

ALPINE ZONING BOARD OF ADJUSTMENT
Reorganization and Regular Meeting
Thursday, August 15, 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, August 15, 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	Present	Bruce Pomerantz, Alt II	Present

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

COMMUNICATIONS nothing of note

PROCEDURAL MOTIONS

Resolution: Bills & Claims (not needed)

Resolution: Approval of Minutes: Regular Meeting April 18, 2024

Upon a motion by Mr. Policano, seconded by Mr. Barbieri and approved by all those eligible to vote to approve the minutes of the regular Zoning Board of Adjustment meeting held on April 18, 2024. **Motion Approved**

HEARING: – Perez, 413 Route 9W (121/5)

Matthew Capizzi came forward to represent the applicant and stated that it was on the westerly side of 9W and that the vacant lot was created in the 1960s but never developed except for septic fields. He also stated that the application sought to erect a single-family home was principally a soil movement application but was before the Zoning Board of Adjustment is that as with all properties along that section of 9W the first 200 feet are a buffer zone, and no structures are allowed. The lot only has access from 9W and thus a driveway from 9W is needed. That and the septic fields are the only improvements wanted in the buffer zone. There is disturbance to the tree buffer, but that is an existing condition. No trees in the buffer are being moved as a result of this application.

Michael Hubschman (263 South Washington Avenue, Bergenfield) was sworn in as Engineer and Planner for this application. He testified the following: The engineering plan (marked A1) consists of three sheets. He spoke about the buffer zone and that the hardship was that there was no other way to access the property. He stated that the second variance sought was to have the driveway 8.3 feet within the 20-foot side-yard buffer and that the existing dirt road was in that spot. He stated that if the driveway were to be moved out of the tree buffer trees would have to be taken down. The application has gone to DEP and LOI for approval. There will be a small retaining wall. 2156 cubic yards of soil will be moved. The two septics are constructed and will be reconstructed. The standard septic controls are being observed. There should not be much blasting. None of the requests in the Borough engineer's letter are objectionable. The footprint of disturbance has been limited. A Google aerial was presented and marked A2. The bulk table on the engineering plan was reviewed by Mr. Hubschman.

The meeting was opened to the public for questions. The meeting was then opened to the Board for questions.

Mr. Bonhomme asked whether a pool was planned for the property and was told that none was planned yet. Several members of the Board asked about moving and or narrowing the driveway. The applicant agreed to move the driveway to 10 feet from the property line instead of 8 and then to narrow the driveway to 12 and then 10 feet at different points of the driveway. Landscaping will also be added between the driveway and the property line. Mr. Glazer asked about the shape of the existing septic. The Borough engineer stated that a flow test will be wanted.

No one in the public had comments.

The Board attorney stated that similar situations have been treated as D1 use variances.

Upon a motion by Mr. Abad, seconded by Mr. Clores, Eligible members voted as follows:

Aye: Abad, Barbieri, Clores, Herries, Glazer. No: Policano, Bonhomme. MOTION CARRIED.

OTHER BUSINESS: None

The Mayor greeted the Board and Public and stated that he hoped people were enjoying the swim club. He wished everyone a good rest of the summer.

ADJOURNMENT

Upon a motion by Mr. Policano, seconded by Mr. Barbieri and approved by all those present, the meeting was adjourned at 7:57 P.M.

Respectfully submitted,

Martha Francis, Secretary