

Engineer Hubschman stated they probably submitted to the Building Department in February and after the Borough Engineer's review they submitted to the Planning Board Secretary April 17, 2015. He has a copy of Mr. Kim's check to his firm from February that lists 11 Graham Street as Mr. Kim's address and he visited him there during the holidays to discuss this application. Ms. Mattes noted the Application for Zoning Review lists Bill Cin Kim as "Name of Owner" and also "Name of Application (if different from owner)". Attorney Phillips agreed the latter should have been left blank but of greater concern is submission of a signed notarized statement; an affidavit that may be incorrect. Attorney Watkins stated they will find out exactly where they live if not at 11 Graham Street but maintained that has nothing to do with the fact that Mr. Kim owns 40 Allison Road and they're applying for a simple soil moving permit. Attorney Phillips explained the Board has questions relative to completeness that can only be answered by the applicant Mr. Kim, who signed the application; they are not in the purview of Attorney Watkins who was not the submitter or Mr. Hubschman who was not the signer of the application. Attorney Watkins stated he would carry the matter to the next meeting, stipulating to extend the time within which the Board has to act, in order to have the applicant in attendance.

MOTION TO CARRY SOIL MOVING – KIM RESIDENCE; BLOCK 79.03 LOT 3; 40 ALLISON ROAD:

A motion to carry the matter of a Soil Moving Application for Kim Block 79.03 Lot 3, 40 Allison Road to Tuesday, May 26, 2015 was made by Catherine McGuire, seconded by Gayle Gerstein, and carried by those eligible to vote. No further public notice required.

EXECUTIVE SESSION:

A motion to enter into Executive Session at 7:42 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 potential Mt. Laurel litigation as permitted under N.J.S.A. 10:4-12.b.7. was made by Gayle Gerstein and seconded by Catherine McGuire. 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 8:23 PM.

COMMUNICATIONS:

Notice of Application March 17, 2015 to DEP by McNally Engineering for Block 47 Lot 1; 987 Closter Dock Road for Letter of Interpretation Line Verification & Statewide General Permit #6: Mayor Tomasko noted this pertains to the Audrey Urban home, a historic property in a sensitive part of the town. Does the Board wish to communicate a position to the DEP in regard to the proposed development? The existing home, which is over a hundred years old, has one septic system reconstructed a few years ago; they were barely able to install that one. The contract purchaser, who owns another property on Closter Dock Road, is seeking DEP approval to fill an area of wetlands in order to redevelop the property by demolishing the existing home and replace it with a larger house. More detail is on file in the Clerk's office. The property is included in the NJ DEP - Historic Preservation Office - New Jersey and National Registers of Historic Places¹ but there is no restrictive covenant in place; they've looked into doing that over the years to no avail. Attorney Phillips asked if they were seeking a subdivision. Borough Engineer Vander Veer recalled test holes were conducted several months ago with the consensus being the property would not support a second set of septic systems because of too much subsurface rock. Discussion followed as to whether the Board should notice DEP of their position objecting to tampering with wetlands in the context of this application and as part of the Board's due diligence regarding protection of sensitive areas. The Board expressed additional concerns with impact to downhill properties, need for consistent protection of wetlands and avoidance of setting an adverse precedent.

MOTION TO NOTIFY DEP REGARDING BOARD'S COMMENTS/POSITION RE: APPLICATION BY LEON GARABET FOR LETTER OF INTERPRETATION LINE VERIFICATION & STATEWIDE PERMIT #6 BLOCK 47 LOT 1 – 987 CLOSTER DOCK ROAD A motion authorizing Borough Engineer Vander Veer to convey

¹ Alpine Historic District (ID#430) Cemetery, Church, East Main, West Main, Forest and Ridge streets; Closter Dock and Old Dock roads; Schoolhouse Lane; DuBois Avenue SR: 3/18/1985 NR: 5/8/1985 (NR Reference #: 85001013)

the Board’s position on the above matter was made by Gayle Gerstein, seconded by Catherine McGuire and carried by those eligible to vote.

FINANCIAL REPORT:

BILLS – None

RELEASE OF ESCROW:

| | | | | |
|------------|-------------|-------|-------------------|------------|
| Nadjafian | Block 72 | Lot 3 | 70 Berkery Place | \$1,010.25 |
| LaBarbiera | Block 76 | Lot 2 | 32 Allison Road | \$2,504.99 |
| Tal | Block 81.01 | Lot 2 | 3 Canterbury Road | \$1,121.99 |

A motion to approve release of the above referenced escrow was made by Gayle Gerstein and seconded by Catherine McGuire. All were in favor.

REVIEW OF SIGN ORDINANCE: Discussion followed regarding review of the ordinance as requested by Ms. Mattes. Per the last meeting there is particular concern regards new technologies such as LED lighting not addressed in the current ordinance. Electronic signs viewed in other towns are just ‘in your face’ but really provide no useful information. Attorney Phillips reviewed the ordinance and, as stated in his Memorandum dated March 8, 2015, felt that is presently very restrictive and sees no need to propose revisions.

COMMITTEE REPORTS:

Northern Valley Mayors & Planners Assoc.: The Mayor reported the President of Rockland Electric Company and Frank Del Vecchio, new Director of the Bergen County Public Safety Operations Center (includes Safety Institute and Interborough Radio Dispatch) appeared at their last meeting. He invited all to accompany him to this Thursday’s meeting.

Board of Health: The next meeting is scheduled for May 12th. At the last Board of Health meeting Nancy Wehmann was appointed Registrar of Vital Statistics.

Environmental Commission: Ms. Mattes advised they had an extremely successful Arbor Day. All 200 seedlings were disbursed and residents were excited about getting one. Alpine School children posters are quite cute and were on display in the lobby. They will also be posted on the Environmental Commission website in May.

NJ Transit Update: No report.

COAH Update: Addressed in Executive Session.

Building Department: The reports were distributed. There were no comments.

OTHER MATTERS:

Mayor Tomasko noted the Alpine Swim Club needs more Alpine residents to join to ensure financial viability. It should not be taken for granted that the swim club can continue at the current level of membership funding. He has joined for several years even though he does not use the pool as a statement of support.

ADJOURNMENT: A motion to adjourn the regular Planning Board meeting was made by Ms. Gerstein and seconded by Ms. McGuire. All were in favor. The meeting adjourned at 8:39 PM.

Respectfully submitted,

Marilyn Hayward
Recording Secretary