

ALPINE PLANNING BOARD

Alpine Borough Hall
100 Church Street
Alpine, New Jersey 07620

MINUTES

November 22, 2016

CALL TO ORDER/PUBLIC ANNOUNCEMENT/PLEDGE OF ALLEGIANCE: The Planning Board, Borough of Alpine, convened in regular session on Tuesday, November 22, 2016 at 7:30 P.M. Chairperson Catherine Parilla read the announcement in accordance with the requirements of the Sunshine Law:

In accordance with the provisions of the New Jersey Open Public Meetings Act, the notice of this regular meeting held Tuesday, November 22, 2016 at 7:30 P.M. has met the requirements of the law by publication in The Record and posted on the bulletin board of the lobby in the Borough Hall and filed in the office of the Borough Clerk.

ROLL CALL:

Members Present:	Gayle Gerstein	Catherine McGuire
	Elizabeth Herries	Catherine Parilla
	Lorraine Mattes	Carol Cochi
	Mayor Paul Tomasko	

Members Absent: Jeff Fromm, David Kupferschmid
Joyce Sonpal

Staff Present: John Phillips, Board Attorney
Gary Vander Veer, Borough Engineer
Marilyn Hayward, Recording Secretary

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES OF SEPTEMBER 27, 2016 REGULAR MEETING: A motion to approve the minutes of the September 27, 2016 Regular Planning Board meeting was made by Gayle Gerstein, seconded by Mayor Tomasko and carried by those eligible to vote.

MEMORIALIZATION OF RESOLUTION:

Soil Moving Permit: Alpine Elite Development, LTD: Block 22 Lot 12; 23 Stone Tower Drive. A motion to approve the resolution was made by Elizabeth Herries, seconded by Catherine McGuire and carried by those eligible to vote.

OPEN TO PUBLIC (NON-AGENDA ITEMS): No members of the public in attendance.

NEW APPLICATION:

Minor Subdivision: Minnetian/Gofman; Block 72 Lots 25.01 & 26.01; 35-39 Warren Lane. Elizabeth Herries recused as a property owner within 200 feet of the subject property and stepped down from the dais. The applicants were represented by Matthew G. Capizzi of Capizzi Law Offices, 11 Hillside Avenue, 2nd Floor, Tenafly, NJ. Attorney Phillips noted that a prior application involving this property was in the name of a development company, and asked Mr. Capizzi if there had been a subsequent title transfer. Mr. Capizzi confirmed that there was a transfer of ownership. Mr. Capizzi stated that this property was before the board in 2015, at which time a parcel of land behind lot 25.01 was transferred to lot 26.01. The Resolution of Approval was adopted by the board on October 27, 2015. Lot 25.01 was subsequently sold to Mr. Gofman and the applicants now propose to re-subdivide the subject property by transferring the easterly portion of lot 26.01 to proposed lot 25.02.

Mr. Robert Mueller, a Licensed Surveyor with Hubschman Engineering, P.A., 263A S. Washington Ave., Bergenfield, NJ was called by Mr. Capizzi. Mr. Mueller was sworn by Attorney Phillips and accepted as an expert witness. Mr. Mueller stated that he is familiar with the plans submitted to the board, entitled “Minor Subdivision Plat, Re-Subdivision of #39 & 39 Warren Lane” dated September 21, 2016. Mr. Mueller testified that the representations made by Mr. Capizzi are consistent with the plans as drawn and the zoning tables as set forth on the plans are accurate.

Mr. Mueller confirmed that the rear westerly portion of proposed lot 25.02 cannot be developed as it has been encumbered with a conservation/restriction easement by the NJDEP. Additionally, there are restrictions on development of the front portion of the property, since the entire parcel is within the riparian zone for the Demarest Brook.

Engineer Vander Veer requested that the borough be provided a copy of the filed map associated with the NJDEP Conservation Easement. There were no further questions or comments.

Attorney Phillips read the conditions, as follows:

1. Subject to provisions of the NJ DEP map;
2. New lot numbers subject to Tax Assessor approval; subdivision deed to be recorded by applicant.

A motion to approve subject to the conditions referenced above was made by Mayor Tomasko, seconded by Catherine McGuire and carried unanimously.

REVIEW OF INTRODUCED ORDINANCE 765 CREATING AN HISTORIC PRESERVATION

COMMISSION: Attorney Phillips explained that the ordinance creates an Historic Preservation Commission as part of the Planning Board if the population is under 2,500. Ms. Herries questioned the board’s jurisdiction if a property owner wished to demolish a structure. Mr. Phillips replied that if the structure is historically designated, you could reserve development for a year. If it is only in the historic district, you cannot reserve it. Ms. Cochi asked what the process would be to preserve a home. Mr. Phillips explained that you can apply to have your own property designated; if it is a neighbor’s property you can come before the board and express your concerns. This ordinance would allow certain conditions to be imposed. For example, you may request that the exterior facade of an historic property be maintained or that any changes should be in keeping with the style. Mayor Tomasko noted that the Borough Master Plan includes an Historic Preservation Element.

A motion was made by Elizabeth Herries and seconded by Gayle Gerstein to direct the board secretary to send a letter to Mayor & Council indicating that the proposed ordinance is not inconsistent with the Borough Master Plan. The motion was carried unanimously.

COMMUNICATIONS:

Ms. McGuire questioned the notification regarding 831 Closter Dock Road, Block 71 Lot 9. An application has been submitted to DEP for Individual Permit & Flood Hazard Area Verification for a proposed garage addition. The applicant will still be required to obtain a building permit from the borough.

Regarding the status of the Alpine Three, LLC site at 982 Closter Dock Road, Mr. Vander Veer reported that the water testing was completed on the first proposed septic field, and excavation of the second field is in progress.

Borough of Rockleigh Notice of Public Hearing for Amendment of Master Plan. Duly noted; no comments.

BILLS: Clarke, Caton & Hintz: \$22.00 Court Appointed Special Master

A motion to approve the above referenced bills was made by Gayle Gerstein and seconded by Catherine McGuire. All were in favor.

COMMITTEE REPORTS:

Northern Valley Mayors & Planners Assoc.: Mayor Tomasko reported that at the last meeting the President of Rockland Electric spoke about a request before the Board of Public Utilities to permit them to do more in the way of smart metering.

Board of Health: Mayor Tomasko advised the Board met September 13th and again on October 4th for a special meeting to approve changes to the Sanitary Code to require soil moving fees, escrow and bonds prior to installation of septic systems in line with that required for ensuing stages of development.

Environmental Commission: Ms. Mattes reported that they looked at one property for tree removal at 24 Cambridge Way. There were originally sixty trees stated to come down; however, certain changes were made resulting in only forty-six trees needed to be removed, which they approved.

The Commission has requested a change in the Tree Ordinance, specifically in §205-1.E.(2)e, to ‘Tree Buffer Guideline’ with suggestions on native trees to be planted. Attorney Phillips will look at the ordinance and will put something together for the next meeting.

Building Department: Reports distributed; no comments.

NJ Transit Update: Mayor Tomasko commented that with the increase in the gas tax providing for the Transportation Trust Fund, there was some discussion that funding may be available for the light rail. However, that may not be realistic because there are so many projects competing for those funds.

COAH: Mayor Tomasko reported that Judge Padovano, who is hearing our Motion for Declaratory Judgment, has assigned a Master but the matter is still pending.

ADJOURNMENT: A motion to adjourn the regular Planning Board meeting was made by Gayle Gerstein and seconded by Lorraine Mattes. All were in favor. The meeting adjourned at 8:21 PM.

Respectfully submitted,

Marilyn Hayward
Recording Secretary