ALPINE ZONING BOARD OF ADJUSTMENT

Regular Meeting Thursday, May 11, 2023 - 7:30 P.M. (This meeting was held in person and 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**, **May 11**, **2023** 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 on January 9, 2023, emailed to The Suburbanite, and posted on the bulletin board in the lobby, and on the Borough website (<u>http://www.alpinenj07620.org</u>). Instructions for how the public can participate and access the meeting and documents have been included in the posted agenda; a copy filed in the Borough Clerk's office.

ROLL CALL

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

Staff Present:

Board Engineer Perry Frenzel, Cara Landolfi, Esq. for Board Attorney Michael B. Kates, Board Secretary Jo Anna Myung

Notable Mentions: Municipal Clerk Stephanie Wehmann in attendance as an audience member.

COMMUNICATIONS:

- Received certified letter regarding Revised Application for Freshwater Wetland General Permit for Frick Estates Block 55 Lots 25.01, 26, 27, 28, 29 and 30.
- Alpine Deputy Clerk and Zoning Board of Adjustment Board Secretary has provided notice of resignation and last day was May 2, 2023. We are looking for a replacement.

PROCEDURAL MOTIONS

Resolution: Approval of Bills and Claims

Motion by Mr. Abad

Seconded by Mr. Barbieri

To approve the following Bills and Claims:

NJLM	Notice of Decision: 10 Rionda Court 49/39	Inv. 0005634698	\$14.08
Kates Nussman Ellis Farhi & Earle, LLP	Kirschen-Hamani: 1006 Closter Dock Road 42/3	Inv. 30400	\$1040.00

 Vote: Ayes:
 Mr. Abad, Mr. Barbieri, Mr. Bonhomme, Ms. Herries, Ms. Lerner, Mr. Glazer

 Absent:
 Mr. Clores, Mr. Policano (Alt. I), Mr. Pomerantz (Alt. II)
 MOTION APPROVED

Resolution: Approval of Regular Meeting Minutes - April 20, 2023

 Motion by: Mr. Bonhomme
 Seconded by: Mr. Barbieri

At the meeting of the Zoning Board of Adjustment to approve the April 20, 2023 meeting minutes.

Vote: Ayes: Mr. Abad, Mr. Barbieri, Mr. Bonhomme, Ms. Herries, Ms. Lerner, Mr. Glazer

Absent: Mr. Clores, Mr. Policano (Alt. I), Mr. Pomerantz (Alt. II) MOTION APPROVED

Resolution: Approval of Executive Session Meeting Minutes – April 20, 2023

Motion by: Mr. Abad Seconded by: Mr. Barbieri

At the meeting of the Zoning Board of Adjustment to approve the April 20, 2023 meeting minutes. **Vote: Ayes:** Mr. Abad, Mr. Barbieri, Mr. Bonhomme, Ms. Herries, Ms. Lerner, Mr. Glazer **Abstain:** Mr. Bonhomme, Ms. Herries **Absent:** Mr. Clores, Mr. Policano (Alt. I), Mr. Pomerantz (Alt. II) **MOTION APPROVED**

MEMORIALIZATION: Kirschen-Hamani - 1006 Closter Dock Road, Block 42 Lot 3 Resolution: Approval of Kirschen-Hamani - 1006 Closter Dock Road, Block 42 / Lot 3

Motion by: Mr. Abad Seconded by: Ms. Lerner

At the meeting of the Zoning Board of Adjustment on May 11, 2023, the application for variances relating to bulk and dimensional criteria to construct a new single-family two (2) bedroom home being in the R-4 Residential Zone with conditions specific to the application as set forth in the Memorialization Resolution has been approved. Vote: Ayes: Mr. Abad, Mr. Barbieri, Mr. Bonhomme, Ms. Herries, Ms. Lerner, Mr. Glazer Abstain: Mr. Bonhomme, Ms. Herries

Absent: Mr. Clores, Mr. Policano (Alt. I), Mr. Pomerantz (Alt. II)

MOTION APPROVED

PUBLIC COMMENTS: None.

HEARINGS: None.

EXEUTIVE SESSION: Ms. Landolfi stated that an executive session is not necessary and communicated that the litigation regarding Eun-Rae Jo v. Alpine ZBA et al Thomas and Christine Haring has been postponed by the Judge until June.

NEW BUSINESS: TBD

There are applications that were denied by the Zoning Official in the Building Department. Our Zoning Board of Adjustment may be receiving their application for a zoning review and hearing soon:

- 103 Church Street, Block 55 Lot 8 (application received, in review for completeness)
- 36 Buckingham Drive, Block 81.04 Lot 3 (Zoning Official denial letter on file)
- 1 Duck Pond Road, block 51 Lot 4 (TBD)

PUBLIC COMMENTS None.

ADJOURNMENT

Upon a Motion by Mr. Bonhomme, seconded by Ms. and approved by all those present, the meeting was adjourned at 7:47 PM.

Respectfully submitted,

Jo Anna Myung Board Secretary