

ALPINE PLANNING BOARD

Alpine Borough Hall
100 Church Street
Alpine, New Jersey 07620
September 24, 2024

CALL TO ORDER/PUBLIC ANNOUNCEMENT/PLEDGE OF ALLEGIANCE: The Planning Board, Borough of Alpine, convened in regular session on Tuesday, September 24, 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, September 24, 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, Sandra Nudelman, Mayor Paul Tomasko, Chair Catherine Parilla
Members Absent: Carol Cochi, Elizabeth Herries, Lorraine Mattes, Joyce Sonpal
Staff Present: Douglas Bern, Esq. Board Attorney; Perry Frenzel, Borough Engineer
Marti Francis, Board Secretary

APPROVAL OF MINUTES OF AUGUST 27, 2024, REGULAR MEETING

Upon a motion by Ms. Gerstein, seconded by Mayor Tomasko, to approve the minutes of the August 27, 2024, Planning Board Regular Meeting, eligible members voted as follows: Ayes: Mr. Abad, Ms. Gerstein, Ms. Nudelman, Ms. Parilla, Mayor Tomasko.

OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS

Hearing none, the public portion was closed.

RESOLUTION

19 Allison Road Soil Movement application. Upon a motion by Mr. Abad, seconded by Ms. Gerstein, eligible members voted as follows: Ayes: Mr. Abad, Ms. Gerstein, Ms. Nudelman, Mayor Tomasko, Ms. Parilla.

HEARING

27 WARREN LANE SOIL MOVEMENT

Matthew Capizzi, attorney for the applicant, explained that the application is for a soil movement permit in relation to the construction of a new home. No variance relief is sought. The only waiver is to move 1,500 cubic yards of soil, where 1,000 is the maximum allowed. No waivers of the tree ordinance or other waivers of the soil movement ordinance are sought.

Michael Hubschman (263 South Washington Avenue, Bergenfield), engineer for the applicant, was sworn in and testified to the following: This is a standard soil moving application. Two septic systems are under construction. The house is within 300 feet of the stream, so DEP permission was required and received. 150' from the stream has to be replanted. The approved stamped plan is with the Borough. The property was approved for 6 bedrooms. Five are planned. Electric and other utilities are under ground. The bulk tables of the 6/12/2024 and 8/9/2024 plans were reviewed. The drainage system provides a lot more storage than is required. There are no issues with the Board engineer's letter of July 15, 2024.

The Board engineer stated that this was a comparatively simpler application.

Mayor Tomasko commented on the 20-foot slope of the property from the front to the back and that the size of the dwelling was to basically double. He asked what was to keep the water from flowing to the neighbors. Mr. Hubschman stated that currently there are no drainage controls on the property and that 6 seepage pits are to be added. Mr. Frenzel commented that the first 150 feet back from the stream are severely constrained and pretty much a "no-touch" area. It is being revegetated.

The meeting was opened to the public for questions of the engineer. Armand Fasano asked how high the grey water field is being raised. The engineer stated that it is being raised 2-3 feet. Dr. Fasano stated that it was more like 6 feet. Maria DiBiase showed pictures from the next-door deck. Mr. Hubschman and Mr. Frenzel explained that some items in the photo, such as the distribution box, were going to be moved and that the current arrangement of materials is not the way everything will be when the project is finished. The septic will be three feet lower than the street. The photographs were shared with the Board. The meeting was closed to the public. The Board engineer stated that the septic should be checked with an as-built survey. Dr.

Fasano voiced his wish that no water would go down his driveway. Ms. Nudelman moved to approve the Soil Movement application, seconded by Mr. Abad with the condition that the final comply with the as-built. The meeting was opened for comment. Maria DiBiase welcomed the owners of 27 Warren to the neighborhood. She asked for an understanding of the soil to be moved and voiced concern about drainage and runoff. She asked for assurance that the changes would not negatively affect their property. Mr. Hubschman spoke about the landscape plan. Ms. DiBiase voiced concern on behalf of her husband and herself about the water once 16 trees were gone. Discussion about septic, seepage pits, and the addition of a swale. The fence in the photo will be replaced. The landscape plan is not yet available. The tree plan will need to comply with the Environmental Commission. Mayor Tomasko observed that the people who stand to be most affected by this project are the couple in the public audience tonight and asked the applicant’s professionals to pay heed to doing whatever could be done to minimize that impact.

Eligible members voted as follows: Ayes: Mr. Abad, Ms. Gerstein, Ms. Nudelman, Mayor Tomasko, Ms. Parilla. Mr. Cybul abstained.

COMMUNICATIONS

- 27 Schaffer Road certification of Soil Erosion and Sediment Control Plan
- 11 Forest letter from DuBois & Associates re Flood Hazard Area Individual Permit

BILLS & CLAIMS

Azzolina & Feury	672.00	19 Allison Road
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Douglas Bern	1,200.00	990-994 Closter Dock Road
Douglas Bern	343.75	19 Allison Road
Douglas Bern	1,442.50	General Services August
Douglas Bern	62.50	27 Warren Drive
The Record	19.36	Notice of Decision Nela
The Record	16.72	Notice of Decision 46 Tamarack
Clarke Caton Hintz	1,326.00	Appointed Court Master

Upon a motion by Ms. Gerstein, seconded by Mr. Abad, to approve the above bills and claims, members voted as follows: Ayes: Mr. Abad, Mr. Cybul, Ms. Gerstein, Ms. Nudelman, Mayor Tomasko, Ms. Parilla

COMMITTEE REPORTS

Bergen County League of Municipalities The County Executive spoke about new OSHA regulations.

Board of Health The September meeting was cancelled.

Environmental Commission Ms. Mattes is not present.

Building Department: The report is on file.

NJ Transit Update Ms. Nudelman will be asked to keep tabs on and report on this area.

COAH Update The Borough was in court for the Compliance Hearing a couple of weeks ago. More than 90% of the requirements have been met. The Master would like a bit more information. Several towns are challenging the exemptions of certain urban aid municipalities. A resolution supporting the correction of this matter will be before the Mayor and Council at this month’s meeting. The Mayor voiced the importance to remain compliant with the State’s affordable housing regulations.

ADJOURNMENT

Upon a motion by Ms. Gerstein, seconded by Ms. Nudelman and supported by the Board, the meeting was adjourned at 8:24 pm.

Respectfully submitted,

Marti Francis
Recording Secretary

These Minutes have been approved by the Alpine Planning Board