

ALPINE PLANNING BOARD  
Alpine Borough Hall  
100 Church Street  
Alpine, New Jersey 07620

MINUTES  
October 25, 2022

**CALL TO ORDER/PUBLIC ANNOUNCEMENT/PLEDGE OF ALLEGIANCE:**

The Planning Board, Borough of Alpine, convened in regular session on Tuesday, October 25, 2022 at 7:30 P.M. Vice-Chair Catherine McGuire 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, October 25, 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: George Abad Jr., Carol Cochi, Gayle Gerstein, Elizabeth Herries, Catherine McGuire, Joyce Sonpal, Mayor Paul Tomasko, Brandt Cybul, Alt. I

Members Absent: Catherine Parilla, Lorraine Mattes

Staff Present: Douglas Bern, Esq., Board Attorney; Perry Frenzel, Borough Engineer; Marilyn Hayward, Board & Recording Secretary

**MOTION TO AMEND AGENDA:**

Upon a motion by Mayor Tomasko, seconded by Ms. Herries and approved by all to amend agenda moving the Work Session for Minor Subdivision Request re: Block 49 Lots 2.01 & 26 to earlier on the agenda to accommodate the applicant and professionals.

The hearing for Soil Moving re: 4 Sherwood Ct., Block 81.01 Lot 3 will follow this Work Session.

**OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS:** None

**WORK SESSION:** Minor Subdivision: 481 Hillside Ave. & 7 Glen Goin Drive; Block 49 Lots 2.01 and 26. Attorney Bern confirmed that the Borough ordinance provides for work sessions where a minor subdivision without variances can be approved or denied by the Planning Board. Notice and public hearing are not required unless a variance is required.

Matthew G. Capizzi, Esq., Capizzi Law office, 11 Hillside Avenue, 2<sup>nd</sup> Fl., Tenafly, NJ 07670 appeared on behalf of Applicants, Dennis & Delores McCormack, who were also in attendance. Applicant's Engineer, Michael J. Hubschman, P.E., P.P., Hubschman Engineering, P.A., 263A S. Washington Ave., Bergenfield, NJ 07621 was sworn and qualified to provide expert testimony in the field of engineering.

Mr. Capizzi reported that the applicants are the owners of 481 Hillside Ave., Block 49 Lot 2.01 and wish to acquire a 6,478 square foot portion of the rear of the property at 7 Glen Goin Drive, Block 49 Lot 26.

Mr. Hubschman referred to the Minor Subdivision Plan dated 9-6-22 depicting the existing two lots and the portion proposed to be conveyed to the Applicants. The existing lot 2.01 coverage is 40,149 sq. ft; proposed is 46,627 sq. ft; Existing coverage for Lot 26 is 47,679; proposed is 41,201. Both proposed lots will conform to lot area, building coverage and improved coverage for the R-A zone. Setback requirements for septic systems will conform as proposed for both lots. There are no improvements on the portion of the lot to be conveyed.

Ms. Sonpal commented that the portion to be conveyed fronting on Pike Street appears to be high up and asked about runoff from that area. The Mayor responded that there is a catch basin right next to it.

Mr. Abad asked if entrance to the property could be accessed through the Pike Street easement in the future. Mr. Hubschman replied that it cannot, and it is deed restricted for that purpose. Mr. Capizzi added that Lot 2.01 is accessed only from Hillside Ave.

Mr. Frenzel commented that he reviewed the submission thoroughly. The subdivision creates no variances or waivers and he has no objections.

Upon a motion by Ms. Herries, seconded by Ms. Gerstein to approve the application subject to the conditions specified in Mr. Frenzel's August 30, 2022 review letter and all other usual conditions.

Eligible Board Members voted as follows:

**Vote: Ayes:** Mr. Abad, Ms. Cochi, Mr. Cybul, Ms. Gerstein, Ms. Herries, Ms. McGuire, Ms. Sonpal, Mayor Tomasko

**Absent:** Ms. Mattes, Ms. Parilla

**MOTION APPROVED**

**MEMORIALIZATION OF RESOLUTION: Minor Subdivision: 481 Hillside Ave. & 7 Glen Goin Drive; Block 49 Lots 2.01 and 26.**

Upon a motion by Mayor Tomasko, seconded by Ms. Herries, to adopt the resolution memorializing action taken by the Planning Board of the Borough of Alpine on October 25, 2022. Eligible members voted as follows:

**Vote: Ayes:** Mr. Abad, Ms. Cochi, Mr. Cybul, Ms. Gerstein, Ms. Herries, Ms. McGuire, Ms. Sonpal, Mayor Tomasko.

**Absent:** Ms. Parilla, Ms. Mattes

**MOTION APPROVED**

**HEARING: SOIL MOVING – CHOI, 4 SHERWOOD COURT, BLOCK 81.01 LOT 3 (Carried from Sept. 27, 2022):**

Matthew G. Capizzi, Esq., Capizzi Law office, 11 Hillside Avenue, 2<sup>nd</sup> Fl., Tenafly, NJ 07670 appeared on behalf of Applicant, along with Douglas W. Doolittle, P.E., P.L.S., P.P., McNally, Doolittle Engineering, LLC 169 Ramapo Valley Road, Oakland, NJ 07436, who was sworn and qualified to provide expert testimony in the field of engineering.

Mr. Capizzi stated that this is an application for soil moving, no waivers or variances are requested. The applicant proposes to demolish the existing dwelling on the site and construct a new 5-bedroom single-family dwelling with a four-car garage, pool, patio and cabana.

Mr. Doolittle referred to the Site Plan entitled "Choi, Block 81.01 Lot 3, 4 Sherwood Ct., Alpine, NJ dated 5/12/22; last revised 10/3/22". Mr. Doolittle stated that the site is slightly over two acres and is situated at the end of a cul-de-sac. New separate blackwater and greywater septic systems have been installed in the rear of the property. The new systems were designed for an eight-bedroom dwelling, which was originally proposed for this site, but the plan has been downsized to a five-bedroom dwelling. Proposed building coverage is 7.80%, where a maximum of 9% is permitted. They are proposing a pool in the rear yard and a cabana. A total of 7,975 cubic yards of soil will be moved although the bulk of the soil is staying on the site because they are bringing 5,973 cubic yards onto the site for regrading. Mr. Doolittle testified that there are no variances from the soil moving ordinance.

Mr. Capizzi asked Mr. Doolittle to discuss the drainage system. Mr. Doolittle reported that when the original plans were submitted last month a neighbor to the south-east had some concerns regarding drainage. Mr. Doolittle's office was in contact with the neighbor's engineer and has added some additional drainage. Originally there were four seepage pits collecting runoff from the roof and driveway; they have added two additional for a total of six. In the driveway they have added two additional pits for a total of six; in the southwesterly corner where the septic systems are located an additional three seepage pits will be installed to pick up the water which previously flowed to the adjacent lots. They have communicated with the neighbor's engineer who indicated that she was very satisfied with the revised design. Additionally, Mr. Doolittle has reviewed the Landscape Plan submitted by the Applicant's Landscape Architect and feels that it has substantial landscaping that will help to absorb and restrict the runoff.

Minor revisions have been made to the structure since the original submission. The wall in the rear yard moved slightly to the east, making the patio slightly larger. The changes are minor and do not affect building or improved coverage.

Ms. Herries asked if the drainage issues exist on the lot as currently developed. Mr. Doolittle responded that he did not know the answer to that; he suspects that when the field went in there was bare ground and silt which showed up on the

neighbor's property. Since last month they stabilized the bare ground and installed a silt fence. Ms. Herries commented that 15 seepage pits is a lot. Mr. Doolittle concurred but wanted to make sure the neighbors were happy. Ms. Herries noted that maintenance of the seepage pits is required and asked how that works. Mr. Frenzel explained in the past seepage pits were usually buried underground. New rules require that seepage pits have their covers at ground level so they can be located and that a monitoring port is installed at the top of the seepage pit for easier access. Standard procedure is that they be inspected twice a year or after a two-inch rainfall. At this point in time we are adding to our letter that they should be inspected in accordance with standard procedure, and are considering asking the homeowners to provide us with semi-annual reports.

Mr. Capizzi called Paul Keyes, Landscape Architect appearing on behalf of the firm HKIa, LLC, P.O. Box 553, Tenafly, NJ 07670. Mr. Keyes stated his credentials and was sworn by Attorney Bern and accepted as an expert in his field. Mr. Keyes presented a "Planting Plan Rendering, Choi Residence, 4 Sherwood Ct., Block 81.01 Lot 3, dated 9/17/22", which was marked Exhibit A-1. The plan includes 25 new shade trees. What has happened over time is that due to poor maintenance many of the trees on the site are bending toward the street. Some need to be thinned out, some will be maintained and some are just nuisance trees. They will fill in the gaps with Bowhall Red Maples; Chanticleer Pear Trees will line the driveway and 183 Evergreens will be planted to line the property. The other plants in the design are Boxwoods, which the deer will not touch, and the balance of the plantings are Pachysandra, which the deer also don't like, and which soaks up a tremendous amount of water, keeps the leaves in as a natural mulch and is excellent for stabilizing the soil. They will have an open lawn space in front of the house, which is also great for soaking up water and storing carbon in the soil.

With this planting plan, in combination with the drainage system design and additional seepage pits he doesn't see any issue with runoff from this property.

As specified in Mr. Frenzel's review letter, the tree removal plan is all subject to inspection, review and report by a licensed arborist, which he would recommend.

Engineer Frenzel commented that a few months ago the Zoning Board dealt with an application on Overlook Road with a similar problem of runoff, in this case toward Forest St. The Landscape Architect in that application proposed similar measures to help mitigate the rainfall impact – plantings around the perimeter, grass wherever possible, etc. They actually ran calculations on which plants are beneficial in this regard. He feels that this is a great plan, and that Mr. Keyes did a wonderful job on this property.

The Mayor remarked that his main concern at first was the amount of soil being moved, but the fact that only about 1,700 cubic yards are being imported made a big difference. He wished the new owners good luck and welcomed them to Alpine.

Upon a motion by Ms. Gerstein, seconded by Ms. Herries to approve the application subject to the conditions specified in Mr. Frenzel's review letter dated August 30, 2022 and updated October 24, 2022 and all other usual conditions.

Eligible Board Members voted as follows:

**Vote: Ayes:** Mr. Abad, Ms. Cochi, Mr. Cybul, Ms. Gerstein, Ms. Herries, Ms. McGuire, Ms. Sonpal, Mayor Tomasko

**Absent:** Ms. Mattes, Ms. Parilla

**MOTION APPROVED**

#### **APPROVAL OF MINUTES OF SEPTEMBER 27, 2022 REGULAR MEETING:**

Upon a motion by Mayor Tomasko, seconded by Ms. Herries to approve the minutes of the September 27, 2022 Planning Board Regular Meeting. Eligible members voted as follows:

**Vote: Ayes:** Mr. Abad, Ms. Cochi, Mr. Cybul, Ms. Gerstein, Ms. Herries, Ms. McGuire, Ms. Sonpal, Mayor Tomasko.

**Absent:** Ms. Parilla, Ms. Mattes

#### **APPROVAL OF MINUTES OF SEPTEMBER 27, 2022 EXECUTIVE SESSION:**

Upon a motion by Ms. Cochi, seconded by Ms. Gerstein to approve the minutes of the September 27, 2022 Planning Board Executive Session. Eligible members voted as follows:

**Vote: Ayes:** Mr. Abad, Ms. Cochi, Mr. Cybul, Ms. Gerstein, Ms. Herries, Ms. McGuire, Ms. Sonpal, Mayor Tomasko.

**Absent:** Ms. Parilla, Ms. Mattes

**MOTION APPROVED**

**MEMORIALIZATION OF RESOLUTION: CHO/KIM, 509 HILLSIDE AVE., BLOCK 49 LOT 12:**

Attorney Bern summarized the Resolution. Upon a motion by Ms. McGuire, seconded by Ms. Gerstein, to adopt the resolution memorializing action taken by the Planning Board of the Borough of Alpine on September 27, 2022. Eligible members voted as follows:

**Vote: Ayes:** Mr. Abad, Ms. Cochi, Mr. Cybul, Ms. Gerstein, Ms. Herries, Ms. McGuire, Ms. Parilla, Ms. Sonpal, Mayor Tomasko.

**Absent:** Ms. Parilla, Ms. Mattes

**MOTION APPROVED**

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

Burgis Associates, Inc.	\$1,782.50	Housing Plan 2015
Clarke Caton Hintz	23.00	Court Appointed Master thru 6/24 (revised bill)
Clarke Caton Hintz	391.00	Court Appointed Master thru 9/30
North Jersey Media Group	36.70	Notice of Decision – 19 Rio Vista 20/8

**COMMUNICATIONS:** Duly noted; no comments

- Notice of Certification of Soil Erosion & Sediment Control Plan re: 19 Marie Major Drive; Block 77 Lot 9.
- Notice of Certification of Soil Erosion & Sediment Control Plan re: 14 Overlook Road; Block 75 Lot 9.
- Notice of Certification of Soil Erosion & Sediment Control Plan re: 1 Duck Pond Road; Block 51 Lot 4.
- 200 ft list re: 19 Marie Major Drive; Block 77 Lot 9.
- Resignation Letter – D. Kupferschmid.

**COMMITTEE REPORTS:**

**Northern Valley Mayors & Planners Assoc.:** Meeting was held on September 13<sup>th</sup> with speaker Michael Cerra, Executive Director of the State League of Municipalities who spoke on energy transfer receipts, on boost in state aid (\$21K for Alpine) and updates from the League’s initiative on affordable housing with hopes for a more unified state-wide approach which is dependent upon Board appointments made by the Governor. In addition, this is a good chance for OPRA reform as it has been a huge burden on municipalities where some towns hire staff just to deal with OPRA requests, and compromises privacy.

**Board of Health:** Meeting was on September 20<sup>th</sup> where Dr. Jack Boghossian was sworn in to take the place of Anthony Inguaggiato who will carry on as an Alternate member.

**Building Dept:** Report for the Board will show there is a lot of construction activity happening in town.

**Environmental Commission:** Ms. Mattes is absent. Next meeting is scheduled for Thursday, October 27<sup>th</sup>.

**NJ Transit Update:** No report.

**COAH Update:** The Borough’s temporary immunity has been extended.

**ADJOURNMENT:** A motion to adjourn the regular Planning Board meeting was made by Ms. Herries and seconded by Ms. Gerstein. All were in favor. The meeting adjourned at 8:32 PM.

Respectfully submitted,

Marilyn Hayward  
Recording Secretary