

**ALPINE ZONING BOARD OF ADJUSTMENT**

Regular Meeting

Thursday, November 19, 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 7:33 p.m., Thursday, November 19, 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, November 19, 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	Absent
Tony Clores	Present	David Kupferschmid	Present
Anne Ronan	Absent	Richard Bonhomme	Absent
Steve Cohen	Absent	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** - None

**MEMORIALIZATIONS - Schwartz Block 22 Lot 2 – 12 Tulip Tree Lane**

Attorney Kates distributed the resolution and highlighted the key points.

**Resolution:** Upon a motion by Mr. Clores, seconded by Mr. Kupferschmid for Applicants Jeffrey and Iris Schwartz granting a use variance under NJSA 40:55D-70d(1) to construct an in-ground swimming pool and patio encroaching into the "B" Buffer Zone. Said approval is subject to stipulations and conditions as outlined in the resolution for this property located at 12 Tulip Tree Lane designated as Block 22 Lot 2 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. Clores, Mr. Kupferschmid, Mr. Glazer

**MOTION CARRIED**

**PROCEDURAL MOTIONS**

**Resolution: Approval of Minutes: Regular Meeting September 17, 2015**

Upon a motion by Mr. Clores, seconded by Mr. Barbieri and approved by all those eligible to vote at this regular meeting of the Alpine Zoning Board of Adjustment held on Thursday, November 19, 2015 to approve the minutes of the regular meeting held on September 17, 2015.

**MOTION CARRIED**

**Resolution: Approval of Bills and Claims** Upon a motion by Mr. Clores, seconded by Mr. Kupferschmid and approved by all those eligible to vote at the regular meeting of the Alpine Zoning Board of Adjustment held on Thursday, November 19, 2015 to approve the following Bills and Claims:

Kates, Nussman, et.al.	5-01-21-185-021 Sep mtg	Inv. 20598	200.00
Kates, Nussman, et.al.	Escrow Schwartz 22/2	Inv.20763	984.00
Azzolina & Feury	Escrow Schwartz 22/2	Inv. 64599	294.25

**MOTION CARRIED**

**NEW HEARING - None**

**OTHER BUSINESS**

Secretary Wehmann advised Ordinance 755 To Amend Chapter 220-3 Of The Zoning Code And Chapter 153-2 Of The Noise Ordinance was introduced by Mayor and Council October 28, 2015 and will be further considered for adoption at their next meeting 11/23/2015 after public hearing. The ordinance will prohibit rock-hammering on Saturdays, Sundays and holidays except for emergency septic work and clarify the building overage ordinance applies to the footprint above, at and below grade as depicted on plans.

**ADJOURNMENT** at 7:40 p.m. upon motion by Mr. Clores, seconded by Mr. Kupferschmid and approved by all.

Respectfully submitted,

Nancy Wehmann, Secretary