

**AGENDA - ZONING BOARD OF ADJUSTMENT MEETING
REORGANIZATION & REGULAR MEETING
THURSDAY, JANUARY 21, 2021
ALPINE BOROUGH HALL - 100 CHURCH STREET
7:30 P.M.**

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 will conduct its reorganization and regular meeting on **Thursday, January 21, 2021, at 7:30 P.M.** This public meeting will be held electronically 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.

Public access: Members of the public can attend by using either the "Zoom" or "AT&T Teleconference" on-line meeting platforms as designated by the Board for that meeting. Pre-registration is required. Interested parties are advised to request instructions on how to attend this virtual 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. Individuals who cannot attend wishing to address the Board with general comments unrelated to a particular application may submit to the Board Secretary prior to 4:00 PM on the date of the meeting for review by the Board Attorney. If appropriate they will be read into the record during the Communications portion of the agenda. This does not apply to public hearings where an individual, or their designated representative, must be present on the call or virtual meeting to submit questions or comments during the appropriate portion of a public hearing relative to an application before the Board. Comments should be e-mailed to Nancy Wehmann at nwehmann@alpinenj.org and must be received by 4:00 P.M. on the date of the meeting.

- I. **CALL TO ORDER/ SALUTE TO FLAG
PUBLIC ANNOUNCEMENT (Open Public Meetings Law)**
- II. **SWEARING IN 2021 APPOINTEES:** Richard Glazer, Steve Cohen, George Abad,
Elizabeth Herries (Alt. 1)
- III. **ROLL CALL of the 2021 Zoning Board of Adjustment**
- IV. **APPOINTMENTS by Resolution:**
 - 1) Chairman
 - 2) Vice Chairman
 - 3) Secretary
 - 4) Board Attorney
- V. **COMMUNICATIONS**
 - 1) *Letter 1/11/2021re: McCaffrey Block 42 Lot4 1010 Closter Dock Road.
Application withdrawn without prejudice.*
- VI. **MEMORIALIZATIONS**
 - 1) Haring Block 40 Lot 7 45 Alpine Drive
- VII. **PROCEDURAL MOTIONS**
 - 1) **Resolution:** Approval of Minutes December 17, 2020
 - 2) **Resolution:** Approval of Bills and Claims
- VIII. **HEARINGS - None**
- IX. **OTHER BUSINESS or Closed Session – (If needed)**
 - 1) 2021 Annual Report
- X. **ADJOURNMENT**

**AGENDA - ZONING BOARD OF ADJUSTMENT MEETING
REORGANIZATION & REGULAR MEETING
THURSDAY, FEBRUARY 18, 2021
ALPINE BOROUGH HALL - 100 CHURCH STREET
7:30 P.M.**

NOTICE IS HEREBY GIVEN that the regular meeting of the Zoning Board of Adjustment, Borough of Alpine, New Jersey, scheduled for Thursday, February 18, 2021 is cancelled due to a lack of new business.

The next regular meeting is scheduled for Thursday March 18, 2021 at 7:30 PM

Nancy Wehmann
Zoning Board Secretary

Distribution: The Record (for informational purposes only)
Alpine Borough Clerk
Alpine Bulletin Board

**AGENDA - ZONING BOARD OF ADJUSTMENT MEETING
REORGANIZATION & REGULAR MEETING
THURSDAY, MARCH 18, 2021
ALPINE BOROUGH HALL - 100 CHURCH STREET
7:30 P.M.**

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 will conduct its reorganization and regular meeting on **Thursday, March 18, 2021, at 7:30 P.M.** This public meeting will be held electronically 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.

Public access: Members of the public can attend by using the "Zoom Webinar" on-line meeting platform. **Pre-registration is required. Interested parties are advised to request instructions on how to attend this virtual 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.** 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 in-person by appointment only, by contacting the Zoning Board office.

- I. **CALL TO ORDER/ SALUTE TO FLAG
PUBLIC ANNOUNCEMENT (Open Public Meetings Law)**
- II. **ROLL CALL**
- III. **COMMUNICATIONS**
 - 1) Letter Azzolina & Feury February 24, 2021 Re: Haring residence / Addition Block 40 Lot 7 45 Alpine Drive
- IV. **MEMORIALIZATIONS - none**
- V. **PROCEDURAL MOTIONS**
 - 1) **Resolution:** Approval of Minutes January 21, 2020
 - 2) **Resolution:** Approval of Bills and Claims
 - 3) **Resolution:** Return of Escrow
- VI. **HEARINGS**
 - 1) Arris Corporation Block 74 Lot 5 11 Dogwood Lane
- VII. **OTHER BUSINESS or Closed Session – (If needed)**
 - 1) 2021 Annual Report
- VIII. **ADJOURNMENT**

**AGENDA - ZONING BOARD OF ADJUSTMENT MEETING
REGULAR MEETING
THURSDAY, APRIL 15, 2021
ALPINE BOROUGH HALL - 100 CHURCH STREET
7:30 P.M.**

NOTICE IS HEREBY GIVEN that the regular meeting of the Zoning Board of Adjustment, Borough of Alpine, New Jersey, scheduled for Thursday, April 15, 2021 is cancelled due to a lack of new business.

At the request of the applicant the matter of:

Arris Corporation Block 74 Lot 5 11 Dogwood Lane
is carried to the next regular meeting.

The next regular meeting is scheduled for Thursday May 20, 2021 at 7:30 PM

Nancy Wehmann
Zoning Board Secretary

Distribution: The Record (for informational purposes only)
Alpine Borough Clerk
Alpine Bulletin Board

AGENDA - ZONING BOARD OF ADJUSTMENT MEETING
REGULAR MEETING
THURSDAY, MAY 20, 2021
ALPINE BOROUGH HALL - 100 CHURCH STREET
7:30 P.M.

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 will conduct its reorganization and regular meeting on **Thursday, May 20, 2021, at 7:30 P.M.** This public meeting will be held electronically 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.

Public access: Members of the public can attend by using the "Zoom Webinar" on-line meeting platform. Pre-registration is required. Interested parties are advised to request instructions on how to attend this virtual 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. 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 in-person by appointment only, by contacting the Zoning Board office.

- I. **CALL TO ORDER/ SALUTE TO FLAG**
PUBLIC ANNOUNCEMENT (Open Public Meetings Law)
- II. **OATHS – Elizabeth Herries Member, Amy Lerner Alternate I**
- III. **ROLL CALL**
- IV. **COMMUNICATIONS**
- V. **MEMORIALIZATIONS - none**
- VI. **PROCEDURAL MOTIONS**
 - 1) **Resolution:** Approval of Minutes March 18, 2021
 - 2) **Resolution:** Approval of Bills and Claims
- VII. **HEARINGS**
 - 1) Arris Corporation Block 74 Lot 5 11 Dogwood Lane (continued from March 18, 2021)
- VIII. **OTHER BUSINESS or Closed Session – (If needed)**
 - 1) 2021 Annual Report
 - 2) BER-L-1672-21 Eun-Rae Jo v. Alpine Zoning Board of Adjustment, Thomas & Christine Haring
- XI. **ADJOURNMENT**

AGENDA - ZONING BOARD OF ADJUSTMENT MEETING
REGULAR MEETING
THURSDAY, JUNE 17, 2021
ALPINE BOROUGH HALL - 100 CHURCH STREET
7:30 P.M.

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 will conduct its regular meeting on **Thursday, June 17, 2021, at 7:30 P.M.** This public meeting will be held electronically 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.

Public access: Members of the public can attend by using the "AT&T Teleconference" on-line meeting platform. Pre-registration is required. Interested parties are advised to request instructions on how to attend this virtual meeting by contacting the Zoning Board Secretary at 201-784-2900 ext. 10 or nwehmann@alpinenj.org, on any business day from 10:00 a.m. to 4:00 p.m. including the day of the meeting. The agenda will be available for viewing on the Borough website www.alpinenj07620.org as posted on the Municipal Clerk page. No hearings are scheduled for this meeting.

- I. **CALL TO ORDER/ SALUTE TO FLAG**
PUBLIC ANNOUNCEMENT (Open Public Meetings Law)

- II. **ROLL CALL**

- III. **COMMUNICATIONS**

- IV. **MEMORIALIZATIONS** - Arris Corporation Block 74 Lot 5 11 Dogwood Lane

- V. **PROCEDURAL MOTIONS**
 - 1) **Resolution:** Approval of Minutes May 20, 2021
 - 2) **Resolution:** Approval of Bills and Claims
 - 3) **Resolution:** Return of Escrow

- VI. **HEARINGS - none**

- VII. **OTHER BUSINESS or Closed Session – (If needed)**
 - 1) 2021 Annual Report

- VIII. **ADJOURNMENT**

AGENDA - ZONING BOARD OF ADJUSTMENT MEETING
REGULAR MEETING
THURSDAY, JULY 15, 2021
ALPINE BOROUGH HALL - 100 CHURCH STREET
7:30 P.M.

This will be an in-person meeting.

Per current CDC and NJDOH guidance we encourage anyone who is not vaccinated to wear a mask and socially distance for the protection of yourself and others.

- I. **CALL TO ORDER/ SALUTE TO FLAG**
 PUBLIC ANNOUNCEMENT (Open Public Meetings Law)

- II. **ROLL CALL**

- III. **COMMUNICATIONS**

- IV. **MEMORIALIZATIONS - None**

- V. **PROCEDURAL MOTIONS**
 1) **Resolution:** Approval of Minutes June 17, 2021
 2) **Resolution:** Approval of Bills and Claims

- VI. **HEARINGS**
 1)Blancato Block 75 Lot 13 30 Overlook Road

- VII. **OTHER BUSINESS or Closed Session – (If needed)**
 1) 2021 Annual Report

- VIII. **ADJOURNMENT**

**AGENDA - ZONING BOARD OF ADJUSTMENT MEETING
REGULAR MEETING
THURSDAY, AUGUST 19, 2021
ALPINE BOROUGH HALL - 100 CHURCH STREET
7:30 P.M.**

NOTICE IS HEREBY GIVEN that the regular meeting of the Zoning Board of Adjustment, Borough of Alpine, New Jersey, scheduled for Thursday, August 19, 2021 is cancelled due to a lack of a quorum.

The next regular meeting is scheduled for Thursday, September 23, 2021 at 7:30 PM

The matter regarding Blancato Block 75 Lot 13 30 Overlook Road has been continued to that meeting.

Nancy Wehmann
Zoning Board Secretary

Distribution: The Record (for informational purposes only)
Alpine Borough Clerk
Alpine Bulletin Board

AGENDA - ZONING BOARD OF ADJUSTMENT MEETING – Amended 9/21/2021
REGULAR MEETING
THURSDAY, SEPTEMBER 23, 2021
ALPINE BOROUGH HALL - 100 CHURCH STREET
7:30 P.M.

The September 23, 2021 meeting has been cancelled.

The matter involving
Blancato Block 75 Lot 13 - 30 Overlook Road
last heard July 2021
has been moved to the October meeting which has been re-scheduled for
Thursday, October 14, 2021.

AGENDA - ZONING BOARD OF ADJUSTMENT MEETING
REGULAR MEETING
THURSDAY, October 14, 2021¹
ALPINE BOROUGH HALL - 100 CHURCH STREET
7:30 P.M.

This will be an in-person meeting.

Per current CDC and NJDOH guidance we strongly encourage ALL participants (whether or not you are vaccinated) to wear a mask and socially distance as practicable for the protection of yourself and others.

- I. **CALL TO ORDER/ SALUTE TO FLAG**
PUBLIC ANNOUNCEMENT (Open Public Meetings Law)

- II. **ROLL CALL**

- III. **COMMUNICATIONS**

- IV. **MEMORIALIZATIONS - none**

- V. **PROCEDURAL MOTIONS**
 - 1) **Resolution:** Approval of Minutes July 15, 2021
 - 2) **Resolution:** Approval of Bills and Claims
 - 3) **Resolution:** Approval of Return of Escrow

- VI. **HEARINGS**
 - 1) Blancato Block 75 Lot 13 30 Overlook Road – continued from July 2021
 - 2) Skillman Block 78 Lot 4 421 Anderson Avenue

- VII. **OTHER BUSINESS or Closed Session – (If needed)**
 - 1) 2021 Annual Report

- VIII. **ADJOURNMENT**

¹ Note this meeting has been rescheduled from regular meeting date October 21, 2021.

**AGENDA - ZONING BOARD OF ADJUSTMENT MEETING
REGULAR MEETING
THURSDAY, November 18, 2021
ALPINE BOROUGH HALL - 100 CHURCH STREET
7:30 P.M.**

NOTICE IS HEREBY GIVEN that the regular meeting of the Zoning Board of Adjustment, Borough of Alpine, New Jersey, scheduled for Thursday, November 18, 2021 is cancelled due to a lack of business.

The next regular meeting is scheduled for Thursday December 16, 2021 at 7:30 P.M.

The following matters are carried to that meeting

Continuation of Public Hearing - Blancato Block 75 Lot 13 – 30 Overlook Road
Memorialization – Skillman Block 78 Lot 4 – 421 Anderson Avenue

Nancy Wehmann
Zoning Board Secretary

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Alpine Borough Clerk
Alpine Bulletin Board

AGENDA - ZONING BOARD OF ADJUSTMENT MEETING
REGULAR MEETING
THURSDAY, December 16, 2021
ALPINE BOROUGH HALL - 100 CHURCH STREET
7:30 P.M.

This will be an in-person meeting.

Per current CDC and NJDOH guidance we strongly encourage ALL participants (whether or not you are vaccinated) to wear a mask and socially distance as practicable for the protection of yourself and others.

- I. **CALL TO ORDER/ SALUTE TO FLAG**
PUBLIC ANNOUNCEMENT (Open Public Meetings Law)

- II. **ROLL CALL**

- III. **COMMUNICATIONS**

- IV. **MEMORIALIZATIONS**
1) Skillman Block 78 Lot 4 421 Anderson Avenue

- V. **PROCEDURAL MOTIONS**
1) **Resolution:** Approval of Minutes October 14, 2021
2) **Resolution:** Approval of Bills and Claims
3) **Resolution:** Approve Return of Escrow

- VI. **HEARINGS**
1) Blancato Block 75 Lot 13 30 Overlook Road
 – continued from July & October 2021 meetings
2) Hechler Block 51 Lot 7 4 Deerhill Road

- VII. **OTHER BUSINESS or Closed Session – (if needed)**
1) Set 2022 Meeting Dates

- VIII. **ADJOURNMENT**