

# CAPIZZI LAW OFFICES

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Tenafly, NJ 07670

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New York Office:

1 Blue Hill Plaza

Lobby Level, Suite 1509

Pearl River, NY 10965

Reply to New Jersey Office

May 6, 2022

## **Revised Plan Submittal for the May 19, 2022 Hearing**

### **Via Hand Delivery**

Jo Anna Myung – Secretary

Borough of Alpine Zoning Board of Adjustment

100 Church Street

Alpine, NJ 07620

Re: Marrow – Alpine ZBA (the “Applicant”)  
92 Ruckman Road; Block 90, Lot 6 (the “Property”)

Dear Ms. Myung:

As you know, this office represents the above Applicant regarding their variance application before the Alpine Zoning Board of Adjustment seeking an in-ground pool and covered patio at the Property. The Applicant’s Professionals revised their respective plans for consideration at the May 19, 2022 hearing. To that end, enclosed please find the following:

1. Pool, Septic Plan, & Soil Erosion and Sediment Control Plan prepared by McNally, Doolittle Engineering, L.L.C., dated October 23, 2021 and last revised as of May 3, 2022 consisting of one (1) sheet (13 copies);
2. Architectural Plan prepared by Plan Architecture dated April 19, 2022 consisting of three (3) sheets (13 copies); and
3. Landscaping Plan prepared by The Pool Artist dated April 14, 2022 consisting of one (1) sheet (13 copies).

This letter shall also confirm this matter is scheduled to be heard before the Alpine Zoning Board of Adjustment, in-person, on Thursday, May 19, 2022, at 7:30 pm.

Jo Anna Myung – Secretary  
April 6, 2022  
Page 2 of 2

Thank you.

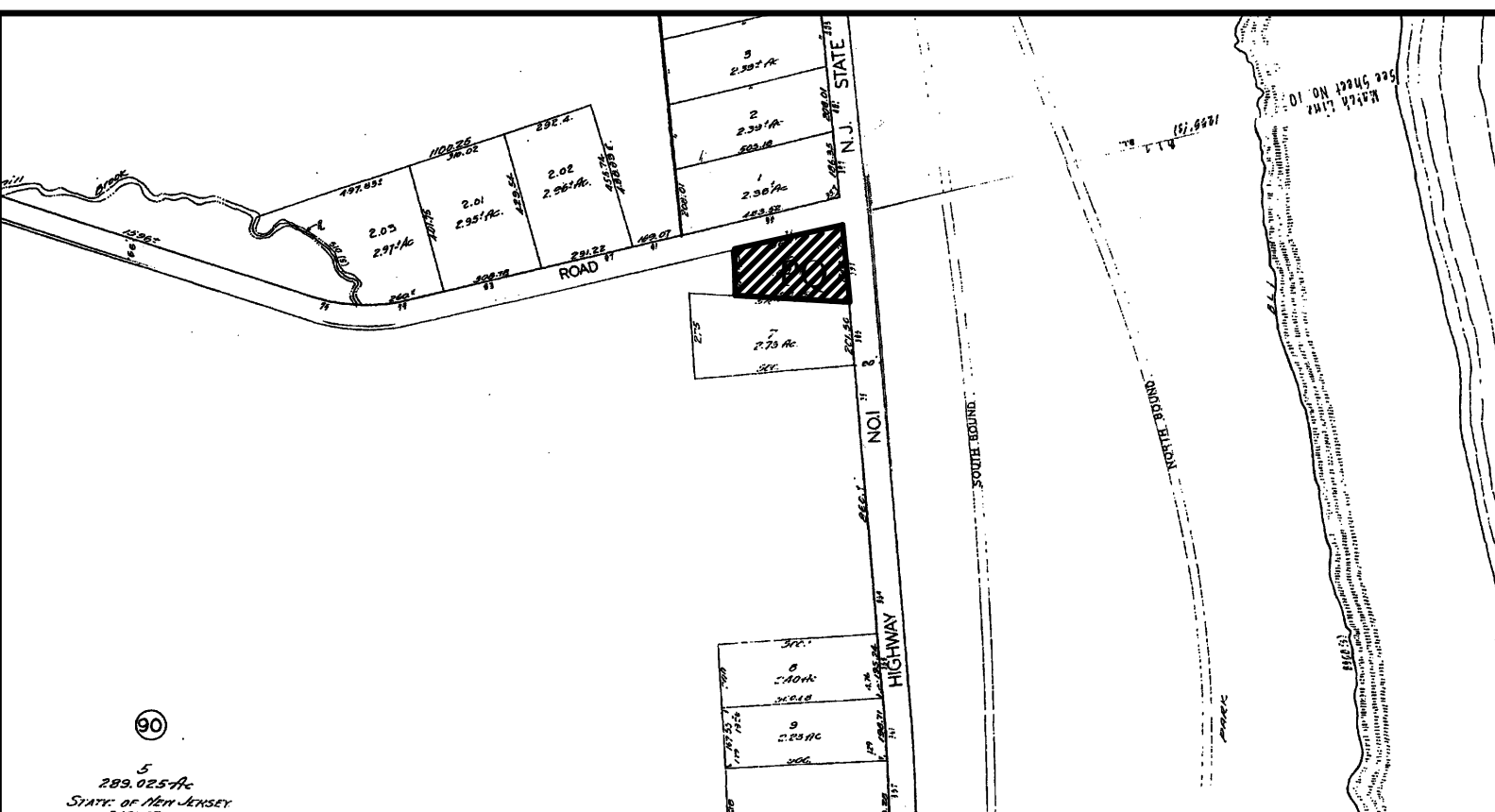
Very truly yours,

***Gloria Duby***

Gloria Duby, Paralegal

MGC/gd  
Enclosures





NOT TO SCALE

COVERAGE CALCULATIONS			VAIRERS :	
			1. DISTURBANCE WITHIN TREE BUFFER	
ITEM	EXISTING	PROPOSED		
BUILDING	3,545 S.F.	3,545 S.F.		
DRIVEWAY	5,910 S.F.	6,423 S.F.		
PATIO / WALKS	2,356 S.F.	2,461 S.F.		
WALLS	879 S.F.	879 S.F.		
PERS	20.8 S.F.	20.8 S.F.		
A/C UNITS	12.5 S.F.	20.8 S.F.		
GENERATOR	9.5 S.F.	9.5 S.F.		
COVERED TERRACE	N/A	306 S.F.		
OUTR. EXISTING STONE PATIO	N/A			
POOL	N/A	1,047 S.F.		
POOL EQUIPMENT	N/A	40 S.F.		
TOTAL BUILDING COVERAGE	3,545 S.F. / 71,289 S.A. = 4.97%	3,853 S.F. / 71,289 S.A. = 5.40%		
TOTAL IMPROVED LOT COVERAGE	12,701 S.F. / 71,289 S.A. = 17.82%	15,336 S.F. / 71,289 S.A. = 21.51%		

NATURAL GRADE ADJACENT TO POOL SLIDE STRUCTURE = 549.0  
TOP OF SLIDE = 563.0  
STRUCTURE HEIGHT = 563.0-549.0 = 14 FT

THIS DESIGN IS BASED ON CONDITIONS PREVIOUSLY OBSERVED OR EXISTING ON THE DATE OF THE TEST HOLES. CHANGES IN DESIGN MAY BE REQUIRED BASED ON THE RESULTS OF THE TEST HOLES. ANY CHANGES REQUIRED BY THE ENGINEER SHALL BE SUBJECT TO EXTRA PAYMENT TO THE CONTRACTOR BY THE OWNER.

THE CONTRACTOR SHALL BE RESPONSIBLE TO BE CONFIRMED BY THE CONTRACTOR:

- 1. BACKFILLING FOR FRAK GRADING SHALL BE SEEDING, OR OTHERWISE STABILIZED IN A MANNER ACCEPTABLE TO THE ADMINISTRATIVE AUTHORITY.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND STRUCTURES.
- 3. THE ENGINEER SHALL NOT BE HELD LIABLE FOR ANY FUTURE SYSTEM MALFUNCTIONS RESULTING FROM CHANGES OF AND/OR INFLUENCED FROM THE ON SITE CONDITIONS.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND STRUCTURES.
- 5. ALL DAMAGED CURBS AND STREETS TO BE REPAIRED BY THE CONTRACTOR, TO NDOT STANDARDS.
- 6. STREETS TO BE CLEANED THOROUGHLY, IF NECESSARY.
- 7. POOL TO BE DRAINED BY PUMP TRUCK WITH WATER TO BE DISCHARGED AT A LOCATION OUTSIDE OF THE BOROUGH.
- 8. ALL EXISTING UTILITIES INCLUDING SEWER COMPANIES' PIPES TO BE PROTECTED BY THE CONTRACTOR.
- 9. BENCH MARK TO BE SET BY ENGINEER PRIOR TO CONSTRUCTION.
- 10. ALL EXISTING UTILITIES INCLUDING SEWER COMPANIES' PIPES TO BE PROTECTED BY THE CONTRACTOR.

ALL OF THE ROOF LEADER SYSTEMS MUST BE CONNECTED TO THE PRIMARY STORM WATER QUANTITY CONTROL. THE CONNECTION MUST OCCUR AFTER THE DOWNSPOUTS ARE INSTALLED PER THE DESIGN.

1. INSTALL ALL SOIL CONCENTRATION MEASURES 1 DAY
2. CLEAR SITE WITHIN DESIGNATED LIMITS 2 WEEKS
3. STRIP AND STOCKPILE TOPSOIL IN AREA WHERE NOTED ON PLAN 1 DAY
4. APPLY TEMPORARY EROSION AND STABILIZATION IN ACCORDANCE WITH THE "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL ON NEW HIGHWAY 1" (1970)
5. SEPTIC SYSTEM RENOVATION 1 WEEK
6. CONSTRUCT POND, POND, AND COVERED TERRACE 1 MONTH
7. UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4", FIRRED IN PLACES (1 WEEK)
8. TOPSOIL, SEED, FERTILIZE, AND MULCH ALL DISTURBED AREAS WITH PERMANENT SEED MIXTURE 1 WEEK
9. REMOVE ALL SOIL CONCENTRATION MEASURES. SILT FENCE SHALL NOT BE REMOVED UNTIL FINAL VEGETATION IS ESTABLISHED 1 DAY
10. MAINTAIN YOUR SITE FOR 1 YEAR. THE OWNER, AS REQUIRED, TO BE EFFECTIVE FOR SOIL EROSION AND SEDIMENT CONTROL

DESIGN IS FOR EXISTING 5-BEDROOM DWELLING  
**DESIGN FLOW:**  
 VOLUME = 200 G.P.D. (1st BR) +150 G.P.D. EACH ADDL. BR. PER N.J.A.C. 7.9A-8.2 PER N.J.A.C. 7.9A-7.4  
 TOTAL FLOW =200 G.P.D.+ (150 G.P.D.X 4 BR.)= 800 G.P.D.  
**SEPTIC TANKS:**  
 REQUIRED CAPACITY = 250 GAL. PER N.J.A.C. 7.9A-8.2  
 CAPACITY REQUIRED = 250 GAL. X 5 BR. = 1,250 GAL.  
 CAPACITY PROVIDED = 2,000 GAL.  
**DISPOSAL FIELD:**  
 SOIL PERMEABILITY = 9.9" PER HOUR  
 AREA = 1.33 S.F. PER HOUR  
 AREA REQUIRED = 1.33 S.F. X 800 G.P.D. = 1,064 S.F.  
 AREA PROVIDED = 1,494 S.F.

1. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO THE START OF WORK AND SCHEDULE & OBTAIN ALL REQUIRED INSPECTIONS.  
2. CONTRACTOR SHALL PROTECT ALL EXCAVATIONS AND MAINTAIN SAFE WORKING CONDITIONS.  
3. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND MAINTAIN SAFE WORKING CONDITIONS.  
4. CONTRACTOR SHALL INFORM ENGINEER OF ANY SITE CONDITIONS ENCOUNTERED WHICH MAY BE SITE CONDITIONS ENCOUNTERED ENCOUNTERED WHICH MAY REQUIRE A CHANGE OR MODIFICATION TO THIS DESIGN.  
5. CONTRACTOR TO STAKE CORNERS OF PROPOSED FIELD PRIOR TO CONSTRUCTION FOR ENGINEERS INSPECTION.  
6. CONTRACTOR SHALL CONTACT THE ENGINEER AND HEALTH OFFICER FOR AN INSPECTION OF THE DISPOSAL FIELD EXCAVATION.  
7. CONTRACTOR SHALL NOTIFY MANUALLY LOCATED ENGINEERING FOR THE FOLLOWING INSPECTIONS:  
A- 48 HOURS PRIOR TO THE START OF THE CONSTRUCTION  
B- 24 HOURS PRIOR TO THE INSTALLATION OF BARRIERS.  
C- 24 HOURS PRIOR TO BACKFILLING AND GRADING.  
D- 24 HOURS PRIOR TO THE INSTALLATION OF THE DISPOSAL FIELD EXCAVATION.  
E- 24 HOURS PRIOR TO THE INSTALLATION OF THE DISPOSAL FIELD EXCAVATION.  
F- 24 HOURS PRIOR TO THE INSTALLATION OF THE DISPOSAL FIELD EXCAVATION.  
G- 24 HOURS PRIOR TO THE INSTALLATION OF THE DISPOSAL FIELD EXCAVATION.  
H- 24 HOURS PRIOR TO THE INSTALLATION OF THE DISPOSAL FIELD EXCAVATION.  
I- 24 HOURS PRIOR TO THE INSTALLATION OF THE DISPOSAL FIELD EXCAVATION.  
J- 24 HOURS PRIOR TO THE INSTALLATION OF THE DISPOSAL FIELD EXCAVATION.  
K- 24 HOURS PRIOR TO THE INSTALLATION OF THE DISPOSAL FIELD EXCAVATION.  
L- 24 HOURS PRIOR TO THE INSTALLATION OF THE DISPOSAL FIELD EXCAVATION.  
M- 24 HOURS PRIOR TO THE INSTALLATION OF THE DISPOSAL FIELD EXCAVATION.  
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O- 24 HOURS PRIOR TO THE INSTALLATION OF THE DISPOSAL FIELD EXCAVATION.  
P- 24 HOURS PRIOR TO THE INSTALLATION OF THE DISPOSAL FIELD EXCAVATION.  
Q- 24 HOURS PRIOR TO THE INSTALLATION OF THE DISPOSAL FIELD EXCAVATION.  
R- 24 HOURS PRIOR TO THE INSTALLATION OF THE DISPOSAL FIELD EXCAVATION.  
S- 24 HOURS PRIOR TO THE INSTALLATION OF THE DISPOSAL FIELD EXCAVATION.  
T- 24 HOURS PRIOR TO THE INSTALLATION OF THE DISPOSAL FIELD EXCAVATION.  
U- 24 HOURS PRIOR TO THE INSTALLATION OF THE DISPOSAL FIELD EXCAVATION.  
V- 24 HOURS PRIOR TO THE INSTALLATION OF THE DISPOSAL FIELD EXCAVATION.  
W- 24 HOURS PRIOR TO THE INSTALLATION OF THE DISPOSAL FIELD EXCAVATION.  
X- 24 HOURS PRIOR TO THE INSTALLATION OF THE DISPOSAL FIELD EXCAVATION.  
Y- 24 HOURS PRIOR TO THE INSTALLATION OF THE DISPOSAL FIELD EXCAVATION.  
Z- 24 HOURS PRIOR TO THE INSTALLATION OF THE DISPOSAL FIELD EXCAVATION.

[illegible]


**NOTE:**

THIS PROJECT IS EXEMPT FROM SOIL COMPACTION TESTING AND REMEDIATION AS IT IS LOCATED IN AN URBAN REDEVELOPMENT AREA.

**DOUGLAS W. DOOLITTLE**  
PROFESSIONAL ENGINEER,  
LAND SURVEYOR & PLANNER

**MATTHEW GRECO**  
PROFESSIONAL ENGINEER  
No.46966

MARROW  
BLOCK 90 - LOT 6  
ROUTE 9W  
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

<b>MCNALLY</b> ENGINEERING, LLC.	SCALE	DATE :	SHEET No.:	DWG. No.:
	1" = 20'	10/23/2021	1 OF 1	<b>SP-1</b>



PROPOSED DESIGN FOR:

# THE MARROW RESIDENCE

92 RUCKMAN ROAD  
ALPINE, NEW JERSEY 07620

CONCEPTUAL RENDERINGS (FOR ILLUSTRATIVE PURPOSES ONLY)



ZONING INFORMATION

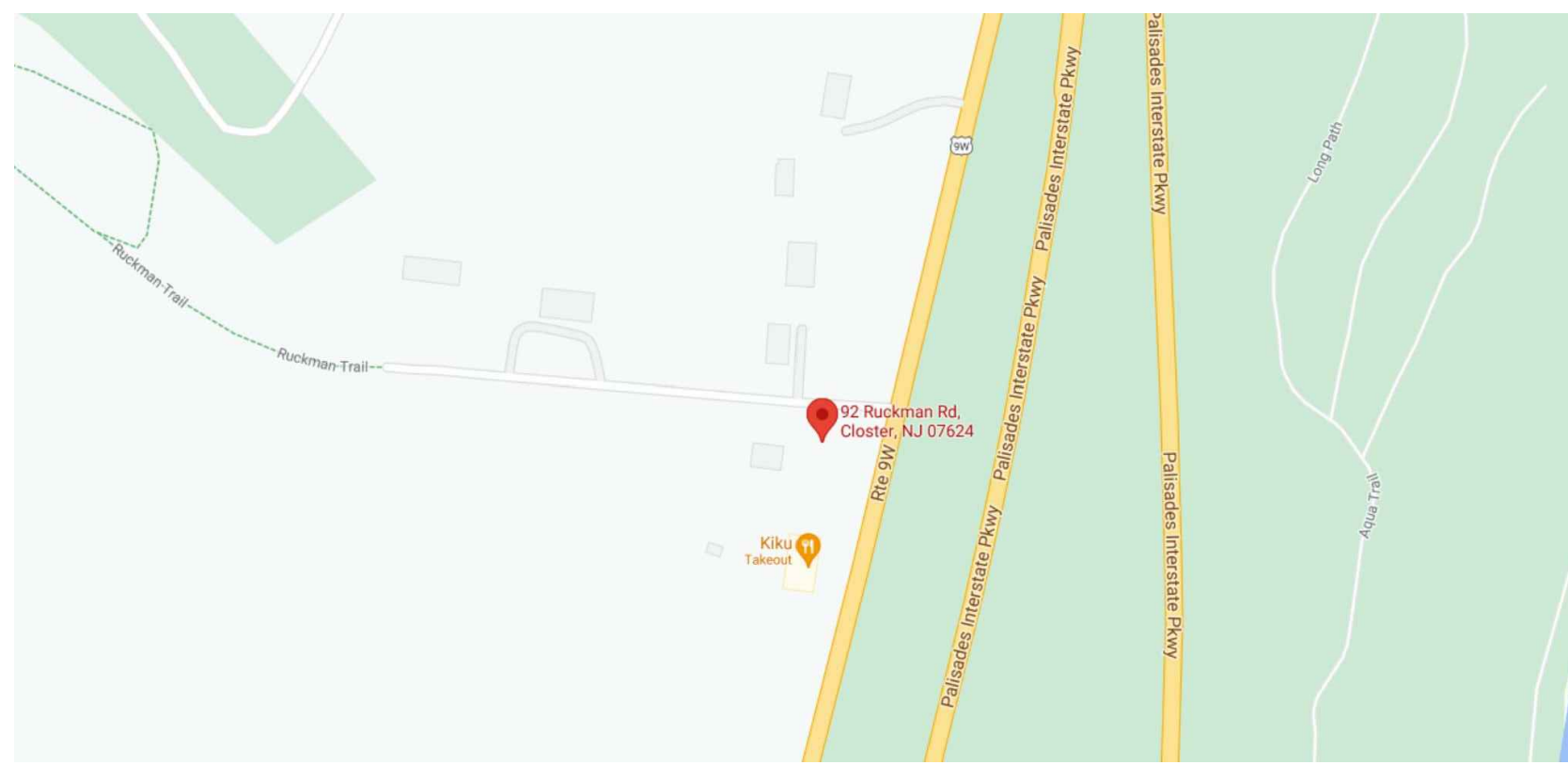
ZONE: R-A      BLOCK: 90      LOT: 6      BUILDING USE GROUP: R-5      CONSTRUCTION TYPE: TYPE V-B  
STORIES: 2      AREA: 2,911

**\*\*SEE ENGINEER'S DRAWINGS FOR ALL SITE PLAN, ZONING, & GRADING INFORMATION\*\***

PROJECT DESCRIPTION

THE PROPOSED WORK IS FOR AN INTERIOR ALTERATION, PROPOSED BALCONY OVER EXISTING PATIO AND PROPOSED POOL TO AN EXISTING (2) STORY (1) FAMILY DWELLING.

KEY MAP



SQUARE FOOTAGE AND VOLUME CALC.

SQUARE FOOTAGE	EXISTING	PROPOSED	TOTAL
BASEMENT	1,522	0	1522
FIRST FLOOR	2,911	0	2911
COVERED TERRACE (OVER EXISTING STONE PATIO)	0	308	308
POOL	0	1,986	1986
SECOND FLOOR	2,436	-44	2392
ATTIC	693	0	693
TOTAL S.F.	7,562	2,250	9,812
VOLUME			
BASEMENT	26,235	0	26235
FIRST FLOOR	32,301	396	32697
SECOND FLOOR	21,528	0	21528
TOTAL VOLUME	80,064	396	80,460

BOARD APPROVALS

	DATE
CHAIRMAN	
	DATE
SECRETARY	
	DATE
BOARD ENGINEER	

DRAWING LIST

DWG NO.	DESCRIPTION	LATEST REVISION
A.000	KEY MAP, TITLE, CONCEPTUAL RENDERINGS	APR. 19, 2021
A.200	PROPOSED FLOOR PLAN: FIRST-SECOND FLOOR	APR. 19, 2021
A.500	PROPOSED ELEVATIONS: RIGHT, REAR & LEFT	APR. 19, 2021

**PLAN ARCHITECTURE**  
125 PATERSON AVE, Second Floor  
Little Falls, NJ 07424  
dan@plnarc.com  
T: 973-637-6399

PROJECT: PROPOSED DESIGN FOR:  
**THE MARROW RESIDENCE**  
92 RUCKMAN ROAD  
ALPINE, NEW JERSEY 07620

FLOOR OR FLOORS (IF APPLICABLE):  
**TITLE**  
PROPOSED AND EXISTING SITE PLAN, ZONING

SEAL & SIGNATURE:

DANIEL D'AGOSTINO, A.I.A.  
N.J. LIC. NO. 21401880000

DATE: APR. 19, 2022  
PROJECT NO.: 20-0707  
SCALE: AS NOTED  
DWG. BY: SS  
CHK BY: DD  
DWG NO.:  
**A.000**

ABBREVIATIONS

ABV.	ABOVE	EA.	EACH	OPP.	OPPOSITE
ACT.	ACOUSTIC CEILING TILE	EQ.	EQUAL	RM.	ROOM
AFF.	ABOVE FINISH FLOOR	EXIST	EXISTING	R.O.	ROUGH OPENING
APPROX.	APPROXIMATE	EXT.	EXTERIOR	SCHED.	SCHEDULE
ARCH.	ARCHITECT	FIN.	FINISH	SF	SQUARE FOOT
BLW.	BELOW	FLR.	FLOOR	SIM.	SIMILAR
BOT.	BOTTOM	G.C.	GENERAL CONTRACTOR	SPECS.	SPECIFICATIONS
CL	CENTERLINE	GWB	GYPSUM WALL BOARD	SS	STAINLESS STEEL
CLOS.	CLOSET	INSUL.	INSULATION	T.O.	TRIMMED OPENING
CLG.	CEILING	LAV.	LAVATORY	TYP.	TYPICAL
DIA.	DIAMETER	MFR.	MANUFACTURER	U.O.N.	UNLESS OTHERWISE NOTED
DIM.	DIMENSION	MTD.	MOUNTED	V.I.F.	VERIFY IN FIELD

DRAWING KEYS

SECTION ELEVATION:  
WALL TYPE:  
ELEVATION:

ELEVATION/  
START POINT:  
REVISION  
NUMBER:  
CONSTRUCTION  
NOTE:  
DOOR  
TAG:  
WINDOW  
TAG:

CONSTRUCTION SYMBOLS

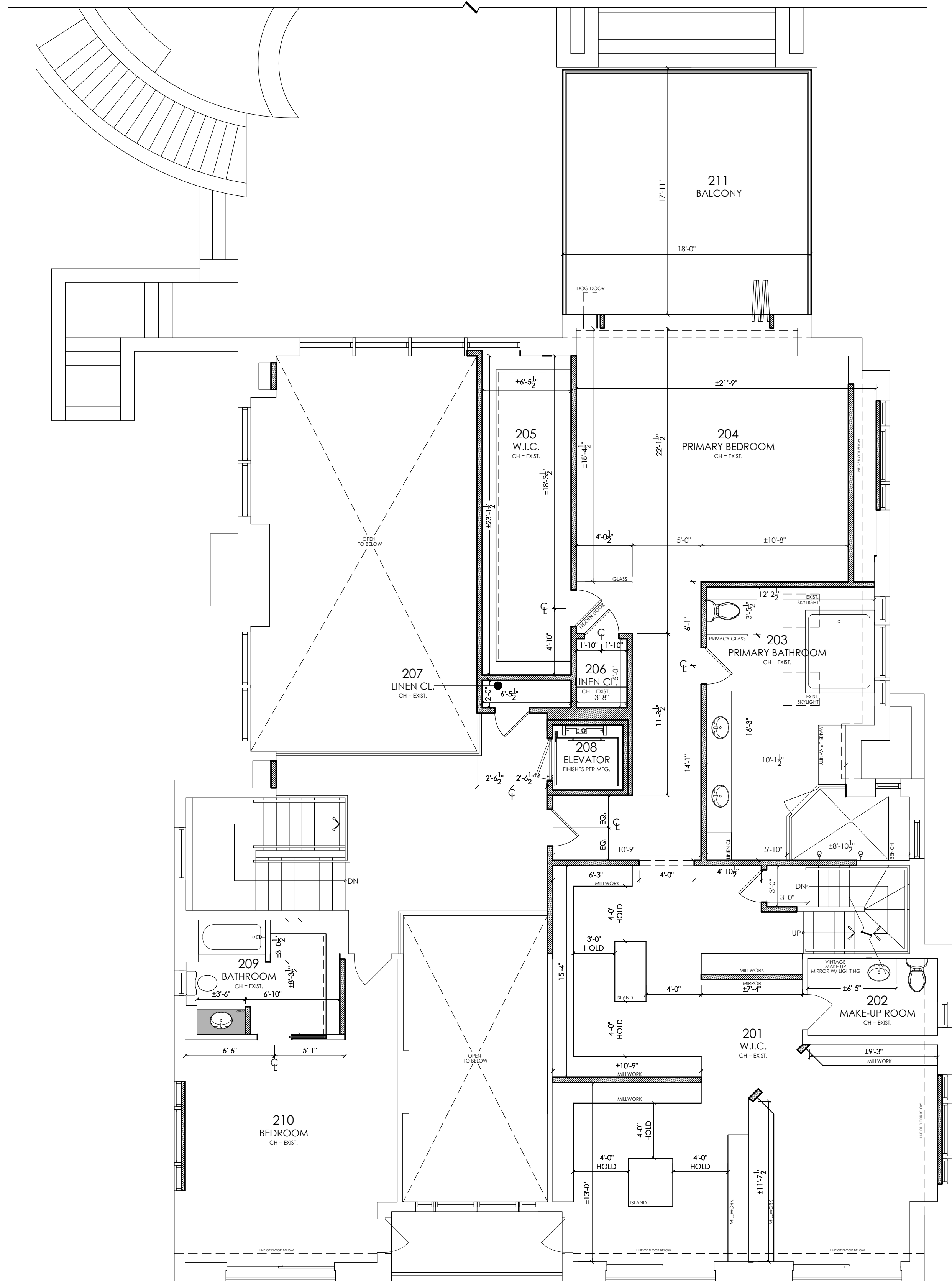
--- CONSTRUCTION ABOVE  
--- PROPERTY LINE  
--- EXISTING PARTITION TO BE REMOVED  
--- EXISTING PARTITION TO REMAIN  
--- NEW WALL CONSTRUCTION  
--- STEEL  
--- CONCRETE BLOCK

FIRE RATED WALL  
STUD/ROUGHING  
BLOCKING  
FINISH WOOD  
PLYWOOD  
PLASTIC LAMINATE ON PLYWOOD  
FACEBRICK  
BATT INSULATION

CONSULTANT

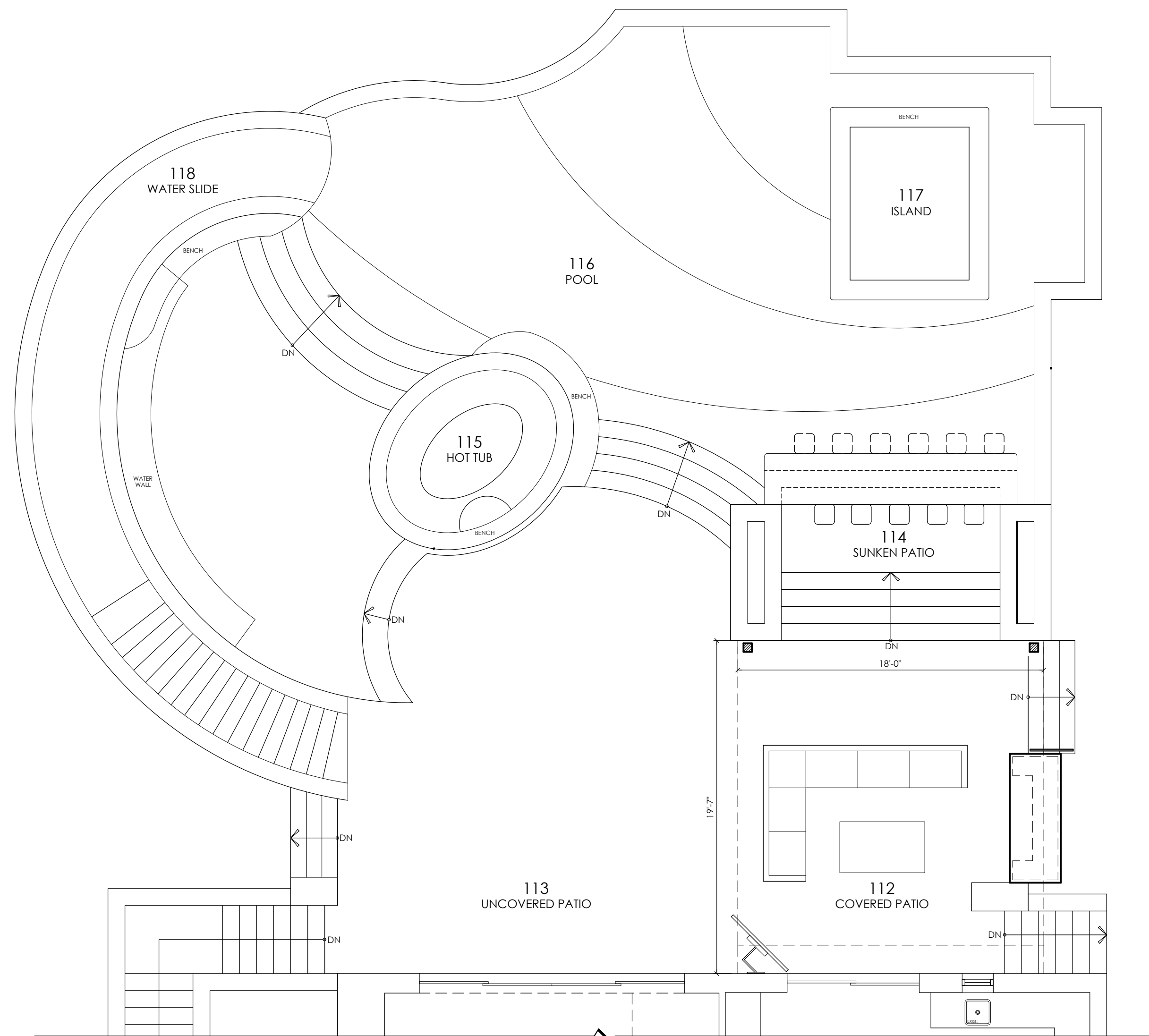
**CIVIL ENGINEER**  
MCNALLY, DOOLITTLE ENGINEERING, L.L.C., P.E.  
ENGINEERS & LAND SURVEYORS  
169 RAMAPO VALLEY ROAD  
OAKLAND, NEW JERSEY 07436  
(201)337-9051  
MATTHEW GRECO PE: 46966  
DOUGLAS W. DOOLITTLE PE & LS: 29959





2 PROPOSED PLAN: SECOND

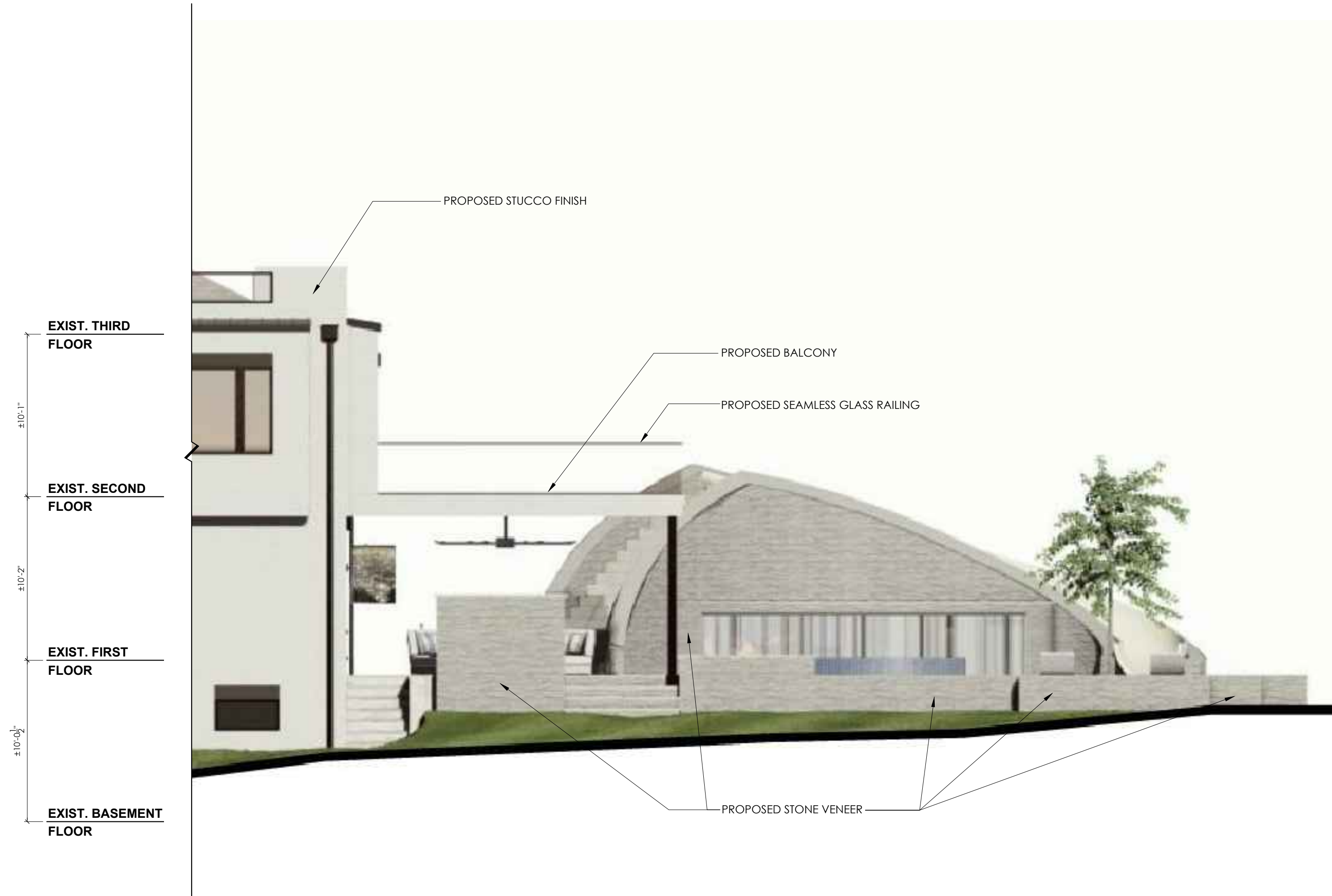
SCALE: 3/16"=1'-0"



1 PROPOSED PLAN: FIRST FLOOR OUTDOOR LIVING

SCALE: 3/16"=1'-0"

BOARD OF ADJUSTMENT SET	
<b>PLAN ARCHITECTURE</b> 125 PATERSON AVE, Second Floor Little Falls, NJ 07424 dan@plmarc.com T: 973-637-6399	
PROJECT: PROPOSED DESIGN FOR: <b>THE MARROW RESIDENCE</b> 92 RUCKMAN ROAD ALPINE, NEW JERSEY 07620	
FLOOR OR FLOORS (IF APPLICABLE): <b>FIRST-SECOND FLOOR</b> PROPOSED PLANS	
SEAL & SIGNATURE:	DATE: APR. 19, 2022 PROJECT NO.: 20-0707 SCALE: AS NOTED DWG. BY: SS CHK BY: DD DWG NO.:  A.200
DANIEL D'AGOSTINO, A.I.A. N.J. LIC. NO. 21A01880000	



1 PROPOSED ELEVATION: RIGHT

SCALE: 3/16"=1'-0"



2 PROPOSED ELEVATION: REAR

SCALE: 3/16"=1'-0"



3 PROPOSED ELEVATION: LEFT

SCALE: 3/16"=1'-0"

BOARD OF ADJUSTMENT SET	
	
<b>PLAN ARCHITECTURE</b> 125 PATERSON AVE, Second Floor Little Falls, NJ 07424 dan@plmarc.com T: 973-637-6399	
PROJECT: PROPOSED DESIGN FOR: <b>THE MARROW RESIDENCE</b> 92 RUCKMAN ROAD ALPINE, NEW JERSEY 07620	
FLOOR OR FLOORS (IF APPLICABLE): <b>FRONT &amp; RIGHT</b> PROPOSED ELEVATIONS	
SEAL & SIGNATURE:	DATE: APR. 19, 2022 PROJECT NO.: 20-0707 SCALE: AS NOTED DWG. BY: SS CHK BY: DD DWG NO.:  A.500
DANIEL D'AGOSTINO, A.I.A. N.J. LIC. NO. 21401880000	



