

depicts the topography changes on the property. The black water system is depicted on the right side on the plan. They are trying to build an area to construct the septic system to today's standards which will accommodate a seven bedroom home and create space for a yard. There are man-made slopes created when the original home was built that precede our existing steep slope ordinance. The area where the fields are proposed is about 50 to 60 feet wide. A rockery is proposed, where rocks are installed one foot horizontally and one foot vertically, with dirt in between so landscaping grows. It is not considered a retaining wall. Five trees will be removed for the septic system; an additional eight to be removed for the rockery. Mr. Doolittle referred to the Aerial Exhibit (A-1) and stated that the area is heavily wooded and well screened. Mr. Doolittle stated that there are hardships due to the irregular shape of the property and difficult topography, and the septic systems needing to be brought up to today's standards. Mayor Tomasko asked why the septic fields have to be upgraded. Mr. Doolittle responded that it is for future expansion of this dwelling. Mayor Tomasko asked if this would be necessary had they not wished to expand. Mr. Doolittle remarked that the septic system is original and marginally at the end of its lifeline. Mayor Tomasko remarked that it would not be needed this fast if the number of bedrooms were not being expanded. Mr. Doolittle stated that is correct. Mr. Capizzi asked what the difference would be in the size of the fields if there were fewer bedrooms. Mr. Doolittle replied that you would need about 2,150 square feet for a four-bedroom house. They are at 3,390 square feet now. Mr. Capizzi stated that they have to replace the fields regardless. They are at the end of their useful lives. Mr. Doolittle added that it is currently a pit system; they would have to change to a field system based on the health codes.

Mr. Capizzi remarked that he walked the property recently and it is a difficult property and dangerous to walk on in the rear yard. Mayor Tomasko commented that it is a unique piece of property with challenges but he has yet to hear that they rise to the level of justifying a variance. In response to Ms. Mattes' question, Mr. Doolittle stated that the rockery wall varies from about 50 feet to about 200 feet long. The height varies from about 26 feet down to about 12 feet. Mr. Doolittle noted that it is not a vertical wall; it tapers at a 45 degree angle. Soil moving calculations are as follows:

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| Volume of cut: | 0 |
| Volume of fill: | 5,928 cubic yards |
| Volume to be imported: | 5,928 cubic yards |
| Volume to be exported: | 0 |
| Total volume of soil to be moved: | 5,928 cubic yards |

Waivers from the soil moving ordinance are requested for creation of slopes in excess of 4:1 (1:1 is proposed) and placement of fill in excess of five feet (26 feet is proposed).

Attorney Phillips remarked that the site has a conforming house with conforming septic and setbacks so they are not coming to the board with a clean slate. Mr. Capizzi responded that it is an improved site but the health code has changed and if someone is willing to modernize the site and do something beneficial from an environmental standpoint and create a recreational area, it should be encouraged.

Mr. Kupferschmid commented that he sees no effort in this application to work with the land. The unique topography in Alpine is part of its character. When he designed his house he had to figure out where to put the house because of the steep slope in the front. He understands that they want a flat backyard, but if you stagger or change the elevations to work with the land, it's a more responsive development.

Mr. Capizzi asked for a short recess at 8:04 PM. The hearing resumed at 8:12 PM.

Mr. Doolittle stated that the homeowner's intent is to preserve the property, maintain the home, the circular driveway and the pool. He is doing the minimal amount of disturbance with the least impact on the neighborhood. They discussed the possibility of lowering the fields but they would need to build a retaining wall or an additional rockery. They are looking for some direction from the board. Mr. Kupferschmid suggested working with the topography to avoid having a twenty foot wall and reduce the amount of fill.

Mr. Capizzi asked for additional comments so that they can address the board's concerns. Mayor Tomasko commented that eliminating the pool on the site would add recreational space, and the municipal swim club and recreational field are a

short walk away. Ms. Mattes added that our town has created these ordinances because we cherish our natural environment and that's why people who come here love it.

Mr. Capizzi asked what the impact of the wall is. Mayor Tomasko asked what the impact would be on drainage. Mr. Doolittle responded that it would have a positive effect. Mr. Kupferschmid commented that working with the natural topography protects the topography; a rockery still doesn't look natural no matter how you dress it up. Mr. Capizzi commented that the rockery would not be noticed.

Mr. Capizzi stated that they would take the board's comments under advisement and requested to carry the application. Mayor Tomasko asked Engineer Vander Veer if he has ever seen a property with twenty feet of fill in his experience with the town. Mr. Vander Veer responded that he has not.

Mr. Capizzi announced that the property owner, Andrew Steinberg, would like to make a few comments. Mr. Steinberg was sworn and stated that he is a former resident who grew up in Alpine and always dreamed of coming back here. He had an opportunity to purchase this property which he knew was unique. When he met with the health department he was told that the existing septic system was not up to code and was a failing system. He wants to improve the safety of the outdoor area so his family can enjoy the property. He is not sure yet what they are doing with the house. It is possible that they will try to preserve what's existing, but the existing house doesn't really fit with their lifestyle. It has many levels that can be a hazard for their children. They would like to maintain the topography but they want a safe back yard. The first thing they want to address is the septic system and the safety issue. The board welcomed Mr. Steinberg back to Alpine.

Mr. Phillips asked Mr. Doolittle to correct the date on the title block on the plan, and to give Mr. Vander Veer the steep slope calculations and percentages.

Upon a motion by Ms. Gerstein, seconded by Ms. Sonpal, the matter was carried to the next regular meeting on March 22nd. No further notice is required. The motion was carried unanimously.

COMMUNICATIONS: None.

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| <u>BILLS:</u> | Bisgaier Hoff, LLC | \$1,507.82 | Affordable Housing Advice & Litigation |
| | Clarke, Caton, Hintz | \$4,252.94 | Court Appointed Special Master (Jan. services) |
| | Clarke, Caton, Hintz | \$ 690.25 | Court Appointed Special Master (Dec. services) |
| | Burgis Associates | \$ 323.75 | Housing Plan 2015 |
| | Cliffs Investment Group, LLC | \$1,388.87 | Return unused escrow – 72/9 |
| | John C. Phillips, Esq. | \$ 200.00 | January meeting attendance |

A motion to approve the above referenced bills was made by Gayle Gerstein and seconded by Elizabeth Herries. All were in favor.

COMMITTEE REPORTS:

Northern Valley Mayors & Planners Assoc.: The Mayor announced that the presenter at the next meeting will be the Bergen County Sherriff, and extended the invitation to any board members interested in attending.

Board of Health: A routine meeting was held on February 9th.

Environmental Commission: No report.

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

NJ Transit Update: No report.

COAH Update: Mayor Tomasko commented that our plan, like many other towns, is in the courts and being handled by a court appointed Master.

ADJOURNMENT: A motion to adjourn the regular Planning Board meeting was made by Ms. Gerstein and seconded by Ms. Herries. All were in favor. The meeting adjourned at 8:37 PM.

Respectfully submitted,

Marilyn Hayward
Recording Secretary