

ALPINE ZONING BOARD OF ADJUSTMENT
 Regular Meeting
 Thursday, February 16, 2023 - 7:30 P.M.
 (This meeting was held in person and taped in its entirety)

CALL TO ORDER/PLEDGE OF ALLEGIANCE/PUBLIC ANNOUNCEMENT

This regular meeting of the Alpine Zoning Board of Adjustment was called to order by Chairman Glazer at **7:29 P.M., Thursday, February 16, 2023** at the Alpine Borough Hall, the Pledge of Allegiance recited and the Public Announcement read according to the requirements of N.J.S.A. 10:4-6 et seq.:

In accordance with the provisions of the Open Public Meetings Law, notice of this Zoning Board of Adjustment meeting has met the requirements of the law as part of the Borough of Alpine's annual meeting notice published in The Record on January 9, 2023, emailed to The Suburbanite, and posted on the bulletin board in the lobby, and on the Borough website (<http://www.alpinenj07620.org>). Instructions for how the public can participate and access the meeting and documents have been included in the posted agenda; a copy filed in the Borough Clerk's office.

ROLL CALL

Richard Glazer (C)	Present	Tony Clores (VC)	Absent	Amy Lerner	Absent
George Abad, Jr	Absent	Richard Bonhomme	Present	Robert F. Policano, Alt I	Present
Anthony Barbieri	Present	Elizabeth Herries	Present	Bruce Pomerantz, Alt II	Present

Staff Present: Board Attorney Michael B. Kates, Esq., Board Secretary Jo Anna Myung

Staff Absent: Board Engineer Perry Frenzel

Noted: Mayor Paul H. Tomasko in attendance as an audience member.

COMMUNICATIONS: None.

PROCEDURAL MOTIONS

Resolution: Approval of Reorganization Meeting Minutes – January 19, 2023

Motion by: Mr. Policano

Seconded by: Mr. Barbieri

At the meeting of the Zoning Board of Adjustment to approve the January 19, 2023 meeting minutes.

Vote: Ayes: Mr. Barbieri, Mr. Bonhomme, Mr. Glazer, Ms. Herries, Mr. Policano, Mr. Pomerantz

Absent: Mr. Abad, Mr. Clores, Ms. Lerner

MOTION APPROVED

Resolution: Approval of Bills and Claims

Motion by Mr. Bonhomme

Seconded by Ms. Herries

To approve the following Bills and Claims:

Kates Nussman Ellis Farhi & Earle LLP	Mankovsky – 10 Rionda Court (escrow)	Inv. 30058	\$2,480.00
Azzolina & Feury Engineering Inc	Mankovsky – 10 Rionda Court (escrow)	Inv. 77056 ¹	\$236.00
Azzolina & Feury Engineering Inc	Mankovsky – 10 Rionda Court (escrow)	Inv. 77143	\$891.75
Azzolina & Feury Engineering Inc	Mankovsky – 10 Rionda Court (escrow)	Inv. 77142	\$184.50
NJMG	ZBA Legal Publication: PSA	Inv. 0005566870	\$11.44
NJMG	Notice of Decision: Church of the Lord (escrow)	Inv. 0005567865	\$16.28

Vote: Ayes: Mr. Barbieri, Mr. Bonhomme, Mr. Glazer, Ms. Herries, Mr. Policano, Mr. Pomerantz

Absent: Mr. Abad, Mr. Clores, Ms. Lerner

MOTION APPROVED

MEMORIALIZATION: Stan and Margaret Mankovsky's Approval of 10 Rionda Court Variance Relief

- Memorialization Resolution **ON HOLD** pending escrow replenishment.

¹Building Department charged against ZBA escrow because they have not received escrow for their account on this applicant. These minutes have been approved by the Zoning Board of Adjustment at the March 16, 2023 meeting.

COMMENTS FROM THE BOARD:

- Ms. Herries inquired about commitments made in the resolution for this applicant.
- Mr. Kates replied that the memorialization does not stop them from resolving issues surrounding this application and they cannot obtain a CCO until they fulfil conditions.
- Mr. Glazer commented that one of the attorneys conducted an aerial view of the site and 750 square feet may not address coverage requirements.
- Board Secretary commented that the Board Engineer cannot conduct site inspections until funds are replenished in the escrow.
- Ms. Herries confirmed that only Board Members that voted in favor can vote for the memorialization.
- Mr. Kates offered the Board additional time to review the draft resolution until the next Zoning Board meeting.

HEARINGS None.

OTHER BUSINESS:

- Church of the Lord has not submitted a Final As-Built Survey. We are also awaiting additional escrow funds in order to pay bills. Mr. Kates recommended not to release permits and CCO's until we receive escrow.

OPEN FOR PUBLIC COMMENTS

- Mayor Tomasko reported that the town's budget will be introduced at their March Mayor and Council meeting.

ADJOURNMENT

Upon a Motion by Mr. Barbieri, seconded by Ms. Herries and approved by all those present, the meeting was adjourned at 7:39 PM.

Respectfully submitted,

Jo Anna Myung
Board Secretary