

ALPINE ZONING BOARD OF ADJUSTMENT

Regular Meeting

Thursday, April 16, 2015 - 7:30 P.M.

(This meeting was 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 7:30 p.m., Thursday, April 16, 2015 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, the notice of this regular meeting held Thursday, April 16, 2015 has met the requirements of the law by being published in The Record as part of the Annual Notice on January 7, 2015, posted on the bulletin board in the lobby of the Borough Hall and a copy filed in the office of the Borough Clerk.

ROLL CALL

Richard Glazer	Present	Bob Burns	Present
Tony Clores	Absent	David Kupferschmid	Present
Anne Ronan	Absent	Richard Bonhomme	Present
Steve Cohen	Present	Anthony Barbieri, Alt I	Present
Jeffrey Mayer	Absent		

Staff Present on Dais: Board Attorney Michael Kates,
Borough Engineer Gary Vander Veer, Board Secretary Nancy Wehmann

COMMUNICATIONS

1) Copy of Borough Engineer's 3/24/2015 letter to the Construction Code Official re: Zoellner Block 55 Lot 4.01 – 83 Church Street regarding the tree removal application. Mr. Vander Veer noted letter is advisory; this was a condition of their resolution.

2) Copy of Borough Engineer's 4/3/2015 letter to the Construction Code Official re: Conway Block 70 Lot 3 – 11 Litchfield Way regarding plan review. Mr. Vander Veer explained letter is advisory; they submitted revised plans subsequent to the hearing to address comments that were made. There are one or two items left to complete before they can be issued a building permit.

3) Annual Civil Rights Notice

MEMORIALIZATIONS - Conway Block 70 Lot 3 – 11 Litchfield Way

Attorney Kates distributed the resolution and highlighted the key points.

Resolution: Upon a motion by Mr. Bonhomme, seconded by Mr. Cohen for Applicants George T. Conway III and Kellyanne Conway granting a variance to exceed maximum improved lot coverage by 2% to construct a circular driveway. Said approval is subject to stipulations and conditions as outlined in the resolution for this property located at 11 Litchfield Way designated as Block 70 Lot 3 on the Tax Assessment Map of Alpine, New Jersey, Bergen County. This resolution is on file at the Borough of Alpine, 100 Church Street, Alpine, NJ for review.

Vote: Ayes: Mr. Cohen, Mr. Bonhomme, Mr. Burns, Mr. Barbieri, Me. Glazer

MOTION CARRIED

PROCEDURAL MOTIONS

Resolution: Approval of Bills and Claims Upon a motion by Mr. Bonhomme, seconded by Mr. Cohen and approved by all those eligible to vote at the regular meeting of the Alpine Zoning Board of Adjustment held on Thursday, April 16, 2015 to approve the following Bills and Claims:

Azzolina & Feury	Escrow Conway 70/3	Inv. 63443	374.50
Kates, Nussman, et.al.	Escrow Conway 70/3	Inv. 20030	978.00
North Jersey Media Group	Escrow Zoellner 55/4	Inv. 3838925	21.74

MOTION CARRIED

Resolution: Approval of Minutes: Regular Meeting March 19, 2015

Upon a motion by Mr. Barbieri, seconded by Mr. Cohen and approved by all those eligible to vote at this regular meeting of the Alpine Zoning Board of Adjustment held on Thursday, April 16, 2015 to approve the minutes of the regular meeting held on March 19, 2015 as amended.

MOTION CARRIED

Resolution: Return of Escrow Upon a motion by Mr. Cohen, seconded by Mr. Bonhomme and approved by all those eligible to vote at the regular meeting of the Alpine Zoning Board of Adjustment held on Thursday, April 16, 2015 to return the following escrow which have been reviewed and approved by the Board Attorney and Borough Engineer.

NYSMA Ltd	Block 43 Lot 3	Application 7/29/2014	\$56.00
Partnership	966 Closter	As transfer from Planning	
Trust AC 70137	Dock Road	Board	
		Withdrawn 3/25/2015	

MOTION CARRIED

NEW/CONTINUED HEARINGS - None

OTHER BUSINESS

The Board Secretary reminded Financial Disclosure Forms are due April 30, 2015.

Mayor Tomasko noted the newsletter went out, the revised landscaper ordinance is in effect prohibiting noise on Saturdays and that with the increase in demolition and reconstruction projects in town he trusts the Boards will do their best to base any approvals for excess on need rather than applicants' desire to make money.

Chairman Glazer expressed thanks to the Mayor and Council for their work on keeping tax increases to the minimum and the DPW for snow removal. A brief discussion followed on State budget issues relative to Pensions and the Transportation Trust Fund. The Light Rail Project into Englewood has likely stalled due to lack of funding.

Mr. Burns recognized the passing of former Cliffside Park Mayor, Gerald "Gerry" Calabrese; a great public servant who served as Mayor for 51 years. Mayor Tomasko noted he was also recognized at the BC Mayors Breakfast.

ADJOURNMENT at 7:49 p.m. upon motion by Mr. Bonhomme seconded by Mr. Cohen and approved by all.

Respectfully submitted,

Nancy Wehmann, Secretary