



AZZOLINA & FEURY ENGINEERING, INC.

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September 30, 2020

Borough of Alpine
Municipal Building
100 Church Street
Alpine, New Jersey 07620

Attn: Ms. Nancy Wehmann,
Secretary to the Alpine Zoning Board of Adjustment

Re: Proposed Haring Addition
Block 40, Lot 7
45 Alpine Drive
A & F File ALP-1197

Dear Ms. Wehmann:

Our office is in receipt of copies of the following documents regarding the matter identified above. These documents were received by our office on September 16, 2020.

- Cover Letter from Matthew G. Capizzi, Esq. dated September 8, 2020;
- Application to the Alpine Board of Adjustment, signed and dated 9/4/20;
- Borough of Alpine, Proof of Payment of Taxes, undated;
- Borough of Alpine Zoning Review Letter, dated August 19, 2020;
- Memorialization Resolution, Alpine Zoning Board of Adjustment, dated December 21, 2017;
- Notice of Appeal dated September 1, 2020;
- A set of five photographs, identified as 'Photo Exhibit, Thomas & Christine Haring, 45 Alpine Drive, Block: 40, Lot : 7, undated, photographer not identified;
- 'Site Plan, Proposed Addition, No. 45 Alpine Drive, Block 40, Lot 7, Borough of Alpine, Bergen County, New Jersey' (1 Sheet), prepared by Hubschman Engineering, P.A., dated 6-15-17, last revised 8-25-20 (Revision No. 5)
- Architectural plans entitled 'Haring Residence, Block 40, Lot 7, 45 Alpine Drive, Alpine, New Jersey' (5 Sheets), prepared by Chris Blake, AIA, dated April 13, 2020, last revised 7-17-20 (Revision No. 2).

As per your request, we have reviewed these documents and find as follows:

I. General /Zoning

1. The applicant is proposing a two-story addition above the ground floor level at westerly

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end of the existing dwelling on this site. The architectural plans show four living levels proposed. This matter had been the subject of an application heard and approved by the Zoning Board in 2017. The design of the addition itself presented in conjunction with the 2017 application was comprised of four sketches prepared by the applicant, not final architectural plans. The addition which had been under construction and the architectural plans submitted in support of the current application to the Zoning Board depict conditions which exceed the limits approved by variance in 2017 and creates an additional variance for excessive Improved Lot Coverage.

2. The Architectural plans prepared by Chris Blake, AIA indicate improvements to both habitable levels of the dwelling, and the addition of two more habitable levels on the westerly end of the existing dwelling. The Basement will remain basically as-is with the addition of a gas fireplace insert at the large open area labelled "Basement". The first level which now has a living room, dining room, kitchen, front and rear foyers, a two car garage and a room labelled " Powder", will be modified to provide additional structural support for the proposed addition, and a new " Bay" with five windows that will extend outward from the existing rear wall of the dining room approximately two feet. The existing master bedroom two additional bedrooms and two bathrooms on the second floor will be expanded into the addition to add another full bathroom, a family room, and a study. The new attic will have a large room finished with wood flooring and a cathedral ceiling which is labelled "Attic-Rec." on the architectural plan. In total, the proposed layout appears to have three bedrooms three bathrooms, and a number of habitable spaces which warrant further description in testimony.

3. Mr. Blackwell's letter states that the Basement is considered to be a "Story Above Grade". The Zoning Regulations limit the height of a dwelling in the R-2B Zone to 35 feet, and 2-1/2 Stories. Including the Basement, the dwelling as depicted on the current architectural plan would be 3-1/2 / 4 stories in height which exceeds the maximum allowable height. This would require application for an additional variance.

4. Based on the existing grades at the corners of the dwelling as indicated on the Hubschman site plan, more precisely, the grades shown on the site plan, not the grades shown on the Building Height Schematic, we find the average existing grade to be 445.15, not 444.83 as shown based on that same 'Schematic'. When subtracted from the elevation of the midpoint of the roof, this computation yields a total height of 33.98 feet which

complies with the prior submittal and with the Maximum Height in feet stated in the Zoning Regulations.

II. Drainage

1. A review of the submitted Site Plan finds the overall Improved Lot Coverage to be increasing by approximately 1.6 %.. For a two-inch design storm, this would yield a net in runoff increase in of approximately 23 cubic feet. Siting a seepage pit or recharge chamber is not possible due to NJDEP required 50-foot horizontal separations between seepage pits/dry wells and septic disposal fields There is no place on the property where this requirement can be satisfied. Furthermore, good design practice calls for the separation between dwellings and conventional stormwater recharge facilities to be minimally 10-feet, and 10-feet from property lines. Nonetheless, the State's stormwater management guidelines clearly state that pre-construction stormwater runoff cannot be exceeded by post-construction runoff. Given these physical limitations and requirements, conventional stormwater management design suggests one of two methods for managing this issue:

- a. Reduce the impervious coverage somewhere else on the site to compensate for the increase in impervious coverage that would be brought about by the additional roof area. Examples would be eliminating unnecessary sidewalk or driveway areas, or;
- b. Design a simple surface recharge feature such as a bio-swale or modified French Drain to manage the additional calculated volume of runoff. We would agree to work with the applicant's engineer to accomplish this goal as a condition of approval of this matter, should it be approved.

III. Septic Systems / Septic Loading

1. The existing dwelling is serviced by separate septic disposal fields in the front and rear yards of the site. The architectural plans propose an additional full bathroom and a number of additional habitable spaces that are not could be used for a number of purposes including additional bedroom facilities. Given the location of fireplaces and designations of certain spaces, there are large areas in the basement, the second floor and the attic slated for un-stated or family/recreational use. The applicant and applicant's architect shall be prepared to describe the contemplated uses of these areas, and provide the Board with some sense of security in knowing that these spaces will not result in additional bedroom space which could result in overloading of

the septic systems. The septic system in the front of the dwelling (nearest Alpine Drive) shall be protected from construction traffic by the installation of a temporary construction fence.

IV. Tree Removal

1. The submitted Site Plan indicates no trees to be removed in conjunction with the construction of the proposed addition. There are no trees on the Site Plan that would appear to be subject to disturbance or damage by the proposed construction activities.

V. Soil Moving

1. The submitted Site Plan indicates a retaining wall to be constructed parallel to the west side of the dwelling and some minor regrading. Applicant's engineer shall address this in testimony. The regrading and the height of the wall appear to be minimal, but if a quantity of soli will be moved, an Application for Soil Moving shall be filed. The quantity would certainly fall far below the 1,000 cubic yard threshold for referring the Soil Moving Application to the Planning Board, and can be approved administratively.
2. It does not appear that more than 5,000 square feet would be disturbed in conjunction with the construction of the addition. Soil Erosion and Sediment Control Plan Certification from the Bergen County Soil Conservation District is therefore not required. We would note however that in accordance with good construction practices, the applicant's engineer is calling for the installation of a temporary construction access, i.e. 'tracking pad' to prevent delivery trucks from tracking soil/mud from the site onto the Borough's right-of-way.

VI. Summary / Recommendations

1. If this matter is heard and approved by the Alpine Zoning Board of Adjustment, the applicant's engineer shall update and submit the Site Plan to address any issues stated herein, or any requests/requirements of the Board. It is our recommendation that this be a condition of approval, if the Board so sees fit. The drainage and soil moving

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comments are relatively minor and can be addressed perhaps even before the public hearing on this matter.

2. Based on our review of the documents submitted we find this application to be complete, and respectfully request that the Secretary to the Zoning Board of Adjustment advises the applicant's attorney of the next available date for a public hearing.

Once you have had an opportunity to review these findings, please feel free to contact our office with any questions or requests for additional information that you may have.

Very truly yours,

AZZOLINA & FEURY ENGINEERING, INC.



Perry E. Frenzel, P.E., P.P.

cc: Thomas & Christine Haring
Matthew G. Capizzi, Esq.
Hubschman Engineering
Alden Blackwell-Alpine Construction Official/Zoning Officer
Alpine Environmental Commission