

ALPINE ZONING BOARD OF ADJUSTMENT
Regular Meeting
Thursday, December 19, 2024 - 7:30 P.M.
(This meeting taped in its entirety)

CALL TO ORDER/PLEDGE OF ALLEGIANCE/PUBLIC ANNOUNCEMENT

This meeting of the Alpine Zoning Board of Adjustment was called to order by Mr. Glazer at 7:30 P.M., Thursday, December 19, 2024, 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, notice of this Zoning Board of Adjustment meeting has met the requirements of the law as part of the Borough of Alpine's annual meeting notice published in The Record, posted on the bulletin board in the lobby and on the Borough website and a copy filed in the office of the Borough Clerk.*

ROLL CALL

Richard Glazer (C)	Present	Tony Clores (VC)	Absent	Amy Lerner	Absent
George Abad, Jr.	Present	Richard Bonhomme	Absent	Robert F. Policano, Alt I	Present
Anthony Barbieri	Present	Elizabeth Herries	Present	Bruce Pomerantz, Alt II	Absent

Staff Present: Board Engineer Perry Frenzel, Cara Landolfi, Esq. present for Board Attorney, Secretary Martha Francis

PROCEDURAL MOTIONS

Approval of the Minutes: Regular Meeting September 19, 2024

Upon a motion by Mr. Policano, seconded by Mr. Abad and supported by all those eligible to vote to approve the minutes of the regular Zoning Board of Adjustment meeting held on September 19, 2024. **Motion Approved**

HEARING: 14 Autumn Terrace

Matthew Capizzi appeared on behalf of the applicant. The application is for a private dwelling of modern design. The basement is larger than the first-floor level. The building coverage variance is for the basement level. The property will utilize geothermal HVAC, essentially requiring the variance. An impervious coverage variance is being sought. The existing tennis court is nonconforming as it too close to the property line and causes the impervious coverage to exceed allowable amounts. The application seeks to retain the tennis court. The overall coverage will be reduced slightly.

Joe Vince (appearing for Michael Hubschman who had a conflict) was sworn in and accepted. His engineering license number is GB42588. The Site Plan Proposed Dwelling created by Hubschman (9/25/24 and revised 10/22/24) was marked A-1. The Aerial Map created by Hubschman Engineering (12/19/24) was marked A-2. Mr. Vince reviewed the site plan and aerial map, discussing the current conditions. There are two septic systems and a tennis court. The proposal includes a two-story dwelling, a new driveway, a new septic system. From the front a two-story dwelling will be seen; from the back there is also a walk-out basement. Recreation amenities will be placed on the roof of the basement. The existing drainage pattern will be retained. There is relatively little grading proposed. The impervious coverage will be reduced slightly. The driveway requirements, due to the topography, contribute to the impervious coverage overage. Seepage pits are proposed. A major soil moving permit is requested.

The meeting was opened to the public for questions. Being none, the meeting was opened to the Board for questions. Mr. Policano asked for clarification on the proposed building coverage, which is 10.34%, and on the proposed changes to the driveway. He also asked about the specific area of disturbance. Mr. Vince stated that the area of disturbance for the septic system was not included by Mr. Hubschman. Borough Engineer explained and stated that the actual area in which disturbance will occur is less than an acre. Ms. Herries asked whether geothermal technology had to be outside the house. The architect will address the question. Mr. Glazer asked for the difference in area between the proposed and existing driveways. The existing driveway is 8800 square feet. Mr. Vince measured the plans and determined that the proposed driveway will the same area or less. Mr. Glazer asked what percent of the basement will be visible. Mr. Vince explained that 52% of the basement is buried and meets the requirements of the ordinance to qualify as a two-story building. Mr. Glazer asked why the garage was moved to the other side. The architect will explain this, as well as answer questions about the geothermal equipment. Mr. Abad asked whether it would be possible to build atop the oversized basement in the future without an additional variance. Mr. Abad asked that the resolution be written in such a way to make that impossible.

Robert Zampolin (Zampolin & Associate, 187 Fairview Avenue, Westwood, NJ 07675), Architect for the applicant, was sworn in and accepted. The Architectural Plan set basement, First Floor, Second Floor, Roof, Front and Rear Elevation (dated 10/22/24) was marked A-3. He described the proposed dwelling. He explained that the living space and garage are compliant. He described the tubing, piping, and pumps required for the geothermal system. He described the plans for each level. Mechanical engineers have been hired to ensure that all energy requirements are met, due

These minutes have been approved by the Zoning Board of Adjustment.

to the large amounts of glass. The Borough Engineer spoke about the unconditioned space in the mechanical room and asked whether there was a need for that space to be outside of the habitable building for access. Mr. Zampolin pointed out the access points. Mr. Glazer asked about the life of such equipment. Discussion. Mr. Glazer asked about specific parts of the basement layout. There is a garden, including a tree. Mr. Glazer asked for the coverage areas in terms of the variances requested. Mr. Capizzi explained that the proposed basement is at 10.34% (52% of which is hidden); the first floor is at 5.4%, and the second floor is at 6.8%. Mr. Glazer expressed concern about accurately accounting for BTU exchanges.

Christopher Karach (PO Box 114 Cresskill, NJ 07626), Landscape Architect for the applicant was sworn in and accepted. His license number is AS000923. The Landscape Plan (dated 10/10/24) was marked A-4; renderings were marked A-5, A-6, A-7. Mr. Karach explained that he had been tasked with creating a buffer around the perimeter utilizing evergreen and deciduous trees as well as shrubs and ornamental grasses, taking into account biodiversity. He reviewed the plans and renderings. All of the trees were selected from the Alpine tree guidelines. At the day of planting the evergreens will be between 7 and 12 feet. The buffer will be solid on the day of planting. A simple planting scheme was used for the sunken courtyard. Decorative trees, shrubs, and ornamental grasses were used around the perimeter for the house.

The meeting was opened to the public and the Board for questions about the landscape architect. Mr. Abad asked for clarification as to where the current dwelling sits exactly related to where the proposed dwelling will sit. Discussion.

David Spatz (60 Friend Terrace, Harrington Park, NJ 07640), Planner for the applicant, was sworn in and accepted. His license number is 3455. Mr. Spatz has both reviewed the plans and visited the property. A photo exhibit was marked A-8. C2 variances are sought for the maximum building coverage, maximum impervious coverage and rear yard setback. He reviewed all of the aspects of the proposal in terms of positive and negative criteria. He determined that the benefits outweigh the negatives.

The meeting was opened to the public and then the Board for questions. Mr. Abad asked whether there was a variance on record for the tennis court. Mr. Capizzi explained that the tennis court was created when it was allowed. Mr. Abad requested that the larger basement be specified as a mechanical room for eternity. The Board Attorney agreed. Mr. Glazer asked about the composition of the surface of the tennis court. It is an asphalt court. Mr. Glazer asked for an engineering analysis concerning the BTU rates. He asked that it be acceptable to the Borough Engineer. Ms. Herries asked whether there was any consideration of removing the tennis court, as it would eliminate two of the three variances. Mr. Glazer asked whether another material could be used for the tennis court that would be pervious. Mr. Capizzi stated that another material could be used. Mr. Capizzi also suggested that perhaps it could be reduced. The owner agreed. Mr. Policano asked whether there was any provision for a platform for a generator. There is not one currently. The tennis court will be reduced by half.

The public and the Board were asked for any further comments. Mayor Tomasko stated that he appreciated the use of green technology and hoped to see more in the future.

Upon a motion by Mr. Abad to approve the application with the stated restrictions, seconded by Mr. Barbieri, eligible members voted as follows:

Ayes: Mr. Abad, Mr. Barbieri, Ms. Herries, Mr. Policano, Mr. Glazer. Absent: Mr. Bonhomme, Mr. Clores, Mr. Pomerantz.

Motion carried.

BILLS AND CLAIMS

Vendor	Description	Acct	Inv. #	Amount
Azzolina & Feury Eng, Inc.	413 Route 9W	Escrow	79505	\$128.00
Azzolina & Feury Eng, Inc.	413 Route 9W	Escrow	79506	\$192.00
Azzolina & Feury Eng, Inc.	47 Robin Lane	Escrow	79763	\$1,120.00
North Jersey Media Group	413 Route 9W Notice of Decision	Escrow	10602468	\$20.24
Kates/Nussman	Service to the Board	Current	32094	\$1,000.00
Kates/Nussman	413 Route 9W	Escrow	32095	\$880.00

These minutes have been approved by the Zoning Board of Adjustment.

Upon a motion by Ms. Herries to approve the bills and claims, seconded by Mr. Policano, eligible members voted as follows: Ayes: Mr. Abad, Mr. Barbieri, Ms. Herries, Mr. Policano, Mr. Glazer. Absent: Mr. Bonhomme, Mr. Clores, Mr. Pomerantz. **Motion approved.**

OTHER BUSINESS: Mr. Glazer noted that Ms. Herries is leaving the Board and moving. He spoke of her intense knowledge and insight and that it has been a pleasure to work with her. The Mayor affirmed the chairman's comments and shared that she will be missed. The Mayor thanked the Zoning Board members for their service and wished everyone happy holidays.

ADJOURNMENT

Upon a motion by Mr. Policano, seconded by Mr. Barbieri and approved by all those present, the meeting was adjourned at 9:10 P.M.

Respectfully submitted,

Martha Francis, Secretary