

ALPINE PLANNING BOARD

Alpine Borough Hall
100 Church Street
Alpine, New Jersey 07620
November 12, 2024

CALL TO ORDER/PUBLIC ANNOUNCEMENT/PLEDGE OF ALLEGIANCE: The Planning Board, Borough of Alpine, convened in regular session on Tuesday, November 12, 2024, at 7:30 P.M. 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, November 12, 2024 at 7:30 P.M. has met the requirements of the law by publication in The Record and was 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: George Abad, Carol Cochi, Brandt Cybul, Gayle Gerstein, Sandra Nudelman, Joyce Sonpal, Mayor Paul Tomasko, Chair Catherine Parilla
Members Absent: Elizabeth Herries, Lorraine Mattes
Staff Present: Douglas Bern, Esq. Board Attorney; Perry Frenzel, Borough Engineer
Marti Francis, Board Secretary

APPROVAL OF MINUTES OF October 22, 2024, REGULAR MEETING

Upon a motion by Ms. Gerstein, seconded by Mr. Abad, to approve the minutes of the October 22, 2024, Planning Board Regular Meeting, eligible members voted in the affirmative.

OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS

Hearing none, the public portion was closed.

HEARING 19 MARIE MAJOR DRIVE

Matthew Capizzi, attorney for the applicant, introduced the application. The proposal is to create a new single-family dwelling that will front Cambridge way. There is an existing tennis court. The existing structures will remain in slightly different configurations. A waiver for intrusion into the tree buffer and a Major Soil Movement application are before the Board.

David Hals, engineer for the applicant (Schwanewede, Hals, and Vince, 111 Littleton Rd #200, Parsippany, NJ 07054) was sworn in and accepted. The Existing Conditions colorized version was marked A-1. Mr. Hals testified as follows. The property is 2.953 acres. There is a swimming pool and tennis court. The colorized Proposal Plot Plan (rev 9/30/24) was marked A-2. The driveways from Marie Major and Cambridge Way are proposed to remain but will be separate driveways (not connected). The tennis court will be moved down. Anderson Brook is within 300 feet of most of the property. The 150- and 300-foot riparian buffers are under the jurisdiction of NJDEP. The previous plan had a smaller driveway. However, NJDEP required that the portion in the 150-foot buffer be removed and no credit was promised for removing parts of the driveway. The Plan approved by the State of New Jersey was marked A-3. The new driveway was added due to the requirements of the state of New Jersey. The state allowed for the expansion of the driveway. The result is three driveways: 1 to the daily use garage; 1 to a garage for antique cars; 1 to the front courtyard. A waiver is needed for the southerly driveway, which is at the closest place 8-10 feet from the property line. Three trees will need to be removed for the driveway. Eleven trees are to be removed elsewhere. Twenty-nine deciduous and 12 arbor vitae are proposed as replacement trees. A 4-foot retaining wall is proposed to elevate the driveway to meet up with the existing driveway. The state is required 150 trees in the 150-foot riparian buffer. For the Soil Movement application, no soil will be leaving the property. Approximately 40 truckloads will be brought in, through the Marie Major driveway. The stormwater management system will meet the state requirements. Pervious pavement will be used for the new portions of the driveway. The courtyard to the Y of the driveway will be pervious, and pervious pavement will be added to the majority of the driveway toward Marie Major. In the front yard there will be an underground basin. There will be a depressed area in the front yard. Most of the time there will be no water visible. A temporary containment will be visible in a very large storm. The drainage system is quite large.

Ms. Parilla asked for clarification of “credit,” and Mr. Hals explained that it was credit in terms of pervious coverage.

These Minutes have been approved by the Alpine Planning Board.

Mr. Abad asked about the south part of the driveway as it bends to the garage and why it wasn't designed to bend earlier. Mr. Hals explained that the State required that the driveway stay out of the regulated area.

Ms. Cochi asked whether there was a better way than encroaching on half of the buffer.

An aerial photograph from 2020, with the proposed dwelling superimposed, was marked A-4. Mr. Hals showed that the direct neighbor has a tennis court in the adjoining location and said that additional screening could be added.

Ms. Nudelman asked about the maturity of the arbor vitae and asked whether higher trees could be considered.

Ms. Parilla asked for clarification of the proposed placement of the tennis court. Mr. Hals stated that it is being moved to try to take it out of the riparian zone. She asked whether it is visible from the street and asked about walkways from the home to the tennis court. None is proposed. A new septic field has been installed. The tennis court will be moved into a depressed area. It will still have a fence around it.

Mr. Abad asked for clarification of the depressed area in the front yard. Mr. Hals explained that the area will be shaped and contain trees. The water collected on the driveways and roof will go into piping; as the underground tank fills, the area will fill (in extreme storms) and drain in a number of hours. A current septic field is being abandoned. The new septic will be the one to the rear of the house.

Mayor Tomasko asked about lighting on the tennis court and asked whether the new one would have lighting. Mr. Capizzi said that has not been decided. If that is desired, separate approval is required. Mayor Tomasko questioned the number of trees. Mr. Hals said that his numbers had been changed after the Borough engineer's letter.

The meeting was opened to the public. Marilyn Friedberg, who lives on Litchfield Way, said that she gets mud on her property from Marie Major and that there is a pipe running under Marie Major; she is not sure if it is from the property in question or in the next property. Mr. Hals said that he is not familiar with the pipe she mentioned. Discussion. Mr. Hals said that the volume of water leaving the property and the rate are being reduced. He said that soil erosion measures will be in place during construction.

Ms. Parilla asked the Borough engineer if he is familiar with the pipe under discussion. He said that he is not but that the proposed drainage system qualifies as a major development and that the infield area in front of the house is all to be dedicated to drainage purposes. As a major development, this is designed to accommodate a 100-year storm.

Mayor Tomasko asked about annual maintenance and reporting on the drainage system. The Borough engineer confirmed that inspection and reporting are required by the Borough.

Ms. Nudelman asked whether there are drains on the driveway. Mr. Hals said that there are drains on the driveway and pervious pavers are being used as well.

Mr. Hals stated that extra landscaping may be added.

The meeting was opened to the public for comment. Hearing none, the meeting was closed.

Upon a motion by Mr. Abad (with all conditions agreed to), seconded by Ms. Gerstein, eligible members voted as follows: Ayes: Mr. Abad, Ms. Cochi, Mr. Cybul, Ms. Gerstein, Ms. Nudelman, Ms. Sonpal, Mayor Tomasko, Ms. Parilla

COMMUNICATIONS none

BILLS & CLAIMS

The Record	14.96	27 Warren Lane
The Record	21.12	Change of Meeting Date

Upon a motion by Mr. Abad, seconded by Ms. Nudelman, eligible members voted as follows: Ayes: Mr. Abad, Ms. Cochi, Mr. Cybul, Ms. Gerstein, Ms. Nudelman, Ms. Sonpal, Mayor Tomasko, Ms. Parilla.

The December meeting will be December 17.

COMMITTEE REPORTS

Bergen County League of Municipalities The next meeting will be held next week in Atlantic City. The convention is Tuesday through Thursday.

Board of Health The next meeting is in December.

Environmental Commission no report

Building Department The report is not yet on file.

NJ Transit Update no update

COAH Update The Mayor and Council will vote on a resolution to support the Institute of Local Government Attorneys' approach to calculating each town's needs in the fourth round.

The Mayor asked whether the Engineer has looked into the height ordinance, and Mr. Frenzel said that he has begun his research and will soon have an update.

ADJOURNMENT Upon a motion by Ms. Gerstein, seconded by Ms. Sonpal and supported by those in attendance, the meeting was adjourned at 8:35 pm.

Respectfully submitted,

Marti Francis
Recording Secretary