



Mr. Doolittle described existing conditions. The lot is in the R-R Zone, a 2-acre zone, located along the curve on the north side of Stone Tower Drive just before the cul-de-sac as shown on the key map. The lot has an irregular shape and curves at the front. The property is overgrown and heavily wooded with a 1970's contemporary house that has been vacant for several years and is basically now an eyesore. They propose razing all improvements on the site. The property slopes down to the north from the street and falls off substantially more towards the rear or western property line.

They propose to construct a 7-bedroom dwelling with a circular drive to include a turnaround area in the front of the dwelling and entry to a 4-car garage on the east side. Accessory structures to the rear include air conditioning units, a generator, patio, pool and cabana. They wish to keep the patio, pool and cabana area at roughly the same elevation for purposes of safety and practical usage rather than add steps. The pool ordinance states pool coping can be no more than 3 feet above existing grade and the entire pool can be no more than 5 feet above existing grade. The proposed would be 6-7 feet above existing grade triggering the need for these variances.

Drainage provisions begin with a strip drain across the westerly driveway entrance connected to a series of inlets directing the water all around to the rear to a series of five seepage pits. The proposed drainage plan has been reviewed and approved by the Borough Engineer.

Referring to Mr. Vander Veer's letter dated 9-7-2016, Mr. Capizzi noted the proposal calls for the removal of 53 trees, 8 of which require mitigation by the planting of 17 new trees. Mr. Doolittle affirmed they can comply. Mr. Capizzi asked Mr. Doolittle to address Mr. Vander Veer's List of Required Revisions/Supplements. Mr. Doolittle offered the following:

1. The architect needs to provide calculations to verify attic defined as a ½ story.
2. Building coverage calculations do include roofed, porches and patios, etc.
3. He will work closely with Mr. Vander Veer regarding the sanitary sewer connection as they are not exactly sure where it is located and may need a sewer camera to locate.
4. Groundwater discharge calculations have been provided.
5. They will review the proposed grading along the front of the proposed residence and driveway to prevent stormwater from entering the drive and correct as need be.
6. Mr. Capizzi stipulated the encroaching fence will be removed.
7. Detail has been added to the plan depicting fall protection for the top of the retaining wall.
8. To verify compliance with the fence ordinance they added a gate with piers. They still have to define the cheek walls which they will do.
9. They will obtain certification from the Bergen County Soil Conservation District as required.

Soil movement activity is as follows:

Volume of cut	2,396 cubic yards
Volume of fill	3,264 cubic yards
Volume to be imported	868 cubic yards (50-55 truckloads of soil)
Volume to be exported	0 cubic yards
Total volume to be moved	3,264 cubic yards

Mr. Doolittle testified to the soil erosion and control measures employed which consist of a wheel pad on the left entrance of the property, a topsoil stockpile area, a substantial limit of disturbance silt fence and the typical additional details designed to protect inlets and seepage pits.

Mr. Vander Veer indicated although they may have been completed in Mr. Doolittle's office, he had not yet received the revisions and items Mr. Doolittle said had been provided such as the groundwater recharge calculations.

Mr. Vander Veer stated the attic remains a significant question. The architect originally provided calculations based on living space which he asked to have revised in accordance with the definition. Instead he received only a generic number stating it complied. What he needs to see are the calculations and depiction on the plans demonstrating what portion of the attic has a ceiling height of 7 feet or greater so he can see what was actually included to verify compliance with the

height ordinance. If it doesn't satisfy the definition they will need a building height variance. Mr. Capizzi stipulated they will comply with the ordinance.

Ms. Herries observed one of the plans indicated an 8-bedroom dwelling. This was identified as the architect's plan by Zampolin Associates dated 8-2-2016 last revised 9-01-2016. Mr. Capizzi affirmed it is a 7-bedroom dwelling and stated the architectural plans will be revised to reflect that.

Ms. Mattes asked where the existing pool is currently located. Mr. Doolittle pointed to the area on his site plan. It was noted the home will also contain an indoor lap pool. Ms. Sonpal asked if the house is being built on spec and with the same builders who recently built on Allison Road. Mr. Capizzi confirmed it was. Mayor Tomasko noted the proposed has over 20,000 square feet of finished living space.

Chairwoman Parilla asked how many steps would be needed to comply with the pool ordinance. Mr. Doolittle responded they would need two feet of steps with three risers to get under the five feet and four feet of steps with five risers to get under the three feet which would be substantial. Mr. Capizzi noted those steps would have to be around all three sides of both the patio and the cabana. Mr. Doolittle stated the retaining wall starts at zero feet and goes to a maximum of six feet.

Ms. Mattes asked if the retaining wall would damage tree roots particularly in the buffer. Mr. Doolittle stated they propose tight installation of a keystone wall with Geotech on the inside. They can protect the trees slated to remain.

Mr. Doolittle provided a Google Earth display which Mr. Phillips marked Exhibit A-1 to denote the heavily wooded areas, adjacent heavily wooded vacant lot, and the closest structure to the retaining wall on an adjacent property being a tennis court well over a hundred feet away.

Ms. Mattes asked if the pool could be located closer to the house or further to the side to limit disturbance and soil movement. Mr. Doolittle explained the area continues to drop off so that would require lowering the pool even more. The corner of the pool as proposed is about 100 feet away from the rear property line and the property drops off from elevation 426 feet to about 418 feet at the south/rear and 412 feet to the north/rear corner. Ms. Mattes asked about limits of soil moving activity and Mr. Doolittle pointed out the limit of disturbance.

Ms. Parilla noted the property hooks up to the sanitary sewer which reduces disturbance relative to septic systems. Mr. Doolittle agreed and noted the first floor of the proposed home is actually about 3 feet lower than the existing home; they tried to work into the ground as well. The first floor would be about eye level with the middle of Stone Tower Drive.

A motion to approve subject to the conditions noted was made by Ms. McGuire, seconded by Mayor Tomasko.

Attorney Phillips read the conditions:

1. Comply with all requirements of Engineer Vander Veer's review letters. (8/25/2016, 9/7/2016)
2. No soil movement to or from the site during hours when children are going to or coming home from school, before 8 AM, Sundays or holidays.
3. Remove the encroaching fence.
4. Verify the attic area by showing the area with a ceiling height of seven feet or more demonstrating compliance with the height ordinance to the satisfaction of the Borough Engineer.
5. Revise the architectural plans to demonstrate a 7-bedroom house and not an 8-bedroom house.

The motion was carried unanimously.

Noting problems that occurred with this builder on another property with work start times and construction vehicles, Ms. Sonpal asked that this builder be asked to be respectful to the people and properties around them. Mr. Capizzi stated he would pass along the message loud and clear.

**COMMUNICATIONS:**

Notice of Application for DEP LOI and General Permit Antonio Lopes Block 81.08 Lots 3&4 Schaffer Road. Mayor Tomasko noted this notice appears to have been premature as the Municipal Clerk’s office has advised neither their office nor DEP has received the actual application.

**BILLS & RETURN OF ESCROW:**

Huntington Bailey	\$ 555.76	COAH Advice May - July
Huntington Bailey	\$ 270.00	COAH Advice August
Steinberg, Andrew	\$ 498.50	Return of Planning Board Escrow
Shabatayev, Liza	\$1,254.24	Return of Planning Board Escrow
Low, Russell & Melinda	\$ 320.80	Return of Planning Board Escrow

A motion to approve the above referenced bills and return of escrow were made by Mayor Tomasko, seconded by Gayle Gerstein. All were in favor.

**COMMITTEE REPORTS:**

Northern Valley Mayors & Planners Assoc.: Mayor Tomasko advised no meetings scheduled.

Board of Health: Mayor Tomasko advised the Board met September 13<sup>th</sup>. Ordinances have been introduced to require soil moving fees, escrow and bonds prior to installation of septic systems in line with that required for ensuing stages of development.

Environmental Commission: Ms. Mattes announced that the Environmental Commission has been selected by the Association of New Jersey Environmental Commissions (ANJEC) to receive the 2016 Environmental Achievement Award for their Project Field Guide. The Field Guide can be printed off of the Alpine Environmental Commission website, a link from the Borough website. It identifies all the trees around Borough Hall and the nearby park. Ms. Mattes along with June Froncillo will travel to ANJEC’s 43<sup>rd</sup> Congress on Friday to receive the award.

They have asked the school to work with them on a project for next Arbor Day called “The Benefit of Trees.”

Ms. Mattes was happy to report that thanks to cooperation with the Garabets and Rockland Electric a utility pole was relocated which will spare a line of beautiful trees on the property from being severely pruned back.

Building Department: Report distributed; no comments.

NJ Transit Update: No update.

COAH: Mr. Vander Veer reported the water test continues on the first field at the Alpine III property. The water level remained constant the first week but has risen incrementally since rainfalls last week. Sometime this morning persons(s) unknown shut off the water and their engineer was instructed to restart. Work cannot begin on a second field until this water test is complete. Current design would allow for finished grade at or about existing grade for the road. A notice dated September 8 that the house would be demolished was not sent by the septic installer as indicated and appears to be premature. It is believed only the accessory garage would be removed for the second septic field. Ms. Parilla expressed concern about the tampering. They will have to better secure the water service if it happens again. The duration or how long the water test has to continue depends on the stability of the water level.

Mayor Tomasko reported due to efforts by Kevin Walsh of the Fair Housing Center the Supreme Court agreed to take the appeal of the Appellate Court’s unanimous decision eliminating the gap obligation (roughly 2012-2016) for municipality’s housing numbers throughout the state. A ruling is expected around the end of November.

**ADJOURNMENT:** A motion to adjourn the regular Planning Board meeting was made by Mayor Tomasko and seconded by Ms. Gerstein. All were in favor. The meeting adjourned at 8:21 PM.

Respectfully submitted,

Marilyn Hayward  
Recording Secretary