



**BOROUGH OF ALPHA  
LAND USE BOARD**

1001 East Boulevard  
Alpha, New Jersey 08865

---

**REORGANIZATION & REGULAR MEETING AGENDA**

Borough of Alpha Municipal Building

January 17, 2024 7:00 PM

1. Call to Order: Open Public Meetings Notice- Attorney Steven Gruenberg
2. Oaths of Office:
  - John Fritts – Class 2
  - Mike Schwar – Class 3
  - Chris Dragotta – Class 4 to a four-year term expiring 12/31/27
  - Gene Boyle – Class 4 to an unexpired term ending 12/31/25
  - Rob Gable – Class 4 to an unexpired term ending 12/31/25
  - Renee Schocko – Class 4 to an unexpired term ending 12/31/25
3. Roll Call:  
Mr. Boyle, Mr. Castro, Ms. Dalrymple, Mr. Dragotta, Mr. Fritts, Mr. Gable, Mayor Schocko, Ms. Schocko, Mr. Schwar, and Mr. Seiss.
4. Election of Board Chairman
5. Election of Board Vice Chairman
6. Resolutions:
  - **RESOLUTION 2024-01**  
**RESOLUTION BY THE LAND USE CHAIRPERSON AND LAND USE BOARD OF THE BOROUGH OF ALPHA, WARREN COUNTY, STATE OF NEW JERSEY, IN REGARD TO REGULAR MEETINGS**
  - **RESOLUTION 2024-02**  
**RESOLUTION BY THE LAND USE BOARD OF THE BOROUGH OF ALPHA, WARREN COUNTY, NEW JERSEY FOR PURPOSE OF APPOINTING A SECRETARY FOR THE CALENDAR YEAR 2024 – DONNA MESSINA**
  - **RESOLUTION 2024-03**  
**A RESOLUTION AUTHORIZING THE HIRING OF LAND USE BOARD COUNSEL– STEVEN P. GRUENBERG**

- **RESOLUTION 2024-04**  
**RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR BOROUGH ENGINEER – VAN CLEEF ENGINEERING**
- **RESOLUTION 2024-05**  
**RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR BOROUGH CONFLICT ENGINEER – FINELLI CONSULTING ENGINEERS**

**7. OLD BUSINESS**

- **WIP Alpha LLC - Request for Extension of Final Site Plan (Correspondence date 11/22/23)**
- **Standard Street Alpha, Property, LLC – Request for Extension for Conditional Approval (Correspondence dated 11/28/23)**

**8. NEW BUSINESS**

**9. RESOLUTION 2023-151**

**RESOLUTION AUTHORIZING AND DIRECTING THE LAND USE BOARD OF THE BOROUGH OF ALPHA TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER A CERTAIN AREA WITHIN THE BOROUGH IS AN AREA IN NEED OF REDEVELOPMENT**

**10. CORRESPONDENCE**

**11. PUBLIC COMMENT**

**12. EXECUTIVE SESSION (As Needed)**

**13. NEXT MEETING – 2/21/24**

**14. ADJOURNMENT**

**BOROUGH OF ALPHA  
RESOLUTION 2024-01  
RESOLUTION BY THE LAND USE CHAIRPERSON AND LAND USE BOARD OF  
THE BOROUGH OF ALPHA, WARREN COUNTY, STATE OF NEW JERSEY, IN  
REGARD TO REGULAR MEETINGS**

**WHEREAS**, Section 13 of the Open Public Meetings Act, Chapter 231, P.L. 1975, requires that at least once a year not later than January 10th of such year shall post and mail to newspapers designated by said body the Regular Meeting dates during the succeeding year.

**NOW, THEREFORE BE IT RESOLVED** by the Land Use Chairperson and Land Use Board of the Borough of Alpha, County of Warren, State of New Jersey that Regular Meetings of the Alpha Borough Council shall be held at 7:00 pm prevailing time, or otherwise as indicated below for the year 2024 and for January 2025, meetings shall be duly advertised according to Section 13 of the Open Public Meetings Act, Chapter 231. The dates of said meetings are as follows:

February 21	August 21
March 20	September 18
April 17	October 16
May 15	November 13 (2 <sup>nd</sup> Wednesday)
June 19	December 18
July 17	
January 15, 2025 (Re-organization) & Regular Meeting	

**BE IT FURTHER RESOLVED** that all meetings shall be held at the Borough Municipal Building, 1001 East Boulevard, Alpha, NJ 08865 and are open to the public.

**BE IT FURTHER RESOLVED** that the Star Ledger and the Hunterdon County Democrat be designated as the official newspapers and should be authorized for all legal publications and notices required for publication according to law.

**BE IT FURTHER RESOLVED** that the format for regular meetings of the Land Use Board be as follows:

*Regular Meeting Agenda*

Call to Order  
Roll Call  
Resolutions  
Approval of Minutes  
Engineer Reports  
Old Business  
New Business  
Correspondence  
Public Comment  
Executive Session (*As Needed*)  
Adjournment

**RESOLUTION 2024-02**  
**RESOLUTION BY THE LAND USE BOARD OF THE BOROUGH OF ALPHA,**  
**WARREN COUNTY, NEW JERSEY FOR PURPOSE OF APPOINTING A**  
**SECRETARY FOR THE CALENDAR YEAR 2024**

**WHEREAS**, per N.J.S.A. 40:55D-24 “Organization of Planning Board” the Land Use Board has the statutory authority to select professionals such as an attorney, a secretary or create or fill any other offices it deems necessary.

**BE IT RESOLVED**, by the Land Use Board of the Borough of Alpha, Warren County, New Jersey as follows:

Donna Messina is hereby hired as Secretary for the Land Use Board for the calendar year 2024 at an annual salary of \$15,504.00. Said salary shall be paid on a bi-weekly basis.

This resolution is available for public inspection in the office of the Land Use Board at the Municipal building, 1001 East Boulevard, Alpha, New Jersey.

**RESOLUTION 2024-03  
BOROUGH OF ALPHA  
A RESOLUTION AUTHORIZING THE  
HIRING OF A NON-FAIR AND OPEN CONTRACT FOR  
LAND USE BOARD COUNSEL**

**WHEREAS**, the Borough of Alpha Land Use Board, has a need to acquire the goods or services to be provided hereunder as a non-fair and open contract pursuant to the provisions of *N.J.S.A. 19:44A-20.4* or 20.5, as applicable; and,

**WHEREAS**, it has determined and certified in writing that the value of the acquisition will exceed \$17,500; and

**WHEREAS**, the Land Use Board of the Borough of Alpha deems the hiring of a Land Use Board lawyer to be in the best interests of the Borough of Alpha; and

**WHEREAS**, certain contracts may be awarded without competitive bidding as a “Professional Service” under provisions of the Local Public Contracts Law as provided by *NJSA 40A:11-5* because such services are required to be performed by a person authorized by law to practice a recognized profession and it is not possible to obtain competitive bids.

**NOW THEREFORE BE IT RESOLVED**, by the Land Use Board of the Borough of Alpha that Steven P. Gruenberg, Esq., a New Jersey licensed attorney, be hired or retained as Land Use Board counsel for the Borough of Alpha for the calendar year 2024 at a rate of \$170.00 per hour, minimum charge if no meeting is held; \$90.00 per hour for paralegal.

**BE IT FURTHER RESOLVED**, that the Land Use Board Chairman and Land Use Board Secretary are hereby authorized to execute the contract and any related documents.

**BE IT FURTHER RESOLVED** that the Land Use Board Secretary shall publish such notice as required under the law. This appointment is made without competitive bidding as professional services under the provisions of the Local Public Contracts Law, as provided in *N.J.S.A. 40A:11-5*, because said office requires services performed by person or persons qualified to practice recognized professions, and it is not possible to obtain competitive bids, and according to other applicable statutes.

**RESOLUTION 2024-04**  
**RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR**  
**LAND USE BOARD ENGINEER**

**WHEREAS**, the Borough of Alpha Land Use Board, has a need to acquire the goods or services to be provided hereunder as a non-fair and open contract pursuant to the provisions of *N.J.S.A.* 19:44A-20.4 or 20.5, as applicable; and,

**WHEREAS**, it has determined and certified in writing that the value of the acquisition will exceed \$17,500; and

**WHEREAS**, the anticipated term of this contract is one year; and

**WHEREAS**, Van Cleef Engineering Associates. has submitted a proposal or request indicating they will provide the services of Land Use Board Engineer per their municipal qualifications package for engineering services to the Borough of Alpha Land Use Board; and

**WHEREAS**, Van Cleef Engineering Associates has completed and submitted a Business Entity Disclosure Certification which certifies that they or any of their employees have not made any reportable contributions to a political or candidate committee in the Borough of Alpha in the previous one year, and that the contract will prohibit them from making any reportable contributions through the term of the contract; and

**NOW THEREFORE, BE IT RESOLVED**, that the Land Use Board Chairman and Land Use Board Secretary are hereby authorized to execute the contract and any related documents.

**BE IT FURTHER RESOLVED** that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution.

**BE IT FURTHER RESOLVED** that the Land Use Board Secretary shall publish such notice as required under the law. This appointment is made without competitive bidding as professional services under the provisions of the Local Public Contracts Law, as provided in *N.J.S.A.* 40A:11-5 because said office requires services performed by person or persons qualified to practice recognized professions, and it is not possible to obtain competitive bids, and according to other applicable statutes.

**RESOLUTION 2024-05**  
**RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR**  
**LAND USE BOARD CONFLICT ENGINEER**

**WHEREAS**, the Borough of Alpha Land Use Board, has a need to acquire the goods or services to be provided hereunder as a non-fair and open contract pursuant to the provisions of *N.J.S.A. 19:44A-20.4* or 20.5, as applicable; and,

**WHEREAS**, it has determined and certified in writing that the value of the acquisition will exceed \$17,500; and

**WHEREAS**, the anticipated term of this contract is one year; and

**WHEREAS**, Finelli Consulting Engineers, Inc. has submitted a proposal or request indicating they will provide the services of Land Use Board Engineer per their municipal qualifications package for engineering services to the Borough of Alpha Land Use Board; and

**WHEREAS**, Finelli Consulting Engineers, Inc. has completed and submitted a Business Entity Disclosure Certification which certifies that they or any of their employees have not made any reportable contributions to a political or candidate committee in the Borough of Alpha in the previous one year, and that the contract will prohibit them from making any reportable contributions through the term of the contract; and

**NOW THEREFORE, BE IT RESOLVED**, that the Land Use Board Chairman and Land Use Board Secretary are hereby authorized to execute the contract and any related documents.

**BE IT FURTHER RESOLVED** that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution.

**BE IT FURTHER RESOLVED** that the Land Use Board Secretary shall publish such notice as required under the law. This appointment is made without competitive bidding as professional services under the provisions of the Local Public Contracts Law, as provided in *N.J.S.A. 40A:11-5* because said office requires services performed by person or persons qualified to practice recognized professions, and it is not possible to obtain competitive bids, and according to other applicable statutes.