

ALPINE ZONING BOARD OF ADJUSTMENT

Regular Meeting

Thursday, February 20, 2020 - 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 7:30 p.m., Thursday, February 20, 2020 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 and reorganization meeting held Thursday, February 20, 2020 has met the requirements of the law by being published in The Record on January 7, 2020 and posted on the bulletin board in the lobby of the Borough Hall and a copy filed in the office of the Borough Clerk.*

OATHS Attorney Kates administered oaths of office as follows: **Richard Bonhomme:** Member for a four-year term expiring 12/31/2023. Tony Clores could not be present and will be sworn in at a later date.

ROLL CALL

Richard Glazer	Present	Tony Clores	Absent
David Kupferschmid	Present	Richard Bonhomme	Present
Steve Cohen	Present	Anthony Barbieri	Present
Jeffrey Mayer	Present	George Abad, Jr, Alt I	Present
Elizabeth Herries, Alt II	Present		

Staff Present on Dais: Attorney Michael Kates, Borough Engineer, Perry Frenzel, Board Secretary Nancy Wehmann Without objection Chairman Glazer re-ordered the agenda to begin with the hearing.

HEARING - WOODROW Block 44 Lot 6 – 13 Main Street

Matthew G. Capizzi, Esq., Capizzi Law Offices 11 Hillside Avenue, 2nd Floor, Tenafly, NJ 07670 appeared on behalf and with the Applicant, Michael Woodrow along with Thomas D. Swift, RA of FDS Architects 82 North Summit Street, Tenafly, NJ 07670. No one from the public spoke to the application. Exhibits marked for the record:

- A- 1 Proof of Publication on in The Record February 10, 2020
- A- 2 Certified Mailing to Residents within 200' on February 7, 2020 per Tax Assessor's List dated January 30, 2020
- A- 3 Application received January 23, 2020 signed and dated November 11, 2019 with attachments:
 - Proposals and Reasons for Relief dated January 20, 2020
(Tax office confirms taxes paid and up to date through 2020 1st quarter).
- A- 4 Zoning Review letter September 5, 2019.
- A- 5 Prior resolution Alpine Zoning Board June 23, 1958 Note: *Prior to 1964 Block 44 Lot 6 was Block 16 Lot 7)*
- A- 6 Set of three-color photographs not dated or labeled.
- A- 7 Set of Plans signed and sealed by Thomas D, Swift, RA of FDS Architects consisting of 5 pages as noted:
 - A1 Site Plan dated August 19, 2019
 - A2 Front Elevations dated July 19, 2019
 - A3 First Floor Plan undated
 - A4 Second Floor dated July 19, 2019 last revised September 4, 2019
 - A5 Proposed Main Street Elevation dated July 19, 2019
- A- 8 Azzolina & Feury letter February 6, 2020

Mr. Capizzi summarized the application and called Mr. Swift¹ who was sworn, testified to his credentials and deemed an expert in the field of architecture to explain the proposal noting Mr. Woodward and his wife intend this as their retirement home.

¹ Mr. Swift licensed NJ architect for 32 years having appeared before this and other boards in Bergen County on numerous occasions.

Per the application and testimony applicant proposes a gut renovation and addition of a cantilevered second floor to an existing single-family home on an undersized corner lot in the R2B zone. The lot has two front yards facing both West Main Street and Main Street as well as pre-existing nonconforming building coverage, improved coverage and front yard setbacks. The lot is about 5,800 square feet where 10,000 square feet is required. Application requires relief for building coverage 19.3% where 16.3% exists and 10% is maximum permitted (approximately 172 square feet); improved coverage 29% where 25.8% exists and 20% is maximum permitted (approximately 192 square feet). The existing front yard setback for the entryway on West Main Street is 16.7 feet where 20 feet is the minimum required. They propose reducing this to 11.6 feet to accommodate an enhanced covered entryway. The front yard facing Main Street has a pre-existing nonconforming setback of 19 feet for a corner of the home from the slightly angled lot line along West Main Street. The proposed stair case turret / fireplace that will jut out on that side of the house will be about 18-19 feet from the street where 20 feet is required. Septic system was replaced and can only accommodate a two-bedroom house as proposed.

Mr. Swift explained the existing home is a typical Cape built around the 1950's with a second-floor bedroom tucked under the eaves. They remain limited to a two-bedroom house. They propose a new entryway, façade and a full second story with two-foot-wide cantilevers front and back to provide more living space for a master bedroom suite and a guest bedroom. The cantilevers provide some aesthetic shading along with some corbels and stone below to provide a Colonial look. The upper floors will be clapboard or some type of vinyl like Hardi-Plank. A staircase turret that juts out on the side will lead from the second floor to a play area for their visiting grandchildren in the attic. The attic space is less than a third of the floor area below. The first-floor footprint remains the same. The only change is with the set of concrete steps at the rear of the house which will be removed and replaced with a set of wooden steps located a little further over to a new door location. The house will continue to have a one-car garage below grade with a laundry room and mechanicals on the other side. They will enhance the existing trench drain at the bottom of the driveway by relocating the sump pump pipe to a new seepage pit. Soil movement is *de minimus* relative only to footings for the fireplace and enhanced entryway.

Opened to the public for questions. There were none.

Opened to the Board for questions. How are the septic? The septic system has been newly installed. They are not modifying the basement or expanding the first floor. Is it a full basement? There is a utility area on the left side of the garage with mechanicals and a laundry area. Is there a staircase down? Mr. Capizzi believes so. What is the driveway material now? Mostly macadam with some cement. Is the trench drain enough? They will add an inch and a half of depressed concrete curb to the lip of the driveway which will divert water to the catch basin at the edge of the property. Will there be plumbing in the attic? No only the vents. Mr. Frenzel noted this is one of the smallest homes among lots in the R2B zone and he has no problem with the requested overages. He did ask them to add a seepage pit to the design and to consider an additional trench drain at the top of the driveway. Attorney Capizzi had no objection to any of Mr. Frenzel's recommendations. Mr. Cohen noted the design represents a major improvement.

Opened to the public for comments. There were none.

Resolution: Upon a motion by Mr. Kupferschmid, seconded by Mr. Cohen to approve the application.

Vote: Ayes: Mr. Abad, Mr. Barbieri, Mr. Bonhomme, Mr. Cohen, Mr. Glazer, Mr. Kupferschmid, Mr. Mayer

MOTION APPROVED

COMMUNICATIONS Letter Matt Capizzi dated February 20, 2020 re: McCaffrey Appeal Block 42 Lot 4 requesting adjournment to April 16, 2020.

MEMORIALIZATIONS - none

PROCEDURAL MOTIONS

Resolution: Approval of Minutes: Regular & Reorganization Meeting January 16, 2020 upon a motion by Mr. Barbieri, seconded by Mr. Abad and approved by all those eligible to vote.

Resolution: Approval of Bills and Claims Upon a motion by Mr. Abad, seconded by Mr. Barbieri at the regular meeting of the Alpine Zoning Board of Adjustment held on February 20, 2020 to approve the following Bills and Claims:

Azzolina & Feury	Policano 47/10	Inv. 72849	\$84.00
Azzolina & Feury	Lin 40/5	Inv. 72850	\$532.00
Azzolina & Feury	Woodrow 44/6	Inv. 72866	\$616.00
North Jersey Media Group	20-01-21-185-022 Notice PSA	Inv. 4010250	\$13.75
North Jersey Media Group	Policano 47/10	Inv. 4010263	\$16.50
North Jersey Media Group	Lin 40/5	Inv. 4010283	\$15.95

Vote: Ayes: Mr. Abad, Mr. Barbieri, Mr. Bonhomme, Mr. Cohen, Mr. Glazer, Mr. Kupferschmid, Mr. Mayer

MOTION APPROVED

Resolution: Return of Escrow

Upon a motion by Mr. Cohen, seconded by, Mr. Mayer and approved by all those eligible to vote at the regular meeting of the Alpine Zoning Board of Adjustment held on Thursday, February 20, 2020 to return the following escrow as reviewed and approved by the Board Attorney and Borough Engineer.

Sandra Garcia	Block 49 Lot 33	Resolution 11/21/2019	\$1,060.10
Trust AC 70173	11 Rionda Court		

Vote: Ayes: Mr. Abad, Mr. Barbieri, Mr. Bonhomme, Mr. Cohen, Mr. Glazer, Mr. Kupferschmid, Mr. Mayer

MOTION APPROVED

OTHER BUSINESS None

ADJOURNMENT at 7:52 p.m. upon motion by Mr. Cohen seconded by Mr. Barbieri and approved by all.

Respectfully submitted,

Nancy Wehmann, Secretary