

ALPINE ZONING BOARD OF ADJUSTMENT
Regular Meeting
Thursday, September 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, September 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)	Present	Amy Lerner	Absent
George Abad, Jr.	Present	Richard Bonhomme	Present	Robert F. Policano, Alt I	Present
Anthony Barbieri	Present	Elizabeth Herries	Absent	Bruce Pomerantz, Alt II	Absent

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

COMMUNICATIONS Letter from Dykstra & Walker Design group concerning Application for Flood Hazard Area Verification and Individual Permit, De Minimis Modification of Conservation Restriction, and Freshwater Wetlands Presence/Absence Letter of Interpretation. Applicant: Frick Estates in Alpine

PROCEDURAL MOTIONS

Resolution: Bills & Claims Azzolina & Feury RE: 413 Route 9W \$256.00

Upon a motion by Mr. Clores, seconded by Mr. Abad, members voted as follows: Ayes: Mr. Abad, Mr. Barbieri, Mr. Bonhomme, Mr. Clores, Mr. Policano, Mr. Glazer

Resolution: Approval of Minutes: Regular Meeting August 15, 2024

Upon a motion by Mr. Policano, seconded by Mr. Barbieri and supported by all those eligible to vote to approve the minutes of the regular Zoning Board of Adjustment meeting held on August 15, 2024. **Motion Approved**

MEMORIALIZATIONS: Perez 413 Route 9W Block 121, Lot 5 Attorney Landolfi provided a synopsis. The Borough Engineer voiced his concern as to whether a 10-foot-width driveway would allow fire vehicles sufficient access and asked permission to discuss with the Fire Chief. Permission was granted but will not delay the resolution. The Engineer also shared that the existing septic fields are sized appropriately for the proposed house. They will be inspected to ensure that they will work despite the length of time they have stood dormant. Also, widening the driveway, if it is decided that is what needs to happen, will not cause any coverage issues. Mr. Abad asked what needs to be changed in the resolution if the driveway has to be widened because the resolution says 10 feet. Mr. Policano pointed out that the driveway could be widened to the south side. The resolution will be voted on as is and amended in the presence of the applicant if needed. Mr. Glazer asked about the growing water table and the 20-year-old septic. The Engineer explained that test pits will be needed. Mr. Abad asked what the ordinance says about minimum driveway widths. Discussion, including septic field placement and the retaining wall.

Resolution: Upon a motion by Mr. Abad to approve the application, seconded by Mr. Clores, eligible members voted as follows: **Ayes:** Mr. Abad, Mr. Barbieri, Mr. Clores, Mr. Glazer

No one in the public had comments.

OTHER BUSINESS: None

The Mayor shared that the Mayor and Council will swear in an additional Police officer at their next meeting and that the upcoming newsletter devotes quite a bit of space to voting information. Mr. Policano asked about the status of affordable housing and whether the suit some towns are mounting will affect Alpine. The Mayor gave an update and shared that Alpine always strives to act in accordance with the affordable housing laws of our state.

ADJOURNMENT

Upon a motion by Mr. Policano, seconded by Mr. Barbieri and approved by all those present, the meeting was adjourned at 8:23 P.M.

Respectfully submitted,

Martha Francis, Secretary

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