Barbi, Richard Glazer

to the governing body in accordance with N.J.S.A. 40A:16-11 for action within 30 days after the occurrence of the vacancy; and

WHEREAS, N.J.S.A. 40A:16-11 provides that if the governing body fails to appoint one of the nominees within the time prescribed herein, the municipal committee that named the three nominees shall, within the next 15

days, appoint one of the nominees as the successor to fill the vacancy, and such person shall be sworn in immediately.

WHEREAS, the Borough Council has evaluated said nominees.

NOW, THEREFORE, BE IT RESOLVED, that **Keren Barbi** be and hereby is appointed to (temporarily) fill the vacancy of the seat previously held by Council President Gayle Gerstein, which term expires December 31, 2028.

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

OATH Of OFFICE: Ms. Barbi was sworn in to fill the vacancy by Mayor Tomasko and took her place on the dais.

Resolution 138:07'2026 Election of Council President, Appointment of Fire Commissioner & Appointment Zoning Board Liaison

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

WHEREAS, the passing of the current Council President and Fire Commissioner has created a vacancy in said roles within the governing body;

BE IT RESOLVED, and approved by all at the July 22, 2026 regular meeting of the Mayor and Council of the Borough of Alpine to appoint **Arthur Frankel** as **President of Council** for the unexpired portion of a one-year term, expiring December 31, 2026

BE IT FURTHER RESOLVED, Keren Barbi be appointed **as Fire Department Commissioner** Council for the unexpired portion of a one-year term, expiring December 31, 2026

BE IT FURTHER RESOLVED, George Abad be appointed as **Liaison to the Zoning Board**, in addition to his current role as Liaison to Planning Board, for the unexpired portion of a one-year term, expiring December 31, 2026.

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

POLICE DEPARTMENT PROMOTION

Resolution 139:07'2026 Promotion of Sgt. Wendell Simpson to Captain

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

at the regular meeting of the Alpine Mayor and Council held on Wednesday, July 22, 2026

WHEREAS, Chapter 45-1 of the Municipal Code for the Borough of Alpine calls for a Police Department consisting of among other positions, one Captain, and one or more Lieutenants, and

WHEREAS, the Mayor and Council for the Borough of Alpine shall promote Sergeant Wendell Simpson as follows:

To the position of Lieutenant retroactively effective to May 1, 2024

To the position of Captain retroactively effective to May 1, 2026

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Alpine that Sergeant Wendell Simpson be promoted in accordance with this resolution as delineated above;

BE IT FURTHER RESOLVED, that a copy of this Resolution be forwarded to Police Chief Matthew Kent.

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

OATH Of OFFICE: Captain Wendell Simpson was sworn in by Mayor Tomasko.

PUBLIC COMMENTS

The meeting was opened to the public for comment.

Robert Policano asked the Borough Attorney about a recent ruling that gives municipalities more power to block development and asked how it would affect Alpine and how we should prepare. The Borough Attorney will look into the ruling if a specific case can be cited.

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 $3,271,974.31

Return of Bonds and Escrow (none/not needed)

Resolution 140:07'2026 Extension of Grace Period for 3rd Quarter 2026 Tax Payments
OFFERED BY: Councilman Abad **SECONDED BY:** Councilman Cohen

WHEREAS, the Certified tax rate for 2026 was received from the Bergen County Tax Board on July 10, 2026, making it necessary to delay the mailing of tax bills for the 3rd & 4th quarters of 2026 and 1st & 2nd quarters of 2027;

WHEREAS, pursuant to N.J.S.A. 54:4-66 et seq., the Tax Collector must extend the due date to allow at least 25 days from the date of mailing tax bills, without interest being charged;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council hereby approves the extension of the grace period for 3rd quarter 2026 tax payments to allow 25 days from the date of mailing, and that notice of same will be included with every original tax bill mailed or delivered via electronic transmission.

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to the Borough of Alpine Tax Collector.

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

Resolution 141:07'2026 Requesting Approval for the Insertion of a Special Item of Revenue in the 2026 Budget – Division of Law and Public Safety: Body Armor Grant
OFFERED BY: Councilman Abad **SECONDED BY:** Councilman Cohen

WHEREAS, N.J.S. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and,

WHEREAS, said director may also approve the insertion of an item of appropriation for equal amounts, and,

WHEREAS, the Borough of Alpine was awarded a Body Armor Grant in the amount of $1,576.86 from the State of New Jersey, Division of Law and Public Safety, and wishes to amend its 2026 Budget to include this amount as revenue.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor & Council of the Borough of Alpine, Bergen County, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an additional item of revenue in the budget for 2026 in the sum of $1,576.86 which item is now available as a revenue pursuant to the provision of statute, and,

BE IT FURTHER RESOLVED, that the like sum of $1,576.86 be and the same is hereby appropriated under the caption of:

Operations Excluded from Caps
Public and Private Programs Offset by Revenue:
Body Armor Grant $1,576.86

BE IT FINALLY RESOLVED, that a certified copy of this Resolution be forwarded to the Director of the Division of Local Government Services and the Borough Treasurer.

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

Resolution 142:07'2026 Cancellation of Ordinance Appropriation Balances
OFFERED BY: Councilman Abad **SECONDED BY:** Councilman Cohen

WHEREAS, there appears open of record unexpended balances of certain ordinance appropriations; and

WHEREAS, these projects have been completed; and

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Alpine, Bergen County, State of New Jersey, that the following ordinance appropriation balances be cancelled of record:

General Capital Fund

	Capital Fund	Capital Improvement	Deferred Charges

Ord. No.	Year	Improvement Description	Balance	Fund	Unfunded
729	2012	Court Reporting Software	$3,000.05		
769	2017	Road Program			$21,925.89
786	2019	Road Program			$27,807.64
787	2019	Various Capital Improvements			$14,081.12
805	2021	Road Program			$28,393.99
806	2021	Various Capital Improvements			$ 6,003.58
814	2022	Various Capital Improvements			$ 624.12
		Total:	**$3,000.05**		**$98,836.34**

BE IT FINALLY RESOLVED that a certified copy of this resolution be forwarded to the Chief Financial Officer.

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

Resolution 143:07'2026 Approval of Bills and Claims
OFFERED BY: Councilman Abad **SECONDED BY**: Councilman Frankel
At a regular meeting of the Mayor and Council of the Borough of Alpine held on July 22, 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 shared that the tax bills will be mailed out by the end of this week.

REPORTS OF THE STANDING COMMITTEES
Administration Department 66 new OPRA requests were received for the month of June, bringing the annual total to 340.
Building Department This month there were 76 scheduled inspections, 1 driveway permit, 1 fence permit, 10 tree permits, 1 soil moving application, 7 zoning review applications, and 2 miscellaneous permits. The records are on file.
Department of Public Works The DPW responded wonderfully to high winds over the July 4th weekend and cleared/removed downed trees and branches in many locations of the Borough. Additional brush clipping will continue. Trees that were too close to the Borough Hall or septic field or were rotten or dangerous were removed. At the COAH building a water meter was replaced, roof maintenance and annual alarm testing conducted, and a broken light fixture replaced. Annual fire alarm checks were conducted on Borough-owned properties, potholes were filled, and gutters and downspouts were repaired, in addition to the ongoing activity of weekly grass cutting.
Fire Department Statistics are on file.

Resolution 144:07'2026 Approval of Junior Firefighter Application: Ethan Barbi
INTRODUCED BY: Councilman Bosworth **SECONDED BY:** Councilman Abad
at the regular meeting of the Alpine Mayor and Council held on Wednesday, July 22, 2026 to approve the application for **Ethan Barbi** for Membership as a Junior Firefighter in the Alpine Volunteer Fire Department, subject to receipt of supplemental documentation as required.

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

Police Department There were 21 summonses issued in the month of June and 7 motor vehicle accidents investigated, 2 resulting in injury. The report is on file.

Resolution 145:07'2026 Accepting the Reports of the Standing Committees
INTRODUCED BY: Councilman Cohen **SECONDED BY:** Councilman Abad

At a regular meeting of the Mayor and Council of the Borough of Alpine held on July 22, 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 Superintendent/Principal Maureen McCann attended her last Board of Education meeting and spoke about serving Alpine as the honor of a lifetime. On August 1, new Superintendent/Principal Krista Grinkin will join the staff.

BOROUGH ATTORNEY'S REPORT Having had a moment to review the case Mr. Policano spoke of during the public comment portion of the meeting, the Borough Attorney stated that it does bolster municipal control of zoning through the use of the Master Plan. He also stated that Alpine's Master Plan largely favors single-family residences and that Alpine is in good shape in this regard.

Also, a tax appeal was pushed toward trial on a truncated basis. A very favorable settlement was reached. The attorney asked that the Mayor and Council approve this settlement.

Resolution 145-A:07'2026 Authorizing Settlement of Pending Tax Appeal
OFFERED BY: Councilman Frankel **SECONDED BY:** Councilman Abad

WHEREAS, Swong, Ken and Yook, Inkiyung are the owners of real estate known commonly as the 40 Dogwood Lane, Alpine, New Jersey, Block 74 Lot 9 as set forth in the Tax Maps of the Borough of Alpine; and

WHEREAS, the Plaintiff has filed tax appeals to decrease the assessments for the tax year 2019; 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

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 on behalf of the Borough of Alpine with respect to the tax appeals pending in the Tax Court of New Jersey, as follows:

Original assessment: $3,583,900 x .779% =	$27,918.58
Adjusted assessment: $3,400,000 x .779% =	$26,486.00
Refund:	$1,432.58

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

BOROUGH ENGINEER'S REPORT Bids received last year for the School Walking Track were surprisingly high. On July 9 a bid for reworked specifications came in that seems acceptable. The bid acceptance is on the consent agenda. A grant request for the complete repaving of Church Street was submitted before the due date of July 1 and is under review by the DOT. The timeframe for Anderson Avenue, Section 2, has been extended in the hope that fuel and asphalt prices will fall again. Specifications for Anderson Avenue, Section 3, will be available tomorrow, and bids will be accepted on August 6.

UNFINISHED BUSINESS none

NEW BUSINESS CONSENT AGENDA Resolutions 146:07'2026 through 151:07'2026

Resolution 146:07'2026 Approval of Minutes-Regular Meeting and Executive Session of June 24, 2026
OFFERED BY: Councilman Frankel **SECONDED BY:** Councilman Cohen

at the regular meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, July 22, 2026 to approve the minutes for the Regular Meeting and Executive Session of June 24, 2026.
ROLL CALL VOTE: AYES: Abad, Bosworth, Cohen, Frankel, Kupferschmid **Abstain:** Barbi **MOTION APPROVED**

Report of Bid Results-School Field Walking Track
Advertised on the Borough Website Wednesday, June 24, 2026
Received and opened 10:00 a.m. Thursday, July 9, 2026
at Borough Hall, 100 Church Street, Alpine, NJ

Company, Town, State	**Bid**
D&L Paving Contractors, Inc., Nutley, NJ	$94,219.14

Resolution 147:07'2026 Report of Bid Results & Award of Bid for School Field Walking Track (FY2023 NJDCA Local Recreation Improvement Grant Project)
OFFERED BY: Councilman Frankel **SECONDED BY:** Councilman Cohen

At a regular meeting of the Alpine Mayor and Council on Wednesday, July 22, 2026.

WHEREAS, this bid opening constitutes the second round of bidding for this project as during the first round **all bids were rejected by resolution #087:03'2025 dated March 26, 2025 as the lowest bid substantially exceeded cost estimates for the goods and services and exceeded the contracting unit's appropriation for same;**

WHEREAS, the Mayor and Council of the Borough of Alpine requested bids for the FY2023 School Field Walking Track (NJDCA Local Recreation Improvement Grant Project) as detailed in the Notice to Bidders and sealed bids were received at the Borough Hall up until 10:00 a.m. July 9, 2026, as advertised on the Borough Website (alpinenj.gov /page/public-notices) on Wednesday, June 24, 2026; and

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

WHEREAS one (1) bid was received as listed above and apparent low bidder was identified to be **D&L Paving Contractors, Inc. of Nutley, NJ at $94,219.14**; and

WHEREAS the bid was reviewed by the Borough Engineer who recommends acceptance of the lowest responsible bid from D&L Paving Contractors, Inc. of Nutley, NJ **at $94,219.14**; 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 the regular meeting Wednesday, July 22, 2026, that the bid be awarded to **D&L Paving Contractors, Inc. of Nutley, NJ at $94,219.14** subject to review by the Borough Attorney and concurrence of the award by NJDOT.

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

Resolution 148:07'2026 Authorizing Borough Engineer to Prepare Bid Package and Advertise for Bids for Anderson Avenue Improvements – Section III (FY2025 NJDOT Municipal State Aid Project)
OFFERED BY: Councilman Frankel **SECONDED BY:** Councilman Cohen

at the regular meeting of the Alpine Mayor and Council held on Wednesday, July 22, 2026 to authorize the Borough Engineer to prepare bid specifications and advertise for Bids for the NJDOT Municipal Aid Project for Anderson Avenue Improvements- Section III (FY 2025) (section between Buckingham Dr. and north end), **subject to final adoption and estoppel period of a Capital Bond Ordinance for this purpose.**

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

Resolution 149:07'2026 For Member Participation in a Cooperative Pricing System (Riverside Cooperative)
OFFERED BY: Councilman Frankel **SECONDED BY:** Councilman Cohen

WHEREAS, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration; and

WHEREAS, the Borough of Northvale, hereinafter referred to as the "Lead Agency " has offered voluntary participation in a Cooperative Pricing System for the purchase of goods and services;

WHEREAS, on July 22, 2026, the governing body of the Borough of Alpine, County of Bergen, State of New Jersey duly considered participation in a Cooperative Pricing System for the provision and performance of goods and services;

NOW, THEREFORE BE IT RESOLVED as follows:

TITLE

This RESOLUTION shall be known and may be cited as the Cooperative Pricing Resolution of **the Borough of Alpine**

AUTHORITY

Pursuant to the provisions of *N.J.S.A. 40A:11-11(5)*, the Mayor and/or the Borough Clerk is hereby authorized to enter into a Cooperative Pricing Agreement with the Lead Agency.

CONTRACTING UNIT

The Lead Agency shall be responsible for complying with the provisions of the *Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.)* and all other provisions of the revised statutes of the State of New Jersey.

EFFECTIVE DATE

This resolution shall take effect immediately upon passage.

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

Resolution 150:07'2026 Authorizing Montammy Golf Club Request for Fireworks Display – September 6, 2026 (Rain Date: September 7, 2026)

OFFERED BY: Councilman Frankel **SECONDED BY:** Councilman Cohen

at a regular meeting of the Mayor and Council of the Borough of Alpine held on Wednesday, July 22, 2026.

BE IT RESOLVED that the Mayor and Council of the Borough of Alpine grants permission for Montammy Golf Club to stage a fireworks display on the evening of **Sunday, September 6, 2026 (Rain Date: Monday, September 7, 2026) at approximately 9:15 PM** with a duration of approximately 20 minutes, upon condition that Montammy Golf Club comply with requirements of the Fire Official, Fire Department and Borough Officials to ensure safe operation of the display.

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

Resolution 151:07'2026 Renewal of Employee Assistance Program Agreement with Bergen County Department of Health Services (One-Year Term)

OFFERED BY: Councilman Frankel **SECONDED BY:** Councilman Cohen

at a regular meeting of the Mayor and Council of the Borough of Alpine held on July 22, 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 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 one-year term **(2027)** with the Bergen County Department of Health Services for the year **2027** for the following "not to exceed" amounts:

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

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

COMMUNICATIONS WRITTEN AND ORAL None

EXECUTIVE SESSION None/not needed

ADJOURNMENT

Upon a motion by Councilman Kupferschmid, seconded by Councilman Cohen and approved by all, this regular meeting of the Mayor and Council adjourned at 8:00 PM.

Respectfully submitted,
Stephanie Wehmann
Municipal Clerk

These minutes have been approved by the Mayor and Council.