



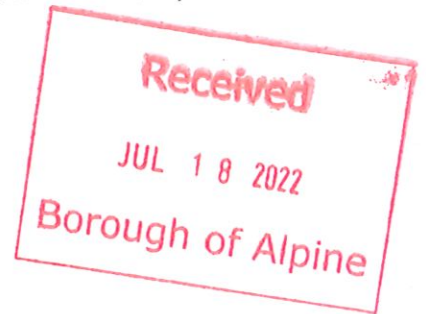
# AZZOLINA & FEURY ENGINEERING, INC.

Professional Engineers and Land Surveyors

30 Madison Avenue, Paramus, NJ 07652 • (201) 845-8500 • Fax (201) 845-3825  
110 Stage Road, Monroe, NY 10950 • (845) 782-8681 • Fax (845) 782-4212

February 21, 2022  
UPDATED JULY 14, 2022

Borough of Alpine  
Municipal Building  
100 Church Street  
Alpine, New Jersey 07620



Attention: Ms. Jo Anna Myung  
Secretary to the Alpine Zoning Board of Adjustment

Re: Church of the Lord  
Proposed Parking Expansion  
Block 47, Lot 2, & Block 48, Lot 1.10  
995 Closter Dock Road & 1003 Closter Dock Road  
A & F File No. ALP-1350 & 1351

Dear Chairman Glazer and Members of the Alpine Board of Adjustment:

Our office is in receipt of a copy of the following documents:

- A copy of a plan entitled "Site Plan, Proposed Parking Lot & Site Improvements, Alpine Community Church, Proposed Bathroom Addition and A.D.A. Walk" Lot 1.01, Block 48, Lot 2, Block 47, Borough of Alpine, Bergen County, New Jersey, Six (6) Sheets, prepared by Hubschman Engineering, P.A., dated 6-24-21, revised 12-28-21 (Rev. No. 1). **This letter is based on the latest submission which is Revision 2, dated 5-16-2022.**
- A copy of the Application to the Borough of Alpine Board of Adjustment, signed/dated 1/5/2022;
- A copy of "Soil Moving Report, Alpine Community Church, Lot 2, Block 47, Borough of Alpine, Bergen County, New Jersey, prepared by Michael J. Hubschman, P.C., dated December 31, 2021;
- A copy of "Drainage Report, Alpine Community Church, Lot 2, Block 47, Borough of Alpine, Bergen County, New Jersey, prepared by Michael J. Hubschman, P.C., dated December 28, 2021;
- A copy of Boulder Wall Calculations prepared by Michael J. Hubschman, P.E., P.P., dated January 3, 2022;
- Photo Exhibit, Church of the Lord, 995 Closter Dock Road, Block 47, Lot 2 & 10 Old Dock Road Block 48, Lot 1.01, not dated, no reference to the photographer of the two photos in this exhibit;
- Cover letter from Matthew G. Capizzi, Esq. dated January 5, 2022.

Page 2  
Borough of Alpine  
Church of the Lord – Parking Expansions  
A& F File No. ALP-1350

This letter supersedes our letter of September 21, 2022, and February 21, 2022. As requested, we have reviewed the submitted plans and the submitted applications and make the following findings:

### I. General/Zoning

On September 20, 2021, we prepared and submitted our review letter for the original submittal regarding this matter. That submittal basically proposed additional parking facilities in three areas:

1. Main Parking Lot, 995 Closter Dock Road – the plans depict an expansion of the existing parking lot to the west, adding 18 spaces:
2. Community Center – a new parking lot for 14 spaces was proposed near the intersection of Old Dock Road and Ridge Road, with access from Old Dock Road;
3. Parsonage – a new parking area behind the parsonage between the existing garage and Closter Dock Road was proposed with 10 spaces parked 90 degrees to the existing driveway. Access was proposed from Closter Dock Road.

The revised proposal which is the subject of this review shows the following parking changes:

1. Main Parking Lot, 995 Closter Dock Road – the revised plan shows 18 additional parking spaces in this area, in the same location as the original plan:
2. Parking at Locations 1) and 2) above have been deleted.
3. Community Center/Parsonage – a new parking lot for 24 vehicles is now proposed for the open area between these two structures, with a point of ingress/egress on Old Dock Road. The revised plan also proposes a single ADA Compliant space near the front entrance to the Community Center, separate from the 24-vehicle lot previously described. This ADA accessible space would be accessed from Old Dock Road.

The additional parking area on the lot adjacent to the Church would result in a non-conforming Improved Lot Coverage on Lot 2 of 42.14%, whereas a maximum of 25% is allowable in the R-2 Zone. The creation of additional parking on Lot 1.01 between the Community Center and the Parsonage would result in an Improved Lot Coverage of 15.87% on Lot 1.01, whereas 25% is permitted in the R-2B Zone.

Page 3  
Borough of Alpine  
Church of the Lord – Parking Expansions  
A& F File No. ALP-1350

The existing parking lot provides 22 parking spaces on a paved surface. The construction/expansion of the parking areas as proposed would provide a total of 65 parking spaces. The applicant's engineer must address the calculation supporting parking tabulation on the Site Plan.

The site plan, revised 5-16-2022, has been amended to address outstanding concerns/issues raised by the Board at the public hearing on this matter, and those listed in our previous review letters. More specifically, the salient plan amendments are as follow:

- The entire parking lot on the 'church' lot including the proposed expansion, has been shifted toward the church to create a 10-foot 'buffer' between the parking lot and the residential property immediately to the north.
- The number of ADA compliant parking spaces in the 'church' parking lot has been increased from two to three.
- The total number of spaces in the 'church' parking lot, as proposed has been reduced from 42 to 40 to accommodate the additional ADA space and to remove the existing space that was partially within the public right-of-way.
- Moving the 'church' parking lot toward the church has resulted in a reduction of the proposed Improved Lot Coverage from 42.14% to 28.28%, whereas 25% is permitted in the R-2B Zone.
- The ADA parking space originally shown in front of the community center has been eliminated from that location and relocated to the 'church' parking lot. Hence the increase from two to three ADA spaces in the 'church' lot.
- A five-foot wide delineated pedestrian walkway has been added to the 'community center' parking lot to permit a safer connection to the proposed walkway from the parking lot to the community center. The original plan would have caused pedestrians to walk between closely parked cars to access the same walkway. The addition of the delineated pedestrian walkway reduces the number of proposed spaces in the 'community center' lot from 24 to 23.
- The proposed pole mounted lights have been shifted from the south side of the 'community center' parking lot to the north side to cast the light toward the south, rather than to the north and the residences on Old Dock Road, as was first proposed.

Page 4  
Borough of Alpine  
Church of the Lord – Parking Expansions  
A& F File No. ALP-1350

- The elimination of the ADA parking space from the ‘community center’ parcel has reduced the Improved Lot Coverage from 15.87% to 13.49%, which is conforming to the 25% limitation in the R-2 Zone.

Applicant’s professionals should address these changes in their continuing testimony at the next public hearing.

## II. Drainage

The expansion area of existing parking area at the Church is proposed to have a gravel surface, with an area of pervious pavers to serve as an infiltration area, allowing storm runoff to percolate into the subsurface soils. The proposed parking lot between the Community Center and the Parsonage would be paved for approximately 75% of its area, with the lower end also being a pervious paver infiltration bed. No catch basins or piping is proposed. The Drainage Report has been prepared to support the design that has been proposed. Applicant’s engineer shall describe the drainage scheme in testimony. Snow plowing, snow removal and cold weather impacts must be included in the presentation. **No changes are proposed.**

## III. Soil Moving

A Soil Moving Report has been prepared by the applicant’s engineer and submitted with the revised plans. To implement the expansion of the existing parking area at the Church, a net import of approximately 136 cubic yards of dense graded aggregate or gravel would be required. Since the area between the Community Center and the Parsonage has a significant slope downward from Old Dock Road to the east. To create a parking area, approximately 1,490 cubic yards of suitable fill would have to be imported to the site. This volume exceeds the 1,000 cubic yard threshold, above which volumes exceeding 1,000 cubic yards would have to be reviewed by the appropriate Board, with a recommendation to the Mayor and Council of final consideration.

If this project is approved, all imported soil material must be ‘certified clean fill’, which has been sampled, tested and verified to be in compliance with the NJDEP guidance. We will require a meeting to ensure that all soil moving, and certification requirements will be properly followed prior to the movement of any material to the site. **No changes are proposed.**

Page 5  
Borough of Alpine  
Church of the Lord – Parking Expansions  
A& F File No. ALP-1350

#### IV. Tree Removal

The Site Plan indicates no trees to be removed within the areas that would be impacted by the construction of either parking lot. However, tree protection of any trees which are in close proximity thereto would be required if this application is approved. Our office must be notified for an inspection of tree protection in place prior to the commencement of any soil disturbance/soil moving activities. **No changes are proposed.**

#### V. Lighting

To provide low level lighting of the walkways around the Church, fifteen bollard light fixtures providing no more than 24 watts of light from a luminaire approximately three feet above the ground surface are proposed. Locations for six of these fixtures are shown on the Site Plan. Applicant's engineer must describe in testimony where the remaining bollard fixtures would be installed.

To illuminate the proposed new lot between the Community Center and the Parsonage, two ten-foot high pole mounted fixtures are proposed for installation on the southerly side of the proposed parking lot. Given the location of residences to the north of the site, applicant should consider placing these pole-mounted fixtures on the northerly side of the parking lot, thus directing light away from the residential properties on Old Dock Road. Applicant's experts should be ready to discuss this issue in testimony. **The proposed light poles adjacent to the 'community center' parking lot are now shown on the north side of the lot to cast the light away from the houses along Old Dock Road. Cutoff shields will be required.**

#### VI. Summary

As submitted, this matter can be moved to a public hearing. The applicant should be advised of the first available date, and requested to have all professionals involved in the preparation of the plans and related documents in attendance at the public hearing to discuss the items cited herein and any other questions/concerns that may arise. **The noteworthy changes shown on the revised plan have been listed in Section I. above.**

February 21, 2022  
UPDATED July 14, 2022

Page 5  
Borough of Alpine  
Church of the Lord – Parking Expansions  
A& F File No. ALP-1350

We respectfully request the Board to review the above information at your earliest convenience. If we can be of any further assistance regarding this matter, do not hesitate to contact us.

Very truly yours,  
AZZOLINA & FEURY ENGINEERING, INC.



Perry E. Frenzel, P.E., P.P.

cc: Alpine M E Church  
Hubschman Engineering, L.L.C.  
Matthew G. Capizzi. Esq.  
Brian Frugis, Alpine Construction Official