

Borough of Alpine
Zoning Board of Adjustment

AFFIDAVIT OF SERVICE

Application Of

Thomas and Christine Haring
45 Alpine Drive
Block 40, Lot 7

STATE OF NEW JERSEY }
 } SS.:
COUNTY OF BERGEN }

Matthew G. Capizzi, of full age, being duly sworn upon his oath, deposes and says:

1. I am the attorney for the applicant in this matter.
2. On October 2, 2020, I mailed a Notice, a copy of which is attached as Schedule A, to all persons listed on Schedule B, which list was supplied to me by the appropriate municipal officers.
3. These mailings were sent by certified mail, as shown by the *original* white receipts, which are attached hereto as Schedule "C".



Matthew G. Capizzi
Attorney At Law – State of New Jersey

SCHEDULE "A"
NOTICE

BOROUGH OF ALPINE
BOARD OF ADJUSTMENT
NOTICE OF HEARING

Re: Application of Thomas and Christine Haring (the "Applicant")
45 Alpine Drive; Block 40, Lot 7 (the "Property")

PLEASE TAKE NOTICE that in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq. the Zoning Board of Adjustment of the Borough of Alpine (the "Board") will conduct an Electronic Public meeting on **October 15, 2020**, at 7:30 P.M., or as soon thereafter as the matter can be reached, in lieu of its regular in-person public meeting previously advertised. This Electronic Public Meeting is being held in lieu of an in-person public meeting due to the state of emergency arising from the COVID-19 virus and to ensure the health, safety and welfare of the public pursuant to State and County directives. The above-named Applicant will apply to the Zoning Board of Adjustment of the Borough of Alpine (the "Board") by virtual/audio public meeting, for purpose of reviewing and acting upon an application for development filed by Thomas and Christine Haring (the "Applicant") relative to property commonly known as 45 Alpine Drive, Alpine, New Jersey, 07620, also known as Lot 7, in Block 40 on the current tax assessment map of the Borough of Alpine.

The Property is developed with an existing split-level single-family dwelling (the "Building"). The Property was the subject of a prior Zoning Board application during which the Board, via resolution adopted December 17, 2017, granted the Applicant's request to expand the Building requiring a variance to exceed maximum allowable building/lot coverage. The Building is now under renovation to create the additions approved by the Board in 2017. The Zoning Officer has raised concerns regarding whether the renovation conforms to the plans approved by the Board in 2017.

Now, therefore, the Applicant is before the Board pursuant to N.J.S.A. 40:55D-70(a) and N.J.S.A. 40:55D-72 appealing certain determinations set forth in a letter from the Borough of Alpine's Zoning Officer Alden Blackwell dated August 19, 2020.

Should the Board uphold one or all of the determinations made by the Zoning Officer and said determination(s) results in the Applicant requiring variance relief, the Applicant seeks said variance relief pursuant to N.J.S.A. 40:55D-70(c)(1) and c(2) including, but not limited to, Number of Stories (2.5 Stories Maximum v. 3.5/4 Stories Proposed), Lot/Building Coverage (10% Maximum, 14.63% Previously Granted, 15.77% Proposed), Improved Coverage (20% Maximum v. 20.73% Proposed) and as otherwise may be determined by the Board and/or the Board's Professionals.

Measurements, percentages and other calculations provided in this notice are in accordance with the development plans filed with the application. Please note that to the extent plan and/or application revisions are made during the hearing process, these measurements, percentages and other calculations will likely change, as will the associated relief required. The Applicant reserves the right to amend their application accordingly.

In addition to the foregoing described approvals, the Applicant will also seek the Board's approval for any and all exceptions, waivers, variances and other incidental relief, including checklist waivers, that may be required or deemed necessary by the Board and/or its professionals after or during its review of this application, together with any further relief that may be deemed necessary by the Applicant during the hearing process, including that which may be generated by way of revised plans and submission of same.

Public Access: Members of the public may attend by using the "Zoom" on-line meeting platform. Pre-registration is required. Interested parties are advised to request instructions on how to attend this virtual Zoom meeting by contacting the Zoning Board Secretary at 201-784-2900 ext. 10, on any business day from 10:00 a.m. to 4:00 p.m. including the day of the meeting. A telephone option will be available on this platform. The agenda and any applications and supporting documents will be available for viewing on the Borough website www.alpinenj07620.org, posted on the Municipal Clerk page beneath the Zoning Board Agenda 10 days prior to the meeting date. Alternatively, application(s) may be viewed by appointment only, by contacting the Zoning Board office.

During the virtual/telephonic public hearing, any interested party will have an opportunity to listen to the hearing, be heard (ask questions, provide comments or offer evidence)

The Zoning Board of Adjustment will be accepting e-mailed public comments or questions in advance of the meeting for those individuals who are unable to participate electronically. Any such comments received will be placed into the public record, as appropriate. Such comments should be e-mailed to Nancy Wehmann at nwehmann@alpinenj.org, with a copy to applicant's attorney as set forth below, and must be received by 4:00 P.M. on the date of the meeting.

Attorney for Applicant
Matthew G. Capizzi, Esq.
Capizzi Law Offices
11 Hillside Ave., 2nd Fl
Tenafly, NJ 07670
201 266 8300

SCHEDULE "B"
200' LIST

OWNER & ADDRESS REPORT

ALPINE

09/10/20 Page 1

200 FOOT LIST AS OF SEPTEMBER 10, 2020
BLOCK 40 LOT 7 - 45 ALPINE DRIVE

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
40	3		2	RHEE, KANG Y & ELENA S 26 DUBOIS AVE ALPINE, NJ 07620	26 DUBOIS AVENUE	
40	4		2	I VALDI, GEORGE 30 DUBOIS AVE ALPINE, NJ 07620	30 DUBOIS AVENUE	
40	5		2	LIN, JOAN C & CHIH YIN & LIN, IRIS PO BOX 257 ALPINE, NJ 07620	34 DUBOIS AVENUE	
40	6		2	KAO, JEH-LI PO BOX 561 ALPINE, NJ 07620	38 DUBOIS AVENUE	
40	8		2	HALASZ, ROBERT & KOLBEN, AGNES PO BOX 498 ALPINE, NJ 07620	39 ALPINE DRIVE	
40	9		2	HARING, THOMAS & CHRISTINE PO BOX 571 ALPINE, NJ 07620	35 ALPINE DRIVE	
40	10		2	HAMLIN, GEORGE R TRSTE 31 ALPINE DRIVE ALPINE, NJ 07620	31 ALPINE DRIVE	
41	4		2	INCONTRO, RICHARD & CHRISTINE PO BOX 820 ALPINE NJ 07620	36 SCHOOL HOUSE LANE	
41	5		2	SAAL, ROBERT F DUBOIS AVENUE ALPINE, NJ 07620	35 DUBOIS AVENUE	
41	6		2	ROH, SANGHO 31 DUBOIS AVE ALPINE, NJ 07620	31 DUBOIS AVENUE	
42	1		2	NOBACK, RALPH P. PO BOX 139 ALPINE, NJ 07620	57 SCHOOL HOUSE LANE	
42	1.01		1	NOBACK, RALPH T & NOBACK, PETER C PO BOX 139 ALPINE, NJ 07620	CLOSTER DOCK ROAD	
42	2		2	KUPI, ZINETA P.O. BOX 533 ALPINE, NJ 07620	1002 CLOSTER DOCK ROAD	
42	3		4A	KIM, CHARLES & ROSEMARY PO BOX 483 ALPINE, NJ 07620	1006 CLOSTER DOCK ROAD	
42	4		4A	MC CAFFREY, ROBERT & JOHN 203 HICKORY LN CLOSTER, NJ 07624	1010 CLOSTER DOCK ROAD	
42	5		1	MARAL ASSOCIATES, LLC 150 COUNTY RD TENAFLY, NJ 07670	1014 CLOSTER DOCK ROAD	
42	6		4A	MARAL ASSOCIATES, LLC 150 COUNTY RD TENAFLY, NJ 07670	1018 CLOSTER DOCK ROAD	
42	7		2	MARAL ASSOCIATES, LLC. 150 COUNTY RD TENAFLY, NJ 07670	SCHOOL HOUSE LANE	
43	8		2	GIANNUZZI, LEWIS D. & G.L. PO BOX 631 ALPINE, NJ 07620	994 CLOSTER DOCK ROAD	

OWNER & ADDRESS REPORT

ALPINE

09/10/20 Page 2

200 FOOT LIST AS OF SEPTEMBER 10, 2020
 BLOCK 40 LOT 7 - 45 ALPINE DRIVE

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
49	35		2	PECKAR, MAXINE PO BOX 435 ALPINE, NJ 07620	23 RIONDA COURT	34.01
49	36		2	JO, EUN-RAE & SOYUNJ PO BOX 262 ALPINE, NJ 07620	27 RIONDA COURT	



Borough of Alpine

100 Church Street • Alpine, New Jersey 07620-1095

Tel (201) 784-2900 Fax (201) 784-1407

September 10, 2020
Block 40 Lot 7

UTILITIES

Suez Water New Jersey, Inc.
461 From Road, Suite 400
Paramus, NJ 07652

PSE&G
Manager Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

Verizon
9 Gates Avenue #2
Montclair, NJ 07042

Rockland Electric Co.
390 West Route 59
Spring Valley, NY 10977

Cablevision
40 Potash Rd
Oakland, New Jersey 07436

County of Bergen
One Bergen County Plaza
Room 580
Hackensack, NJ 07601-7076

Bergen County Utilities Authority *(If sewer connection)*
PO Box 122
Little Ferry, NJ 07640

SCHEDULE "C"
ORIGINAL WHITE RECEIPTS

Applicant: Thomas and Christine Haring

Address: 45 Alpine Drive
Alpine, NJ 07620

File Number: 1242

7020 0090 0001 9345 2064

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Str

City

Bergen County Department of Planning & Engineering
One Bergen County Plaza, 4th Floor
Hackensack, NJ 07601

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City

Commissioner, Dept. of Transportation
NJ Dept. of Transportation
1035 Parkway Ave
Trenton, NJ 08625

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New Jersey State Planning Commission
33 West State Street, 3rd Floor
Trenton, NJ 08625

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Rhee, Kang Y & Elena S
26 Dubois Ave
Alpine, NJ 07620

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Ivaldi, George
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Lin, Joan C & Chin Yin & Lin, Iris
PO Box 257
Alpine, NJ 07620

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Instructions

Applicant: Thomas and Christine Haring

Address: 45 Alpine Drive
Alpine, NJ 07620

File Number: 1242

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Kao, Jeh-Li
PO Box 561
Alpine, NJ 07620

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Halasz, Robert & Kolben, Agnes
PO Box 498
Alpine, NJ 07620

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Hamlin, George R TRSTE
31 Alpine Drive
Alpine, NJ 07620

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Street
City

Incontro, Richard & Christine
PO Box 820
Alpine NJ 07620

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Saal, Robert F
Dubois Avenue
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Roh, Sangho
31 Dubois Ave
Alpine, NJ 07620

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Address: 45 Alpine Drive
Alpine, NJ 07620

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PO Box 139
Alpine, NJ 07620**

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**Noback, Ralph T. & Noback, Peter C
PO Box 139
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**Kupi, Zinenta
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**Kim, Charles & Rosemary
PO Box 483
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**Mc Caffery, Robert & John
203 Hickory Ln
Closter, NJ 07624**

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City

**Maral Associates, LLC
150 County Rd
Tenafly, NJ 07670**

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Applicant: Thomas and Christine Haring

Address: 45 Alpine Drive
Alpine, NJ 07620

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City, St	

Maral Associates, LLC
150 County Rd
Tenafly, NJ 07670

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Maral Associates, LLC.
150 County Rd
Tenafly, NJ 07670

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City, St	

Giannuzzi, Lewis D. & G.L.
PO Box 631
Alpine, NJ 07620

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City, St	

Peckar, Maxine
PO Box 435
Alpine, NJ 07620

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Notice Content

BOROUGH OF ALPINE BOARD OF ADJUSTMENT NOTICE OF HEARING Re: Application of Thomas and Christine Haring (the "Applicant") 45 Alpine Drive; Block 40, Lot 7 (the "Property") PLEASE TAKE NOTICE that in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq. the Zoning Board of Adjustment of the Borough of Alpine (the "Board") will conduct an Electronic Public meeting on October 15, 2020, at 7:30 P.M., or as soon thereafter as the matter can be reached, in lieu of its regular in-person public meeting previously advertised. This Electronic Public Meeting is being held in lieu of an in-person public meeting due to the state of emergency arising from the COVID-19 virus and to ensure the health, safety and welfare of the public pursuant to State and County directives. The above-named Applicant will apply to the Zoning Board of Adjustment of the Borough of Alpine (the "Board") by virtual/audio public meeting, for purpose of reviewing and acting upon an application for development filed by Thomas and Christine Haring (the "Applicant") relative to property commonly known as 45 Alpine Drive, Alpine, New Jersey, 07620, also known as Lot 7, in Block 40 on the current tax assessment map of the Borough of Alpine. The Property is developed with an existing split-level single-family dwelling (the "Building"). The Property was the subject of a prior Zoning Board application during which the Board, via resolution adopted December 17, 2017, granted the Applicant's request to expand the Building requiring a variance to exceed maximum allowable building/lot coverage. The Building is now under renovation to create the additions approved by the Board in 2017. The Zoning Officer has raised concerns regarding whether the renovation conforms to the plans approved by the Board in 2017. Now, therefore, the Applicant is before the Board pursuant to N.J.S.A. 40:55D-70(a) and N.J.S.A. 40:55D-72 appealing certain determinations set forth in a letter from the Borough of Alpine's Zoning Officer Alden Blackwell dated August 19, 2020. Should the Board uphold one or all of the determinations made by the Zoning Officer and said determination(s) results in the Applicant requiring variance relief, the Applicant seeks said variance relief pursuant to N.J.S.A. 40:55D-70(c)(1) and c(2) including, but not limited to, Number of Stories (2.5 Stories Maximum v. 3.5/4 Stories Proposed), Lot/Building Coverage (10% Maximum, 14.63% Previously Granted, 15.77% Proposed), Improved Coverage (20% Maximum v. 20.73% Proposed) and as otherwise may be determined by the Board and/or the Board's Professionals. Measurements, percentages and other calculations provided in this notice are in accordance with the development plans filed with the application. Please note that to the extent plan and/or application revisions are made during the hearing process, these measurements, percentages and other calculations will likely change, as will the associated relief required. The Applicant reserves the right to amend their application accordingly. In addition to the foregoing described approvals, the Applicant will also seek the Board's approval for any and all exceptions, waivers, variances and other incidental relief, including checklist waivers, that may be required or deemed necessary by the Board and/or its professionals after or during its review of this application, together with any further relief that may be deemed

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necessary by the Applicant during the hearing process, including that which may be generated by way of revised plans and submission of same. Public Access: Members of the public may attend by using the "Zoom" on-line meeting platform. Pre-registration is required. Interested parties are advised to request instructions on how to attend this virtual Zoom meeting by contacting the Zoning Board Secretary at 201-784-2900 ext. 10, on any business day from 10:00 a.m. to 4:00 p.m. including the day of the meeting. A telephone option will be available on this platform. The agenda and any applications and supporting documents will be available for viewing on the Borough website www.alpinenj07620.org, posted on the Municipal Clerk page beneath the Zoning Board Agenda 10 days prior to the meeting date. Alternatively, application(s) may be viewed by appointment only, by contacting the Zoning Board office. During the virtual/telephonic public hearing, any interested party will have an opportunity to listen to the hearing, be heard (ask questions, provide comments or offer evidence) The Zoning Board of Adjustment will be accepting e-mailed public comments or questions in advance of the meeting for those individuals who are unable to participate electronically. Any such comments received will be placed into the public record, as appropriate. Such comments should be e-mailed to Nancy Wehmann at nwehmann@alpinenj.org, with a copy to applicant's attorney as set forth below, and must be received by 4:00 P.M. on the date of the meeting. Attorney for Applicant Matthew G. Capizzi, Esq. Capizzi Law Offices 11 Hillside Ave., 2nd Fl Tenafly, NJ 07670 201 266 8300 The Record October 4, 2020 Fee: \$94.05 (99) 4404035

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