

ALPINE PLANNING BOARD

Alpine Borough Hall
100 Church Street
Alpine, New Jersey 07620

MINUTES

July 28, 2015

CALL TO ORDER/PUBLIC ANNOUNCEMENT: The Planning Board, Borough of Alpine, convened in regular session on Tuesday, July 28, 2015 at 7:30 P.M. Acting Chairman Ralph Mattes read the announcement in accordance with the requirements of the Sunshine Law:

In accordance with the provisions of the New Jersey Open Public Meetings Act, the notice of this regular meeting held Tuesday, July 28, 2015 at 7:30 P.M. has met the requirements of the law by publication in The Record and posted on the bulletin board of the lobby in the Borough Hall and filed in the office of the Borough Clerk.

ROLL CALL:

Members Present: Ralph Mattes David Kupferschmid
 Lorraine Mattes Mayor Paul Tomasko
 David Andrews

Members Absent: Catherine Parilla Catherine McGuire
 Jeff Fromm Gayle Gerstein

Staff Present: John Phillips, Board Attorney
 Gary Vander Veer, Borough Engineer
 Marilyn Hayward, Recording Secretary

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES OF JUNE 23, 2015 REGULAR MEETING: A motion to approve the minutes of the June 23, 2015 Regular Planning Board meeting was made by Mayor Tomasko, seconded by Lorraine Mattes and carried by those eligible to vote.

APPROVAL OF MINUTES OF JUNE 23, 2015 EXECUTIVE SESSION: A motion to approve the minutes of the June 23, 2015 Executive Session was made by Mayor Tomasko, seconded by Lorraine Mattes and carried by those eligible to vote.

OPEN TO PUBLIC (NON-AGENDA ITEMS): There were no members of the public in attendance.

NEW APPLICATION:

SOIL MOVING - BAROT RESIDENCE; BLOCK 21 LOT 3; 10 RIO VISTA DRIVE:

Matthew Capizzi, Esq., 11 Hillside Ave., Tenafly, NJ appeared on behalf of the Applicant, Manoj Barot, along with the Applicant's Engineer, Douglas Doolittle, PE, PP, of McNally Engineering, LLC, 169 Ramapo Valley Road, Oakland, NJ 07436. Mr. Capizzi stated that this is a major soil moving application that requires no waivers from the soil moving ordinance; a single waiver from the tree removal ordinance is requested as they are proposing some landscaping within the tree buffer.

Mr. Doolittle was sworn and accepted as an expert witness. Mr. Doolittle stated that the Site Plan presented this evening was the same plan submitted to the Board. The plan was prepared by McNally Engineering, LLC, dated 8/27/14 and last

revised 6/22/15 to address Engineer Vander Veer’s letter dated 6/18/15. Mr. Doolittle stated that the property is located on the north side of Rio Vista Drive. This is a two-acre site in Rio Vista. The existing dwelling has a non-conforming side yard at 48.4 feet; existing lot coverage is 25.17% where 25% is required. A large portion of the existing driveway on the east side is within the 20 foot buffer. Currently there is minimal onsite drainage. Sanitary sewers, gas and electric and municipal water supply serve the property. They are proposing to remove all of the existing improvements and construct a new single-family residence with a circular driveway, side-load garage, open terrace in back, pool, cabana and patios and some landscaping in the rear yard. All proposed improvements comply with bulk requirements. Soil moving calculations are as follows:

Volume of cut:	2,870 cubic yards
Volume of fill:	2,369 cubic yards
Volume to be imported:	0
Volume to be exported:	231 cubic yards
Total volume of soil to be moved:	2,870 cubic yards

No retaining walls are required. On-site drainage will be handled with a trench drain on each side of the driveway and connected to two seepage pits in front; there are three seepage pits in the rear pool/patio area. Roof stormwater runoff will be distributed to each seepage pit field as specified in Engineer Vander Veer’s July 7th review letter. Mr. Doolittle stated that they will comply with all aspects of Mr. Vander Veer’s July 7th letter.

Mayor Tomasko questioned the need to demolish an existing six bedroom dwelling that is approximately only 25 to 30 years old for the sake of adding one additional bedroom, and noted that the expected completion date of August, 2016 seems highly optimistic from our experience in this town.

Attorney Phillips remarked that the board has recently imposed restrictions which prohibit soil movement during the hours that children are going to or from school. Attorney Capizzi stated the he has no problem with that. Mayor Tomasko added that the good news about this application is that soil movement is minimal. Ms. Mattes questioned the roof elevation of the proposed dwelling. Mr. Doolittle stated that it will be at 480.32. Part of the existing fence and putting green encroach on the property, and that will be dealt with by Mr. Capizzi’s office. Mayor Tomasko asked where the landscaping for which the waiver is requested is located. Mr. Doolittle showed a plan highlighting the location of the landscaping, which was marked as Exhibit A-1.

Mr. Mattes asked why that amount of soil movement is needed. Mr. Doolittle commented that it isn’t but they wanted to reserve the ability to do so if needed.

The hearing was opened to the public. There were no questions.

Upon a motion by Mayor Tomasko seconded by David Andrews to approve the application of Marot Barot subject to conditions as laid out by Attorney Phillips including compliance with the Borough Engineer’s letter of July 7, 2015 and restriction of soil movement to non-school hours.

Vote: Ayes: David Andrews, David Kupferschmid, Lorraine Mattes, Ralph Mattes, Mayor Tomasko
MOTION CARRIED

COMMUNICATIONS: Duly noted; no comments.

BILLS:

John Phillips, Esq.	\$ 200.00	June Meeting Attendance
Burgis Associates, Inc.	\$2,665.00	2015 Housing Plan/Declaratory Judgment

A motion to approve the above referenced bills was made by Mayor Tomasko and seconded by David Kupferschmid. All were in favor.

RETURN OF ESCROW:

<u>Name</u>	<u>Block/Lot</u>	<u>Amount</u>
Kim, Bill Cin	79.03/3	\$ 995.69
Cho, Nicole	39.01/9.12	\$ 1,429.24
Deglomini LI Enterprises, LLC	22/14	\$ 613.49

A motion to approve the return of the above referenced escrow balances was made by Mayor Tomasko and seconded by David Kupferschmid. All were in favor.

COMMITTEE REPORTS:

Northern Valley Mayors & Planners Assoc.: No meeting.

Board of Health: No meeting.

Environmental Commission: Ms. Mattes reported that they did three inspections at the last meeting; two tree bond returns and one for additional tree removal. The highlight of the meeting was a workshop by Ken Bauer of Ken's Tree Service, who did a wonderful job speaking about tree diseases and possible challenges of trees in the area. Everyone found it very informative.

NJ Transit Update: No report.

Building Department: The reports were distributed. Mayor Tomasko noted that the fees taken in during the month of June were even higher than May's total.

COAH Update: The declaratory judgment was filed on time. Borough Planner Joe Burgis and Special COAH Counsel Rob Kasuba were involved in the effort.

EXECUTIVE SESSION:

A motion to enter into Executive Session at 8:02 PM providing for a Meeting Not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-6, et seq. for the purpose of discussing a matter relating to litigation concerning Alpine III vs. the Alpine Planning Board as permitted under N.J.S.A. 10:4-12.b.7. was made by Mayor Tomasko and seconded by Ralph Mattes. An Executive Session closed to the public shall be held for the discussion of matters relating to the specific item designated above. It is further noted deliberations conducted in closed session may be disclosed to the public upon the determination of the Borough Council that the public interest will no longer be served by such confidentiality. All were in favor.

The Planning Board reconvened in regular session at 8:15 PM.

ADJOURNMENT: A motion to adjourn the regular Planning Board meeting was made by Mayor Tomasko and seconded by David Kupferschmid. All were in favor. The meeting adjourned at 8:16 PM.

Respectfully submitted,

Marilyn Hayward
Recording Secretary