

CAPIZZI LAW OFFICES

11 Hillside Ave., Second Floor
Tenafly, NJ 07670
MATTHEW G. CAPIZZI, ESQ. 201 266 8300 (o)
N.J., N.Y., & D.C. Bars 201 266 8301 (f)
Capizzilaw.com

New York Office:
1 Blue Hill Plaza
Lobby Level, Suite 1509
Pearl River, NY 10965
Reply to New Jersey Office

June 29, 2022

Submittal for the August 18, 2022 Hearing

Via Overnight Mail

JoAnna Myung – Secretary
Borough of Alpine Zoning Board of Adjustment
100 Church Street
Alpine, NJ 07620

Re: Church of the Lord– Alpine ZBA (the “Applicant”)
995 Closter Dock Road: Block 47, Lot 2 and
10 Old Dock Road: Block 48, Lot 1.01 (collectively the “Property”)

Dear Ms. Myung:

As you are aware, this office represents the above Applicant regarding its application before the Alpine Zoning Board of Adjustment seeking to construct a gravel and paved parking lot at the existing Community Center as well as an extension of the existing parking lot located at the Stone Church. The Applicant’s Professionals revised their respective plans to address comments raised during the April 20, 2022 hearing. To that end, enclosed please find the following for consideration at the August 18, 2022 hearing:

1. Site Plan prepared by Hubschman Engineering, P.A., dated June 24, 2021 and last revised as of May 16, 2022 consisting of five (5) sheets (14 copies); and
2. Landscape Plan prepared by HK Landscape Architecture dated June 2, 2022 and last revised as of June 26, 2022 consisting of one (1) sheet (14 copies).

This letter shall also confirm this matter is scheduled to be heard before the Alpine Zoning Board of Adjustment in-person on Thursday, August 18, 2022, at 7:30pm.

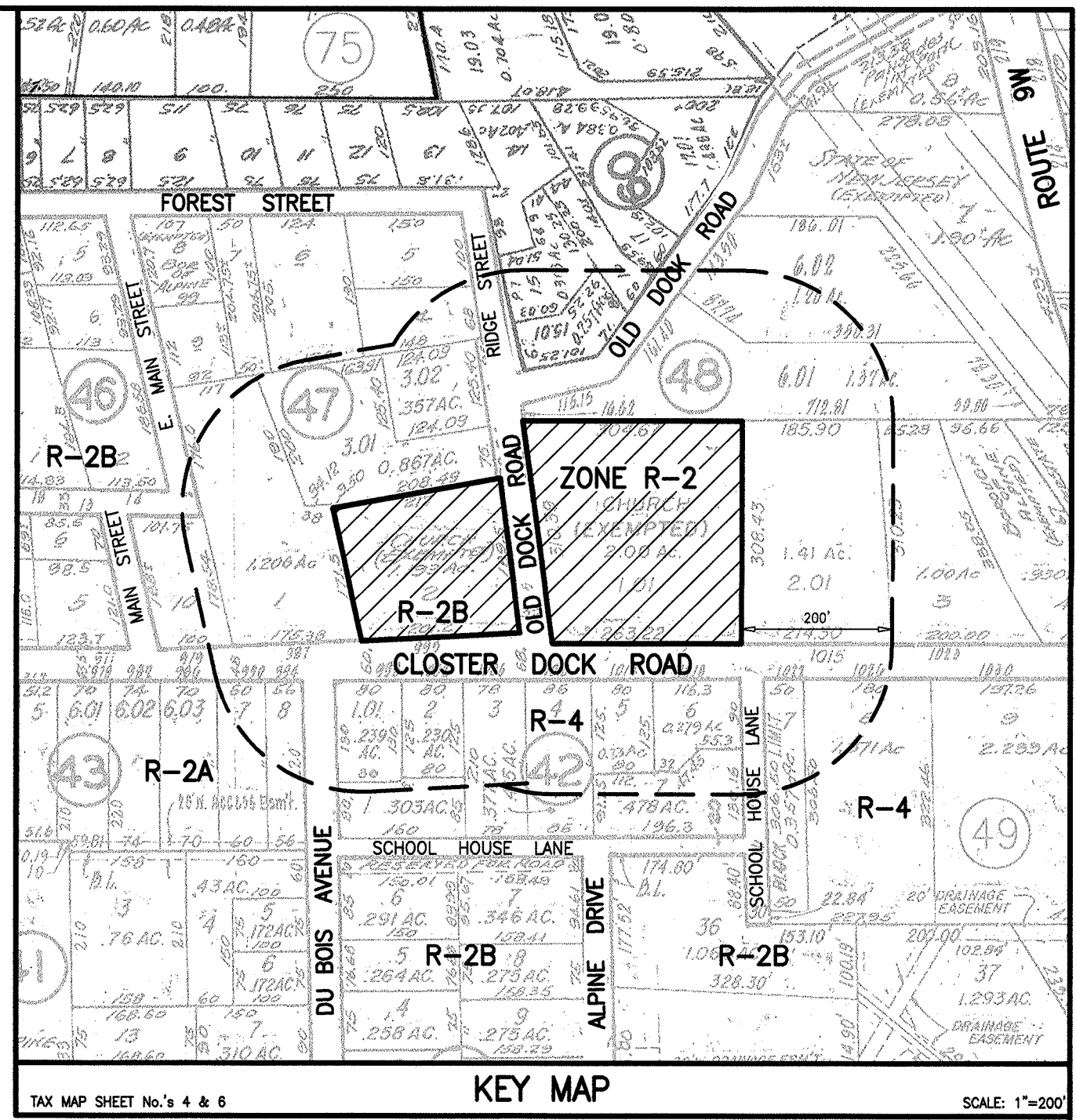
Thank you.

Very truly yours,

Gloria Duby

Gloria Duby, Paralegal

MGC/gd
Enclosures





S.O.W.
A-1

STATE OPEN WATER
WETLAND FLAGS

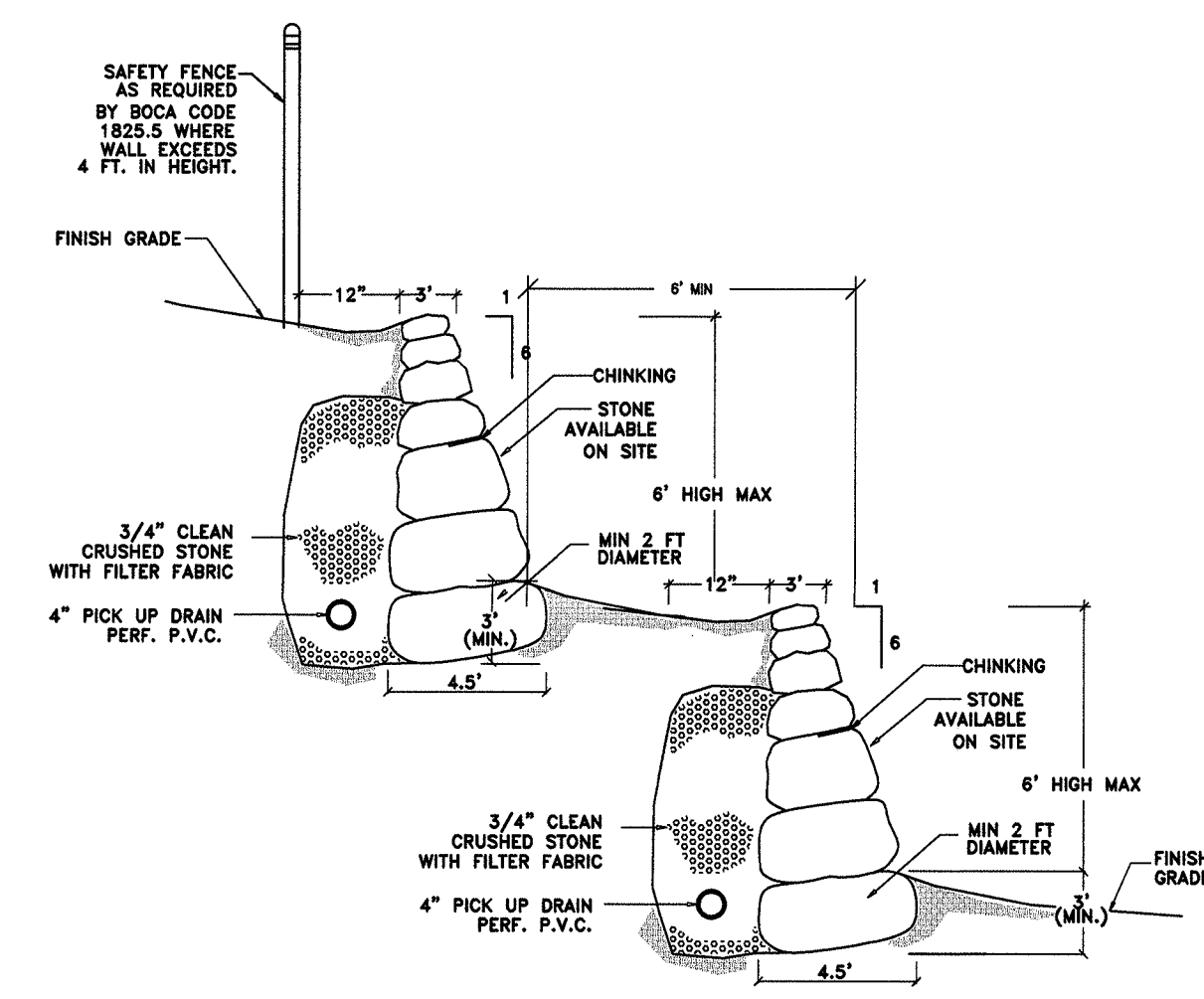
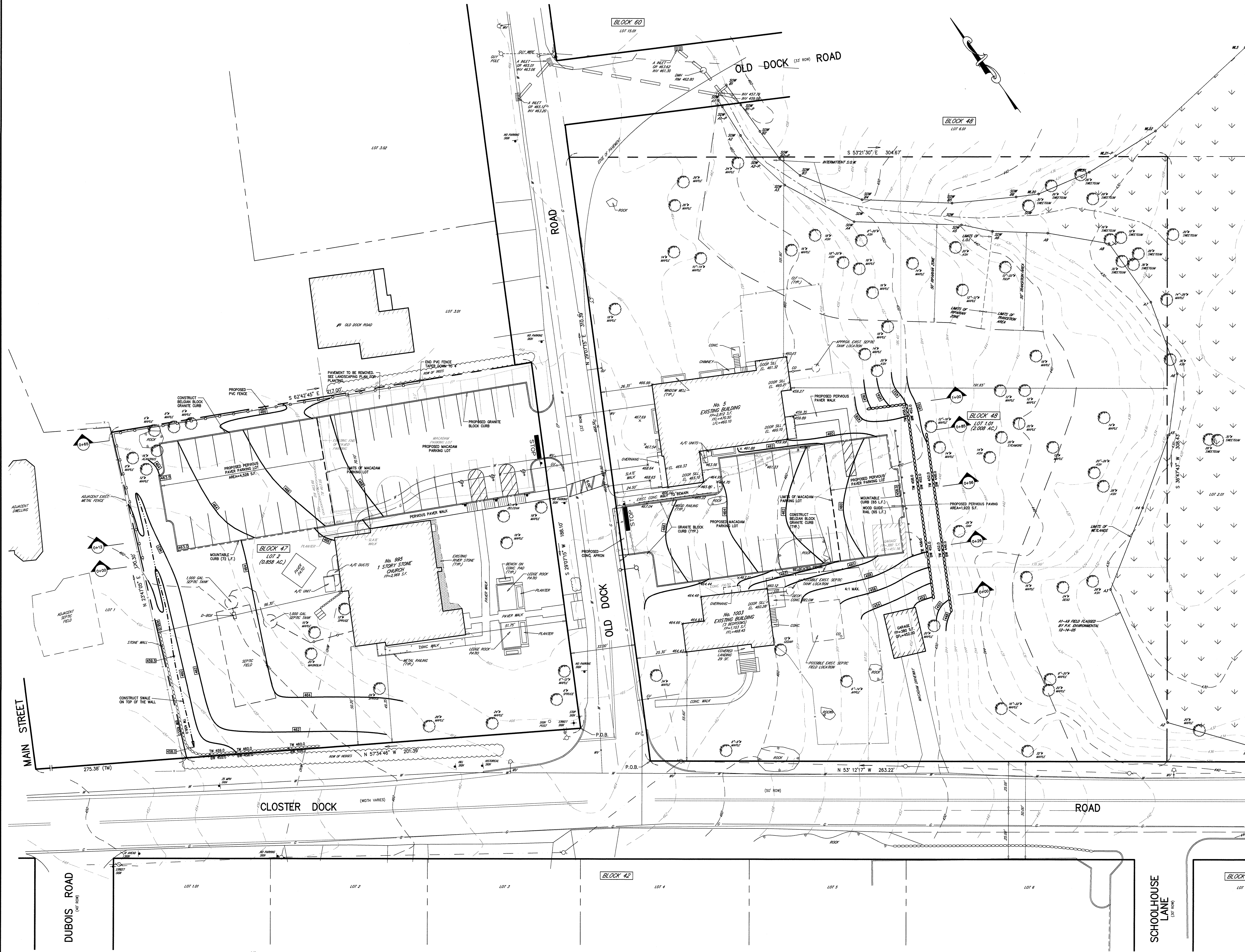
WETLANDS

PROPOSED BOULDER WALL

ROBERT J. MUELLER PROFESSIONAL LAND SURVEYOR N.J. LIC No. 37208 	MICHAEL J. PROFFER PROFESSIONAL LAND SURVEYOR N.J. LIC No. 37208 
---	--

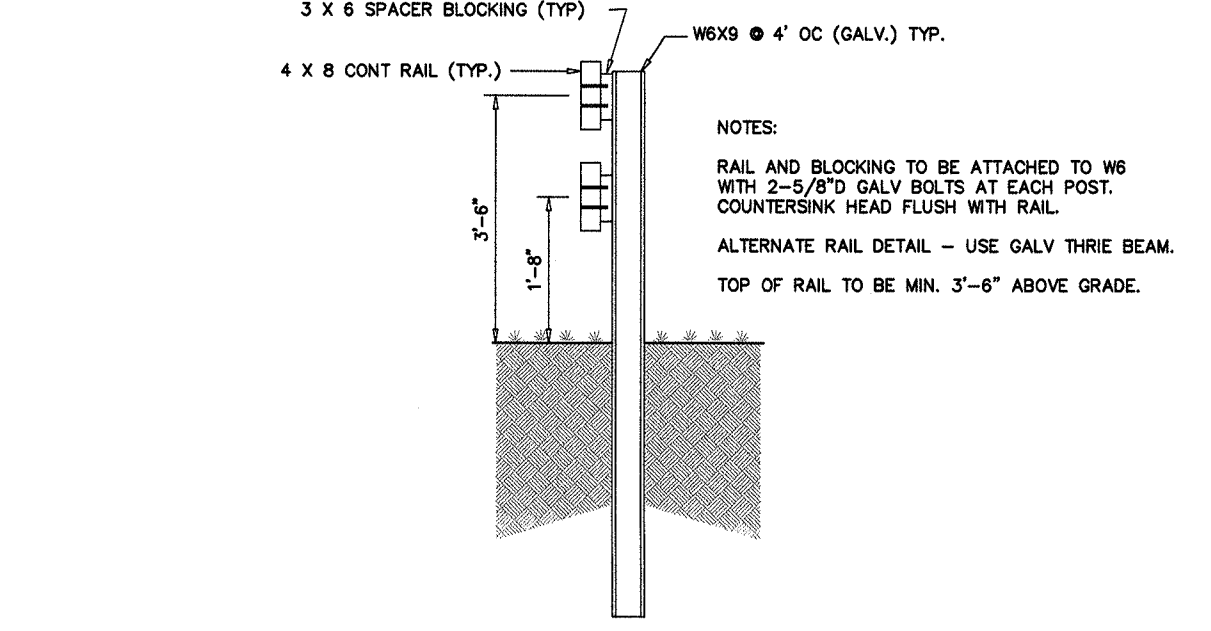
HUBSCHMAN
ENGINEERING, P.A.

DRAWN BY: B.W.	
CHKD BY MJH	
SCALE: 1"=20'	
DRAWING NO.	REV.



NOTE:
1. LONG ACCESS TO STONE TO BE PLACED PROXIMAL AND ALL STONES SHALL BE INTERLOCKED.
2. MIN SIZE AND WEIGHT OF STONE TO BE VERIFIED DURING CONSTRUCTION

DRY LAID STONE RETAINING WALL
N.T.S.

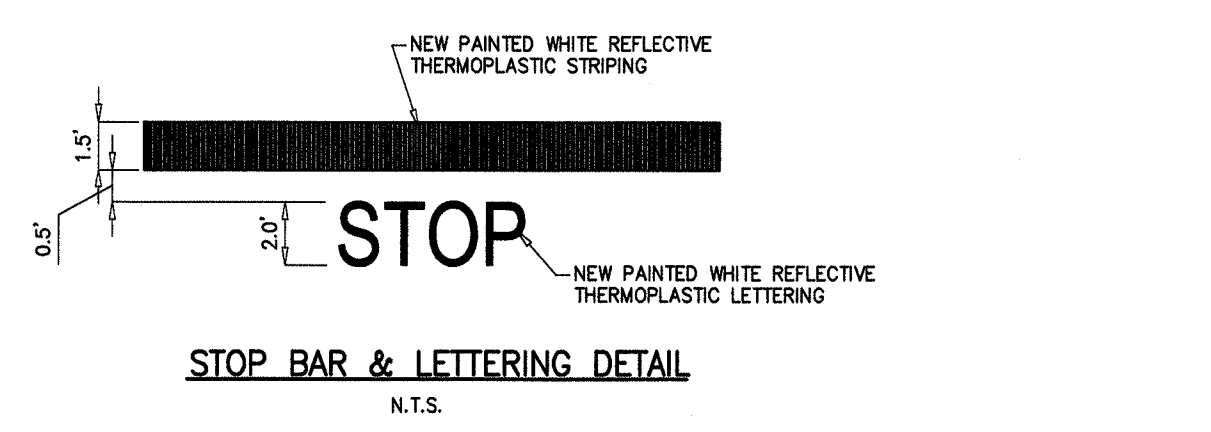


WOOD GUARD RAIL DETAIL
N.T.S.



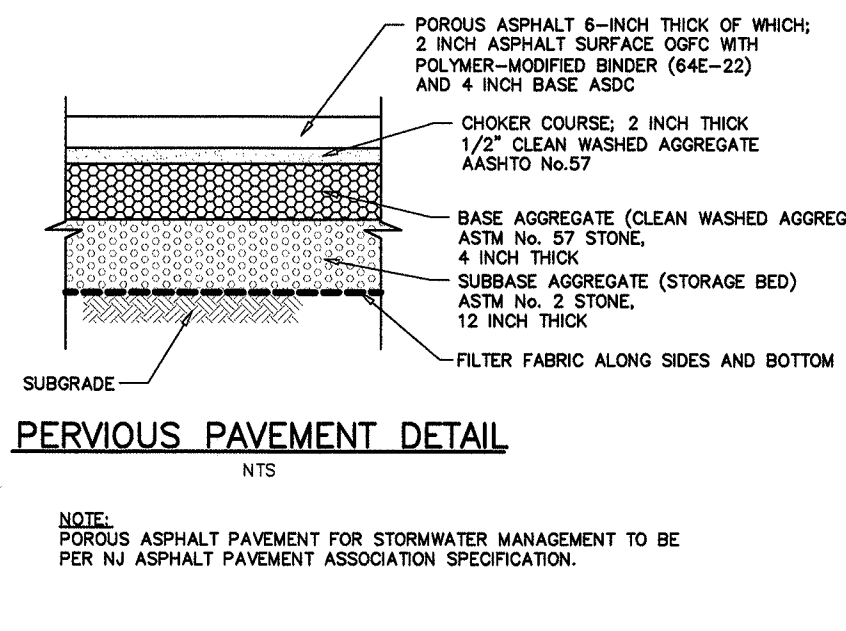
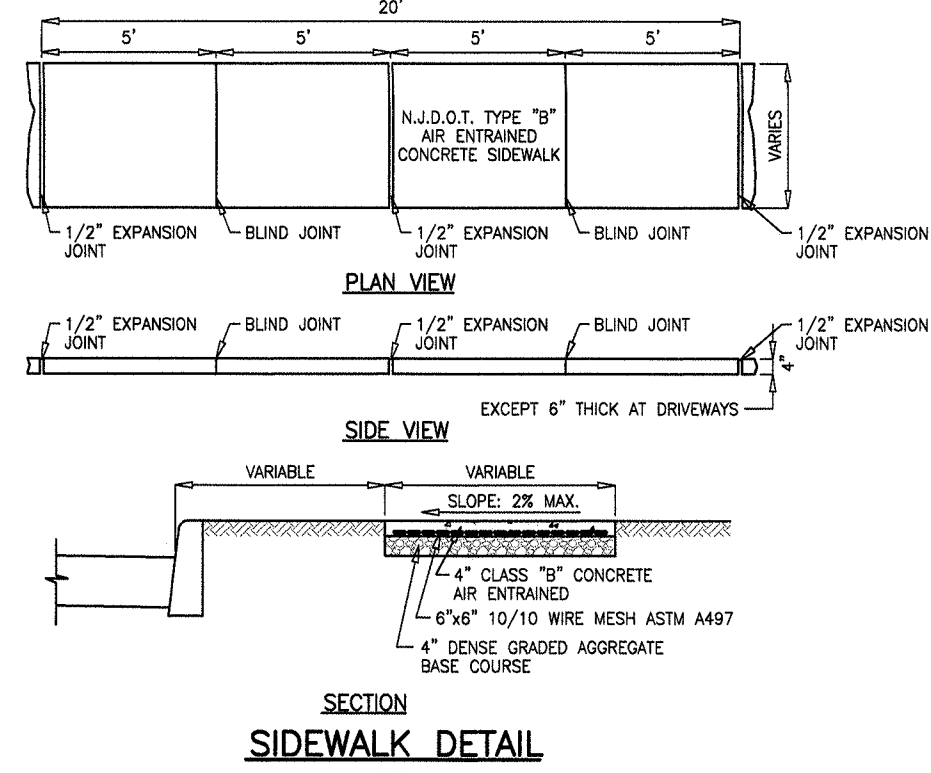
SIGN & PAVEMENT MARKING DETAILS
N.T.S.

SIGN NOTES
1) HANDICAP SIGN TO BE MOUNTED 5' HIGH FROM THE GROUND TO THE BOTTOM OF THE SIGN.
2) ALL TRAFFIC CONTROL SIGNS MUST CONFORM IN FACE DESIGN (TYPE VI) REFLECTIVE SHEETING AND CONSTRUCTION TO SPECIFICATIONS FOUND IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, U.S. D.O.T., FEDERAL HIGHWAY ADMIN. 2000, AS REVISED. SPECIFICALLY, REGULATORY AND WARNING SIGNS SHALL BE FABRICATED OF FLAT ALUMINUM SHEETS AND SHALL BE COVERED WITH TYPE X (DIAMOND GRADE CURBED) WIDE-ANGLE HIGH PERFORMANCE PRISMATIC RETRO-REFLECTIVE SHEETING SERIES 4090 PER 3M OR EQUIVALENT VISUAL PERFORMANCE.



STOP BAR & LETTERING DETAIL
N.T.S.

SIDWALK GENERAL NOTES
1) SUBGRADE IS TO BE IN A MANNER SUITABLE TO THE MUNICIPAL ENGINEER.
2) EXPANSION JOINTS ARE TO BE 1/2" WIDE AND FILLED WITH PRE-FORMED HOT WAX ASPHALT TYPE JOINT FILLER. THE TOP OF ALL JOINT FILLER SHALL BE 1/4" BELOW THE TOP OF THE SURFACE. EXPANSION JOINT SHALL BE LOCATED 10' ON CENTER.
3) BLIND JOINTS ARE TO BE SURFACE GROOVES CUT INTO SUBGRADE 1/2" DEEP AND SHALL BE LOCATED 10' ON CENTER.
4) CONTRACTOR SHALL COMPLY WITH SECTION 607.04 OF THE NJDOT SPECIFICATIONS FOR SIDEWALK SECTIONS WIDER THAN 5'. THE APPLICANT SHALL PROVIDE THE MUNICIPAL ENGINEER WITH A DETAIL SHOWING JOINT PATTERN (BOTH BLIND AND EXPANSION JOINTS) FOR APPROVAL.
5) ALL EDGES SHALL BE FINISHED AND ROUNDED WITH AN EDGING TOOL HAVE A RADIUS OF 1/4" MIN.
6) THE SURFACE OF THE CONCRETE SHALL BE SO FINISHED AS TO DRAIN COMPLETELY AT ALL TIMES.
7) CONCRETE SHALL BE STRUCK OFF WITH A TRANSVERSE TEMPLATE AND FINISHED WITH A FINISHING MACHINE. FINISHED SURFACES SHALL BE SMOOTHED AND BEEN STRIPPED.
8) ALL CONCRETE SURFACES SHALL BE TREATED WITH A CONCRETE CURING AND SEALING COMPOUND CONFORMING WITH SECTION 600.02 CURING MATERIALS, NJDOT STANDING SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 2001.



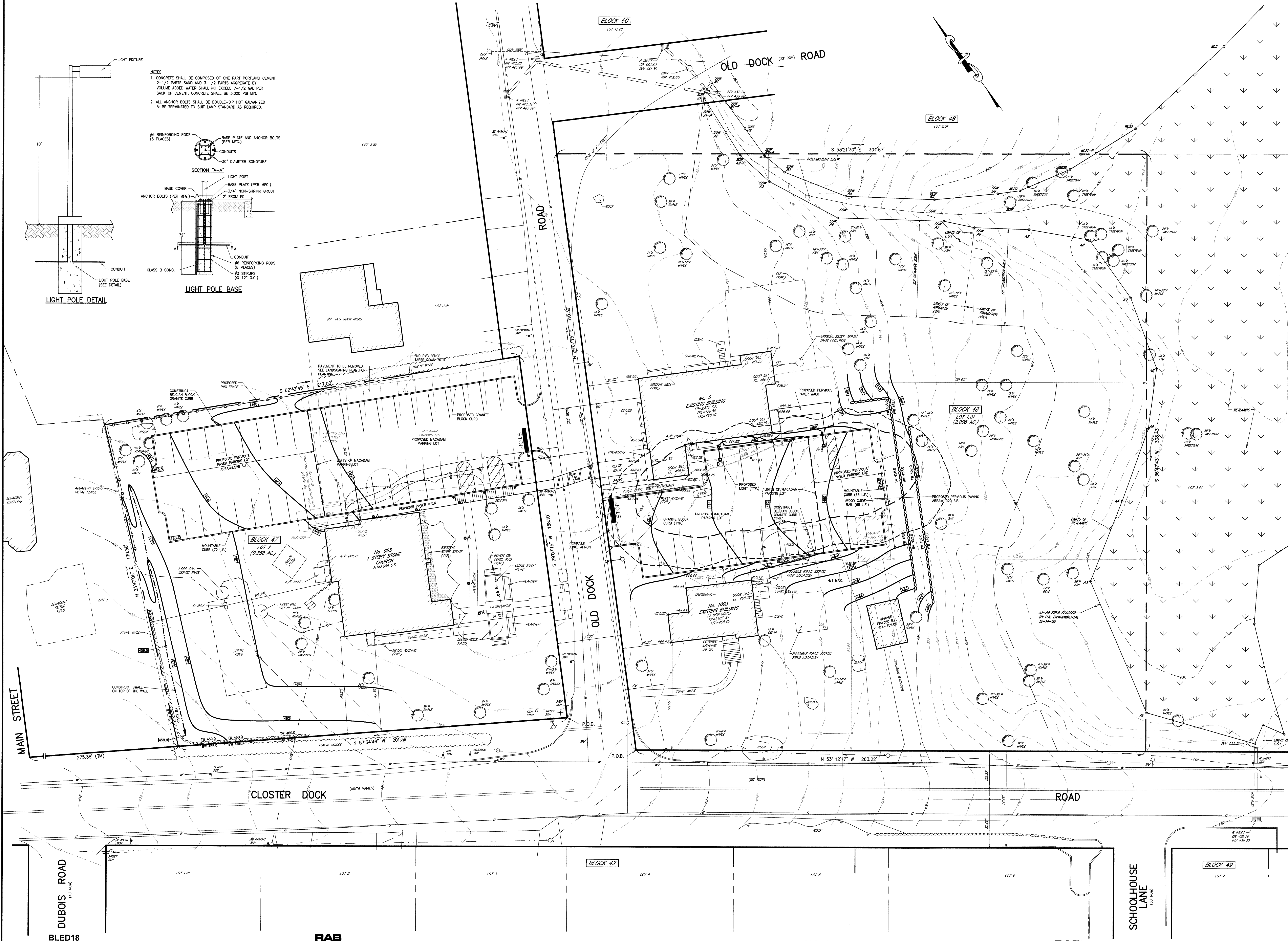
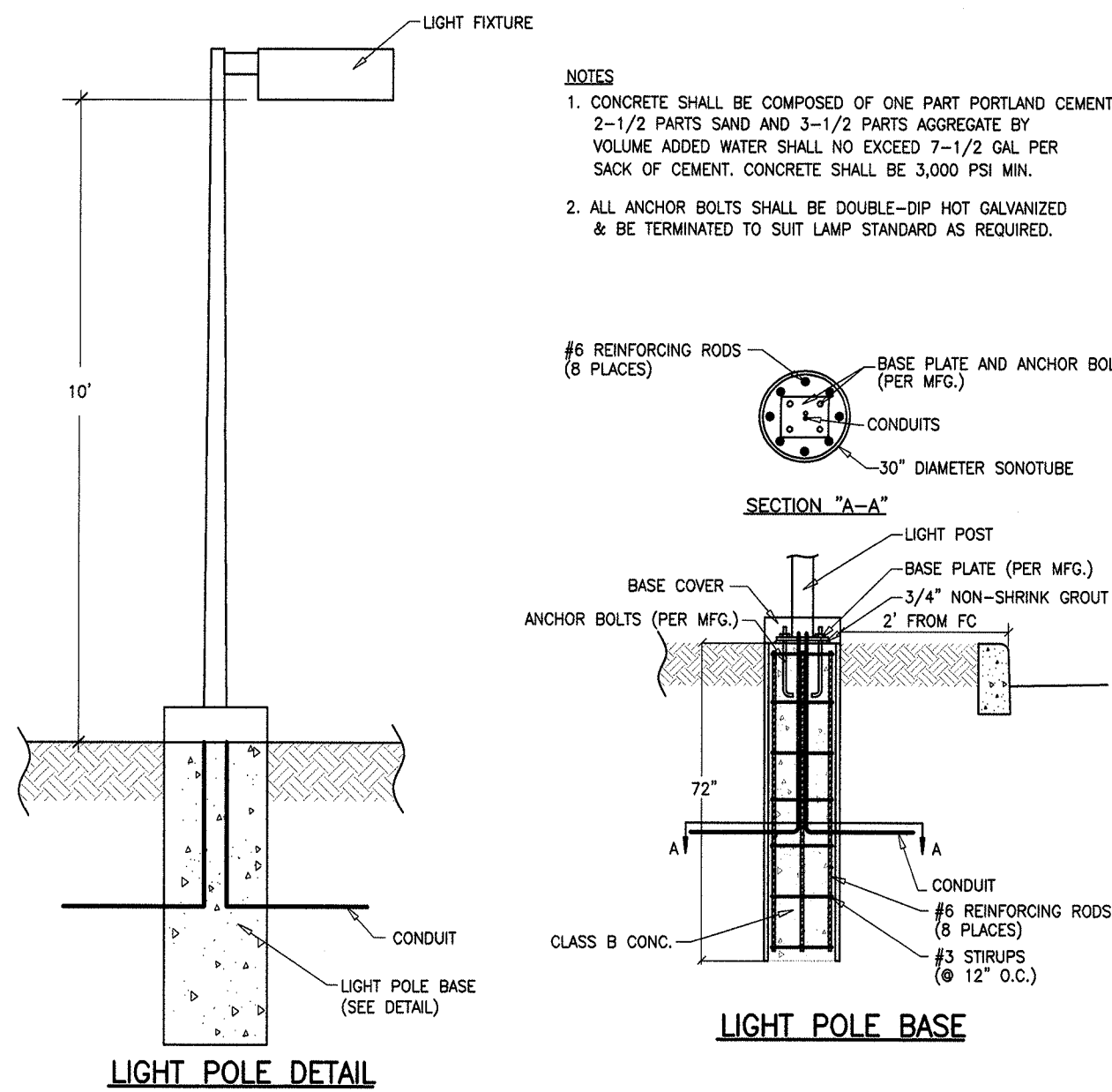
GENERAL NOTES ON BIORETENTION BASIN MAINTENANCE
1. ALL BASIN COMPONENTS EXPECTED TO RECEIVE AND/OR TRAP DEBRIS AND SEDIMENT MUST BE INSPECTED FOR CLOGGING AND EXCESSIVE DEBRIS AND SEDIMENT ACCUMULATION AT LEAST FOUR TIMES ANNUALLY AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH OF RAINFALL. BASIN COMPONENTS MAY INCLUDE BOTTOMS, TRASH RACKS, OUTLET STRUCTURES, RIPRAP OR GABION APRONS AND CLEANOUTS.
2. SEDIMENT REMOVAL SHOULD TAKE PLACE WHEN THE BASIN IS THOROUGHLY DRY. DISPOSAL OF DEBRIS, TRASH, SEDIMENT AND OTHER WASTE MATERIAL SHOULD BE DONE AT SUITABLE DISPOSAL/RECYCLING SITES AND IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WASTE REGULATIONS.
3. THE MAINTENANCE OF THE SYSTEM ON SITE SHALL BE RESPONSIBILITY OF THE PROPERTY OWNER.
4. THE CHURCH SHALL KEEP A WRITTEN COPY OF MAINTENANCE PLAN INCLUDING THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE PARTIES RESPONSIBLE FOR THE MAINTENANCE, WRITTEN MAINTENANCE AND REPAIR RECORDS FOR THE STORMWATER MANAGEMENT SYSTEM SHALL BE MAINTAINED FOR AT LEAST FIVE YEARS, AND SHALL BE PROVIDED TO THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION UPON REQUEST.
5. ALL STRUCTURAL COMPONENTS MUST BE INSPECTED FOR CRACKING, SUBSIDENCE, SPALLING, EROSION AND DETEIORATION AT LEAST ANNUALLY.
6. SEE DETAILED OPERATIONS & MAINTENANCE MANUAL FOR STORMWATER MANAGEMENT.

GENERAL NOTES ON BIORETENTION BASIN CONSTRUCTION
1. THE GRAVEL LAYER SHALL CONSIST OF 0.5 TO 1.5 INCH CLEAN BROKEN STONE OR PEA GRAVEL (ASHSTO M-43), WITH A MINIMUM PERMEABILITY OF K=4.
2. THE SAND LAYER SHALL CONSIST OF CLEAN MEDIUM AGGREGATE CONCRETE SAND, (ASHSTO M-6/ASTM C-33), WITH NO MORE THAN 25% OF THE SAND AS FINE OR VERY FINE SANDS, NO MORE THAN 10% SILT AND CLAY WITH 2% TO 5% CLAY CONTENT. THE DRYING ME MUST THEN BE AMENDED WITH 3 TO 7% ORGANICS BY WEIGHT.
3. THE UNDERDRAIN PIPING SHALL BE RIBBED SCHEDULE 40 PIP (ASHSTO M-278) Laid AT A MINIMUM SLOPE OF 0.2 PERCENT. THE DRAIN BENEATH THE GRAVEL AND SAND LAYERS MUST BE PERFORATED, UNLESS NOTED. ALL JOINTS MUST BE SECURE AND WATER TIGHT. CLEANOUTS MUST BE LOCATED AT THE UPSTREAM AND DOWNSTREAM ENDS OF THE PERFORATED SECTION OF THE UNDERDRAIN AND EXTEND TO OR ABOVE THE FINISHED GRADE.
SOIL BED SPECIFICATIONS:
1. THE SOIL BED MUST BE A MINIMUM OF 18 INCHES IN DEPTH.
2. THE SOIL BED MATERIAL MUST CONSIST OF THE FOLLOWING MAX. BY WEIGHT: 85 TO 90% SAND, WITH NO MORE THAN 25% OF THE SAND AS FINE OR VERY FINE SANDS, NO MORE THAN 10% SILT AND CLAY WITH 2% TO 5% CLAY CONTENT. THE DRYING ME MUST THEN BE AMENDED WITH 3 TO 7% ORGANICS BY WEIGHT.
3. THE UNDERDRAIN PIPING SHALL BE RIBBED SCHEDULE 40 PIP (ASHSTO M-278) Laid AT A MINIMUM SLOPE OF 0.2 PERCENT. THE DRAIN BENEATH THE GRAVEL AND SAND LAYERS MUST BE PERFORATED, UNLESS NOTED. ALL JOINTS MUST BE SECURE AND WATER TIGHT. CLEANOUTS MUST BE LOCATED AT THE UPSTREAM AND DOWNSTREAM ENDS OF THE PERFORATED SECTION OF THE UNDERDRAIN AND EXTEND TO OR ABOVE THE FINISHED GRADE.
4. THE SOIL BED MATERIAL MUST BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES. ADDITIONAL MATERIALS MAY BE NECESSARY TO ACCOUNT FOR SETTLING OVER TIME.

ROBERT J. MUELLER
PROFESSIONAL LAND SURVEYOR
N.J. LIC. NO. 37206
6-24-21
DATE

MICHAEL J. HUBSCHMAN P.E., P.P.
PROFESSIONAL ENGINEER AND PLANNER
N.J.P.E. NO. 29497
6-24-21
DATE

2	MODIFIED PARKING LAYOUTS	5-18-22	B.W.	M.J.H.
1	RELOCATED PARKING AREAS	12-28-21	N.M.	M.J.H.
NO.	REVISIONS	DATE	BY	CHECK
GRADING, DRAINAGE & UTILITY PLAN/DETAILS				
LOT 1.01 PROPOSED PARKING LOT & SITE IMPROVEMENTS BLOCK 48				
CHURCH OF THE LORD				
BOROUGH OF ALPINE BERGEN COUNTY NEW JERSEY				
APPLICANT: CHURCH OF THE LORD				
CLOSTER DOCK ROAD				
ALPINE, NJ 07620				
DRAWN BY: B.W.		CHECK BY: M.J.H.		
SCALE: 1"=20'		DRAWING NO. 3882-5		
ENGINEERS - PLANNERS - SURVEYORS		2 OF 5		
263A S. WASHINGTON AVE., BERGENFIELD, NJ 07621		201-384-5666		



DUBOIS ROAD
(50' ROW)

BLEED18

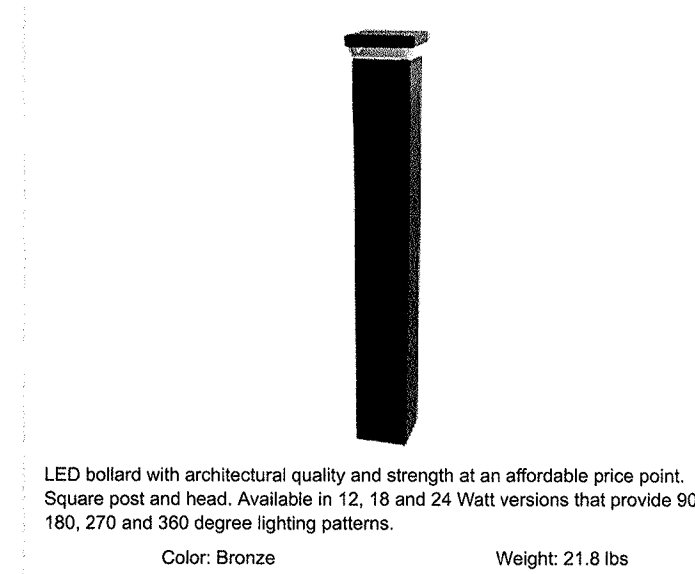
RAB

ALED3T105Y

RAB

SCHOOLHOUSE LANE
(50' ROW)

BLOCK 43

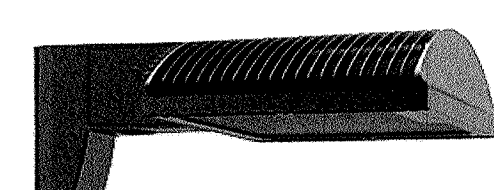


LED bollard with architectural quality and strength at an affordable price point. Square post and head. Available in 12, 18 and 24 Watt versions that provide 90, 180, 270 and 360 degree lighting patterns. Color: Bronze Weight: 21.8 lbs

LIGHT FIXTURE DETAIL
TYPE "A"
MOUNTING HEIGHT 3.5'

Project:	Type:
Prepared By:	Date:
Driver Info	LED Info
Type: Constant Current	Watts: 18W
120V: 0.34A	Color Temp: 5100K
208V: 0.18A	Color Accuracy: 70 CRI
240V: 0.15A	L70 Life Expect: 100,000
277V: 0.12A	Lumens: 1032
Input Watts: 22W	Efficiency: 46 LPW
Efficiency: 80%	

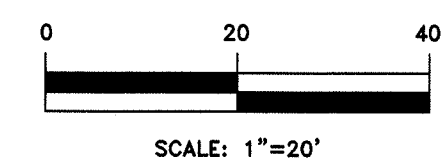
Luminaire Schedule	Qty	Tag	Label	Arrangement	Lum. Lumens	LF	Description
0-0	2	A	LED3T105Y	SINGLE	11,829	1,000	POLE MOUNT @10' HEIGHT



Color: Bronze Weight: 32.0 lbs

LIGHT FIXTURE DETAIL
TYPE "B"
MOUNTING HEIGHT 10'

Project:	Type:
Prepared By:	Date:
Driver Info	LED Info
Type: Constant Current	Watts: 105W
120V: 0.89A	Color Temp: 3000K (Warm)
208V: 0.58A	Color Accuracy: 71 CRI
240V: 0.50A	L70 Life Expect: 100,000 hours
277V: 0.44A	Lumens: 11,829
Input Watts: 107.8W	Efficiency: 109.7 mW

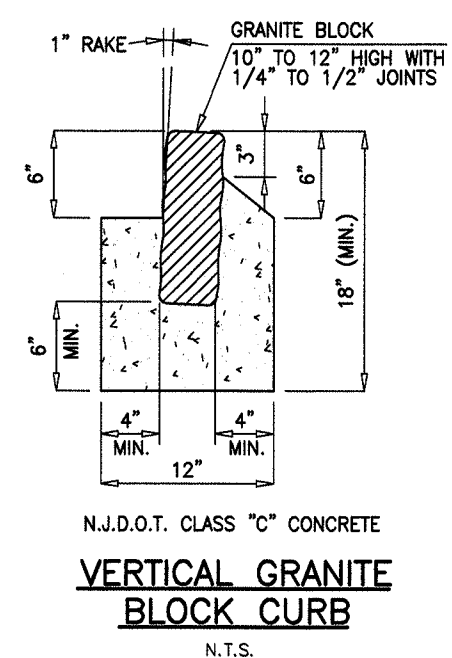
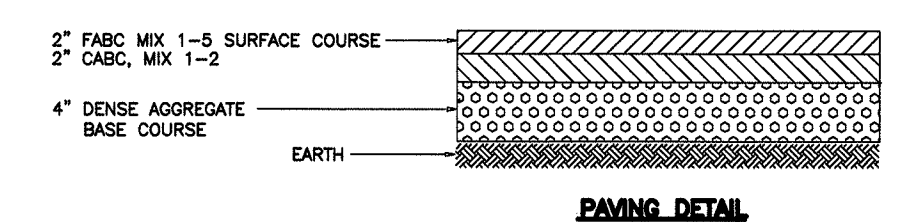
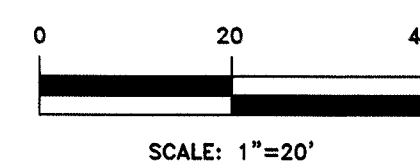
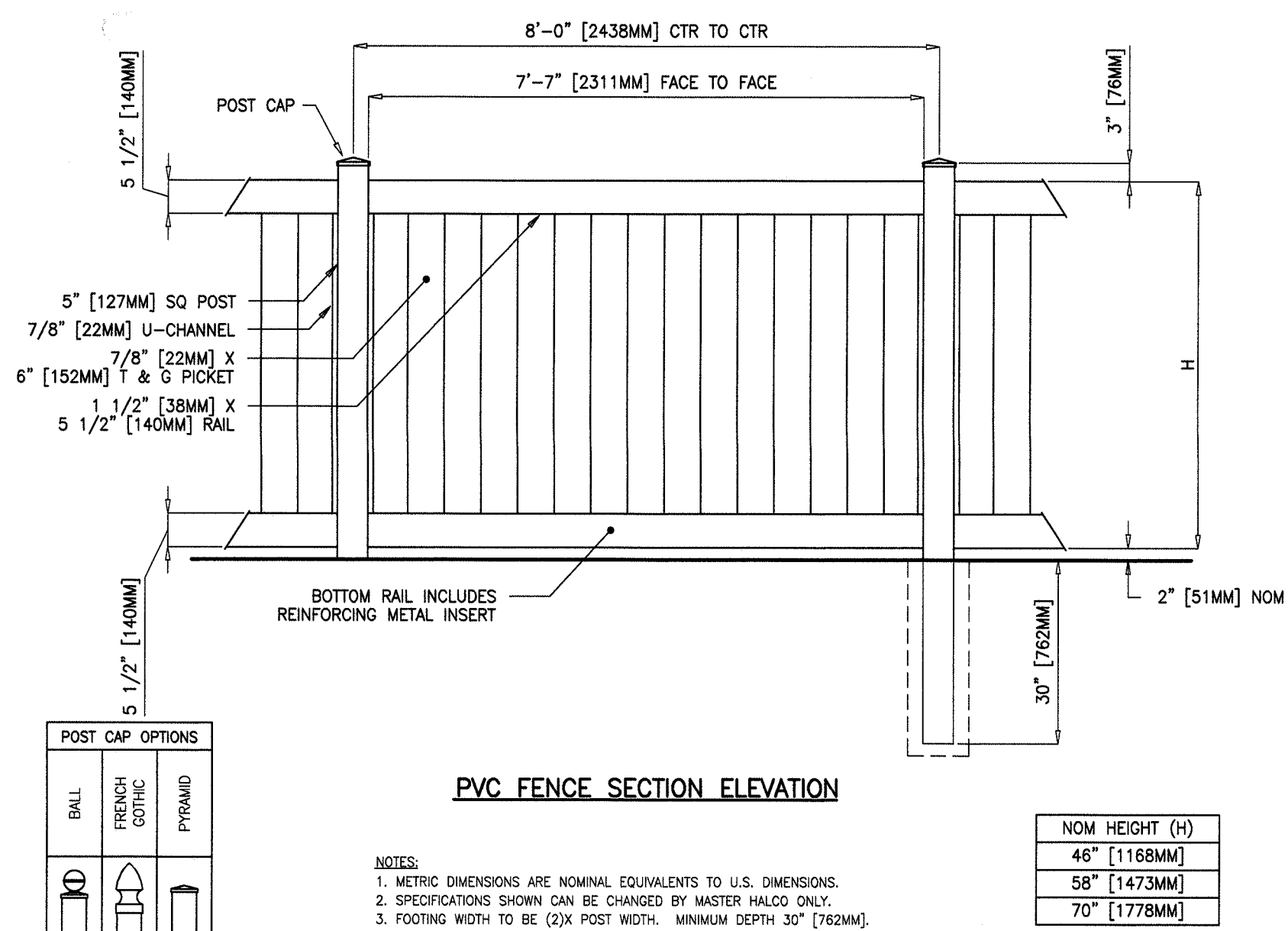
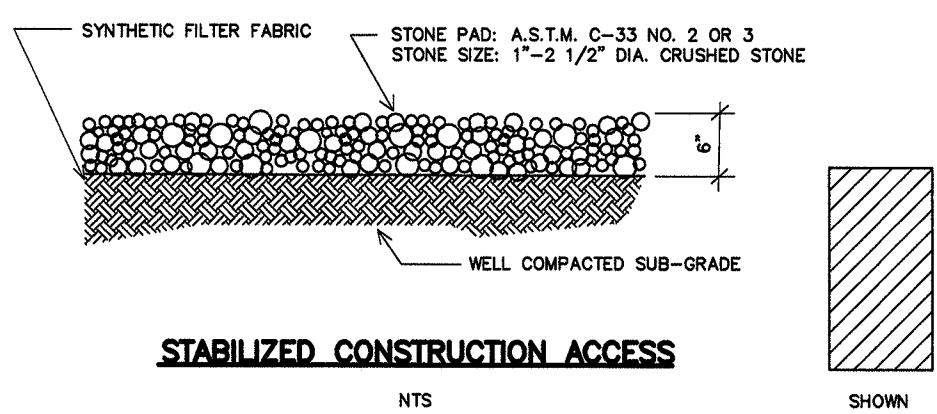


MICHAEL J. HUBSCHMAN P.E., P.P.
PROFESSIONAL ENGINEER AND PLANNER
N.J.P.E. NO. 29497 N.J.P.P. NO. 3200
6-24-21
DATE


2.	MODIFIED PARKING LAYOUTS	5-16-22	B.W.	M.J.H.
1.	RELOCATED PARKING AREAS	12-28-21	N.M.	M.J.H.
NO.	REVISIONS	DATE	BY	CHKD
<div>LIGHTING PLAN & DETAILS</div>				
LOT 1.01 PROPOSED PARKING LOT & SITE IMPROVEMENTS BLOCK 43				
LOT 2 CHURCH OF THE LORD				
BOROUGH OF ALPINE BERGEN COUNTY NEW JERSEY				
APPLICANT: CHURCH OF THE LORD				
CLOSTER DOCK ROAD				
ALPINE, NJ 07620				
<div><div><div>h</div><div>HUBSCHMAN ENGINEERING,P.A.</div></div><div>ENGINEERS - PLANNERS - SURVEYORS 263A S. WASHINGTON AVE. BERGENFIELD, NJ 07621</div></div>				
DRAWN BY: B.W.		CHECKED BY: M.J.H.		REV.
SCALE: 1"=20'		DRAWING NO. 3882-6		
2				

[illegible]


- 1A. INSTALL 25'X50" TRACKING BED AT CONSTRUCTION ENTRANCE
- 1B. INSTALL SILT FENCE ALONG PROPERTY SUBJECT TO SOIL EROSION
2. ACCORDING TO PLAN
REMOVE TOPSOIL AND STOCKPILE.
3. PROVIDE ROUGH GRADING FOR PROPOSED PARKING AREAS.
4. INSTALL NEW CURBS, RETAINING WALLS WHERE SHOWN
5. CONSTRUCT PARKING LOTS AND FEED
6. PROVIDE FINAL GRADING, TOPSOIL REPLACEMENT, AND LANDSCAPING
(UNFORMALLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5", MINIMUM
OF 4" FIRMED IN PLACE.)
7. PROVIDE FINAL PAVING.
8. REMOVE SOIL EROSION CONTROL DEVICES AS DIRECTED BY
LOCAL SERVICE



MICHAEL J. HUBSCHMAN P.E., P.P.
PROFESSIONAL ENGINEER AND PLANNER
N.J.P.E. NO. 29497 N.J.P.P. NO. 3200

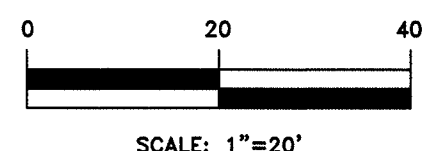
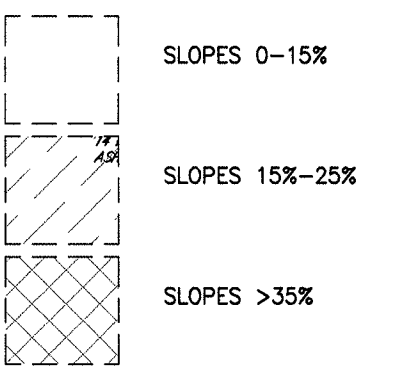



6-24-21
DATE

2	MODIFIED PARKING LAYOUTS	5-16-22	B.W.	M.J.H.
1	RELOCATED PARKING AREAS	12-28-21	N.M.	M.J.H.
NO.	REVISIONS	DATE	BY	CHKD
SOIL EROSION SEDIMENT CONTROL PLAN & DETAILS				
LOT 1.01	PROPOSED PARKING LOT & SITE IMPROVEMENTS			BLOCK 48
CHURCH OF THE LORD				
BOROUGH OF ALPINE		BERGEN COUNTY		NEW JERSEY
APPLICANT: CHURCH OF THE LORD CLOSTER DOCK ROAD ALPINE, NJ 07620				
 HUBSCHMAN ENGINEERING, P.A. ENGINEERS - PLANNERS - SURVEYORS 2634 S. WASHINGTON AVE. (RD#7621) 201-384-5656		DRAWN BY: B.W. CHKD BY: MJH		SCALE: 1"=20' DRAWING NO. 3882-7 REV.
		4 of 5		
		(SE CORNER OF HUBSCHMAN ENGINEERING, P.A.)		



STEEP SLOPE AREAS (DEVELOPMENT AREA ONLY)



2.	MODIFIED PARKING LAYOUTS	5-16-22	B.W.	M.J.H.
1.	ADDED STEEP SLOPES	12-28-21	N.M.	M.J.H.
NO.	REVISIONS	DATE	BY	CHECK
EXISTING CONDITIONS PLAN				
LOT 1, LOT 2 PROPOSED PARKING LOT & SITE IMPROVEMENTS BLOCK 48				
CHURCH OF THE LORD				
BOROUGH OF ALPINE BERGEN COUNTY NEW JERSEY				
APPLICANT: CHURCH OF THE LORD				
CLOSTER DOCK ROAD				
ALPINE, NJ 07620				
 HUBSCHMAN ENGINEERING P.A. ENGINEERS - PLANNERS - SURVEYORS 263A S. WASHINGTON AVE. BERGENFIELD, NJ 07621 201-384-5666		DRAWN BY: B.W.		
		CHECK BY: M.J.H.		
		SCALE: 1"=20'		
		DRAWING NO. 3882-8		REV. 2
5 of 5				

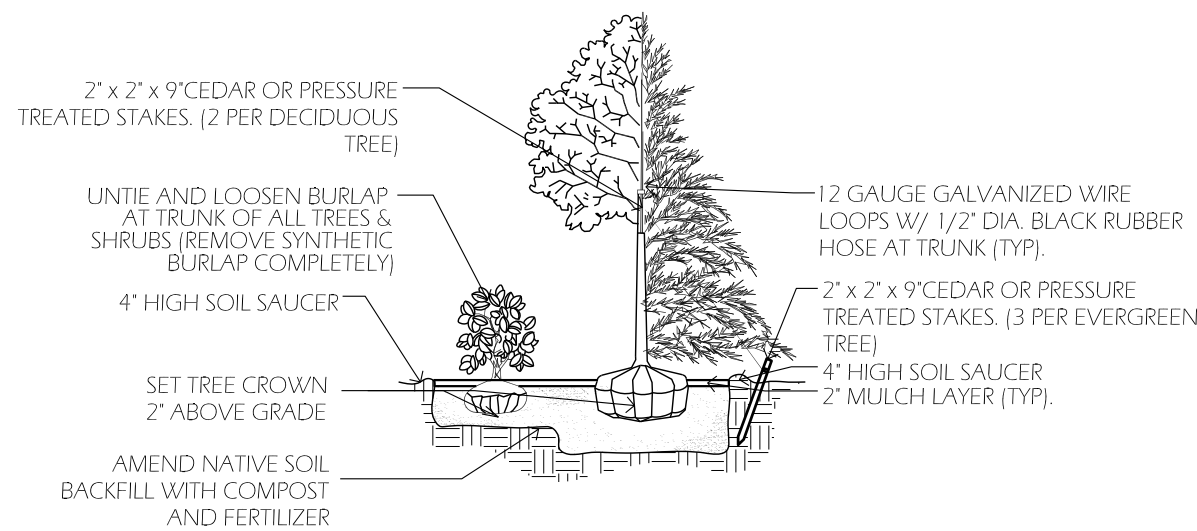
ROBERT J. MUELLER
PROFESSIONAL LAND SURVEYOR
N.J. LIC. NO. 37206

MICHAEL J. HUBSCHMAN P.E., P.P.
PROFESSIONAL ENGINEER AND PLANNER
N.J.P.E. NO. 29497
N.J.P.P. NO. 3290

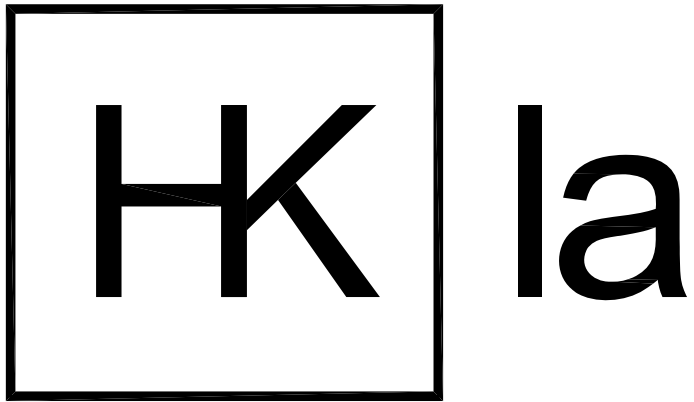
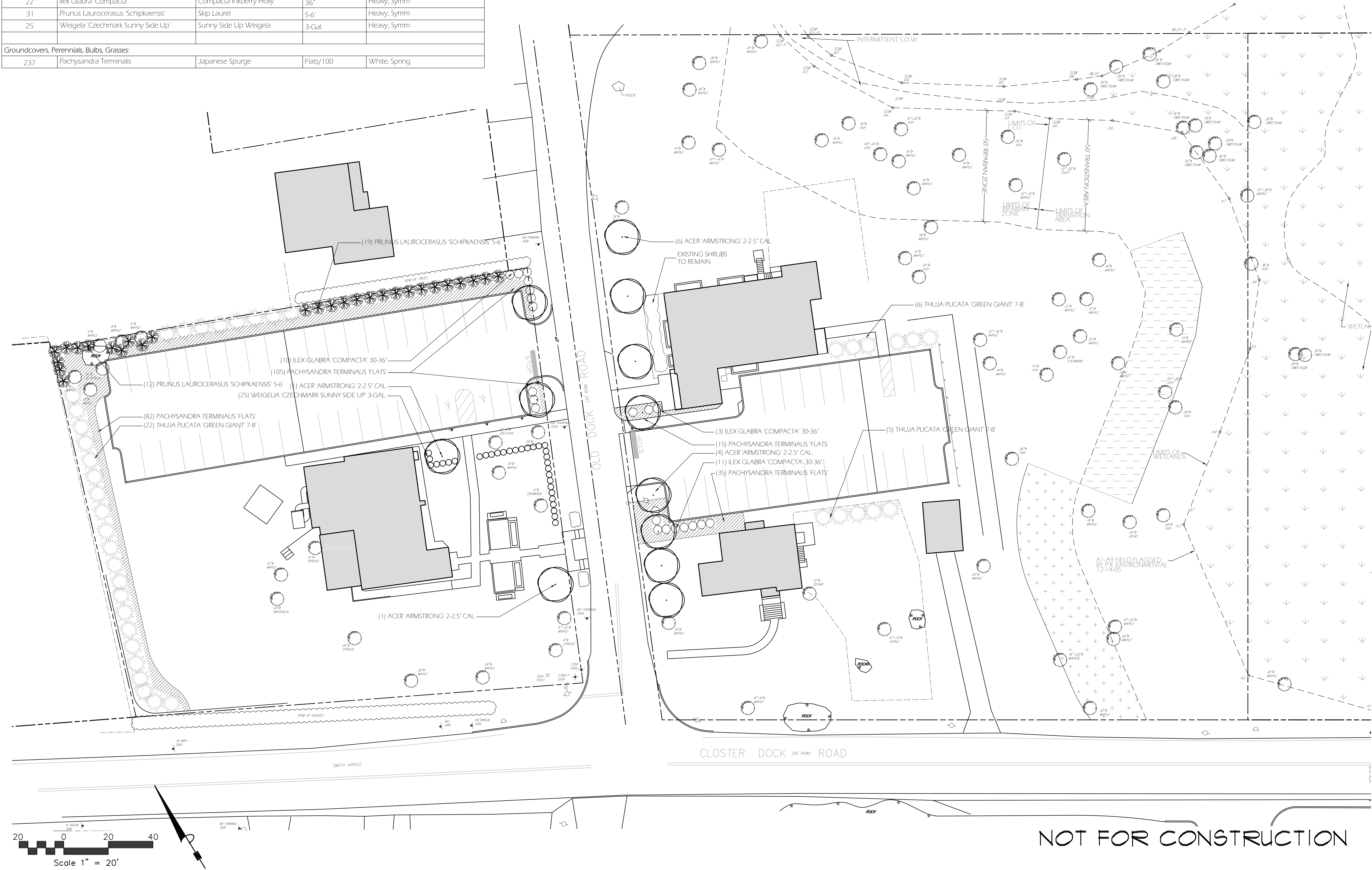
HUBSCHMAN
ENGINEERING, P.A.
ENGINEERS - PLANNERS - SURVEYORS
263A S. WASHINGTON AVE. BERGENFIELD, NJ 07621
201-384-5666

DRAWN BY: B.W.
CHECK BY: M.J.H.
SCALE: 1"=20'
DRAWING NO. 3882-8
REV. 2

PLANT SCHEDULE				
Qty	Latin Name	Common Name	Size	Comments
Deciduous Trees:				
12	Acer Rubrum 'Armstrong'	Armstrong Red Maple	2-2.5' Cal.	Heavy, Symmetrical
Evergreen Trees:				
41	Thuja Plicata 'Green Giant'	Green Giant Arborvitae	7-8'	Heavy, Symmetrical
Shrubs:				
22	Ilex Glabra 'Compacta'	Compacta Inkberry Holly	36"	Heavy, Symm
31	Prunus Laurocerasus 'Schipkaensis'	Skip Laurel	5-6'	Heavy, Symm
25	Weigela 'Czechmark Sunny Side Up'	Sunny Side Up Weigela	3-Gal.	Heavy, Symm
Groundcovers, Perennials, Bulbs, Grasses:				
237	Pachysandra Terminalis	Japanese Spurge	Flats/100	White, Spring



- PLANTING NOTES:
- INSTALL PLANTINGS AS PER PLAN
 - ALL BEDS TO BE AMENDED WITH COMPOST AS NEEDED
 - ALL MULCH TO BE MINI PINE NUGGETS OR PINE FINES
 - AGRIFORM TABLETS 20-10-5 FOR ALL TREES, EVERGREENS, OR SHRUBS (FOLLOW MANUFACTURERS LABEL INSTRUCTIONS FOR APPLICATIONS)
 - SOIL MOISTURIZER (TERRASORB OR SIMILAR) FOR ALL TREES, EVERGREENS, OR SHRUBS (FOLLOW MANUFACTURERS LABEL INSTRUCTIONS FOR APPLICATIONS)
 - CORRECT FERTILIZER TAB (5 PER BOX/WOOD) - (FOLLOW MANUFACTURERS LABEL INSTRUCTIONS FOR APPLICATIONS)



LANDSCAPE ARCHITECTURE
PROJECT MANAGEMENT

po box 553
tenafly, nj 07670
p. 201.568.1660
LIC# 21MH00013000

This document is the exclusive property of HKla, LLC. The Document and the information it contains may not be reproduced or used for other than the specific project for which it was prepared without the explicit consent of HKla, LLC.

© 2022 All Rights Reserved HKla, LLC

CHURCH OF THE LORD

Lot 1.01, Block 48
Lot 2, Block 47
Borough of Alpine
Bergen County, NJ

Applicant:
Church of the Lord
Closter Dock Road
Alpine, NJ 07620

Date: 6.2.22

landscape plan

PAGE 1 OF 1
DRAWN BY: BRH
CHECKED BY: PK
REVISED:

6.3.22
6.26.22

NOT FOR CONSTRUCTION

Benjamin Heller
Benjamin Ross Heller
Landscape Architect
Lic# 21AS00124600