

ALPINE ZONING BOARD OF ADJUSTMENT

Regular Meeting

Thursday, February 15, 2018 - 7:30 P.M.

(This meeting was taped in its entirety).

CALL TO ORDER/PLEDGE OF ALLEGIANCE/PUBLIC ANNOUNCEMENT

This regular meeting of the Alpine Zoning Board of Adjustment was called to order by Chairman Glazer at 7:30 p.m., Thursday, February 15, 2018 at the Alpine Borough Hall, the Pledge of Allegiance recited and the Public Announcement read according to the requirements of N.J.S.A. 10:4-6 et seq.: *In accordance with the provisions of the Open Public Meetings Law, the notice of this regular and reorganization meeting held Thursday, February 15, 2018 has met the requirements of the law by being published in The Record on January 4, 2018 and posted on the bulletin board in the lobby of the Borough Hall and a copy filed in the office of the Borough Clerk.*

ROLL CALL

Richard Glazer	<i>Present</i>	Tony Clores	<i>Absent</i>
David Kupferschmid	<i>Present</i>	Richard Bonhomme	<i>Present</i>
Steve Cohen	<i>Present</i>	Anthony Barbieri	<i>Present</i>
Jeffrey Mayer	<i>Present</i>	George Abad, Jr, Alt I	<i>Present</i>

Staff Present on Dais: Attorney Michael Kates, Borough Engineer Gary Vander Veer, Board Secretary Nancy Wehmann

COMMUNICATIONS

The following represent progress reports on Applicant’s compliance with a prior Zoning Board resolution were provided for informational purposes only. No action required.

A&F Letter 1/23/2018 re: Roh Block 41 Lot 6 – 31 DuBois Avenue

A&F Letter 2/8/2018 re: Roh Block 41 Lot 6 – 31 DuBois Avenue

MEMORIALIZATION – MA BLOCK 54 LOT 12 – 153 MILES STREET

Attorney Kates reviewed the resolution.

Resolution: Upon a motion by Mr. Barbieri seconded by Mr. Abad to approve the application for Gerry Ma to construct a single-family home with a variance for improved lot coverage, approval of a soil moving permit and waivers for retaining wall less than six feet from the property line and fill more than 5 feet above original grade. The aforementioned approval is subject to conditions as outlined in the resolution for this property located at 153 Miles Street designated as Block 54 Lot 12 on the Tax Assessment Map of Alpine, New Jersey, Bergen County and a copy of this resolution is attached to these minutes and on file at the Borough of Alpine, 100 Church Street, Alpine, NJ for review.

Vote: Ayes: Barbieri, Mayer, Bonhomme, Cohen, Abad, Glazer

MOTION APPROVED

PROCEDURAL MOTIONS

Resolution: Approval of Minutes: Regular Meeting January 10, 2018 upon a motion by Mr. Bonhomme seconded by Mr. Mayer and approved by all those eligible to vote at the regular meeting of the Alpine Zoning Board of Adjustment held on Thursday, February 15, 2018 to approve the minutes of the regular meeting held on January 10, 2018 with minor typographical corrections.

Resolution: Approval of Bills and Claims Upon a motion by Mr. Kupferschmid, seconded by Mr. Mayer and approved by all those eligible to vote at the regular meeting of the Alpine Zoning Board of Adjustment held on Thursday, February 15, 2018 to approve the following Bills and Claims:

North Jersey Media Group	8-01-21-185-022 PSA	Inv. 4232456 <small>18.97-18.15 credit</small>	0.82
North Jersey Media Group	Escrow: Roh 41/6	Inv. 4232457	27.23
Kates, Nussman, Ellis et al	Escrow: Ma 54/12	Inv. 23500	1,384.00
Azzolina & Feury	Escrow: Roh 41/6	Inv. 68219	245.25
Azzolina & Feury	Escrow: Roh 41/6	Inv. 69369	56.00
Azzolina & Feury	Escrow: Kim 75/10	Inv. 69216	654.00
Azzolina & Feury	Escrow: Kim 75/10	Inv. 69366	1,316.00
Azzolina & Feury	Escrow: Fortier 30/4	Inv. 69217	354.25
Azzolina & Feury	Escrow: Haring 40/7	Inv. 69221	327.00
Azzolina & Feury	Escrow: Edwards 121/6	Inv. 69377	644.00
Azzolina & Feury	Escrow: McCourty 121/7	Inv. 69378	392.00
Azzolina & Feury	Escrow: Ma	Inv. 69360	420.00

MOTION CARRIED

HEARINGS

Fortier Block 30 Lot 4 – 4 Highwood Place (continued from December 21, 2017)

Noted for record: Agenda incorrectly listed application as continued from November.

Brian M. Chewcaskie, Esq. of the firm Gittleman, Muhlstock & Chewcaskie, LLP 2200 Fletcher Avenue, 9W Office Center, Fort Lee, NJ 07024 appeared on behalf and with Applicants Alan and Bunny Fortier, One Oak Trail Road, Englewood, NJ 07631 along with their witnesses

- Douglas Doolittle PE, PP McNally Engineering LLC 169 Ramapo Valley Road, Oakland, NJ 07436
- Conrad Roncati, Jr. R.A. Architectura, One Executive Drive, Suite LL100, Fort Lee, NJ 07024.

There were no members of the public who attended or spoke to this matter.

Additional exhibits noted by affirmation of list revised to include:

A - 16 Cover letter from Brian M. Chewcaskie dated January 31, 2018 with enclosures

A – 17 Revised Application for Soil Moving Permit (3635.74 cy) not signed or dated
With unrevised Storm Drainage Report prepared by McNally Engineering, LLC dated May 28, 2017 [formerly marked as Exhibit A-8]

A - 18 Plans and Maps prepared by McNally Engineering, LLC 169 Ramapo Valley Road, Oakland, NJ 07436 consisting of 3 pages

- Drawing No. SP-1 entitled "Site Plan/Septic System Plan dated March 8, 2017 revised January 12, 2018 "revised design"
- Drawing No. VM-1 entitled "Vicinity Map" dated March 24, 2017 revised January 12, 2018 "revised design"

- Drawing No. SL-1 entitled "Steep Slope Analysis Plan dated March 30, 2017 revised January 12, 2018 "revised design"

A - 19 Architectural Plans prepared by Conrad Roncati, Jr., R.A. of Architectura Suite LL100, One Executive Drive, Fort Lee, NJ 08024 dated October 24, 2017 revised January 30, 2018 consisting of 9 sheets.

- Drawing No. T-100 Cover Sheet, Site Plan & Map, Zoning Table and Building Summary
- Drawing No. A-100 Lower Level Floor Plan Ground Floor Plan
- Drawing No. A-101 First Floor Plan
- Drawing No. A-102 Second Floor Plan
- Drawing No. A-103 Roof Plan
- Drawing No. A-200 Proposed Elevations
- Drawing No. A-201 Proposed Elevations
- Drawing No. A-202 Proposed Elevations
- Drawing No. A-203 Proposed Elevations

A - 20 Borough Engineer's letter dated February 6, 2018

A - 21 Affidavits from David Kupferschmid and Jeffrey Mayer that they listened to the recording of this matter from the December 21, 2017 hearing, reviewed the exhibits and are eligible to hear this matter this evening.

Mr. Chewcaskie reminded details regarding the redevelopment of this property and requested relief were provided at the December 21, 2017 hearing. Their purpose this evening is to explain their response to the Board's concerns with the rear yard encroachment. They have revised the plans to eliminate this variance.

Mr. Roncatti was recalled, and still under oath from the prior proceeding, testified to his revised plans [A-19]. He reminded this irregularly shaped property was deemed to have two rear yards to the south and east with the existing home intruding into the east yard. Their prior proposal maintained that setback but subsequent to the Board's concerns they worked hard on a redesign to eliminate that variance. The new proposal provides for a 60.7-foot setback where 60 feet is required. This was accomplished by shrinking the length of the house and sliding it four feet to the south, taking advantage of the widening angle of the property line. The majority of the shortening came from redesigning the courtyard area to rotate the two covered parking spaces from west to south. This courtyard remains enclosed and concealed with stone walls that will conform with the overall design of the house. The design of the house is the same with some minor adjustments.

Chairman Glazer opened the hearing for questions.

Mr. Vander Veer asked for clarification that the covered parking spaces and rear terrace were included in the building coverage calculation as this is not clear from the engineering plan. Mr. Roncatti stated they were.

Chairman Glazer questioned garage doors. Mr. Roncatti clarified the proposed provides one 18-foot door for the new 2-car garage as part of the house and one 16-foot door for the existing garage (decreased from 18 feet) which will remain as a detached single-story accessory structure with a flat roof. The proposed requires variances for 34 linear feet of garage doors where 30 feet is the maximum permitted and to permit the now detached garage to remain in the side yard where accessory structures are not permitted. Mr. Doolittle will correct a typo on his plans **[A-18]** that mislabeled the length of the detached garage door.

Mr. Bonhomme asked where the old septic systems were. Mr. Doolittle offered the old septic fields where in the area to the south west behind the car port.

Chairman Glazer questioned changes in the house. It was noted the pool room was shortened by moving the jacuzzi to the side versus the end of the room.

Mr. Doolittle was recalled, and still under oath from the prior hearing, further described how they shortened the pool and re-oriented the car pool area to eliminate the rear yard variance. Minor modifications that resulted from these changes included widening the rockeries and driveway entrance. They also moved the driveway out of the tree buffer as agreed at the prior meeting. The result is a building footprint that is slightly smaller and an increase in improved coverage by about 60 feet. The septic system and drainage designs remain unchanged. Mr. Doolittle will correct the plans to reflect the southwest rockery inadvertently removed from this revision. Requests remain for relief from the steep slope ordinance and the soil moving permit with waivers. And Mr. Doolittle's prior planning testimony still applies. Mr. Doolittle responded to Mr. Vander Veer's most recent letter noting they did revise some cuts and fills as some additional grading is required where they pushed the house back. Soil moving calculations changed as follows: Cut goes from 837 cubic yards (cy) to 719 cy; fill from 3,402 cy to 3,636 cy, total import from 2,565 cy to 2,917 cy and total volume from 3,402 cy to 3,636 cy. He will provide revised cross sections. Mr. Vander Veer opined additional tighter cross sections will reveal enlarged soil moving activity as several areas are not shown at all in the cross sections. The rockeries have been expanded and grades have changed. One section of the slope on the easterly side has the two rockeries merging up to maybe eighteen feet high with a 1:1 slope. Mr. Doolittle acknowledged it's a difficult lot to work with. Mr. Doolittle can comply with the required revisions in Mr. Vander veer's letter. They also increased the trees to be removed from 19 to 20 which will be mitigated.

Chairman Glazer asked for a description of the rockeries. Mr. Doolittle explained these typically employ low growing plantings like juniper and holly planted between the rocks avoiding heavily rooted vegetation that could shift the rocks. Unless they can use rock on site it will be imported. The rocks are barely visible once the rockery matures.

Mr. Vander Veer asked if a generator is proposed. Mr. Doolittle responded yes but it will not be in the front yard; more likely between the two sections of the building.

Mr. Chewcaskie reviewed the requested relief being variances from the steep slope ordinance for disturbance as identified on Mr. Doolittle's plan [Sheet SL-1 of A-18], 34 feet of garage doors, detached garage to remain in the side yard along with the soil moving permit with waivers. It was noted revised soil moving calculations must meet with the review and approval of the Borough Engineer who noted the performance guarantee will be based, in part, on those calculations.

Resolution: Upon a motion by Mr. Cohen seconded by Mr. Bonhomme to approved the application subject to the usual conditions and specific conditions requiring review and approval of the soil movement by Mr. Vander Veer.

Vote: Ayes: Bonhomme, Cohen, Kupferschmid, Mayer, Abad, Barbieri, Glazer

MOTION APPROVED

Noted the following matters are scheduled to be heard March 15, 2018:

Kim Block 75 Lot 10 – 18 Overlook Road (continued from April 2017) – Applicant is working on plans to address drainage issues but these have not yet been received.

Garcia Block 49 Lot 33 – 11 Rionda Court – Applicant significantly revised application and will be asked to re-notice and re-submit complete applications packets for distribution to the Board at least 10 days prior to the hearing.

OTHER BUSINESS

Board members are reminded the deadline for the mandatory Stormwater Management Training is June 30th. Mr. Barbieri and Mr. Cohen completed the training.

Karp Alpine LLC. Mayor Tomasko updated that there was a large turnout for the January Demarest Zoning Board hearing devoted primarily to disputes regarding jurisdiction and notification. The application was deemed incomplete and carried to their April meeting. Meeting date notices are posted in the lobby.

Mayor Tomasko noted Highwood Place is scheduled for repaving this year. After a brief discussion it was agreed Mrs. Wehmann will contact the Fortier's attorney for their estimated construction timeline involving heavy trucking so the Borough can take this into consideration when scheduling the repaving project.

ADJOURNMENT at 8:20 p.m. upon motion by Mr. Barbieri seconded by Mr. Abad and approved by all.

Respectfully submitted,

Nancy Wehmann, Secretary