

**ALPINE PLANNING BOARD**

Alpine Borough Hall  
100 Church Street  
Alpine, New Jersey 07620

**MINUTES**

March 26, 2019

**CALL TO ORDER/PUBLIC ANNOUNCEMENT/PLEDGE OF ALLEGIANCE:** The Planning Board, Borough of Alpine, convened in regular session on Tuesday, March 26, 2019 at 7:30 P.M. Catherine McGuire 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, March 26, 2019 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: Gayle Gerstein, Elizabeth Herries, Lorraine Mattes, Catherine McGuire, Joyce Sonpal, Mayor Paul Tomasko  
Members Absent: Carol Cochi, David Kupferschmid, Catherine Parilla, Alt I Jeff Fromm,  
Staff Present: Michael Kates, Board Attorney  
Perry Frenzel, Borough Engineer  
Marilyn Hayward, Board & Recording Secretary

**APPROVAL OF MINUTES OF FEBRUARY 26, 2019 REGULAR MEETING:**

Upon a motion by Elizabeth Herries, seconded by Gayle Gerstein to approve the minutes of the February 26, 2019 Planning Board Regular Meeting. Eligible members voted as follows:

Vote: Ayes: Gayle Gerstein, Elizabeth Herries, Catherine McGuire, Lorraine Mattes, Joyce Sonpal, Mayor Paul Tomasko

**APPROVAL OF MINUTES OF FEBRUARY 26, 2019 EXECUTIVE SESSION MEETING:**

Upon a motion by Elizabeth Herries, seconded by Gayle Gerstein to approve the minutes of the February 26, 2019 Planning Board Executive Session Meeting. Eligible members voted as follows:

Vote: Ayes: Gayle Gerstein, Elizabeth Herries, Catherine McGuire, Lorraine Mattes, Joyce Sonpal, Mayor Paul Tomasko

**OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS:** None

**MEMORIALIZATION OF RESOLUTION: Minor Subdivision, Alpine Country Club, Block 55 Lot 3**

Attorney Kates advised a review of previously assigned lot numbers necessitated a change as noted on Page 4 Item C: The tax assessor will be asked to designate the 40,990.73 square foot lot as "Lot 3.03" and the remaining acreage of the Alpine Country Club as Lot "3.04". Subject to the Tax Assessor's approval Mr. Hubschman will revise his plans accordingly. Mr. Kates reviewed additional specific and general conditions as noted in the resolution a copy of which is appended to these minutes.

Upon a motion by Gayle Gerstein, seconded by Lorraine Mattes, to adopt a resolution memorializing action taken by the Planning Board of the Borough of Alpine on March 26, 2019 a copy of which is appended to these minutes.

Eligible members voted as follows:

Vote: Ayes: Gayle Gerstein, Elizabeth Herries, Lorraine Mattes, Catherine McGuire, Joyce Sonpal, Mayor Paul Tomasko

**NEW APPLICATION: SOIL MOVING: Perez 822 Closter Dock Road, Block 59 Lot 3 (renewal of 4/28/17 approval)**

Matthew G. Capizzi, Esq. having offices at 11 Hillside Avenue, Second Floor, Tenafly, NJ 07670 appeared on behalf of the Applicants, Ramon and Mirna Perez for property located at 822 Closter Dock Road (Block 59 Lot 3) along with Douglas Doolittle, PE, PLS, PP of McNally Doolittle Engineering LLC 169 Ramapo Valley Road, Oakland NJ 07436. This application was previously before the Board in March of 2017 for a major soil moving permit, waiver from the soil moving ordinance to create a rockery wall in lieu of a retaining wall and a waiver from the tree ordinance to remove one tulip tree. Since then the existing house has been demolished. They obtained the tree permit as approved by the Environmental Commission and relied upon the waiver for tree removal. Due to delays retaining a builder they did not pull the permit for the foundation within one year of the Board's approvals so they are here tonight seeking an extension. Soil moving calculations and plans remain the same. Plans before them revised only to reflect work to date.

Mayor Tomasko asked if he could invite the neighbors as represented by their engineer of choice to ask questions in lieu of the Board hearing a repeat of the prior presentation. There was no objection.

Jerame Secaras, P.E. of Langan Engineering appeared on behalf of the adjacent neighbor to the south (Block 59, Lot 4), George Leventis who was an active participant at the initial hearing. Engineer Secaras was sworn and requested assurances there were no changes and that setbacks and building height remained unchanged.

Douglas Doolittle, PE, PLS, PP was sworn and testified plans were revised to address the Borough Engineer's comments and provide for mitigation to replace the one tree removed from the tree buffer with two trees shown on the opposite of the property. He stated there are no other changes and the building height and setbacks remain the same.

Engineer Secaras noted the 2017 resolution reflected Mr. Leventis's concerns with visibility and an agreement was put into place that the applicant would meet with the neighbor and provide for a suitable landscape screen. He asked if that would still be a condition of this approval. Attorney Capizzi clarified they agreed to meet but it was not a condition of the Board's approval that they arrive at some mutually agreeable landscape plan. That said, they would be happy to meet with them in the field to discuss concerns and see what can reasonably be done. Engineer Doolittle noted screening by existing pine trees has increased which have grown in the past two years. Engineer Secaras asked how they would manage noise and dust associated with the construction. Attorney Capizzi noted the Borough has strict regulations regarding hours of construction. The Board noted hours for soil moving is further regulated by a condition in the resolution.

Lorraine Mattes noted the Environmental Commission approved removal of a large 36" oak tree leaning over the pool which requires mitigation. Engineer Secaras asked they consider planting replacement trees toward the neighboring property to add screening. Engineer Doolittle could not commit but stated they would do the best they can.

Engineer Frenzel had only two minor comments and no objections to revised plan and the application.

**RESOLUTION:** Upon a motion by Mayor Tomasko, seconded by Gayle Gerstein at this regular meeting of the Alpine Planning Board held on March 26, 2019 to grant Applicants' request for an extension of the prior approval dated 4/25/2017.

Vote: Ayes: Gayle Gerstein, Elizabeth Herries, Lorraine Mattes, Catherine McGuire, Joyce Sonpal, Mayor Paul Tomasko

**COMMUNICATIONS:**

- Copy of Attorney Phillips' correspondence to Guliet Hirsch, attorney for Alpine Three, regarding status of the project at Block 43 Lots 6.01 – 6.03 Borough's request for an informal meeting to discuss status was declined.
- Notice of DEP application by J & L Development for authorization under Freshwater Wetlands General Permit 2 and Transition Area Waiver; Block 39 Lot 8, Route 9W & Robin Lane The Board has concerns due to the constraints on the property as expressed to DEP regarding prior applications which should be reiterated.

**RESOLUTION:** Upon a motion by Catherine McGuire, seconded by Elizabeth Herries authorizing the Borough Engineer to re-iterate the Board's prior concerns and comments to DEP in writing.

Vote: Ayes: Gayle Gerstein, Elizabeth Herries, Lorraine Mattes, Catherine McGuire, Joyce Sonpal, Mayor Paul Tomasko

- Notice of Intent to File for Amendment to Northeast Wastewater Management Plan; Block 50 proposed Lots 1.01 and 1.02, 3 Deerhill Rd. & 385 Hillside Ave.
- Notice of Public Hearing re adoption of Demarest Housing Element & Fair Share Plan
- 200 ft. Property Owners List re Block 2304 Lot 30 Closter, NJ

**BILLS AND CLAIMS:** A motion to approve the below referenced bill was made by Gayle Gerstein seconded by Elizabeth Herries

<b><u>BILLS:</u></b>	Clarke Caton Hintz	\$ 161.00 COAH	Special Master
	Burgis Associates	\$ 72.50 COAH	Planner

Vote: Ayes: Gayle Gerstein, Elizabeth Herries, Lorraine Mattes, Catherine McGuire, Joyce Sonpal, Mayor Paul Tomasko

**COMMITTEE REPORTS:**

Northern Valley Mayors & Planners Assoc.: No meeting this month. Last month’s Bergen County discussed shared IT.

Board of Health: No meeting

Environmental Commission: Planning for Arbor Day Seedling Give Away Saturday, April 27<sup>th</sup>. Alpine school children will help meet stormwater compliance requirements this year with a poster theme, “Trees Are Thirsty.” Applications for Tree City and Growth Awards were submitted.

Building Department: Report is on file.

2018 Zoning Board of Adjustment Annual Report So noted

NJ Transit Update: Consideration given to dropping the “Bergen” from Bergen-Hudson line as a means to motivate forward movement.

COAH Update: Mayor Tomasko distributed a draft memo for review in Executive Session.

**EXECUTIVE SESSION A Resolution providing for a Meeting Not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12.**

Upon a motion by Catherine McGuire, seconded by Gayle Gerstein and approved by all, the Board entered into a closed session at 8:00 PM pursuant to the Open Public Meetings Act, N.J.S.A. 10:4-12(b)(7) for a discussion on Alpine’s affordable housing obligation currently pending in Superior Court and that the deliberations conducted in closed session may be disclosed to the public upon the determination of the Planning Board that the public interest will no longer be served by such confidentiality.

Vote: Ayes: Gayle Gerstein, Elizabeth Herries, Lorraine Mattes, Catherine McGuire, Joyce Sonpal, Mayor Paul Tomasko

**RESUME OPEN SESSION:** Upon a motion by Catherine McGuire, seconded by Elizabeth Herries and approved by all to exit the executive session and resume the open session at 8:30 PM.

Vote: Ayes: Gayle Gerstein, Elizabeth Herries, Lorraine Mattes, Catherine McGuire, Joyce Sonpal, Mayor Paul Tomasko

**ADJOURNMENT:** A motion to adjourn the regular Planning Board meeting was made by Catherine McGuire and seconded by Gayle Gerstein. All were in favor. The meeting adjourned at 8:31 PM.

Respectfully submitted,  
Marilyn Hayward, Recording Secretary