

ALPINE PLANNING BOARD

Alpine Borough Hall
100 Church Street
Alpine, New Jersey 07620
JUNE 25, 2024

CALL TO ORDER/PUBLIC ANNOUNCEMENT/PLEDGE OF ALLEGIANCE: The Planning Board, Borough of Alpine, convened in regular session on Tuesday, JUNE 25, 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, May 21, 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, Jr., Brandt Cybul, Gayle Gerstein, Elizabeth Herries, Lorraine Mattes, Sandra Nudelman, Joyce Sonpal, Mayor Paul Tomasko, Catherine Parilla
Members Absent: Carol Cochi; Catherine McGuire was present and then needed to leave the meeting
Staff Present: Douglas Bern, Esq. Board Attorney; Perry Frenzel, Borough Engineer
Marti Francis, Board Secretary

The meeting took a recess at 7:35 pm. Upon a motion by Ms. Sonpal, seconded by Mr. Brandt, with all in favor, the meeting reopened at 7:55 pm.

APPROVAL OF MINUTES OF MAY 22, 2024, REGULAR MEETING:

Upon a motion by Ms. Sonpal, seconded by Ms. Gerstein to approve the minutes of the May 22, 2024, Planning Board Regular Meeting, eligible members voted as follows: Ayes: Mr. Abad, Ms. Gerstein, Ms. Herries, Ms. Nudelman, Ms. Parilla, Ms. Sonpal, Mayor Tomasko.

APPROVAL OF MINUTES OF JUNE 6, 2024, REGULAR MEETING

Upon a motion by Ms. Sonpal, seconded by Ms. Gerstein to approve the minutes of the May 22, 2024, Planning Board Regular Meeting, eligible members voted as follows: Ayes: Mr. Abad, Mr. Cybul, Ms. Gerstein, Ms. Nudelman, Ms. Parilla, Ms. Sonpal, Mayor Tomasko.

OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS: Hearing none, the public portion was closed.

REQUEST TO CARRY TO JULY 23: HEARING: CONTINUATION of NELA, 990-994 CLOSTER DOCK ROAD, BLOCK 43 LOTS 7 & 8, SUBDIVISION AND SITE PLAN WITH VARIANCES The matter was carried to July 23 with no notice required.

HEARING: 46 TAMARACK ROAD, SOIL MOVEMENT APPLICATION Mark Madaio came forward to represent the applicant. Mike Hubschman appeared as the project engineer. Mr. Madaio confirmed that the matter had been noticed and advertised. Mr. Hubschman (263 S. Washington Avenue, Bergenfield) was sworn in. He stated that his office had prepared the documents. He testified that the property is 2 acres and vacant. It has sewers. Proposed is a single-family house with a basketball court. The property slopes almost 40 feet from south to north. The design will work with the slope. There will be 5,443 cubic yards of soil cut, 1,158 cubic yards will remain on site; 4,264 cubic yards will be removed. Waivers will be required for the 3 on 1 slope, and that was noted in the application. No other waivers are needed. Everything pitches to the north, and there is a detention pond, so nothing flows toward the neighbors. The plan has picked up all of the engineer's comments from the letter of April 3. There was a question about the comment having to do with the sanitary sewer. All other comments have been accommodated. The municipal engineer looked at the item on his letter and determined that it did not in fact apply to the application.

The Mayor asked for the capacity of the seepage pits and was told that there would be 6 1,000-gallon seepage pits. The Mayor also asked what would happen if rock were encountered during soil removal. Mr. Hubschman said they would probably hit rock at 6 feet and then would remove the rock with blasting. Mr. Hubschman said that he had spoken to Mr. Kurtz, whose property abuts this one, and that all blasting rules would be followed. The municipal engineer said that he felt 6 seepage pits

These minutes were approved by the Alpine Planning Board at their regular meeting on July 23, 2024

would be sufficient. He said that less than an acre would be disturbed. He also said that two or three sites in recent history where blasting was needed and that adjacent property owners were notified by the contractors ahead and were upset. However, he said, because proper precautions and procedures were followed and the charges used relatively small, there had not been one negative comment during or after. Mayor Tomasko asked whether blasting rules were governed by a body larger than the Borough. The engineer confirmed that they were at the State level. Mr. Madai confirmed that all rules would be followed.

Mr. Abad suggested that if a second retaining wall were added to the design behind the first, less soil could be moved offsite because it could be filled in behind the wall. Mr. Hubschman agreed to make the change. The Mayor asked whether there was a likelihood that the house would actually be occupied. Ms. Herries noted that the building height is very close to the maximum and hoped that it would be closely watched. Mr. Madaio said that it would be watched closely.

Upon a motion by Ms. Herries, seconded by Ms. Gerstein to approve the Soil Moving application, waiving the calculations on the slope, conforming with all comments (omitting comment 5) of the engineer, providing 6 seepage pits, adding the second tier wall to the rear of site, and agreeing that any blasting must be done according to state regulations. The vote was as follows: Ayes: Mr. Abad, Mr. Cybul, Ms. Gerstein, Ms. Herries, Ms. Nudelman, Ms. Mattes, Ms. Parilla, Ms. Sonpal, Mayor Tomasko.

RESOLUTION: 35 TAMARACK ROAD, SOIL MOVEMENT APPLICATION

Upon a motion by Ms. Herries to adopt the resolution, seconded by Ms. Gerstein, to adopt the resolution, the eligible members voted as follows: Ayes: Mr. Abad, Ms. Gerstein, Ms. Herries, Ms. Nudelman, Ms. Parilla, Ms. Sonpal, Mayor Tomasko. Carried.

COMMUNICATIONS

Notice of Bergen County Soil Erosion & Sediment Control Plan Certification re: 19 Allison Road (Block 73, Lot 9)

Building Department Report May 2024

Letter from Capizzi Law: Request for Adjournment Nela, 990-994 Closter Dock Road

BILLS AND CLAIMS

Bern & Associates LLC	\$300.00	35 Tamarack Road (De La Cruz)
Bern & Associates LLC	\$200.00	990-994 Closter Dock Road (Nela)
Bern & Associates LLC	\$371.50	11 Autumn Terrace (LLC)
Bern & Associates LLC	\$912.50	General Services
Azzolina & Feury	\$192.00	35 Tamarack Road (De La Cruz)
Azzolina & Feury	\$1,155.00	990-994 Closter Dock Road (Nela)

Upon a motion by Ms. Gerstein to approve the bills as read by Ms. Parilla, second Mr. Abad, eligible members voted as follows: Ayes: Mr. Abad, Mr. Cybul, Ms. Gerstein, Ms. Herries, Ms. Nudelman, Ms. Mattes, Ms. Parilla, Ms. Sonpal, Mayor Tomasko. Carried.

COMMITTEE REPORTS

Bergen County League of Municipalities: There were two speakers at the last meeting; one was Paul Sarlo, a leader in OPRA reform, and the other was Steve Fulop, the Mayor of Jersey City. The next meeting is in September.

Board of Health: The next meeting is September 17.

Environmental Commission: The Commission is quiet right now, as a lot of energy was put into Arbor Day.

Building Department: Report on file.

NJ Transit Update: No update.

COAH Update: No update.

ADJOURNMENT: Upon a motion by Mr. Abad, seconded by Ms. Gerstein and supported by the Board, the meeting was adjourned at 8:19 pm.

Respectfully submitted,

Martha Francis
Recording Secretary