

ALPINE PLANNING BOARD

Alpine Borough Hall
100 Church Street
Alpine, New Jersey 07620

MINUTES
May 23, 2023

CALL TO ORDER/PUBLIC ANNOUNCEMENT/PLEDGE OF ALLEGIANCE: The Planning Board, Borough of Alpine, convened in regular session on Tuesday, May 23, 2023 at 7:30 P.M. Catherine Parilla 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, May 23, 2023 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: George Abad, Brandt Cybul, Gayle Gerstein, Elizabeth Herries, Lorraine Mattes, Catherine Parilla, Joyce Sonpal, Mayor Paul Tomasko
Members Absent: Carol Cochi, Catherine McGuire
Staff Present: Douglas Bern, Esq. Board Attorney; Perry Frenzel, Borough Engineer; Marilyn Hayward, Board & Recording Secretary

APPROVAL OF MINUTES OF MARCH 28 2023 REGULAR MEETING:

Upon a motion by Mayor Tomasko, seconded by Ms. Gerstein to approve the minutes of the March 28, 2023 Planning Board Regular Meeting. Eligible members voted as follows:

Vote: Ayes: Mr. Abad, Ms. Gerstein, Ms. Herries, Ms. Mattes, Ms. Parilla, Ms. Sonpal, Mayor Tomasko.

Abstain: Mr. Cybul

Absent: Ms. Cochi, Ms. McGuire

APPROVAL OF MINUTES OF MARCH 28, 2023 EXECUTIVE SESSION:

Upon a motion by Ms. Herries, seconded by Ms. Gerstein to approve the minutes of the March 28, 2023 Planning Board Executive Session. Eligible members voted as follows:

Vote: Ayes: Mr. Abad, Ms. Gerstein, Ms. Herries, Ms. Mattes, Ms. Parilla, Ms. Sonpal, Mayor Tomasko.

Abstain: Mr. Cybul

Absent: Ms. Cochi, Ms. McGuire

APPROVAL OF REGULAR MEETING MINUTES - SPECIAL JOINT MEETING APRIL 17, 2023:

Upon a motion by Ms. Gerstein, seconded by Ms. Herries to approve the minutes of the April 17, 2023 Special Mayor & Council/Planning Board Meeting. Eligible members voted as follows:

Vote: Ayes: Mr. Abad, Mr. Cybul, Ms. Gerstein, Ms. Herries, Ms. Mattes, Ms. Parilla, Ms. Sonpal, Mayor Tomasko.

Abstain: Ms. Mattes

Absent: Ms. Cochi, Ms. McGuire

APPROVAL OF EXECUTIVE SESSION MEETING MINUTES - SPECIAL JOINT MEETING APRIL 17, 2023:

Upon a motion by Mr. Abad, seconded by Ms. Gerstein to approve the minutes of the April 17, 2023 Special Mayor & Council/Planning Board Executive Session. Eligible members voted as follows:

Vote: Ayes: Mr. Abad, Mr. Cybul, Ms. Gerstein, Ms. Herries, Ms. Mattes, Ms. Parilla, Ms. Sonpal, Mayor Tomasko.

Abstain: Ms. Mattes

Absent: Ms. Cochi, Ms. McGuire

OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS: None.

REVISED RESOLUTION FOR RETURN OF ESCROW:

Upon a motion by Ms. Gerstein, seconded by Mr. Abad to approve the return of unused escrow as listed below:

Cho; 509 Hillside Ave.	49/12	\$1,125.15
J & J Realty; 19 Rio Vista Dr.	20/8	\$ 936.30
Choi; 4 Sherwood Ct.	81.01/3	\$ 888.70

Vote: Ayes: Mr. Abad, Mr. Cybul, Ms. Gerstein, Ms. Herries, Ms. Mattes, Ms. Parilla, Ms. Sonpal, Mayor Tomasko

Absent: Ms. Cochi, Ms. McGuire

HEARING: Soil Moving; GRF Alpine Realty, LLC/Kotopoulos, Block 39.02 Lot 16.07, 14 Church Street.

Attorney Mark D. Madaio, Esq., 29 Legion Drive, Bergenfield, NJ appeared on behalf of the Applicant, GRF Alpine Realty, LLC/Orestis Kotopoulos. Applicant seeks a soil moving permit for the construction of a single-family dwelling. No variances are required. Mr. Madaio called the Applicant's Engineer, Michael Hubschman, of Hubschman Engineering, 263 South Washington Ave, Bergenfield, NJ, who was sworn in by Attorney Bern.

Mr. Hubschman referred to the submitted Plan (three sheets) entitled "Preliminary Site Plan/Septic System Plan dated 3-13-2023, Sheet 1, no revisions, "Soil Erosion & Sediment Control Plan, Details" dated 3-13-2023, Sheet 2, no revisions, "Existing Conditions Plan", dated 3-13-2023, Sheet 3, no revisions. Sheet 3 shows an existing dwelling with pool and septic systems in the front yard. The existing dwelling will be removed, the pool will remain, new septics have been designed and constructed for the proposed seven-bedroom dwelling and are located near the location of the existing septic fields. They will keep the disturbances far away from the brook that runs along the southern end of the property. Sheet 2 indicates seven trees were removed for the septics and seven additional will be removed for construction of the dwelling, which will require submission of a Tree Removal Plan prepared by a Certified Arborist.

Mr. Hubschman stated that the proposed development reduces impervious coverage on the site by 1,532 square feet and building coverage is proposed at 6.55%, which is well under the required 9% maximum. Improved lot coverage is proposed at 19.76% where 25 % is permitted.

Total soil moving volume of 2,303 cubic yards includes 818 exempt cubic yards for the septic systems. Most of the soil will remain onsite, 256 yards will be imported.

Attorney Madaio asked Mr. Hubschman if they will comply with soil moving ordinance and the Borough Engineer review letter dated May 10, 2023. Mr. Hubschman stated that they will comply. Mr. Madaio asked about the drainage requirements. Mr. Hubschman replied that they are reducing impervious coverage and adding seepage pits which will improve drainage.

Mr. Madaio had no further questions. Chairperson Parilla asked Borough Engineer Frenzel for his comments. Mr. Frenzel stated that the existing site has a water condition; water continually flows under the foundation of the existing dwelling, runs down the driveway and into the street. The proposed design should alleviate the runoff. They are proposing four seepage pits to collect stormwater runoff from the roof and pavement areas of the new dwelling.

Ms. Herries commented that Mr. Frenzel's conditions include maintenance of the seepage pits twice annually and after any individual rainfall of two or more inches, and she continues to wonder if that ever happens. She also noted that proposed building height is at the 35-foot maximum and hopes that they are not back after construction because the building is too tall. Mr. Frenzel stated that as-built surveys will be required, and this condition will be included in the resolution.

Ms. Mattes noted that there is a lot of soil being moved in the front for the septics, and asked where they take the height measurements. Mr. Hubschman replied that the ordinance calls for measurements at existing grade elevations for all corners and entrances of the proposed building.

Mayor Tomasko commented that it appears that they are removing a large house and building a larger one, so he questions how coverage is being reduced. Mr. Hubschman explained that the existing coverage includes a large macadam courtyard which is being removed, so overall coverage will decrease.

The hearing was opened to the public for questions:

Mr. Hahn, a resident of 15 Church Street, which is directly across the street from the subject property, asked if there are going to be diversion pipes in place to divert water to the stream or elsewhere. When he built his house in 1998 it was recommended that diversion pipes be installed, which seemed to have solved the water problem on his property, but for the past 15 years the driveway at 14 Church Street has been wet and water flows into the Church Street storm drain. Mr. Hubschman replied that the groundwater comes up through the driveway. When the footing drains are installed, they should pick up the groundwater and it will be diverted to the drainage system. Mr. Hahn asked about the underground water, which causes flooding in his basement. Mr. Hahn stated that the storm drain is in front of his property, but it seems that the water flow is greater than what it can accommodate. Mr. Hubschman replied that two trench drains will be installed in front of the driveway to catch the water from flowing across the street.

Mr. Frenzel commented that he was on site when the septic systems were installed and there was a water issue, They raised the septic systems slightly to avoid it. From the two trench drains at the bottom of the driveway going to the seepage pit, they could put an overflow from the seepage pits to right back into the catch basin. They will monitor the situation and do what they have to do to alleviate the problem.

As there were no further questions or comments from the public, Chairperson Parilla asked for a motion. A motion was made by Ms. Herries, seconded by Ms. Gerstein to approve the application subject to the conditions in Engineer Frenzel’s review letter dated May 10, 2023. Additionally, the requirement of an as-built survey to be submitted upon completion of the framing to verify building height is to be included in the resolution.

Vote: Ayes: Mr. Abad, Mr. Cybul, Ms. Gerstein, Ms. Herries, Ms. Mattes, Ms. Parilla, Ms. Sonpal, Mayor Tomasko

Absent: Ms. Cochi, Ms. McGuire

MOTION APPROVED

COMMUNICATIONS:

- Notice of DEP Soil Erosion and Sediment Control Plan Certification re: Blocks 47 & 48 Lots 1.02 & 2, Block 79 Lot 1, Block 49 Lot 26, Block 49.02 Lot 10, Block 49.02 Lot 18, Block 55 Lots 20 & 21. *Duly noted: no comments.*
- Notice of Revised Freshwater Wetland Application to NJDEP for General Permit No. 11 re: Block 55 Lots 25.01, 26, 27, 28, 29 & 30. *Engineer Frenzel commented that this is notification of the revised application submitted to reflect the change in the number of units.*
- Notice of Public Hearing re: Reexamination Report of the Master Plan, Borough of Tenafly. *Duly noted; no comments.*
- Notice of Public Hearing re: 198 Hickory Lane, Block 2105 Lot 7, Borough of Closter. *Duly noted; no comments.*

BILLS AND CLAIMS: Upon a motion by Ms. Gerstein, seconded by Ms. Herries to approve the bills listed below.

Clarke Caton Hintz	\$2,081.50	Court Master – thru 3/31
Clarke Caton Hintz	\$1,909.00	Court Master – thru 4/28
Burgis Assoc.	\$2,092.50	Housing Plan 2015 – March services
Burgis Assoc.	\$5,760.00	Housing Plan 2015 – April services
North Jersey Media Group	\$ 10.56	Notice of Decision – 18 Autumn Terr. 81.04/17
North Jersey Media Group	\$ 10.56	Notice of Decision – 1 Duck Pond 51/4
Azzolina & Feury	\$ 153.75	18 Autumn Terr. 81.04/17
Bern & Assoc.	\$ 375.00	4/17 Special Meeting

Bern & Assoc.	\$ 687.50	Cho – 49/12
Bern & Assoc.	\$ 687.50	Choi – 81.01/3
J & J Realty Holdings	\$ 936.30	Return of escrow 20/8
Cho, Cheon J.	\$1,125.15	Return of escrow 49/12
Choi, Eric	\$ 888.70	Return of escrow 81.01/3

Vote: Ayes: Mr. Abad, Mr. Cybul, Ms. Gerstein, Ms. Herries, Ms. Mattes, Ms. Parilla, Ms. Sonpal, Mayor Tomasko

Absent: Ms. Cochi, Ms. McGuire

COMMITTEE REPORTS:

Bergen County League of Municipalities: Mayor Tomasko reported that the presenter at their May 9th meeting was Labor Attorney Jennifer Roselle of Genova Burns, LLC., who was very impressive and well informed. Ms. Roselle spoke about Collective Bargaining trends and the perils of the use of cell phones when conducting municipal business. These represent a permanent record and are subject to OPRA requests.

Board of Health: No meeting.

Environmental Commission: Ms. Mattes reported that they had a very productive April. The Arbor Day celebration was very well attended by the town and they planted a tree at the Alpine Pool.

Building Department: Reports distributed; no comments.

NJ Transit Update: No report.

COAH Update: Deferred to Executive Session.

Upon a motion by Mr. Abad, seconded by Ms. Gerstein to enter into Executive Session. All were in favor. The Board entered into Executive Session at 8:05 PM and returned to Open Public Session at 8:31 PM.

EXECUTIVE SESSION:

Resolution: Executive Session A Resolution 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. 10:4-12.

OFFERED BY: Mr. Abad, **SECONDED BY:** Ms. Gerstein

at a regular meeting of the Planning Board of the Borough of Alpine held on Tuesday, May 23, 2023

WHEREAS, the Planning Board of the Borough of Alpine is subject to certain requirements of the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq.; and

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12, provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by Resolution; and

WHEREAS, it is necessary for the Planning Board of the Borough of Alpine to discuss in a session not open to the public certain matters relating to the item or items authorized by N.J.S.A. 10:4-12b subsection designated below:

(b)(8) Matters Relating to Litigation, Negotiations and the Attorney-Client Privilege: Affordable Housing

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Alpine, assembled in public session on Tuesday, May 23, 2023, that an Executive Session closed to the public shall be held for the discussion of matters relating to the specific items designated above; and

BE IT FURTHER RESOLVED, that the deliberations conducted in closed session may be disclosed to the public upon the determination of the Planning Board that the public interest will no longer be served by such confidentiality.

Vote: Ayes: Mr. Abad, Mr. Cybul, Ms. Gerstein, Ms. Herries, Ms. Mattes, Ms. Parilla, Ms. Sonpal, Mayor Tomasko

Absent: Ms. Cochi, Ms. McGuire

MOTION APPROVED

ADJOURNMENT: A motion to adjourn the regular Planning Board meeting was made by Ms. Herries and seconded by Ms. McGuire. All were in favor. The meeting adjourned at 8:32 PM.

Respectfully submitted,

Marilyn Hayward
Recording Secretary