

ALPINE PLANNING BOARD

Alpine Borough Hall
100 Church Street
Alpine, New Jersey 07620

MINUTES

June 25, 2013

CALL TO ORDER/PUBLIC ANNOUNCEMENT: The Planning Board, Borough of Alpine, convened in regular session on Tuesday, June 25, 2013 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, June 25, 2013 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.

Hearings end at 10 PM.

ROLL CALL:

Members Present:	Chairperson Catherine Parilla	Jeff Fromm (arrived at 7:40)
	Vice-Chair Catherine McGuire	Gayle Gerstein
	Lorraine Mattes	Ralph Mattes
	Mayor Paul Tomasko	William Robinson

Members Absent:	David Andrews	Martin Cybul, Alt. II
	David Kupferschmid, Atl. I	

Mayor Tomasko stated for the record that David Kupferschmid contacted him before the meeting to let him know that although he was assisting an injured family member at home he would be available if necessary for a quorum.

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

APPROVAL OF MINUTES OF MAY 21, 2013 REGULAR MEETING: Mayor Tomasko suggested that the terminology for the Alpine Three, L.L.C. application should be changed to ‘Request for Amended Preliminary Site Plan and Soil Moving Approval’. Attorney Phillips concurred and noted that the Final Site Plan request was withdrawn. A motion to accept the minutes as amended was made by Ms. Gerstein, seconded by Ms. Mattes and carried by those eligible to vote. Mayor Tomasko abstained as the bulk of the minutes concerned a matter he had recused from. Having not attended Catherine McGuire did not vote.

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

COMMUNICATIONS: Notice of Certification of Soil Erosion & Sediment Control Plan re: Block 55 Lot 26; demolition only. Duly noted; no comments.

BILLS:

Sills Cummis	\$ 720.00	Alpine Three (escrow)
Sills Cummis	\$ 200.00	Appearance
RBA Group, Inc.	\$1,196.00	Alpine Three (escrow)

A motion to approve the bills was made by Ms. Gerstein, seconded by Ms. McGuire and carried by all those eligible to vote.

COMMITTEE REPORTS:**Zoning Board of Adjustment Annual Report** (carried from May 21st):

- I. **Building height as a variable function of larger lots and setbacks:** Ms. McGuire commented that we've never had anyone take a larger setback than what is required. Attorney Phillips noted that it is not unusual for some zoning standards to be related to the size of the lot. Building height could be regulated as a function of setback; the problem with that however is that it does not take into account the differential in topography and the views from adjacent lots. Ms. Mattes remarked that we have a wonderful ordinance. After some discussion, the board concurred that our ordinance should remain as is, and any requests for relief should continue to require Zoning Board approval.
- II. **Definitions:** Attorney Phillips recalled that the Planning Board had discussed several definitions for "terrace" but no final decision was made. He will review his files to see what he has. The Board will consider the definition proposed by the Zoning Board in addition to some suggested definitions that Attorney Phillips will prepare for the next meeting.
- III. **Fees and Escrows:** The Board agreed that fees should be implemented for appeals to the Zoning Board other than variances. Attorney Phillips suggested adding the following language to the ordinance:

"On all applications for a variance, other than a use variance *or any other application to the Board of Adjustment*, the application fee shall be"
- IV. **As-Built Foundation Plans:** Engineer Vander Veer stated this requirement has been on the books for several years. An as-built survey is required when the foundation is complete, with an elevation of the top of the concrete to determine compliance with building height requirements. When framing for the roof is complete they get a certification of compliance with the building code. In the case being cited, an as-built survey would not have picked up on lot coverage. There are still going to be post-construction variance requests, but they have been substantially reduced.
- V. **Back-up Generators:** Mayor Tomasko commented that our ordinance is silent on this issue. Most generators are placed in the rear yard where power and gas are already in place. The question here is whether or not these structures should be allowed in a side yard, with certain conditions. Jeff Fromm asked how large of a house a 30 kw generator would accommodate, and why is the recommendation to limit the capacity and size to those specifications. Attorney Phillips commented that the square footage would impact the neighbors, whereas the number of kilowatts is irrelevant as long as it meets the noise requirements. As technology gets better, the output will most likely go up. Mr. Fromm stated that his assumption is that residents will install the smallest unit that their residence requires. Ms. Parilla commented that some people may want everything turned on; others will only want essentials. Engineer Vander Veer commented that a 20 square foot generator is probably more than sufficient. After some discussion the Board agreed that the proposed language should be included in the ordinance; however, the 30 kw maximum rating and 20 square foot maximum size requirements should be deleted.

Attorney Phillips will prepare a memo outlining our recommendations and changes for the next meeting.

Northern Valley Mayors & Planners Assoc.: The Mayor reported that at the last meeting the head of the NY/NJ Trails Conference discussed the status of the proposed 143 foot high office complex proposed by Lucky Goldstar in Englewood Cliffs.

Board of Health: No meeting.

Environmental Commission: No activity to report.

Building Department: The reports were distributed. There were no comments.

NJ Transit Update: Ms. McGuire reported that rail service will not go as far as Tenafly; it will end in Englewood if the project goes forward.

COAH Update: The Mayor reported that COAH is still attempting to acquire the Borough's Affordable Housing Trust Fund, as well as those of most municipalities in the State. We have the funds to use when we get a plan approved. There have been two plans presented to COAH but no action was taken on their end.

ADJOURNMENT:

A motion to adjourn the regular Planning Board meeting was made by Ms. McGuire and seconded by Ms. Gerstein. All were in favor. The meeting adjourned at 8:12 PM.

Respectfully submitted,

Marilyn Hayward
Recording Secretary