

ALPINE PLANNING BOARD

Alpine Borough Hall
100 Church Street
Alpine, New Jersey 07620

MINUTES

February 28, 2012

CALL TO ORDER/PUBLIC ANNOUNCEMENT: The Planning Board, Borough of Alpine, convened in regular session on Tuesday, February 28, 2012 at 7:30 P.M. Chairperson Catherine Parilla 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, February 28, 2012 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: Catherine Parilla Jeff Fromm
Catherine McGuire David Kupferschmid, Alt. I
Gayle Gerstein

Paul Tomasko (arrived at 8:24 PM)

Members Absent: David Andrews William Robinson
Lorraine Mattes Martin Cybul, Alt. II
Ralph Mattes

Staff Present: John Phillips, Board Attorney
Gary Vander Veer, Borough Engineer
Marilyn Hayward, Recording Secretary

APPROVAL OF MINUTES OF JANUARY 24, 2012 REGULAR MEETING: A motion to approve the minutes of the January 24, 2012 regular Planning Board meeting was made by Catherine McGuire, seconded by David Kupferschmid and carried unanimously.

APPROVAL OF MINUTES OF JANUARY 24, 2012 EXECUTIVE SESSION: A motion to approve the minutes of the January 24, 2012 Executive Session meeting was made by Gayle Gerstein, seconded by Catherine McGuire and carried unanimously.

CHANGE IN AGENDA: A motion was made by Catherine McGuire and seconded by Gayle Gerstein to hear the Zoellner application next on the agenda in order to accommodate the professionals in attendance. All were in favor.

NEW APPLICATIONS:

Minor Subdivision: Zoellner, Block 55 Lots 4.01 & 8: The applicants were represented by their attorney, Robert Tessaro, who stated that the request was for a minor subdivision in order to eliminate a lot line separating lot 8 from an "orphan lot", resulting from a minor subdivision filed in 2001. At that time the section that was part of lot 4 was subdivided and a deed was recorded incorrectly, creating a line at the northern portion of lot 4.01 which has no lot designation. They are here this evening to cure that defect & to merge the area that will be subdivided out of 4.01 with lot 8. The applicants own

lot 4.01 and lot 8. The residence on the “orphan lot” is serviced by a roadway system fronting on Church Street. The applicants also own Block 55 Lot 19.

Attorney Phillips asked if the line that creates the “orphan lot” was ever approved by this Board. Mr. Tessaro stated that it was not, and that the line technically does not exist, except in a deed in the office of the County Clerk. Mr. Phillips therefore suggested that a corrected deed be filed to perfect the original subdivision correctly. The land will then be part of lot 4. Mr. Phillips also noted for the record that there are a number of residences on this property, and no residences will be added. Mr. Tessaro confirmed that.

Mr. Tessaro called Mr. Massimo Piazza, a Professional Engineer and Land Surveyor with Piazza Engineering, 2-14 Fair Lawn Ave., Fair Lawn, NJ. Mr. Piazza has testified before this board on several occasions and was accepted as an expert witness. Mr. Piazza stated that he has reviewed the records and visited the site that is before the board this evening, and that his office prepared the survey for lots 4.01 & 8.

The exhibit on display, titled ‘Preliminary Plat – Minor Subdivision’, Sheet No. SV-1, dated 2/6/12, was marked as Exhibit A-1. The exhibit was rendered to show existing and proposed lot lines. Mr. Piazza stated that the property is located to the west of Church Street and south of Closter Dock Road. Lot 8 is on the northerly side of the property and has access from Church Street. There are a number of dwellings on the property. On the “orphan lot” there is a residence, which is at the most northerly line of lot 4.01. Ingress and egress to that property is through the driveway system on lot 8. If the subdivision was granted, the lot line separating lot 8 and the area immediately to the west of lot 8 would become one lot. It would remove from lot 4.01 an area of 205,825 sq. ft., which would be merged into existing lot 8, for a total of 380,213 sq. ft. Mr. Piazza confirmed that there is no work or improvements of any nature being done in conjunction with this request.

Mr. Piazza stated that this property was all one lot until lot 4.02 was subdivided out. At that time the deed was re-submitted to the county and the line separating the “orphan lot” and lot 4.01 was included in error.

Mr. Tessaro stated that there is waiver request this evening of the requirement under the borough ordinance as to the scale of the map. Mr. Piazza stated that this was done in order to fit everything on one sheet.

Mr. Piazza stated that there is an easement running south from Closter Dock Road to the “orphan lot” adjacent to lot 19 going into the proposed lot. They will re-record that easement.

Mr. Piazza stated that he will address the requirement that corner markers be placed at the site.

Mr. Kupferschmid asked if he was correct in understanding that the lot line depicted on the exhibit with a green line will be removed and will then be put in again if the subdivision is granted. Attorney Phillips explained that they will correct the deed and then file a new deed with the lot line added again.

There were no further questions from the board.

Engineer Vander Veer asked if there were any issues with septic systems being transferred from one lot to another. Mr. Piazza stated that the septic system on lot 19 is more than ten feet from the property line, and the other septic systems, currently on 4.01, will be on lot 8 if approved and are also greater than ten feet away from the property line.

Mr. Vander Veer commented that several of the roads cross property lines, and asked Mr. Tessaro if it would be appropriate to create easements or to put a stipulation in the deeds. Mr. Tessaro responded that no easements will be required, and there are no paved roads crossing the property lines.

Mr. Vander Veer advised that although County approval is not required, an application should still be filed requesting an exemption.

The hearing was opened to the public. There were no members of the public in attendance.

Attorney Phillips read the conditions, as follows:

- 1) Filing of the corrected deed.
- 2) New easement document.
- 3) Waiver of the plan scale.
- 4) Subject to any unsatisfied conditions of Engineer Vander Veer’s February 15th review letter.
- 5) Note on plan referencing the deed line for lot 4.01 should be revised to show that the line was not approved by the Planning Board.
- 6) Provide exemption letter from the County.

A motion to approve the application with the conditions as outlined above was made by Catherine McGuire, seconded by David Kupferschmid and carried unanimously.

MEMORIALIZATION OF RESOLUTION:

Preliminary & Final Site Plan Approval: Metro PCS NY LLC, Route 9W, Block 11 Lot 1:

A motion to accept the resolution was made by Catherine McGuire, seconded by David Kupferschmid and carried unanimously.

OPEN TO PUBLIC (NON-AGENDA ITEMS): There were no members of the public in attendance.

COMMUNICATIONS: Duty noted: no comments.

BILLS:

Sills Cummis	\$ 740.00	Metro PCS (escrow)
Sills Cummis	\$ 200.00	January Appearance
Sills Cummis	\$ 160.00	Montammy (escrow)
Azzolina & Feury	\$ 619.75	Metro PCS (escrow)
Azzolina & Feury	\$ 215.50	American Tower - AT&T (escrow)
North Jersey Media Group	\$ 16.06	Notice of Decision - Montammy

A motion to approve the above referenced bills was made by Catherine McGuire and seconded by Gayle Gerstein. All were in favor.

COMMITTEE REPORTS:

Northern Valley Mayors & Planners Assoc.: The Mayor reported that the meeting was held last Thursday. A presentation was made by Rockland Electric on electrical safety.

Board of Health: A routine meeting was held on Feb. 7th.

Environmental Commission: No report.

Building Department: The report was distributed. There were no comments.

NJ Transit Update: Ms. McGuire reported that she attended a meeting in Englewood. Englewood and Leonia are interested in the extension of the light rail, but are concerned about parking issues.

COAH Update: The Mayor commented that Attorney Rob Kasuba is putting the Memorandum of Understanding into final form. The Mayor & Council indicated that they are sympathetic to this issue.

ADJOURNMENT:

A motion to adjourn the regular Planning Board meeting was made by Mayor Tomasko and seconded by Gayle Gerstein. All were in favor. The meeting adjourned at 8:32 PM.

Respectfully submitted,

Marilyn Hayward
Recording Secretary