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**X219** Borough Clerk

**X220** Tax Collector

**X221** Tax Assessor

**X222** Building Dept.

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APR. 02, 16  
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JUN. 04, 18  
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SEP. 03, 17  
OCT. 01, 15  
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JAN. 07, 21, 2026

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Jun. 11, 25  
Jul. 09, 23  
Aug. 13, 27  
Sep. 10, 24  
Oct. 08, 22  
Nov. 12, 26  
Dec. 10, 24  
Jan. 14, 28, 2026  
Wed. Jan. 28 2026

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Healthy Living



**Tanya Ryno**  
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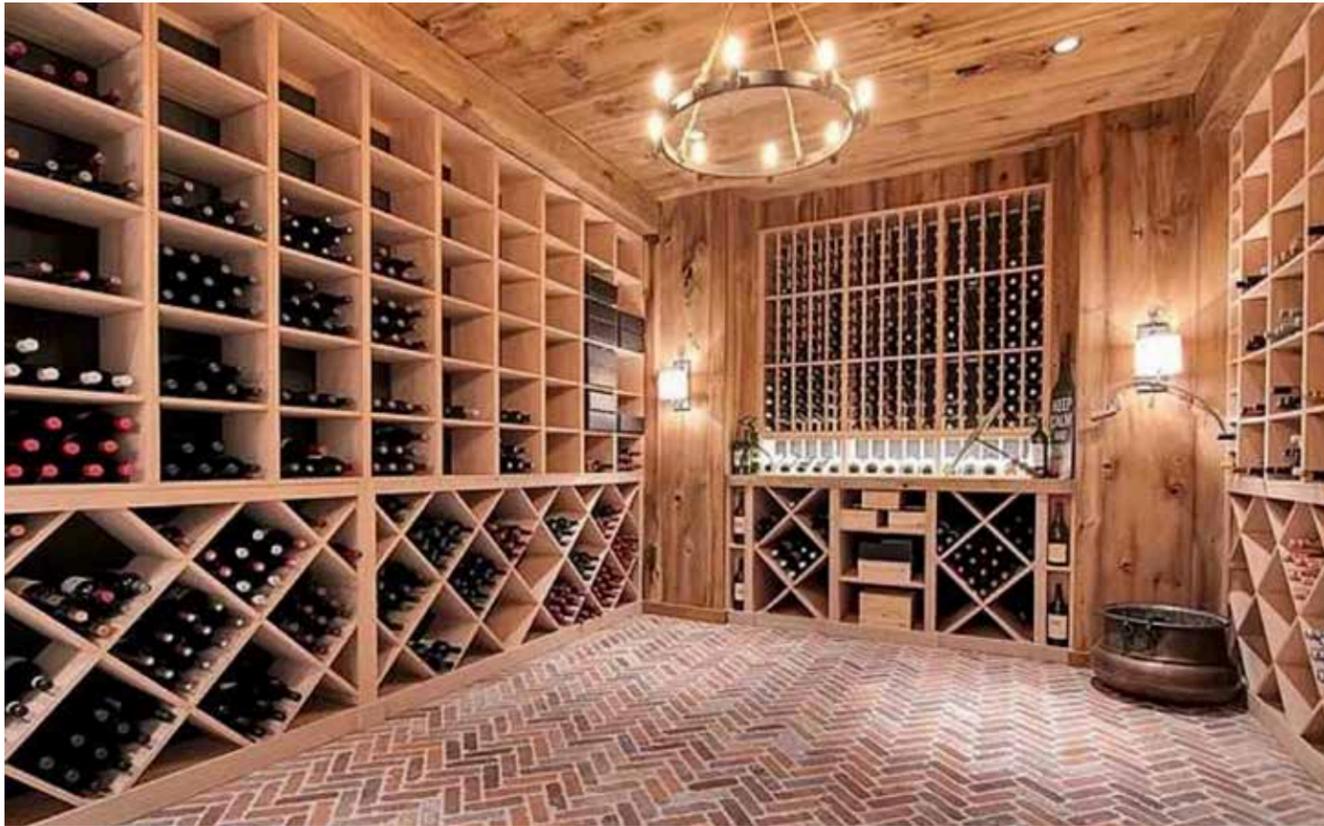
functional and stunning. The sun-drenched great room, framed by floor-to-ceiling picture windows, opens to breathtaking vistas. The expansive lower-level impresses with a game room, gym, meditation studio, two bedrooms, a full bath, pre-wired home theater, and a remarkable 3,200+ bottle wine cellar built from reclaimed wood. Outdoors, a cedar pergola anchors the saltwater pool and spa, adjacent to a fully equipped kitchen and a four-season room with a wood-burning oven. Additional highlights include a heated three car garage with lift capacity, a carport, full-house generator, and elevator access to all floors.



## 393 Anderson, Alpine

Set on over three acres of secluded, manicured grounds in prestigious Alpine, NJ, 393 Anderson is a masterfully designed estate by renowned architect James Paragano. Built in 2016 to uncompromising standards, this seven bedroom, 7.5-bath residence blends timeless elegance with every modern luxury. A grand entry foyer reveals sweeping front-to-back views of the lush landscape, while the banquet-sized dining and living rooms, complete with a fireplace, are bathed in golden light from sunset-facing windows. A richly paneled library adds warmth and character, while the chef's kitchen—outfitted with marble countertops, professional-grade stainless appliances, and custom cabinetry—is both





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WALK-IN CLOSET

A walk-in closet with a blue armchair and a patterned rug. The closet is filled with clothes and has a wooden floor.

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# Resveratrol: The Tiny Antioxidant with Big Anti-Aging Powers

*(Why you need it now more than ever)*

NIDA ARAIN

Imagine in today's world a natural compound could help shield your body from pollution, slow aging, protect your brain, and even support your heart and all of this can be found in a glass of red wine. Meet resveratrol which is a powerhouse antioxidant that's quietly gaining fame for being more than just your average free radical fighter.

In today's fast-paced, high-stress, and tech-flooded world, your body is under constant attack. Pollution in the air, processed foods, endless hours of screen time, and chronic stress all contribute to oxidative stress which is a fancy term for cellular chaos caused by free radicals. This is where antioxidants come in, and resveratrol is one that has some amazing benefits.

## WHAT EXACTLY IS RESVERATROL?

Resveratrol is a polyphenol antioxidant naturally found in grapes, red wine, berries, and peanuts. While it acts like other

antioxidants in neutralizing harmful free radicals, it goes several steps further. Think of it as the overachiever of the antioxidant family.

Unlike common antioxidants like vitamin C or E, resveratrol doesn't just protect your cells, it reprograms them for longevity.

## WHY YOU NEED RESVERATROL

- Pollution and smog increase oxidative stress in your lungs and bloodstream.
- Processed foods and sugar overload damage your metabolism and cells.
- Chronic stress and lack of sleep boost cortisol and wear out your cells over time.

All of this creates a perfect storm for premature aging, inflammation, brain fog, and disease. Your cells are crying out for

help, and resveratrol answers the call not just by cleaning up the damage, but by helping your body resist it in the first place.

## WHAT MAKES RESVERATROL DIFFERENT?

Here's why resveratrol is turning heads in the health world:

### 1. It Turns on Your "Longevity Genes"

Resveratrol activates sirtuins which is a family of proteins sometimes called the "longevity genes". They may help repair DNA, improve metabolism, reduce inflammation, and may even slow down the biological aging process.

### 2. It Protects Your Brain

Unlike most antioxidants, resveratrol crosses the blood-brain barrier. That means it can help protect brain cells from aging, inflammation.

### 3. It's a Heart Hero

Resveratrol supports healthy blood flow, may reduce bad cholesterol oxidation, and may improve vascular function. No wonder it's linked to the "French Paradox" lower heart disease rates in wine drinking populations despite rich diets.

### 4. It's a Natural Inflammation Fighter

From joint pain to acne to chronic disease, inflammation is the silent culprit behind many modern health problems. Resveratrol helps tame inflammatory pathways, giving your body a much-needed break.

## HOW TO GET RESVERATROL (AND HOW MUCH)

You can find small amounts of Resveratrol in:

- Red wine (cheers in but moderation!)
- Grapes (especially red/purple varieties)
- Blueberries and cranberries
- Peanuts and Pistachios

But here's the thing: you'd have to drink dozens of glasses of wine or eat pounds of grapes to get the amount used in most studies. That's why many people turn to high-quality resveratrol supplements, often derived from Japanese knotweed or grape extract.

## A SMALL STEP WITH BIG PROTECTION

Resveratrol is not a magic pill, but it is one of the most exciting natural tools we have to fight the visible and invisible damage of modern life. Think of it as a bodyguard for your cells which is shielding you from stress, pollution, and aging. It's small, it's mighty, and it just might help you live a longer, sharper, and healthier life.

Ready to age smart? Start by adding a little Resveratrol to your life and let your cells thank you later. "This content is for informational purposes only and does not constitute for medical advice"

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# GETTING READY FOR SCHOOL

## Smart Ways to Prepare for a Successful Year

NATALIE PEREZ

Preparing for school is more than just shopping for supplies and new clothes—it's about getting organized, setting goals and starting the year with the right mindset. Whether you're a student or have a child heading into elementary school, high school, or college, a little preparation can make a big difference in how smooth and successful the school year will be.

### 1. GET ORGANIZED EARLY

Start by gathering all the materials needed: notebooks, pens, pencils, folders and any specific supplies required for classes. Create a checklist to ensure nothing is forgotten. Once supplies are in order, organize the backpack and study space so everything has a place. A clean, quiet area for homework and studying will enhance focus.

### 2. SET GOALS

Before school starts, think about goals. Do you or does your child want to improve grades, join a new club or make new friends? Setting both academic and personal goals gives something to work toward and helps keep motivation throughout the year.

### 3. REVIEW AND REFRESH

Take time to review notes or materials from the previous school year, especially for subjects that continue from one grade to the next like math or language arts. Reading a few books or practicing skills over the summer can help feel more confident and ready to learn.

### 4. CREATE A ROUTINE

In the weeks leading up to the first day of school, start adjusting the sleep schedule. Going to bed and waking up earlier will help you or your child feel more rested and alert. Practice a daily routine that includes time for meals, homework and relaxation so your body and mind are ready for the school day.

### 5. TAKING CARE

Staying healthy is just as important as studying. Eat balanced meals, get plenty of sleep and find ways to stay active. Managing stress through relaxation techniques, hobbies, or talking to someone trustworthy can also help everyone stay focused and positive.

By taking the time to prepare mentally, physically and academically, all can start the school year strong and set up for success. A little effort now can lead to big rewards later!



Alpine Resident, bilingual (English & Spanish) speaker. Holds a BA in Psychology and a certification as a Montessori Early Childhood Educator. Happily married with two, young children and loves traveling. Certified Montessori educator in Manhattan with 10 years of experience.



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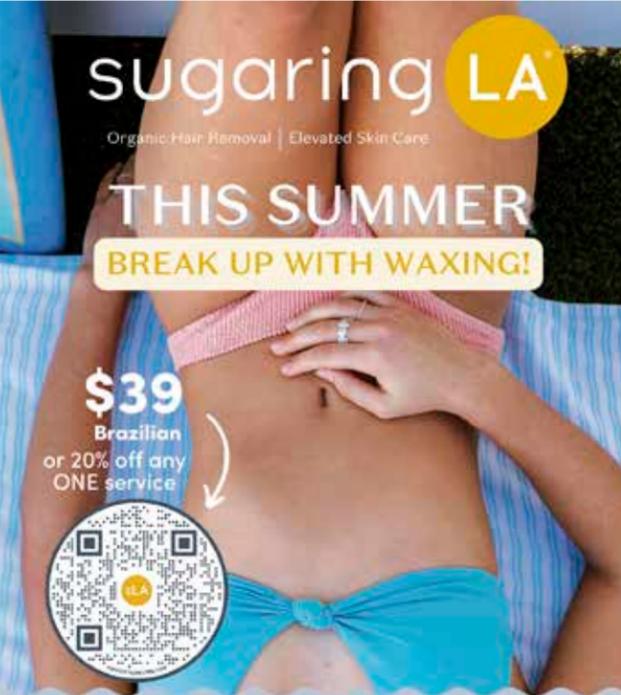
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# Navigating the Bergen County Market

## TIPS FROM A LOCAL REAL ESTATE EXPERT

BY SANDRA GARCIA

**AS AN EXPERIENCED** real estate agent and investor with Compass Real Estate in Bergen County, NJ, I've witnessed firsthand the evolving landscape of our vibrant market. With its picturesque towns, top-tier schools, and proximity to New York City, Bergen County remains a sought-after destination for both buyers and sellers. Here are some essential tips for navigating this competitive market effectively.

### 1. Understand the Local Market Dynamics

Bergen County is composed of diverse municipalities, each with its own unique character and real estate trends. From the upscale homes in Alpine to the charming bungalows in Ridgewood, it's crucial to understand the specific market dynamics of your desired area. Research recent sales, average home prices, and neighborhood amenities to gain insight into what to expect. Working with a knowledgeable local realtor can provide invaluable information tailored to your needs.

### 2. Timing is Everything

In real estate, timing can significantly impact your buying or selling strategy. Spring and summer often see an influx of listings and buyers, making it a

bustling time in the market. However, don't overlook the benefits of the fall and winter months. Less competition can lead to better deals and motivated sellers. Assess your personal situation and align your timeline with market trends for optimal results.

### 3. Be Prepared to Act Quickly

Bergen County's real estate market can be fast paced, with desirable properties often receiving multiple offers within days. As a buyer, it's essential to be pre-approved for a mortgage to demonstrate your seriousness and readiness.

Prepare a competitive offer that reflects the current market conditions and be flexible with your terms when possible. For sellers, ensuring your home is market-ready complete with professional staging and high-quality photography—can make a significant difference in attracting potential buyers.

### 4. Invest in Professional Guidance

Navigating the complexities of real estate transactions requires expertise. Collaborating with a reputable real estate agent, like Compass, ensures

you have access to the latest market data, negotiation strategies, and legal considerations. An experienced agent will advocate for your best interests, guiding you through each step of the process with confidence.

### 5. Embrace the Journey

Lastly, remember that buying or selling a home is a significant life event. While it's essential to stay informed and strategic, don't lose sight of the emotional aspects involved. Trust the process and allow yourself to enjoy the

journey of finding your dream home or selling a cherished property.

Navigating the Bergen County real estate market can be a rewarding experience with the right preparation and support. As a local expert, I am here to help you every step of the way.



Alpine Resident  
– Compass Real  
Estate Realtor



**Collaborating with a reputable real estate agent, like Compass, ensures you have access to the latest market data, negotiation strategies, and legal considerations.**

# The New Era of Transparency in Plastic Surgery

BY DAVID FOLK, MD



In the past, plastic surgery was often seen as a taboo subject—something to be whispered about or hidden from public view. However, a cultural shift has taken place in recent years, and we are now witnessing the rise of a new era

of transparency in the world of cosmetic surgery. Today, people are more open than ever about their procedures, embracing the freedom to talk about their experiences, share their stories, and discuss their motivations without fear of judgment.

A significant factor driving this shift is social media. Platforms like Instagram, TikTok, and YouTube have created spaces where individuals, including influencers, celebrities, and everyday people, can openly document their plastic surgery journeys. From the initial consultation to the post-operative recovery process, these platforms allow people to share both the highs and the lows of their experiences in real-time. This level of transparency is helping to demystify the process, making it more accessible and relatable for those considering surgery themselves.

In addition to the social media influence, there's also a broader cultural movement toward embracing personal choices and body autonomy. The idea of beauty is no longer limited to a single, narrow standard. Instead, there's a growing recognition that beauty is diverse, and self-enhancement through plastic surgery is a valid form of self-expression. People are taking control of their appearance in ways that make them feel more confident, comfortable, and empowered.

**The idea of beauty is no longer limited to a single, narrow standard. Instead, there's a growing recognition that beauty is diverse, and self-enhancement through plastic surgery is a valid form of self-expression.**

This openness has also encouraged more realistic conversations about the challenges of plastic surgery, such as recovery times, potential risks, and financial costs. By sharing these insights, individuals help others make informed decisions, managing expectations and dispelling the myths and misconceptions that often surround cosmetic procedures.

Ultimately, the new era of transparency in plastic surgery is about embracing choice, authenticity, and body positivity. It's no longer about hiding or pretending—it's about openly celebrating the freedom to look and feel the way you want. As we continue to redefine beauty standards, plastic surgery is becoming just another tool for self-expression, no longer shrouded in secrecy, but celebrated as part of the evolving narrative of body positivity.

**If you have any questions, please feel free to reach out and follow @drdavidfolk or www.drdavidfolk.com!**

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# SMART SHOPPING IN A SHIFTING MARKET

*From family cars to fine finishes, rising costs are changing how Americans shop, splurge and save.*

BY SHAUNA OSBORNE, NATIONAL EDITOR

**IF YOUR GROCERY BILL** feels steeper and that new patio set is suddenly a splurge, you're not imagining it — and now may even be the time to start planning ahead for holiday shopping. A new wave of price hikes is making its way across key spending categories — and it's not just inflation. Recent shifts in trade policy have added broad import duties across industries, quietly driving up sticker prices on everyday goods. While some of the reasons are policy-related, the takeaway for consumers is simple: expect to pay more and plan accordingly.

## ▲ Vehicles

The auto market is in flux. Imported models and even many U.S.-assembled vehicles, which rely on parts sourced overseas, are expected to see price jumps as new duties take effect. Some analysts estimate that price increases could reach \$2,500 to \$5,000 for the most affordable cars and even higher for luxury models. For those already in the market for a new or used vehicle, acting sooner could help avoid price spikes or limited selection later in the year.



## ▲ Electronics and appliances

Laptops, gaming systems and home appliances, like toasters and air conditioners, are among the most affected by import-related price hikes. In the 2018 trade adjustment, the median price of washing machines rose by more than 11%. Today, new charges on electronics from top exporting countries such as China, Taiwan and South Korea could push up prices on items like TVs and smartphones. With inventories still relatively strong, making planned purchases sooner may offer more selection and better pricing.



## ◀ Home renovation and design

Rising costs aren't limited to finished goods; materials used in home projects are climbing, too. Imported tile, stone and fixtures are subject to new duties, increasing the cost of even modest upgrades. Securing quotes early and exploring domestic alternatives may help offset higher project totals.

## ◀ Home goods and furniture

About a third of furniture sold in the U.S. is made abroad, especially in China and Vietnam, two countries now facing steeper import fees. While availability hasn't yet been severely impacted, dwindling shipments may lead to reduced inventory and higher prices, especially for large, in-demand items like sofas, beds and storage pieces.

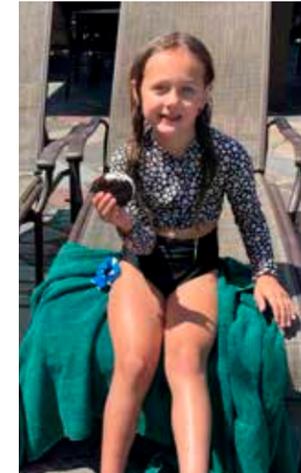
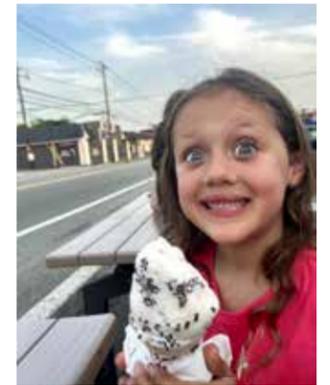


TALKING WITH MY MOUTH FULL:

# Stories from Our Family Kitchen

## “PEACH SEASON AND STICKY FINGERS”

BY PAULIE VALETUTTI



August always tastes like peaches to me. Not the kind that arrive hard and bland in winter clamshells, but the real deal — golden, juicy, fragrant, and so ripe they drip down your wrist if you don't lean over the sink.

This year, my daughter and I made our annual pilgrimage to the local orchard. She wore her sparkly pink rain/muck boots and a backpack she insisted was for “field work,” though it mostly held six snacks and three mismatched socks. We picked and tasted and giggled until our hands were stained and our cheeks sticky. It reminded me of summers with my own grandmother, whose gnarled hands could pit a peach faster than I could blink. She was also a master of peeling a peach for grandpa, his preferred method of indulging, and achieve a perfect, single, continuous peel, using only a dull butter knife. She used to freeze sliced peaches for winter, storing sunshine in Tupperware like treasure.

Seasonal eating isn't just a healthy choice — it's a way to stay grounded in time, a quiet reminder of the earth's rhythms. Right now, peaches are perfect, so we're leaning all the way in. I sneak slices into our yogurt, grill halves for salads, and yes — we bake. This month, we've been obsessed with a gluten-free peach almond crisp that hits all the right notes: simple, nourishing, and just indulgent enough to feel like summer.

It's also a great way to get kids involved in the kitchen. My daughter loves using her “claw hands” to pinch the topping together — and I love that the recipe is forgiving enough to survive her enthusiastic scooping.

Here's to savoring the season, one juicy bite at a time. Happy Summer!



## PEACH ALMOND CRISP (GLUTEN-FREE)

Serves 6

### FOR THE FILLING:

- 6 ripe peaches, sliced (about 5 cups)
- 1 tbsp arrowroot powder or cornstarch
- 1 tbsp lemon juice
- 1–2 tbsp maple syrup (optional, depending on peach sweetness)
- ½ tsp cinnamon

### FOR THE TOPPING:

- 1 cup almond flour
- ½ cup rolled oats (gluten-free if needed)
- ¼ cup chopped almonds
- ¼ cup coconut oil or butter, solid
- ¼ cup maple syrup
- ½ tsp vanilla extract
- Pinch of salt

### INSTRUCTIONS:

1. Preheat oven to 350°F.
2. In a large bowl, toss peaches with arrowroot, lemon juice, maple syrup, and cinnamon. Pour into a greased 8x8 baking dish.
3. In another bowl, mix almond flour, oats, and almonds. Add coconut oil, maple syrup, vanilla, and salt. Use your hands to pinch and mix into a crumbly topping.
4. Sprinkle topping evenly over peaches.
5. Bake for 30–35 minutes, or until golden brown and bubbly.
6. Let cool for 10 minutes before serving. Delicious warm or cold — and even better with a scoop of vanilla yogurt or coconut cream.



### HUSBAND, DAD, CHEF

Paul "Paulie" Valetutti is a girl dad, husband, and chef. A Bosco and Rutgers Alumnus, he grew up in Mahwah and has cooked professionally in Arizona, New York, France, and Italy. He and his family love to travel, ski, and of course, eat! He is very passionate about the experiences available in life.

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Isabella Casilli



the sisters  
Isabella and  
charlotte Casilli



Charlotte Casilli  
3rd grade



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# Italian Chopped Brussel Sprouts Salad



Serve this salad as a starter or side at your next gathering, but it also makes for a great dinner salad paired with some **crusty bread** any night of the week.

The salad can be easily customized based on your preferences and with what you already have on hand. Not a fan of green olives? Then swap them out for black or Kalamata. Another type of salami strike your fancy? Have at it. Is there a jar of marinated artichokes collecting dust in your cupboard? Throw them in. Pecorino instead of Parmesan? Go for it! The world is your antipasto salad.

## Ingredients

### DRESSING

- 2 cloves garlic, grated or finely chopped (about 1/2 tsp.)
- 1/2 cup extra-virgin olive oil
- 2 Tbsp. red wine vinegar
- 1 tsp. finely grated lemon zest
- 2 Tbsp. fresh lemon juice
- 1 Tbsp. honey
- 2 tsp. Dijon mustard
- 1 tsp. dried oregano
- 1/4 tsp. crushed red pepper flakes
- Kosher salt
- Freshly ground black pepper

### SALAD

- 1 lb. Brussels sprouts, finely shredded
- 1 small red onion, thinly sliced (about 3/4 c.)
- 1 pt. cherry tomatoes, halved
- 1 (8-oz.) ball fresh mozzarella, torn into bite-size pieces
- 6 oz. thinly sliced genoa salami, cut into 1/4"-thick strips
- 1 cup roasted red peppers, patted dry, sliced
- 1/2 cup cubed provolone
- 1/2 cup pitted Castelvetrano olives, torn into small pieces
- 1/2 cup sliced pepperoncini
- 1/2 cup shaved Parmesan, divided
- 1 cup fresh basil leaves, large leaves torn into smaller pieces, divided

## Instructions

### DRESSING

In a large bowl, whisk garlic, oil, vinegar, lemon zest, lemon juice, honey, mustard, oregano, and red pepper; season with salt and black pepper.

**Make Ahead:** Dressing can be made 5 days ahead. Store in an airtight container and refrigerate. Bring to room temperature and whisk to combine before using.

### SALAD

**1.** Add Brussels sprouts and onion to bowl with dressing and toss well to combine. Let sit at room temperature, tossing occasionally, until sprouts and onions marinate and soften in dressing, at least 20 minutes or up to 1 hour.

**2.** Add tomatoes, mozzarella, salami, roasted peppers, provolone, olives, pepperoncini, half of Parmesan, and three-quarters of basil; season with salt and black pepper. Top with remaining Parmesan and basil.



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### NEW JERSEY'S HIGHEST SALE IN 2024

There are lots of great opportunities in today's real estate market! It's no secret that inventory is flying off of the market faster than it can be replenished and they are selling at an all time high. There is an excess of buyers just waiting for more inventory to hit the market.

Please call me for a complimentary market analysis or just to discuss current market conditions.

Data in whole or in part is supplied by the NMLS for date range 1/1/24 to 6/5/25 and they are not responsible for accuracy. Data provided by the NMLS may not reflect all the real estate in the market. Data taken 6/5/2025. Information is deemed reliable but is not guaranteed. © 2025 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. The Sotheby's International Realty network fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



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# Strange Real Estate Laws



ELLIOTT MALONE



**W**e have laws to protect our property. However, sometimes, the laws seem a little bit out-of-place, unnecessary, or completely useless. If you comb through real estate laws in the United States, you'll find a variety of laws that don't make a lot of sense.

In Boulder, Colorado, you cannot have any upholstered furniture outdoors. That includes your chaise lounge, couch, and padded chair. So, if you're planning to move to Boulder for that laid-back vibe and unlimited ski opportunities, make sure you're not too attached to your outdoor furniture.

In Aspen, Colorado, it is illegal to throw snowballs at public or private property. It is also illegal to throw snowballs at any person on their own property or in public. So much for that quintessential experience—although it's hard to imagine the police rounding up a group of kids for having a snowball fight.

In Arkansas, six or more females cannot live in the same house—no matter what their relationship is. This old law was put in place to discourage brothels, and forcing women to live apart seemed like an easy way to do it. Today, the brothels are (mostly) gone, but this law is still on the books in Arkansas and Missouri. It's unclear whether or not the law is actually enforced.

Property owners in California, beware of squatters. If squatters live in a property for five years and act like owners (pay property taxes, HOA fees, and other related expenses), they can actually become the owners.

San Francisco, California: if you leave your cherished potted succulents outside, city officials can throw them away immediately and, even worse, present you with a fine.

In Walnut, California, it's illegal to put dirt, sand, rocks, or cement on your property, as well as trash and dead animal carcasses. The ban on cement and rocks confuses many people, since using cement in backyards is a common, eco-friendly alternative to watering grass. This law is to stop people from turning their properties into dumps.

In Ridgeland, Mississippi, you can't put burglar bars on the outside of your windows. If you really want the extra security, you can install them on the inside, though they're not the most attractive and they'll keep you from opening the windows for fresh air. But, if your home already had burglar bars before 1996, you're allowed to keep them.

Rockville, Maryland has made it illegal to remove public buildings. This law is in place mainly to prevent people from taking fencing, gates, and other structures off of public property.

Rhode Island: No residential fence can be taller than 6 feet. They say that fences make the best neighbors, but in Rhode Island, only short fences do. Any fence taller than 6' is considered a "spite fence" and, as such, a private nuisance.

In Scranton, Pennsylvania, buyers who envision their new lives with 2.5 kids, a dog, and white picket fence are in for a rude awakening, because this popular fencing style is against the law.

In Texas, all improvements or accessories shown to buyers become the final buyer's property at the time of sale. That's any and all — including shelving, family photos that are attached to the wall, artwork, artificial fireplace logs, and above ground pools.

Lots of states have laws against the use of certain home improvement tools, either banning them completely or limiting their use on certain days. Sunday is the most common day for DIY bans. In New Jersey, New York, New Mexico, and Hawaii, you have to hold off on the projects on Sunday to avoid irritating your neighbors. In New Jersey, the law specifically prohibits house painting and roofing. Hawaii forbids you from using a leaf blower on Sundays, and people in Santa Fe cannot use their lawnmowers on Sunday.

**Here are some recent sales in the area during May 2025 (from NJMLS):**

**ALPINE: 1 Sale**

84 Miles Street \$1,350,000

**CLOSTER: 3 Sales ranging from \$620,000 to \$1,545,000**

15 Wellington Avenue \$620,000

410 Piermont Road \$1,545,000

**GRESSKILL: 13 Sales ranging from \$725,000 to \$4,936,500**

79 Lexington Avenue \$725,000

391 12th Street \$1,610,000

184 Vaccaro Drive \$4,936,500

**DEMAREST: 11 Sales ranging from \$714,720 to \$4,998,000**

110 County Road \$714,720

151 South Street \$1,950,000

373 Hardenburgh Avenue \$4,998,000

**ENGLEWOOD CLIFFS: 6 Sales ranging from \$1,230,000.00 to \$3,900,000**

53 Dillingham Place \$1,450,000

475 Summit Street \$2,550,000

575 Floyd Street \$3,900,000

**TENAFLY: 11 Sales ranging from \$660,000 to \$2,750,000**

114 Hudson Avenue \$660,000

7 S Park Drive \$2,000,000

92 Park Street \$2,750,000

**UPPER SADDLE RIVER: 11 Sales ranging from \$865,000 to \$3,250,000**

330 Saddle River Road \$865,000

21 Hillcrest Drive \$1,900,000

9 Holly Drive \$3,250,000



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# TREE REMOVAL IN NEW JERSEY

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ON APRIL 17, 2017, New Jersey enacted a law that requires any tree care company for hire in New Jersey to be registered with the New Jersey Board of Tree Experts, carry proper liability and workers' compensation insurance, and employ a Licensed Tree Expert (LTE) and/or Licensed Tree Care Operator (LTCO). Any company you hire to do tree work in New Jersey must comply with this law.

The New Jersey tree work law was adopted for two main reasons:

An increase in injuries and fatalities in the tree care industry in New Jersey, largely due to insufficient training, lack of safety precautions, inadequate equipment, and the use of improper tree care techniques.

An increasing number of consumer complaints about poor quality tree work and property damage.

According to the New Jersey Board of Tree Experts: "It is now mandatory

to hire a tree care business that is registered with the state and has employed a Licensed Tree Expert or Licensed Tree Care Operator depending on the services they offer for hire. It is important to make sure that the person is qualified to do tree work and fully insured in case an accident happens. Incorrect tree work can predispose your trees to many future problems, including tree failure. In addition, many homeowner policies will not cover injuries or damage done by an under-insured tree care contractor, which may leave the financial burden on the homeowner."

The New Jersey Department of Environmental Protection (NJDEP) instituted a new requirement in November 2022 that all NJ municipalities adopt and enforce a community-wide ordinance covering tree removal and replacement, if they didn't already have an ordinance that

met the requirements. This rule is part of NJDEP's efforts to manage stormwater runoff, particularly in the face of climate change. The tree ordinance is required as part of the permitting process for the discharge of stormwater from municipal storm sewers.

As of January 2025, New Jersey passed new regulations regarding tree removal, particularly addressing urban areas and private properties.

The State's efforts aim to balance tree preservation with development needs, emphasizing sustainability and environmental protection.

These changes reflect New Jersey's growing commitment to preserving its urban canopy and natural resources while accommodating development.

Property owners are encouraged to check with local authorities for specific requirements and exemptions in their area.

## HERE ARE SOME KEY POINTS ABOUT THE LAWS:

### 1. Tree Removal Permits

In most municipalities in New Jersey, tree removal requires a permit. This applies particularly to trees located on private property that are over a certain size, usually with a trunk diameter of at least 6 inches at chest height.

The permit process includes submitting an application with a justification for tree removal, such as disease, safety hazards, or property development needs.

### 2. Replacement Requirements

If trees are removed, property owners may be required to replace them with new trees. The number and size of replacement trees depend on the type and size of the removed trees.

The law may allow for financial compensation or donation to a tree replacement fund if a direct replacement isn't feasible on the property.

### 3. Specific Restrictions for Certain Areas

In environmentally sensitive or flood-prone areas, like wetlands or riparian buffers, additional restrictions may apply, requiring greater justification or specific environmental assessments before tree removal.

In urban areas, municipalities are encouraged to enforce stronger protections against indiscriminate tree cutting.

### 4. Enforcement and Penalties

Fines can be levied on property owners who remove trees without a permit or fail to adhere to the replacement requirements.

Tree preservation officers or other local officials are designated to enforce these regulations.

### 5. Incentives for Preservation

Some areas may offer incentives, such as tax breaks or grants, for landowners who choose to preserve trees or plant additional ones.

Special programs also encourage community participation in urban forestry and green space maintenance.



### 6. Exemptions

There are exemptions for tree removal if it is necessary for public safety, such as trees that pose a danger to power lines, structures, or roads.

Other exemptions may apply in cases of certain pests or diseases (e.g., emerald ash borer infestations) that necessitate large-scale tree removal for the health of the ecosystem.

### 7. Municipal-Level Regulations

New Jersey allows municipalities to adopt their own stricter rules for tree removal. This means that individual towns or cities may have additional layers of regulation based on their local environmental or zoning concerns.

In Alpine, New Jersey, a permit is generally required to remove regulated trees, which are typically living deciduous trees with a trunk caliper of six inches or greater (measured at 4.5 feet) or coniferous trees 5 feet or taller. The Borough of Alpine's Environmental Commission typically requires inspections for the removal of three or more regulated trees. Applications for tree removal permits must be submitted to the Building Department at least 7 days before the Environmental Commission's inspection, which is usually conducted on the 4th Thursday of the month.

In Tenafly, New Jersey, removing a tree on private property, especially if it's a certain size or designated as a

landmark, requires a permit. A tree removal permit is needed for trees with a caliper of six inches or greater (measured 4.5 feet above the ground). Additionally, no tree removal is allowed for construction or related activities without a permit. Landmark trees require approval from the Mayor and Council in addition to the permit.

In Cresskill, New Jersey, tree removal on private property generally requires a permit if the tree has a diameter of 2.5 inches or more at four feet above the ground. A permit is also needed for removing trees from public streets, places, or easements, and the Shade Tree Committee issues these permits. Dangerous trees, whether on public or private property, can be removed by the Mayor and Council or their agents.

Permit fees vary based on tree size and municipality. Administrative fees also apply, which differ for new construction, existing structures, and vacant lots.

For questions about tree removal permits and regulations, contact your Building Department or the Shade Tree Committee.



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Elliott Malone has a legal practice in Cresskill



# SHOWER UNDER THE SKY

## OUTDOOR SPACES



*Whether rustic or refined, an outdoor shower blends natural beauty with everyday function, one rinse at a time.*

BY SHAUNA OSBORNE, NATIONAL EDITOR

Whether it's a rinse after a swim or a morning ritual under open skies, an outdoor shower brings a touch of resort living to the backyard. And it doesn't take a pool or a beach house to enjoy a daily dip. With thoughtful planning and a bit of creativity, this summer luxury can be surprisingly accessible.

**Lay the groundwork.** Before diving into a project, check with local officials to determine what's allowed in the neighborhood. In many areas, installing new plumbing outdoors requires a permit, especially if the shower connects to indoor water lines or the home's waste system. Simpler setups that use an existing exterior spigot and drain into a gravel bed may not require one, but confirming beforehand is wise. If working with a contractor, they typically handle permits and ensure the design meets code.

**Find the perfect spot.** Selecting a location that balances privacy with convenience is key. Tucked behind a pool house, nestled into a garden wall, or framed by tall hedges, a thoughtfully situated shower can enhance the landscape while serving a practical purpose. If you're close to an existing water source or outdoor spigot, installation becomes far easier (and more budget-friendly). For those planning hot water access or year-round use, consider staying close to the home's supply lines or consult a professional about insulated piping.

**Build to fit the lifestyle.** From simple hose-fed stalls to fully plumbed structures, outdoor showers can suit a wide range of routines and aesthetics. Materials like cedar, teak or weatherproof PVC offer durability and charm, while gravel, decking or tile underfoot keep the area tidy. Well-placed hooks, a bench, or built-in shelving add both comfort and function — ideal for rinsing off sandy feet or unwinding at sunset.

**Elevate the experience.** Even the most modest setup can feel like a private spa with the right touches. Copper fixtures, tropical plants or an overhead rain-style showerhead bring elegance and ease. Finishing flourishes like a mirror, candle sconce or textured rug soften the space. For refined ambiance, consider staining wood surfaces, installing a frosted door or adding a slatted roof or pergola to define the area and provide a bit of shade.



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If you're expecting a little one, send us a message so we can introduce them to their Alpine neighbors in the next issue.

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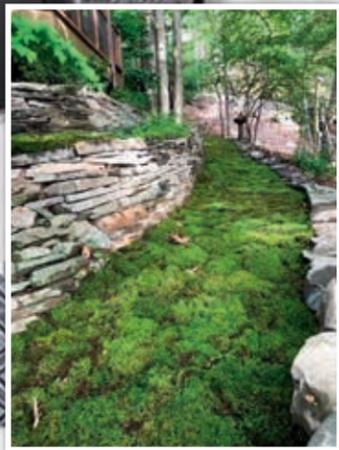
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