

ALPINE PLANNING BOARD

Alpine Borough Hall
100 Church Street
Alpine, New Jersey 07620

MINUTES

August 23, 2022

CALL TO ORDER/PUBLIC ANNOUNCEMENT/PLEDGE OF ALLEGIANCE: The Planning Board, Borough of Alpine, convened in regular session on Tuesday, August 23, 2022 at 7:30 P.M. Chairperson Catherine Parilla read the announcement in accordance with the requirements of the Sunshine Law

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In accordance with the provisions of the New Jersey Open Public Meetings Act, the notice of this regular meeting held Tuesday, August 23, 2022 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, Elizabeth Herries, David Kupferschmid, Lorraine Mattes, Catherine McGuire, Catherine Parilla, Joyce Sonpal, Mayor Paul Tomasko, Brandt Cybul, Alt. I
Members Absent: Carol Cochi
Staff Present: Matthew S. Root, Esq. for Douglas Bern, Esq., Board Attorney; Perry Frenzel, Borough Engineer; Marilyn Hayward, Board & Recording Secretary

APPROVAL OF MINUTES OF JULY 26, 2022 REGULAR MEETING:

Upon a motion by Ms. Gerstein, seconded by Ms. Mattes to approve the minutes of the July 26, 2022 Planning Board Regular Meeting. Eligible members voted as follows:

Vote: Ayes: Mr. Cybul, Ms. Gerstein, Ms. Herries, Mr. Kupferschmid, Ms. McGuire, Ms. Mattes, Ms. Parilla, Mayor Tomasko.

APPROVAL OF MINUTES OF JULY 26, 2022 EXECUTIVE SESSION:

Upon a motion by Ms. Gerstein, seconded by Ms. Herries to approve the minutes of the July 26, 2022 Planning Board Regular Meeting. Eligible members voted as follows:

Vote: Ayes: Mr. Cybul, Ms. Gerstein, Ms. Herries, Mr. Kupferschmid, Ms. McGuire, Ms. Mattes, Ms. Parilla, Mayor Tomasko.

HEARINGS: SOIL MOVING – J & J REALTY HOLDING, LLC; BLOCK 20 LOT 8, 19 RIO VISTA DRIVE.

Mark Madaio, Esq. of Mark Madaio Law Offices, 27 Legion Drive, Bergenfield, NJ 07621 appeared for Matthew Capizzi, Esq., who was unable to attend due to a scheduling conflict. Applicant's engineer, Andrea Piazza, PE of Piazza Engineering, 11-15 River Road, Fair Lawn, NJ 07410 was sworn and qualified as an expert in her field. Ms. Piazza referred to the plan to describe the proposed application for Soil Moving Permit.

Drawing No. C-1 entitled "Site Plan, Details and Notes" dated 5-17-22 and referred to as A-1, which depicts a proposed redevelopment of the site with a single-family dwelling with raised terrace, pool, patio and other site improvements. The dwelling previously situated on the site was recently demolished. The property has a freshwater wetland on it which was delineated for a previous applicant and received NJDEP approval for GP6 Non-Tributary Wetlands Water Quality Certificate. They are not disturbing the protected area. In terms of zoning minimum lot area, setbacks and frontage are all conforming. Proposed building coverage of 8.93% is below the 9.0% maximum, proposed improved lot coverage of 23.52% is below the 25.0% maximum, and proposed building height of 32.67 feet is below the maximum of 35 feet.

Ms. Piazza referred to Drawing No. C-2 of the plans, entitled "Grading and Drainage Plan, Details and Notes", dated 5-17-22. They are asking for a waiver for one corner of the retaining wall surrounding the proposed raised terrace, which is proposed at 6.75 feet, exceeding the maximum height of six feet. It is very far from the rear-yard line, and the adjacent property to the rear is the golf course.

In terms of Soil Moving, Ms. Piazza referred to the Cut and Fill Report provided to the Board, dated May 16, 2022. Total cut for this site is proposed at 1,407 c.y., total fill is 1,237 and total export is 170. Ms. Piazza stated that she has reviewed Engineer Frenzels’s review letter dated July 12, 2022 and the Borough’s Soil Moving Ordinance and can comply with all conditions.

Attorney Madaio concluding by stating that the applicant is requesting a very slight deviation on a very large property, which affects no one but the golf course.

Chairperson Parilla asked Engineer Frenzel for his comments. Mr. Frenzel commented that this is one of the most straightforward applications that we’ve had in some time. Soil moving volume is what would be expected or slightly less for a development of this size. With regard to the area where the wall exceeds maximum height, there is a natural depression in that one isolated location. Drainage design is adequate and includes a water quality device, which is appreciated. A Tree Removal Plan prepared by a certified arborist with details as specified in his July 12th review letter must be submitted with the Tree Removal Permit Application.

Mr. Madaio stated that they have the tree report and would be happy to give it to Mr. Frenzel now. Ms. Mattes commented that the plans submitted are very comprehensive but do not include species of existing trees, which would be very helpful for the board to see, and would like to see that included in the future. Engineer Piazza stated that the applicant hired an arborist and landscape architect to prepare the tree removal and planting plans. She cannot present them because she is not a Landscape Professional, but they dropped them off at her office today. Ms. Piazza showed the board a colorized landscape plan with proposed species and tree removal plan. The tree application cannot be submitted until the plan is approved, but will include a comprehensive plan and a letter from the arborist.

Mayor Tomasko commented that Mr. Madaio and Ms. Piazza did a very good job and noted that the applicant should be advised that they are very close to building and lot coverage maximums, so any request for further development on this site would require a variance. Secondly, eight bedrooms is a lot of bedrooms and he hopes it doesn’t become an impediment if and when the applicant decides to sell.

Upon a motion by Mayor Tomasko, seconded by Ms. Mattes to approve the application subject to the conditions specified in Mr. Frenzel’s July 12, 2022 review letter and all other usual conditions.

Vote: Ayes: Gayle Gerstein, Elizabeth Herries, David Kupferschmid, Catherine McGuire, Lorraine Mattes, Catherine Parilla, Joyce Sonpal, Paul Tomasko.

OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS: Mayor Tomasko informed the board that it is a bittersweet moment, as one of our valued and cherished members, David Kupferschmid, is moving to the Borough Council and tonight will be his last Planning Board meeting. The Board joined the Mayor in acknowledging Mr. Kupferschmid’s service and wishing him well. The Mayor will be appointing George Abad, who is in attendance this evening, to replace Mr. Kupferschmid as a Planning Board member.

COMMUNICATIONS:

- Notice of Certification of Soil Erosion and Sediment Control Plan: Block 54 Lot 13.
- Notice of Hearing on 2022 Master Plan & Development Regulations Report; Borough of Demarest.
- Notice of Certification of Soil Erosion and Sediment Control Plan: Block 43 Lots 6.01, 6.02, 6.03
- Notice of Certification of Soil Erosion and Sediment Control Plan-Demolition Only: Block 79.03 Lot 2

The third item pertains to the Alpine Three property. Ms. Parilla asked Mr. Frenzel what the status is of this development. Mr. Frenzel reported that they submitted an application to the borough for completion of the septic system and they have hired a developer. Additionally, he had a conversation with Attorney Phillips, who informed him that the Developer’s Agreement and all of the paperwork required has been completed.

BILLS AND CLAIMS: A motion to approve the bills referenced below was made by Ms. Gerstein, seconded by Ms. McGuire and carried by all members present.

Burgis Associates, Inc.	\$1,317.50	Housing Plan 2015
Burgis Associates, Inc.	\$ 155.00	Rock Ridge Estates
Burgis Associates, Inc.	\$1,395.00	Rock Ridge Estates

Clarke Caton Hintz

\$ 690.00

Court Appointed Master thru 6/24/22

COMMITTEE REPORTS:

Northern Valley Mayors & Planners Assoc.: The next meeting will be held on September 13th. The speaker will be Michael Cerra, Executive Director of the State League of Municipalities.

Board of Health: The next meeting will be held on September 20th.

Environmental Commission: Ms. Mattes reported that are looking at existing properties that need dead trees removed; recently one with nine trees to be removed and one with nineteen.

Building Dept: Report on file.

NJ Transit Update: No update.

COAH Update: Temporary immunity has been extended to September 30, 2022.

The Mayor reported that many residents attended last month's Mayor & Council meeting and expressed their concerns as a result of those within 200 feet of the proposed Kurtz development receiving notice of the applicant's submission to the NJ Department of Environmental Protection for authorization under Freshwater Wetlands General Permit 11 for proposed disturbance to freshwater wetlands transition areas. Borough professionals were in attendance to provide an overview and answer questions. Ms. Sonpal commented that she has heard from several people whose concerns are primarily with regard to the wetlands, and hopes that the DEP will consider these concerns as valid.

Resolution: Executive Session A Resolution providing for a Meeting Not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12.

OFFERED BY: Mr. Kupferschmid; **SECONDED BY:** Ms. Gerstein

at a regular meeting of the Planning Board of the Borough of Alpine held on Tuesday, August 23, 2022

WHEREAS, the Planning Board 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 Planning Board 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 to Litigation, Negotiations and the Attorney-Client Privilege: Affordable Housing

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Alpine, assembled in public session on Tuesday, August 23, 2022 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 Planning Board that the public interest will no longer be served by such confidentiality.

Vote: Ayes: Mr. Cybul, Ms. Gerstein, Ms. Herries, Mr. Kupferschmid, Ms. McGuire,
Ms. Mattes, Ms. Parilla, Ms. Sonpal, Mayor Tomasko

MOTION APPROVED

The Board entered into Executive Session at 8:10 PM and returned to Open Public Session at 8:21 PM.

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

Respectfully submitted,

Marilyn Hayward
Recording Secretary