

of the soil, except for about 200 yards to be imported, will be contained on the site. The purpose of the soil movement is to construct three maintenance facilities for which site plan approval was granted from this Board on September 24, 2013, and the resolution memorialized this evening. There are no wetlands or wetland buffers involved. Waivers are required to create side slopes in excess of 4:1, which was covered at the site plan hearing.

Attorney Phillips asked if any areas of the site will be disturbed that were not previously indicated to be disturbed. Mr. McGowan responded that the soil movement proposed is strictly for the project as presented last month.

For Engineer Vander Veer, Mr. McGowan stated he believes they have applied for certification from the Bergen County Soil Conservation District. Mr. Vander Veer advised that permits cannot be issued until they receive certification.

Mr. Vander Veer asked how side slopes greater than 4:1 will be stabilized so that any water in the bio-retention basin is not washed away. Mr. McGowan responded that the vegetation proposed to be installed in that basin will be as dictated in best management practices.

Mr. Vander Veer cautioned that any breaches during or after construction must be addressed. Mr. McGowan stated that this facility has a skilled maintenance staff who are equipped to address any issues immediately.

Mr. Vander Veer asked when the additional items from the site plan application can be addressed. Mr. McGowan stated that after this hearing he intends to submit a plan to Mr. Vander Veer's office with all of the comments addressed.

Ms. Parilla opened the hearing to the public for questions.

Douglas Murray from the Tenafly Nature Center asked if there were any steps taken to anticipate possible runoff or sub-surface runoff from this project to the south. Marilyn Katz, also a volunteer at the Tenafly Nature Center, stated that she met with officials from Montammy Golf Club who assured her that the soil movement will be toward the eastern part of the property and not near the road adjacent to the Nature Center. There is not a concern as long as the plans are consistent with what was presented. Mr. McGowan commented that if the concern is about soil erosion, the Bergen County Soil Conservation District does routine inspections to make sure soil erosion is covered. If the concern is runoff, a substantial report was provided as part of the previous application to show how the water will be retained and discharged. Mayor Tomasko remarked that the build-out has to be consistent with the plans, and it is the responsibility of the Borough's professionals to monitor that.

Since there were no further questions from the board or the public, Ms. Parilla asked for a motion. Attorney Phillips read the conditions, as follows:

- 1) Compliance with Engineer Vander Veer's letter dated September 23, 2013.
- 2) Bergen County Soil Conservation District certification.
- 3) All conditions of the site plan and any other conditions of the prior resolution.

Attorney Phillips added that he felt it would be appropriate to indicate that they can begin work before the next board meeting provided that all conditions are satisfied.

Engineer Vander Veer commented that there are about ten trees to be removed, but the size and species are not identified and he is unsure if they are within the footprint of the buildings and driveway or beyond those limits. Mr. McGowan responded that they will be submitting plans to Mr. Vander Veer which will identify the tree sizes and species. Those trees are all within the area of disturbance as presented last month.

Ms. Mattes questioned whether we have enough information, since we don't have the tree removal details and they have not yet received County Soil District certification. Mr. McGowan stated that the Soil Erosion Control permit will take a few weeks, but he has no doubt that the plan will be certified. Construction cannot start until that permit is issued. As far as the trees, a condition of the prior approval was submission of a detailed tree replacement plan to the Borough Engineer.

Ms. Mattes commented that she is more comfortable with waiting until next month. Ms. McGuire asked if we can make the motion next month and memorialize it at the same time. Attorney Phillips advised in that case we would vote to carry the application and if approved at the next meeting the resolution could be memorialized at the same time. Mayor Tomasko opined that the application should be voted on this evening and the applicants cautioned that although we would normally allow them to proceed with construction at their own risk, in this case we would prefer that they do not. Chairperson Parilla agreed. After some discussion, the board decided to vote on the matter this evening. A motion was made by Catherine McGuire, seconded by David Andrews, to approve the soil moving application subject to the following conditions:

- 1) Compliance with Engineer Vander Veer’s letter dated September 23, 2013.
- 2) Bergen County Soil Conservation District certification.
- 3) All conditions of the site plan and any other conditions of the prior resolution.
- 4) Standard soil movement conditions.

The motion was carried by all those eligible to vote.

COMMUNICATIONS:

- A & F letter dated October 2, 2013 re: Block 72 Lots 3 & 3.01. Ms. McGuire remarked that this is a change from what they had presented. Engineer Vander Veer commented that the house is slightly higher but still in compliance, and the front septic disposal field will be shifted ten feet further into the lot to provide 25 feet from the street.
- Notice of DEP Individual Permit application re: Block 201 Lots 3 & 4, Rockleigh, NJ. Mr. Vander Veer commented that the subject property is nowhere near Alpine but notice is required to municipalities within a mile downstream.

REVIEW OF INTRODUCED ORDINANCE 737 TO AMEND CHAPTER 220 “ZONING”, SECTION 2 “DEFINITIONS” AND SECTION 18D “APPLICATION FEES FOR VARIANCES”. Mayor Tomasko stated that we already considered and passed on these amendments several months ago. The board agreed that these ordinances are not inconsistent with the borough master plan. A motion was made by Ms. McGuire and seconded by Ms. Gerstein. All were in favor.

BILLS:

Sills Cummis	\$ 400.00	Nadjafian (escrow)
Sills Cummis	\$ 740.00	Montammy (escrow)
Sills Cummis	\$ 200.00	Meeting attendance
Sills Cummis	\$1,752.00	Alpine Three
Sills Cummis	\$ 160.00	Alpine Three (escrow)
Azzolina & Feury	\$1,958.75	Montammy (escrow)
NJ Media Group	\$ 17.95	Notice of Decision – Nadjafian (escrow)
NJ Media Group	\$ 21.74	Notice of Decision – Alpine Three (escrow)

A motion to approve the bills was made by Ms. McGuire and seconded by Ms. Gerstein. All were in favor.

COMMITTEE REPORTS:

Northern Valley Mayors & Planners Assoc.: Mayor Tomasko reported that this month’s meeting has not yet been noticed. There was a large turnout at last month’s meeting, which discussed the rising level of concern about youth substance abuse and the accessibility of addictive drugs.

Board of Health: No meeting.

Environmental Commission: Ms. Mattes reported that a meeting will be held on Thursday and an inspection will be done at the Frick site for proposed tree removal. The next site they will look at is the cemetery, where many trees are dying.

Ralph Wehmann will attend to offer input and obtain cost estimates for replacing the dying trees. Ms. Mattes reported that there will be a seminar on November 7th in Hillsborough to discuss deer control for anyone interested in attending.

Building Department: Report noted.

NJ Transit Update: No report.

COAH Update: Mayor Tomasko reported that the Supreme Court upheld the Appellate Court's invalidation of the growth share approach and gave the legislature strong encouragement to rewrite the affordable housing laws to be more in keeping with rounds one and two. The Mayor invited Senator Gerald Cardinale, who is working with Senator Lesniak on rewriting the legislation, to attend a recent Bergen County League of Municipalities breakfast. Senator Cardinale conveyed his interest in hearing suggestions from the Mayors on this issue.

OTHER MATTERS:

Attorney Phillips is preparing a response to a complaint filed in Superior Court by Alpine Three, LLC against the Alpine Planning Board. The two major issues to be addressed are stormwater management and safety.

ADJOURNMENT:

A motion to adjourn the regular Planning Board meeting was made by Ms. Gerstein and seconded by Mr. Mattes. All were in favor. The meeting adjourned at 8:09 PM.

Respectfully submitted,

Marilyn Hayward
Recording Secretary