

**ALPINE ZONING BOARD OF ADJUSTMENT**  
Regular Meeting  
Thursday, March 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, March 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)	Present	Amy Lerner	Absent
George Abad, Jr	Present	Richard Bonhomme	Present	Robert F. Policano, Alt I	Present
Anthony Barbieri	Present	Elizabeth Herries	Absent	Bruce Pomerantz, Alt II	Absent

**Staff Present:** Cara Landolfi, Esq. for Board Attorney Michael B. Kates, Board Secretary Jo Anna Myung

**Staff Absent:** Board Engineer Perry Frenzel

**Notable Mentions:** Honorable Mayor Paul H. Tomasko and the Honorable Councilman David Kupferschmid in attendance as audience members.

**COMMUNICATIONS:** None.

**PROCEDURAL MOTIONS**

**Resolution: Approval of Reorganization Meeting Minutes – February 16, 2023**

**Motion by:** Mr. Abad

**Seconded by:** Mr. Policano

At the meeting of the Zoning Board of Adjustment to approve the February 16, 2023 meeting minutes.

**Vote: Ayes:** Mr. Abad, Mr. Barbieri, Mr. Bonhomme, Mr. Clores, Mr. Glazer, Mr. Policano

**Absent:** Ms. Herries, Ms. Lerner, Mr. Pomerantz

**MOTION APPROVED**

**Resolution: Approval of Bills and Claims** None.

**PUBLIC COMMENTS:** None.

**MEMORIALIZATION:** 10 Rionda Court, Block 49 Lot 39

Ms. Landolfi summarized the Memorialization Resolution and listed specific conditions for this property under which it was being approved for.

**Resolution:** Upon a **Motion by** Mr. Bonhomme, **Seconded by** Mr. Abad to memorialize the application that is approved for a variance relief from excessive building and improved lot coverage, and deficient side yard setback as built and not conforming to a development application approved by the Board on August 6, 2002 with conditions specific to the application all as set forth in the Memorialization Resolution.

In summary:

- Removal of 750 square feet cement patio around the pool
- Drainage issues addressed to satisfaction of Borough Engineer and at expense of applicants and/or their successors in Title
- All non-drainage issues addressed to satisfaction of Borough Engineer
- All open conditions prohibiting issuance of CCO must be satisfied
- Applicants shall file amended Plan or Survey detailing final modifications with Borough Engineer's signature
- Resolution shall be appended to applicants' deed and recorded with Title to serve notice to any successors in Title

The Memorialization Resolution is available for public inspection during normal business hours at the office of the Borough Clerk. Alternatively, a copy may be requested under the Open Public Records Act as set forth on the municipal website at [www.alpinenj07620.org](http://www.alpinenj07620.org).

**Vote: Ayes:** Mr. Abad, Mr. Barbieri, Mr. Policano

**Opposed:** Mr. Bonhomme, Mr. Glazer, Ms. Herries

**Abstain:** Mr. Clores

**Absent: Ms.** Herries, Ms. Lerner, Mr. Pomerantz

**MOTION APPROVED**

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*These minutes have been approved by the Zoning Board of Adjustment at the April 20, 2023 meeting.*

**PUBLIC COMMENTS:** None.

**HEARINGS** None.

**NEW BUSINESS:**

There are two applications that were denied by the Zoning Official in the building department. Our Zoning Board of Adjustment may be receiving their applications for a zoning review and hearing soon:

- 36 Buckingham Drive, Block 81.04 Lot 3
- 1006 Closter Dock Road, Block 42 Lot 3

**PUBLIC COMMENTS:**

Mayor Paul H. Tomasko thanked the Board for the opportunity to speak and reported on the following:

- The Borough Attorney Russ Huntington after 12-14 years of service has retired and his colleague Levi Kool will be serving as the Borough Attorney at the next Mayor and Council meeting.
- Chief of Police Chris Belcolle retired after 12 years of faithful service and Matt Kent was appointed Acting Chief; until Chris works off his accumulated sick days and vacation days later this year.
- Mayor and Council are working on keeping within the acceptable guidelines despite extraordinary increases in the budget.
- Memorial Day planning is underway for this major event of the year to honor veterans who served our country.

Mr. Abad inquired about the status of Church of the Lord. Board Secretary reported that the Zoning Board escrow is current and amended plans have been received. We will follow up on the Landscape Plan as we have not yet received those, and any necessary permit(s) required would need to go through the Building Department.

The application for their use variance was approved for off-street parking less than the required number of spaces for houses of worship as a conditional use. Based on Public and the Board's comments, they were taking 8 parking spaces from the Stone Church side and putting them on the other side near 9W. How they roll out, in phases, is up to them.

Mr. Hubschman have communicated that there may be changes to the plan in terms of the stone wall. Any changes to this application, for example this stone wall he is referring to, is out of scope. It was recommended to Mr. Hubschman that he will need to go through the Building Department Zoning Official's review process before this project comes through to our Board for review; which would require a separate application, escrow and hearing process.

**ADJOURNMENT**

Upon a Motion by Mr. Barbieri, seconded by Mr. Clores and approved by all those present, the meeting was adjourned at 7:43 PM.

Respectfully submitted,

Jo Anna Myung  
Board Secretary