

**AGENDA - ZONING BOARD OF ADJUSTMENT MEETING
REORGANIZATION & REGULAR MEETING
THURSDAY, JANUARY 20, 2022
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 20, 2022, 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" on-line meeting platform 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 2022 APPOINTEES:** Anthony Barbieri
- III. **ROLL CALL of the 2022 Zoning Board of Adjustment**
- IV. **APPOINTMENTS by Resolution:**
 - 1) Chairman
 - 2) Vice Chairman
 - 3) Secretary
 - a. One year term eff 1/1/2022 (retiring 1/31/2022)
 - b. Unexpired portion of a one-year term eff 2/1/2022 – 12/31/2022
 - 4) Board Attorney
- V. **COMMUNICATIONS**
- VI. **MEMORIALIZATIONS**
 - 1) Hechler Block 51 Lot 7 4 Deerhill Road
- VII. **PROCEDURAL MOTIONS**
 - 1) **Resolution:** Approval of Minutes December 16, 2021
 - 2) **Resolution:** Approval of Bills and Claims
- VIII. **HEARINGS**
 - 1) Blancato Block 75 Lot 13 30 Overlook Road – continued from October 2021
 - 2) Lucacel 79 Miles Street Block 55 Lot 3.03
- IX. **OTHER BUSINESS or Closed Session – (If needed)**
 - 1) 2022 Annual Report
- X. **ADJOURNMENT**

AGENDA - ZONING BOARD OF ADJUSTMENT MEETING
REGULAR MEETING
THURSDAY, February 17, 2022
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. **MEMORIALIZATION**
 - 1) **Blancato:** 30 Overlook Road, Block 75 Lot 13
- V. **PROCEDURAL MOTIONS**
 - 1) **Resolution:** Approval of Minutes January 20, 2022
 - 2) **Resolution:** Approval of Bills and Claims
- VI. **HEARINGS:**
 1. **Lucacel** (postponed from 1/20/2022 mtg)
 - 79 Miles Street Block 55 Lot 3.03
 2. **Church of the Lord:**
 - 995 Closter Dock Road, Block 47 Lot 2
 - 10 Old Dock Road, Block 48 Lot 1.01
- VII. **OTHER BUSINESS or Closed Session – (if needed)**
- VIII. **ADJOURNMENT**

AGENDA
ZONING BOARD OF ADJUSTMENT MEETING
REGULAR MEETING
CANCELLED: Thursday, March 17, 2022
RESCHEDULED: TUESDAY, MARCH 29, 2022
ALPINE BOROUGH HALL - 100 CHURCH STREET
7:30 P.M.

This will be an in-person meeting.

In accordance with the requirements of the Open Public Meeting Law the regular meeting of the Alpine Zoning Board of Adjustment originally scheduled for Thursday, March 17, 2022 has been changed to **Tuesday, March 29, 2022** at 7:30 P.M. at the Municipal Building, 100 Church Street, Alpine, NJ. In the event a meeting is held remotely, public access information and instructions on how to attend will be provided on the agenda posted in the Borough Hall lobby and on the Municipal Clerk page of the Borough website (alpinenj07620.org) at least 48-hours in advance. Formal Action may be taken. Executive Sessions may be included.

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. **PROCEDURAL MOTIONS**
 - Resolution:** Approval of Minutes February 17, 2022
 - Resolution:** Approval of Bills and Claims
- V. **HEARINGS:**
 - Lucacel** (carried from 1/20/2022, 2/17/2022 mtgs, 2/25/2022 special mtg request for 3/29/2022)
 - 79 Miles Street Block 55 Lot 3.03
 - Church of the Lord:** (Scheduled to be heard on April 21, 2022)
 - 995 Closter Dock Road, Block 47 Lot 2
 - 10 Old Dock Road, Block 48 Lot 1.01
- VI. **OTHER BUSINESS or Closed Session – (if needed)**
- VII. **ADJOURNMENT**



Borough of Alpine

100 Church Street • Alpine, New Jersey 07620-1095
Tel (201) 784-2900 Fax (201) 784-1407

ZONING BOARD OF ADJUSTMENT

AGENDA REGULAR MEETING

THURSDAY, APRIL 21, 2022

**ALPINE BOROUGH HALL - 100 CHURCH STREET
7:30 P.M.**

This will be an in-person meeting.

In the event a meeting is held remotely, public access information and instructions on how to attend will be provided on the agenda posted in the Borough Hall lobby and on the Municipal Clerk page of the Borough website (www.alpinenj07620.org) at least 48-hours in advance. Formal Action may be taken. Executive Sessions may be included.

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

II. ROLL CALL

III. COMMUNICATIONS

IV. MEMORIALIZATIONS

- a. LUCACEL 79 Miles Street, Block 55 Lot 3.03

V. PROCEDURAL MOTIONS

- a. **Resolution:** Approval of Minutes – Special Meeting March 29, 2022
- b. **Resolution:** Approval of Bills and Claims

VI. HEARINGS

a. CHURCH OF THE LORD

- i. 995 Closter Dock Road, Block 47 Lot 2
- ii. 10 Old Dock Road, Block 48 Lot 1.01

b. TRACEY MARROW

- i. 92 Ruckman Road, Block 90 Lot 6

VII. OTHER BUSINESS OR CLOSED SESSION (if needed)

VIII. ADJOURNMENT



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ZONING BOARD OF ADJUSTMENT

AGENDA REGULAR MEETING

THURSDAY, MAY 19, 2022

Revised 5/17/2022

7:30 P.M.

This will be an in-person meeting.

In the event a meeting is held remotely, public access information and instructions on how to attend will be provided on the agenda posted in the Borough Hall lobby and on the Municipal Clerk page of the Borough website (www.alpinenj07620.org) at least 48-hours in advance. Formal Action may be taken. Executive Sessions may be included.

Any applications and supporting documents are available for viewing on the Borough website, posted on the Municipal Clerk's page beneath the Zoning Board Agenda 10 days prior to the meeting date. Applications may be viewed in person by appointment only, by contacting the Zoning Board office.

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

II. ROLL CALL

III. COMMUNICATIONS

IV. MEMORIALIZATIONS

V. PROCEDURAL MOTIONS

- a. **Resolution:** Approval of Minutes – Regular Meeting April 21, 2022
- b. **Resolution:** Approval of Bills and Claims

VI. HEARINGS

- a. **CHURCH OF THE LORD (adjourned to June 16, 2022)**
 - i. 995 Closter Dock Road, Block 47 Lot 2
 - ii. 10 Old Dock Road, Block 48 Lot 1.01
- b. **TRACEY MARROW (carried from April 21, 2022 meeting)**
 - i. 92 Ruckman Road, Block 90 Lot 6

VII. OTHER BUSINESS OR CLOSED SESSION (if needed)

VIII. ADJOURNMENT



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AGENDA
REGULAR MEETING
THURSDAY, JUNE 16, 2022 (rev. 6/9/2022)
7:30 P.M.

This will be an in-person meeting.

In the event a meeting is held remotely, public access information and instructions on how to attend will be provided on the agenda posted in the Borough Hall lobby and on the Municipal Clerk page of the Borough website (www.alpinenj07620.org) at least 48-hours in advance. Formal Action may be taken. Executive Sessions may be included.

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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

II. ROLL CALL

III. COMMUNICATIONS

IV. MEMORIALIZATIONS

- a. TRACEY MARROW
 - i. 92 Ruckman Road, Block 90 Lot 6

V. PROCEDURAL MOTIONS

- a. Resolution: Approval of Minutes – Regular Meeting May 19, 2022
- b. Resolution: Approval of Bills and Claims (if any)

VI. HEARINGS

- a. CHURCH OF THE LORD (continued from April 21, 2022 meeting, carry from 5/19/2022, 6/16/2022, ADJOURNED to August 18, 2022); property located on two lots:
 - i. 995 Closter Dock Road, Block 47 Lot 2
 - ii. 10 Old Dock Road, Block 48 Lot 1.01

VII. OTHER BUSINESS OR CLOSED SESSION (if needed)

- a. New Alternate II Zoning Board Member

VIII. ADJOURNMENT

¹ Edited: Church of the Lord hearing - carry from 5/19/2022, 6/16/2022, 7/21/2022; Adjourned to August 18, 2022.



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PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the regular meeting of the Zoning Board of Adjustment, Borough of Alpine, New Jersey, scheduled for Thursday, July 21, 2022 has been cancelled due to no scheduled hearings.

The next regular meeting is scheduled for Thursday, **AUGUST 18, 2022** at 7:30 PM at the Alpine Municipal Building, 100 Church Street, Alpine, NJ 07620.

Jo Anna Myung
Zoning Board Secretary

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



Borough of Alpine - ZONING BOARD OF ADJUSTMENT

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REGULAR MEETING AGENDA **THURSDAY, AUGUST 18, 2022** 7:30 P.M.

This will be an in-person meeting.

In the event a meeting is held remotely, public access information and instructions on how to attend will be provided on the agenda posted in the Borough Hall lobby and on the Municipal Clerk page of the Borough website (www.alpinenj07620.org) at least 48-hours in advance. Formal Action may be taken. Executive Sessions may be included.

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I. CALL TO ORDER / SALUTE TO FLAG / PUBLIC ANNOUNCEMENT

II. NEW ALTERNATE II BOARD MEMBER SWEARING IN CEREMONY

III. ROLL CALL

IV. COMMUNICATIONS

V. PROCEDURAL MOTIONS

- a. Resolution: Approval of Minutes – Regular Meeting June 16, 2022
- b. Resolution: Approval of Bills and Claims

VI. MEMORIALIZATIONS

VII. HEARINGS

- a. CHURCH OF THE LORD (continued from April 21, 2022 meeting, carried from 5/19/2022, 6/16/2022, 7/21/2022; ADJOURNED TO 9/15/2022) property located on two lots:
 - i. 995 Closter Dock Road, Block 47 Lot 2
 - ii. 10 Old Dock Road, Block 48 Lot 1.01
- b. (New Business) 116 Miles Street Block 53 Lot 6 ADJOURNED TO 9/15/2022*

VIII. OTHER BUSINESS

IX. ADJOURNMENT



Borough of Alpine - ZONING BOARD OF ADJUSTMENT

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REGULAR MEETING AGENDA

THURSDAY, SEPTEMBER 15, 2022 (Revised 9/15/2022)

7:30 P.M.

This will be an in-person meeting.

In the event a meeting is held remotely, public access information and instructions on how to attend will be provided on the agenda posted in the Borough Hall lobby and on the Municipal Clerk page of the Borough website (www.alpinenj07620.org) at least 48-hours in advance. Formal Action may be taken. Executive Sessions may be included.

Any applications and supporting documents are available for viewing on the Borough website, posted on the Municipal Clerk's page beneath the Zoning Board Agenda 10 days prior to the meeting date. Applications may be viewed in person by appointment only, by contacting the Zoning Board office.

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

II. ROLL CALL

III. COMMUNICATIONS

IV. PROCEDURAL MOTIONS

- a. Resolution: Approval of Minutes – Regular Meeting August 18, 2022
- b. Resolution: Approval of Bills and Claims

V. MEMORIALIZATIONS

VI. HEARINGS

- a. CHURCH OF THE LORD (continued from April 21, 2022 meeting, carried from 5/19/2022, 6/16/2022, 7/21/2022; **ADJOURNED to OCTOBER 20, 2022**) property located on two lots:
 - i. 995 Closter Dock Road, Block 47 Lot 2
 - ii. 10 Old Dock Road, Block 48 Lot 1.01
- b. DORF: 116 Miles Street Block 53 Lot 6

VII. OTHER BUSINESS

VIII. ADJOURNMENT



Borough of Alpine - ZONING BOARD OF ADJUSTMENT

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REGULAR MEETING AGENDA **THURSDAY, OCTOBER 20, 2022**

(Revised 9/19/2022)

7:30 P.M.

This will be an in-person meeting.

In the event a meeting is held remotely, public access information and instructions on how to attend will be provided on the agenda posted in the Borough Hall lobby and on the Municipal Clerk page of the Borough website (www.alpinenj07620.org) at least 48-hours in advance. Formal Action may be taken. Executive Sessions may be included.

Any applications and supporting documents are available for viewing on the Borough website, posted on the Municipal Clerk's page beneath the Zoning Board Agenda 10 days prior to the meeting date. Applications may be viewed in person by appointment only, by contacting the Zoning Board office.

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

II. ROLL CALL

III. COMMUNICATIONS

IV. PROCEDURAL MOTIONS

- a. Resolution: Approval of Minutes – Regular Meeting August 18, 2022
- b. Resolution: Approval of Bills and Claims

V. MEMORIALIZATIONS

DORF: 116 Miles Street Block 53 Lot 6

VI. HEARINGS

- a. CHURCH OF THE LORD (continued from April 21, 2022 meeting, carried from 5/19/2022, 6/16/2022, 7/21/2022; **adjourned to 11/17/2022**) property located on two lots:
 - i. 995 Closter Dock Road, Block 47 Lot 2
 - ii. 10 Old Dock Road, Block 48 Lot 1.01

VII. OTHER BUSINESS

VIII. ADJOURNMENT



Borough of Alpine - ZONING BOARD OF ADJUSTMENT

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REGULAR MEETING AGENDA **THURSDAY, November 17, 2022** **7:30 P.M.**

This will be an in-person meeting.

In the event a meeting is held remotely, public access information and instructions on how to attend will be provided on the agenda posted in the Borough Hall lobby and on the Municipal Clerk page of the Borough website (www.alpinenj07620.org) at least 48-hours in advance. Formal Action may be taken. Executive Sessions may be included.

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I. CALL TO ORDER / SALUTE TO FLAG / PUBLIC ANNOUNCEMENT

II. ROLL CALL

III. COMMUNICATIONS

IV. PROCEDURAL MOTIONS

- a. Resolution: Approval of Minutes – Regular Meeting October 20, 2022
- b. Resolution: Approval of Bills and Claims

V. MEMORIALIZATIONS

VI. HEARINGS

- a. CHURCH OF THE LORD
 - i. 995 Closter Dock Road, Block 47 Lot 2
 - ii. 10 Old Dock Road, Block 48 Lot 1.01

VII. OTHER BUSINESS

VIII. ADJOURNMENT



Borough of Alpine - ZONING BOARD OF ADJUSTMENT

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REGULAR MEETING AGENDA **THURSDAY, December 15, 2022** **7:30 P.M.**

This will be an in-person meeting.

In the event a meeting is held remotely, public access information and instructions on how to attend will be provided on the agenda posted in the Borough Hall lobby and on the Municipal Clerk page of the Borough website (www.alpinenj07620.org) at least 48-hours in advance. Formal Action may be taken. Executive Sessions may be included.

Any applications and supporting documents are available for viewing on the Borough website, posted on the Municipal Clerk's page beneath the Zoning Board Agenda 10 days prior to the meeting date. Applications may be viewed in person by appointment only, by contacting the Zoning Board office.

I. CALL TO ORDER / SALUTE TO FLAG / PUBLIC ANNOUNCEMENT

II. ROLL CALL

III. COMMUNICATIONS

IV. PROCEDURAL MOTIONS

- a. Resolution: Approval of Meeting Minutes
 - i. Regular Meeting November 17, 2022
 - ii. Executive Session Meeting November 17, 2022
- b. Resolution: Approval of Bills and Claims

V. MEMORIALIZATIONS

- a. CHURCH OF THE LORD
 - i. 995 Closter Dock Road, Block 47 Lot 2
 - ii. 10 Old Dock Road, Block 48 Lot 1.01

VI. HEARINGS

VII. OTHER BUSINESS

- a. Resolutions to move up Board Member and Alternate I Board Member
- b. Resolution to appoint Alternate II Board Member
- c. Set 2023 Meeting Dates
- d. 2022 Resolutions Report

VIII. ADJOURNMENT