

CAPIZZI LAW OFFICES

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Reply to New Jersey Office

January 9, 2023

Submittal for the January 19, 2023 Hearing

Via Hand Delivery

JoAnna Myung – Secretary

Borough of Alpine Zoning Board of Adjustment

100 Church Street

Alpine, NJ 07620

Re: Mankovsky – Alpine ZBA (the “Applicant”)
10 Rionda Court, Block: 49, Lot: 39 (the “Property”)

Dear Ms. Myung:

This office represents the above Applicant regarding their application before the Alpine Zoning Board of Adjustment seeking variance relief relative to existing improvements at the Property. To that end, enclosed please find the following for consideration at the January 19, 2023 hearing:

1. Board of Adjustment Application, Rider to the Application and Reasons for Relief attached hereto (14 copies);
2. Photo Exhibit (14 copies);
3. Prior Borough of Alpine Zoning Board of Adjustment Resolution dated August 6, 2002 (14 copies);
4. As-Built Survey prepared by McNally, Doolittle Engineering, L.L.C., dated June 15, 2022 consisting of one (1) sheet (14 copies);
5. Applicant’s W9 & Check # 561 in the amount of \$2,000.00, which represents the escrow fee; and
6. Our office’s check #3614 in the amount of \$250.00, which represents the application fee.

This letter shall also confirm this matter is scheduled to be heard before the Alpine Zoning Board of Adjustment, in-person, on Thursday, January 19, 2023, at 7:30pm.

JoAnna Myung – Secretary
January 9, 2023
Page 2 of 2

Thank you.

Very truly yours,

Gloria Duby

Gloria Duby, Paralegal

MGC/gd
Enclosures

SCHEDULE E

APPLICATION TO BOROUGH OF ALPINE BOARD OF ADJUSTMENT

FOR OFFICIAL USE ONLY:

Date Application filed: _____

Fee Paid: Amount _____ Date _____

Date file complete: _____

Time period expires: _____

Application received by: _____

SECTION 1. APPEAL FROM DENIAL OF BUILDING PERMIT:

If this application has arisen as the result of the denial of a zoning permit, applicant shall secure from the administrative officer an appeal form giving reasons for denying the zoning permit and shall submit it with this application.

SECTION 2 INFORMATION REGARDING THE APPLICANT:

A) The Applicant's full legal name is Stan and Margaret Mankovsky

B) The Applicant's mailing address is c/o Matthew Capizzi, Esq.
11 Hillside Ave., 2nd Fl Tenafly, NJ 07670

C) The Applicant's telephone number is 201-266-8300

(Business telephone number)

D) The Applicant is a: CORPORATION _____ PARTNERSHIP _____ INDIVIDUAL ✓
OTHER (please specify) _____

E) If the Applicant is a corporation or a partnership, applicant shall attach a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership.

F) The relationship of the Applicant to the property in question is:
OWNER ✓ TENANT OR LESSEE _____ PURCHASER UNDER CONTRACT _____
OTHER (please specify) _____

G) If the Applicant is not the owner of the property in question, the Applicant must obtain and submit a copy of this application signed by the owner in the space provided in Section 9.

SECTION 3 INFORMATION REGARDING THE PROPERTY:

- A) The address of the Property is 10 Rionda Court, Alpine NJ 07620
- B) The location of the Property is approximately 784 feet from the intersection of Closter Dock Road and 9W.
- C) The tax map Block number (s) is 49; the lot number (s) is 39. (See tax bill or deed or call tax office for this information).
- D) The zone in which the Property is located is R1
(The Zoning Official's Office can help determine this information.)
- E) The dimensions of the Property are See attached As-Built
- F) The size of the Property is 40,000 square feet.
- G) The Property is located: (check as applicable)
- 1) within 200 feet of another municipality _____
 - 2) adjacent to an existing or proposed country road _____
 - 3) Adjacent to other country land _____
 - 4) Adjacent to a State highway _____
- H) Have there been any previous Board of Adjustment or Planning Board hearings involving this Property? YES ☒ NO _____
- I) If the answer to "H" is YES, attach a copy of the written decision(s) adopted by the applicable Board and a copy of the Application(s) presented to such Board.
See attached prior Zoning Board of Adjustment Resolution dated 8/6/2002 - variances as to front yard setback

SECTION 4. INFORMATION ABOUT REQUESTED RELIEF:

A) "PROPOSAL" – Attach a narrative statement entitled "PROPOSAL" setting forth the particulars of the existing or proposed use of the PROPERTY and a narrative description of the proposed physical changes to the PROPERTY. (Include all physical improvements such as structures, additions, landscaping, etc.)

B) "REASONS FOR RELIEF" – Attach a narrative statement entitled "REASONS FOR RELIEF" setting for the facts relied upon to support Applicant's claim of right to relief.

C) NATURE OF APPLICATION, check appropriate items.

- 1) interpretation of development ordinance or map _____
- 2) appeal of action of administrative officer _____
- 3) variance: "C" – variance xxx _____
 "D" – use variance _____
 "D" – non-use variance _____
- 4) a. subdivision _____
 b. subdivision application to follow _____
- 5) a. site plan _____
 b. site plan application to follow _____
- 6) waiver of lot to abut street requirement _____
- 7) exception to the official map _____

D) The proposed use, building, or subdivision is contrary to: (List the specific Articles and Sections of the ordinance from which a variance is sought, the requirement itself and the proposed variation. If additional space is needed, please attach a list to this application.)

	Art.		Section	Required	Proposed
Min. Side Yard Setback	Art.	220	Section A	Required 30'	Proposed 28.8' Existing/No Change
Max. Building Coverage	Art.	220	Section 3	Required 9%	Proposed 10.36% Existing/No Change
Max. Improved Lot Coverage	Art.	220	Section 3	Required 25%	Proposed 28.21% Existing/No Change

SECTION 5. INFORMATION ABOUT EXPERTS:

The following information, although not required; is respectfully requested to enable the Board to facilitate the processing of this application:

- A) Applicant's Attorney: Telephone Number 201-266-8300
 Name: Matthew G. Capizzi, Esq.
 Address: 11 Hillside Ave., 2nd FL, Tenafly, NJ
- B) Applicant's Engineer: Telephone Number 201-337-9051
 Name: McNally, Doolittle Engineering, L.L.C.
 Address: 169 Ramapo Valley Road, Oakland NJ 07436
- C) Applicant's Architect: Telephone Number N/A
 Name: _____
 Address: _____
- D) Applicant's Planner: Telephone Number N/A
 Name: _____
 Address: _____
- E) Other Experts: Telephone Number _____
 Name: _____
 Address: _____

SECTION 6 INFORMATION ABOUT REQUIRED EXHIBITS

A "complete application" requires the following submissions.

Please check if item is submitted with this form:

- A) ☒ Copies of this application
- B) ☒ Plot plans.
- C) ☒ Copies of 200-foot radius map.
- D) ☐ Copy of "authorized" application form if Applicant is not the property's owner.
- E) ☒ List of property owners within 200 feet of the Property.
- F) ☐ Copy of owner's notice and newspaper notice.
- G) ☐ List of others served, e.g. County, State, etc.
- H) ☒ Proof of payment of real estate taxes.
- I) ☒ Application fee. (Ord. 16-18A, 18-7).

(Note: The above submissions must be prepared and submitted in accordance with Zoning Board instructions number(s) _____
_____.

SECTION 7 NOTICE:

Applicant is responsible to publish and serve notice of this application in accordance with Zoning Board instruction number _____: however, notice may not be effected until this application is certified as complete by:

Borough Engineer
Board Attorney

SECTION 8 VERIFICATION AND AUTHORIZATION:

A) APPLICANT'S VERIFICATION

I hereby certify that the above statements made by me and the statements and information contained in the papers submitted in connection with this application are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

01-05-2023

Date


Applicant's Signature

B) OWNER'S AUTHORIZATION

I hereby certify that I reside at 10 Rionda Court, Alpine NJ 07620
in the County of Bergen, and State of New Jersey
and that I am the owner of all that certain lot, piece or parcel of land known as
Block(s) 49 Lot(s) 39 on the Tax Map of Alpine, which
property is the subject of the above application, and that said application is hereby
authorized by me.

01-05-2023

Date


Owner's Signature

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Pearl River, NY 10965

Reply to New Jersey Office

January 9, 2023

Rider to the Application

Members of the Zoning Board of Adjustment
Borough of Alpine
100 Church Street
Alpine, NJ 07620

Re: **Proposal and Reasons for Relief**
Mankovsky - Alpine BA (the "Applicant")
10 Rionda Court, Block 49, Lot 39 (the "Property")

Dear Members of the Board:

In 2004, J&L Alpine Development Corp. as owner and developer, improved the Property with a new single-family home, driveway, and in-ground pool/patio (the "Improvements"). The Improvements at the Property were principally approved by the Borough as confirmed in a review letter from the Borough Engineer dated December 30, 2005 (the "2005 Review Letter"). However, the 2005 Review Letter required the final as-built survey prepared by Collazuol Engineering last revised December 22, 2005 (the "Collazuol Survey") be updated to provide additional data as to pool elevations, etc. The Collazuol Survey reported an improved coverage of 25% where 25% is the Maximum Allowed.

On January 5, 2006, Mr. Mankovsky purchased the Property from J&L Alpine Development Corp., moved into the residence and has resided at the Property ever since. From the date of his purchase to the present, Mr. Mankovsky has not made any improvements to the Property other than those required for general maintenance.

Mr. Mankovsky is now under contract to sell the Property. As part of the sale, Mr. Mankovsky's real estate broker filed an application for a continued certification of occupancy ("CCO Application"). As a result of filing the CCO application, it was revealed that J&L Alpine Development Corp. never obtained a Certificate of Occupancy due to not addressing the open items noted in the 2005 Review Letter. As such, Mr.

Members of the Zoning Board of Adjustment

January 9, 2023

Page 2 of 2

Mankovsky retained McNally Engineering to address the items noted in the 2005 Review Letter and, as part of doing so, prepared a new survey dated September 15, 2022 (the "McNally Survey"). The McNally Survey reports an improved coverage calculation of 28.21% v. the 25% reported on the Collazuol Survey. The McNally Survey also reports a non-conforming right side yard setback of 28.8' where 30' is required and a non-conforming building coverage of 10.36% where 9% is the Maximum Allowed.

Mr. Mankovsky is now before the Board seeking a variance to permit the existing improvements, constructed circa 2004, to remain at the Property. Clearly, Mr. Mankovsky did not have a hand in creating this situation. Moreover, the improvements are not bringing about a substantial negative impact upon the neighborhood as no violation notices or complaints of any kind have been filed against Mr. Mankovsky during his twenty (20) plus years of owning the Property.

Thank you for your consideration.

Respectfully Submitted,

Matthew Capizzi/S

Matthew G. Capizzi, Esq.

MGC/hs

Photo Exhibit

Stan and Margaret Mankovsky

10 Rionda Court

Block: 49, Lot: 39



View of Left-Side Elevation



View of Existing Pool and Pool Patio

**RESOLUTION OF FINDINGS OF FACT
AND CONCLUSIONS OF LAW
BOARD OF ADJUSTMENT
BOROUGH OF ALPINE**

WHEREAS, J & L Alpine Development, Inc., is the owner of property located on Rionda Court, known as Block 49, Lot 39 on the Tax Assessment Map of the Borough of Alpine, hereinafter referred to as the "Applicant".

WHEREAS, the Applicant has requested relief from the Alpine Zoning Ordinances to redevelop the subject property with a two-story single family residence having an in-ground pool and a new septic system. Variance relief is requested from the front yard setback requirement of 60 feet, where 51.6 feet is proposed. The requested pool elevation exceeds the 5 feet permitted above the natural elevation as permitted by Code, with waivers also requested to fill more than 5 feet above grade and removal of trees within the 10 foot buffer together with a soil moving permit.

WHEREAS, Mark Sokolich, Esq., of Sokolich & Macri of Fort Lee, New Jersey, appeared on behalf of the Applicant, whereupon the Board marked the following exhibits, more particularly:

- A1 Proof of Publication.
- A2 Notice to Residents within 200 feet.
- A3 Application received June 20, 2002.
- A4 Site Plan prepared by Collazuol & Associates, 1610 Center Avenue, Fort Lee, New Jersey, dated May 17, 2002, last revised June 7, 2002.
- A5 Borough Engineer's letter dated June 18, 2002.
- A6 Drainage calculations as referenced in A5, prepared by John E. Collazuol & Associates, dated June 5, 2002.
- A7 Soil Moving Permit appended to application signed/notarized June 20, 2002.
- A8 Colored rendering of A4 consisting of 2 sheets: Being Site Plan & Detail Sheet.

WHEREAS, Mr. Sokolich reviewed the application with the Board as to the various requests for variances and waivers for development of the subject. Counsel also informed the Board that the Engineer from Collazuol & Associates, who drafted the plans, was not available, therefore, they would be calling Doreen Thornton, P.E. on behalf of the Applicant, furthermore, the principals of J&L Development and the contract purchasers were also present and available to testify.

WHEREAS, Doreen Thornton of Hillsdale, New Jersey was sworn and found qualified to provide expert testimony in the fields of Engineering and Planning. The witness indicated that she had reviewed the Borough Ordinances and the plans prepared by Mr. Martins marked as A4 and A8. The witness then testified as to the topography of the land, together with the septic systems that have already been installed, as reflected on A8, also referring to the slopes from Rionda Court to the rear of the property and the bed rock, which dictated the location of the septic systems. Ms. Thornton referred to conversations that she had with the Applicant, noting the drainage improvements on the site, which she was advised were necessitated by a swampy area caused by surface water with a high water table to the rear of the property, which conditions in her understanding extended to adjacent property owners. She then reviewed the installation of storm drains, which were to collect the surface and ground water, directing it to the Borough storm water system, which she believed to be an improvement over the existing conditions. She further testified that the fill was necessitated because of the substantial bed rock found at the location. The witness also testified that the placement of the septic systems dictated moving the location of the house closer to the cul-de-sac on Rionda Court, which because of its unique configuration, causes the house to encroach into the front yard setback on the northwest corner because of the curve in the cul-de-sac. It was noted that approximately 50 square feet of the proposed dwelling would encroach into the required setback, while the remainder of the building would be outside the 60 foot front yard setback. Ms. Thornton then reviewed the soil movement application, which was essentially for the installation of the septic system, with her belief that there be no more fill brought onto the site as the current grades are near

the final grading of the subject. She also testified as to the pool's elevation, which she believed was dictated by the septic system and the fill required for the construction of the system. This fill also necessitated the elevation of grades at the property line, which fill had been undertaken and stopped so the current application to this Board could be made for this relief to permit the fill. Discussions were had concerning retaining walls required to construct the property as requested, noting the disturbance along the property lines. The Engineer for the Applicant stated that the details for the underground detention system are to be reviewed in order to be submitted for review by the Borough Engineer. It was the opinion of the witness for the Applicant that because of the unique shape of the lot and the bed rock located at this location, there were unique features justifying a C variance to construct the house and the pool as set forth on the plans (A4, A8).

WHEREAS, the Board questioned the witness concerning the tree removal, the impact of the proposed elevations of the subject property as it would affect the drainage upon the adjacent property owners. The Board also requested further details concerning the drainage improvements to the rear of the property, together with the proposed soil movement which would be more than 5 feet above the original grade with the retaining walls. The witness reviewed the grades of the subject property, which would bring it to the grade of the lot to the south, and would be 3-4 feet higher than the lot to the rear, which lot is the lowest of the adjoining properties. It was her opinion that the proposed trees which shield the house from the neighboring properties to the rear and the fill was necessary for the gravity feed to the septic systems. The witness further testified that there would be no increase in the run-off from the impervious areas and the direction and natural flow of the water would not change and believes the installation of the rear drainage improvements would be a positive feature to this application. The Borough Engineer indicated that the drainage improvements were required in this area. Ms. Thornton reviewed Mr. Vander Veer's report (A5), which she believes the Applicant has addressed, furthermore, they would provide a stability analysis for the retaining walls, with a revised plan for the pool drain. She also noted that water line was re-routed prior to the

construction of the septic systems where discussions were had between the Engineers regarding compliance with the Storm Management Obligations, where it was understood that possibly they could increase the storage volume for compliance with the Storm Management.

WHEREAS, the members of the public had inquired as to the possibility of eliminating the pool or the patio, which could alter, in their opinion, the location of the septic. The witness testified that because of the unique configuration of the property and the required setbacks for the drainage improvements, that there were limitations as to possible design, however, she would defer these issues to an Architect or the Engineer who prepared the plans. The members of the public also questioned whether soil has been placed upon their property and the proposed elevations which would alter the drainage patterns. She again reaffirmed that she believed there would be no increase in run-off to the property to the south. She further indicated that there would be no negative impact, in her opinion, to the adjoining properties if this plan was approved as amended to include the Borough Engineer's comments. Discussions were had regarding this property being part of the Glen Goin Drive subdivision and if so, would it be subject to the Developers Agreement with the Borough, reflecting certain developmental prohibitions.

WHEREAS, Counsel for the Applicant, after a brief recess, asked the Board to continue the matter so Mr. Martins of Collazuol Engineering could be present at the next meeting and address the questions raised by the public and the Board. It was agreed that the matter would be carried to the August 6, 2002 meeting.

WHEREAS, Counsel for the Applicant appeared at the August 6, 2002 meeting where Mr. Sokolich acknowledged that he had reviewed the Developers Agreement between Glen Goin and the Borough, wherein he believed that this Agreement is not applicable to the subject property, since it was not one of the lots addressed by the Agreement.

WHEREAS, Mark Martins, P.E. of Collazuol & Associates of Fort Lee, New Jersey was sworn and found qualified to give expert testimony. He again reviewed the plans that had been submitted at the July 4, 2002 meeting, more particularly A4, whereupon he presented a revised plan dated August 6, 2002, wherein he had shaded the areas where the Applicant had requested relief for the development of the subject. He again reaffirmed the concerns regarding the ponding of water along the rear property line and the requirement that the septic fields be elevated due to the high water table and bed rock. He also noted that he believed that the ponding along the rear plot line may have been exacerbated by the leaking water lines. The witness testified that they had consulted with United Water and various officials in town to construct a drainage plan, disconnecting the water main and relocating this line and installing a storm sewer along the rear property line from a catch basin on the property to one on Lot 38, which he submitted was beneficial to the adjoining property owners as well as the subject. He also believes that this plan addresses the Health Department's concerns eliminating the ponding and the potential breeding for mosquitos. The Applicant's Engineer indicated that the septic fields then were located 50 feet from the aforementioned drainage system, where 25 feet would have otherwise been sufficient, which necessitated moving the house away from the septic fields thereby placing 760 square feet of the northwest corner of the house, or 2% of the total site being in the front yard setback because of the location of the subject on a cul-do-sac, creating a curve in the road, limiting the front yard. The witness also reviewed the request for the elevations, noting fill required in his opinion for the septic, with the final grades being equal to the property in the rear and to the south. He did agree that the property to the north would be still be lower, but the drainage improvements with the piping of additional run-off to Rionda Court and away from the adjoining property owners were an improvement to this area. Mr. Martins also confirmed that the pool was located in the only area available for the construction of a pool, as the grades were raised for the septic and the drainage, therefore, the necessity to raise the pool elevation more than 5 feet above the natural grade. The Engineer for the Applicant also confirmed that he had reviewed the report

from the Borough Engineer (A5), wherein they stipulated that they would comply with the list of revisions, noting their need to resolve the Storm Water Management issue as it relates to the two year storm provisions.

WHEREAS, the Board made inquiries concerning the plan submitted, wherein the Engineer reviewed the proposed retaining walls running from the southeast corner along the entire rear property line and most of the north property line. He further submitted that the soil movement volumes are exclusive of the amounts used over the septic fields, which are exempt from these calculations. The Borough Engineer concurred that the proposed drainage provisions would be adequate, subject to modifications to increase the storage volume. The Borough Health Officer, William Galdi, was sworn and recommended that piping with insulation of an impervious liner.

WHEREAS, the meeting was opened to the public, whereupon Richard Hubschman, Esq. of Palisades Park, appeared on behalf of the adjoining property owner, Mr. Silverstein. He questioned the Applicant's Engineer concerning the impact of the 9 foot differential in elevations relative to the drainage to his client's property. It was the Applicant's Engineer's response that there would be no additional run-off, however, they did propose to move the north wall and drainage improvements further from the property line.

WHEREAS, Mrs. Cochi of Glen Goin inquired as to the flow and designation of storm run-off, including drainage from the pool, as there has been a concern in the neighborhood as to the water run-off in this area.

WHEREAS, Michael Hubschman, P.E. of Hubschman Engineering of Bergenfield, New Jersey was called by the neighbors' attorney and found qualified to give testimony in the field of Engineering and Planning. Mr. Hubschman indicated that they reviewed the plans submitted and recommended re-grading the subject lot to provide more flow to the street rather than to the rear and to provide surface drains along the north wall would minimize the drainage to Lot 38. He further suggested lowering the pool from the proposed 9.5 foot elevation by 2 feet. Counsel for Mr.

Silverstein indicated that Lot 38 was developed in the early 1980's and subsequent development surrounding the Silverstein property found his to have the lowest elevation, thereby collecting water from adjoining properties as they are developed, dictating his concerns that adequate measures be taken to ensure that there is no negative impact from the additional drainage upon his client's property. Counsel also requested a review of the landscaping plan to minimize the aesthetic impact of the retaining wall with the house, considering the elevation differential from their property to the subject.

NOW, THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the Borough of Alpine, that the following findings of fact and conclusions of law are made:

1. That the subject property is owned by J&L Alpine Development, Inc. located on Rionda Court, being 40,000 square feet and having a lot width of 167 feet, being in an R1 Zone.
2. The Applicant has requested approval for a soil moving permit in excess of 1,000 cubic yards, wherein they propose to move approximately 4,299 cubic yards. The Applicant further requires a variance from the front yard setback with a proposed 51.6 feet, where 60 feet is required, a variance from the pool elevation as no portion of a pool wall shall be more than 5 feet above the natural elevation of the land.
3. The Board has reviewed the plans, together with the testimony of the Engineer and the comments and questions from the public. It was understood and agreed that as a condition of any approval of this application, that the application would comply with all the conditions of the Borough Engineer's reports, including but not limited to A5 dated June 18, 2002.
4. The Municipal Land Use Law at N.J.S.A. 40:55D-70(c) provides the Boards with the power to grant variances from the strict bulk and other non-use related issues when the applicant satisfies certain specific proofs which are enunciated in the statute. Specifically, the applicant may be entitled to relief if the specific parcel is limited by the exceptional narrowness, shallowness or shape. An applicant may show that exceptional topographic conditions or physical features exist which uniquely affect a specific piece of property. Under the (c)(2) criteria, the applicant has the option of showing that in particular instance relating to a specific piece of property, the purpose of the act would be advanced by allowing a deviation from the Zoning Ordinance requirements and the benefits of any deviation will substantially outweigh any detriment. Those categories specifically enumerated above constitute the affirmative proofs necessary in order to obtain "bulk: or (c) variance relief. Finally, an applicant must also show that the proposed variance relief sought will not have a substantial detriment to the public good and further, will not substantially impair the intent or purposes of the Zone Plan or Zone Ordinance. It is only in those instances when the

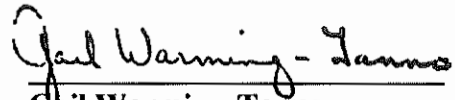
applicant has satisfied both these tests, that a Board, acting pursuant to the Statute and case law, can grant relief. The burden of proof lies upon the applicant to establish this criteria. The Board herein finds that the strict enforcement of the front yard setback requirements would be an undue hardship to the Applicant, noting the topographical features of the property, more particularly being located on a cul-de-sac where if the property was a rectangle, then it would have sufficient frontage to locate the house 60 feet from Cassandra Drive. It is further noted that the encroachment is De Minimis in nature as to being a small portion of the house representing less than 2% of the total lot coverage. The Applicant has also noted the concerns of the adjacent property owners, whereupon they have agreed to submit their plans to Hubschman Engineering to provide for the maximum amount of drainage to be diverted to Rionda Court away from the rear of the subject property. The Applicant has also agreed to lower the elevation of the pool by 1 foot, while maintaining the proposed height of the walls and provide additional drainage measurements along the north property lines, subject to the review and approval by the Borough Engineer, with copies to Mr. Hubschman as set forth herein. The Board herein further finds that there are exceptional topographical features which necessitate the location of the house as approved, which are dictated by the location of the septic systems to the rear of the property, moving the house closer then to Rionda Court. The Board also finds that the relief requested can be granted without substantial detriment to the Master Plan and Zoning Scheme of the Borough of Alpine as the development of this property is consistent with the development of other properties in the immediate neighborhood.

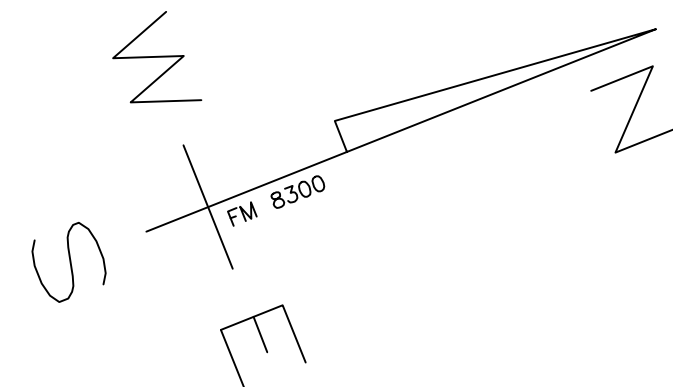
NOW, THEREFORE, BE IT FURTHER RESOLVED by the Zoning Board of Adjustment of the Borough of Alpine that the application of J&L Alpine Development, Inc. to construct a one-family house on Block 49, Lot 39 on Rionda Court as amended at the August 6, 2002 meeting is hereby approved subject to the following:

1. The house must be constructed in accordance with the plans as amended at the August 6, 2002 meeting of the Alpine Zoning Board of Adjustment. If there are any deviations from said plan, the Applicant must reappear at the Board's meeting before any further work may be conducted at the site.
2. The Applicant is to revise the plans to provide for the maximum amount of drainage to be diverted to Rionda Court and away from the rear property line, which is subject to review by the Borough Engineer, with a copy to William Galdi, Health Officer, and Michael Hubschman, P.E. of Hubschman Engineering, Bergenfield, New Jersey, and will also be amended to lower the elevation of the pool by 1 foot, however, maintaining the proposed height of the walls as submitted. The Applicant also must provide additional drainage measurements along the north property line, also subject to review and approval by the Borough Engineer, with a copy to Michael Hubschman, P.E. of Hubschman Engineering, and William Galdi, Health Officer.
- 3 Subject to obtaining a Building Permit and any other State, County or Municipal approvals as required.

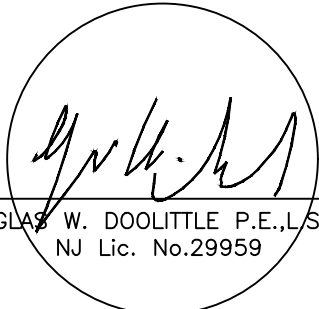
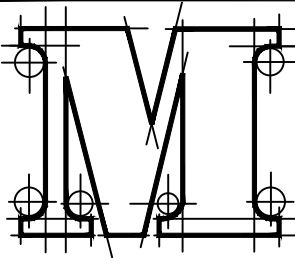
4. Payment of all fees, costs, bonds and escrows due or becoming due. Any monies are to be paid within twenty (20) days of said request by the Board's Secretary.
5. All representations made under oath by this applicant or his agents shall be deemed conditions of this approval and any misrepresentations by the applicant contrary to the representations made before the Board shall be deemed a violation of this approval.
6. The action of the Board of Adjustment in approving this application shall not relieve the applicant of responsibility for any damages caused by this project, nor does the Board of Adjustment of the Borough of Alpine, or its reviewing professionals and agencies, accept any responsibility for design of the proposed improvement or for any damages that may be caused by this development.

The foregoing is true copy of a Resolution adopted by the Board of Adjustment of the Borough of Alpine as copied from the minutes of its meeting on August 6, 2002.


Gail Warming-Tanno
Board Secretary
Borough of Alpine
Zoning Board of Adjustment



COVERAGE CALCULATIONS	
AS-BUILT COVERAGE	
ITEM	AREA
DWELLING	3,817 S.F.
FRONT COVERED PORCH	202 S.F.
REAR COVERED TERRACE	123 S.F.
DRIVEWAY	4,425 S.F.
OPEN PORCHES AND ELEVATED REAR TERRACE	1,001 S.F.
POOL PATIO, STONE WATERFALL, STEPS	848 S.F.
POOL & SPA	802 S.F.
AC UNITS	66 S.F.
TOTAL BUILDING COVERAGE = 4,142 S.F. (10.36%)	
TOTAL LOT COVERAGE = 11,284 S.F. (28.21%)	

- | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------------------------------------------------------------------------------------------|
| | | |
| | | |
| REV. | DATE | DESCRIPTION |
| DRAWN BY : CC | | DRAWING TITLE |
| CHECKED BY : DWD | | |
| PROJECT No.: 20047 | | |
| DOUGLAS W. DOOLITTLE
PROFESSIONAL ENGINEER,
LAND SURVEYOR & PLANNER | | AS-BUILT SURVEY |
|  | | |
| DOUGLAS W. DOOLITTLE P.E., L.S., P.P.
NJ Lic. No. 29959 | | |
|  | | MANKOVSKY
BLOCK 49 - LOT 39
10 RIONDA COURT
BOROUGH OF ALPINE
BERGEN COUNTY, NEW JERSEY |
| McNALLY, DOOLITTLE ENGINEERING, L.L.C.
Certificate of Authorization 24GA27928700
169 RAMAPO VALLEY ROAD
OAKLAND, NJ 07436
(201) 337-9051 | | |
| SCALE
1"=20' | DATE :
06/15/2022 | |
| | | DWG. No.:
AB-1 |