

ALPINE ZONING BOARD OF ADJUSTMENT
Regular Meeting
Thursday, August 18, 2022 - 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, August 18, 2022 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 regular Zoning Board of Adjustment meeting held on Thursday, August 18, 2022 at 7:30 PM has met the requirements of the law as part of the Borough of Alpine's annual meeting notice published in The Record on January 10, 2022, and emailed to The Suburbanite on January 6, 2022, posted continuously on the bulletin board of the lobby of Borough Hall, and on the Borough website (<http://www.alpinenj07620.org>). Instructions for how the public can participate and access the meeting and documents has been included in the posted agenda; with a copy filed in the Borough Clerk's office.

OATHS/SWEARING IN CEREMONY:

At the Mayor and Council meeting held on May 25, 2022, Mr. Robert F. Policano was appointed as Alternate Member II of the Zoning Board of Adjustment.

Tonight, Mayor Tomasko administered the OATH of Office to affirm the appointment of Robert F. Policano as Alternate Member II of the Alpine Zoning Board of Adjustment for the unexpired portion of a two-year term ending December 31, 2023.

COMMUNICATIONS

- Mayor Tomasko communicated that Larry Shadek sold his house and can no longer serve as Councilman. David Kupferschmid will join as Councilman officially next Wednesday at the Mayor and Council meeting, replacing Larry Shadek. The Mayor and Chairman Glazer recognized Mr. Kupferschmid for his time and contributions as he has served this zoning board for the past 18+ years.
- Amy Lerner is entitled to become a full Board Member; Robert Policano will then move up as Alternate I Member. The Mayor to provide another appointment for an Alternate II Member.
- Mayor Tomasko stated that tax bills are in the mail. It is noteworthy that residents will be paying less taxes next year than this year. Not many towns get to see this: School numbers came out lower, county came out flat and our tax equalization ratio went up. This is indicative of the hard work by the Mayor and Council and borough staff.
- Mr. Policano expressed admiration for Mayor Tomasko. He stated that the Mayor did an outstanding job at the last Mayor and Council meeting; bringing in professionals to summarize the affordable housing situation and alleviated a lot of questions beforehand. He is proud to be a part of this town.
- Bergen County Board of Health has provided 300 Free Covid-19 antigen test kits for our residents. Anyone interested can pick up one kit per household in the Borough Clerk's office while supplies last.
- Matthew Capizzi requested to adjourn the following hearings: 1) Church of the Lord (they are required to re-notice since it has been over 90 days), and 2) Dorf (notice required), to September 18, 2022.

ROLL CALL

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

Staff Present: Board Secretary Jo Anna Myung

Staff Absent: Borough Attorney Michael Kates, Borough Engineer Perry Frenzel

MEMORIALIZATION: None.

PROCEDURAL MOTIONS

Resolution: Approval of Minutes from the regular meeting on June 16, 2022, upon a motion by Mr. Clores, seconded by Mr. Glazer and approved by all those eligible to vote.

Vote: Ayes: Mr. Abad, Mr. Clores, Ms. Lerner, Mr. Glazer

Absent: Mr. Barbieri, Mr. Bonhomme, Ms. Herries

Abstain: Mr. Kupferschmid, Mr. Policano

MOTION APPROVED

These minutes have been approved by the Zoning Board of Adjustment on September 15, 2022.

Resolution: Approval of Bills and Claims Upon a motion by Mr. Abad, seconded by Mr. Clores at the regular meeting of the Alpine Zoning Board of Adjustment held on August 18, 2022 to approve the following Bills and Claims:

NJ Media Group	Notice of Decision: Bk 90 Lot 6	Inv. 0005306137	\$13.05
Staples Advantage	ZBA New Board Member Name Plate	Inv. 3512278322	\$11.78
Azzolina & Feury Eng., Inc.	Escrow: 53/6 – 116 Miles Street	Inv. 76323	\$177.00
Azzolina & Feury Eng., Inc.	Escrow: 75/13 – 30 Overlook Road	Inv. 76321	\$118.00
Azzolina & Feury Eng., Inc.	Escrow: 47/2 & 48/1.01 – Closter Dock Road	Inv. 76312	\$59.00
Azzolina & Feury Eng., Inc.	Escrow: 47/2 – Closter Dock Road	Inv. 76406	\$560.50
Azzolina & Feury Eng., Inc.	Escrow: 48/1.01 – Closter Dock Road	Inv. 76407	\$117.00

Vote: Ayes: Mr. Abad, Mr. Clores, Ms. Lerner, Mr. Glazer

Absent: Mr. Barbieri, Mr. Bonhomme, Ms. Herries

Abstain: Mr. Kupferschmid, Mr. Policano

MOTION APPROVED

Appointment by unanimous affirmation: Alternate II Board Member Robert F. Policano

Vote: Ayes: Mr. Abad, Mr. Clores, Mr. Kupferschmid, Ms. Lerner, Mr. Glazer

Absent: Mr. Barbieri, Mr. Bonhomme, Ms. Herries

Abstain: Mr. Policano

MOTION APPROVED

HEARINGS Adjourned to September 15, 2022:

- **Church of the Lord: 995 & 1003 Closter Dock Road** (carried from 4/21/22; 5/19/22, 6/16/22, 7/21/22, 8/18/22).
- **Dorf: 116 Miles Street** (carried from 8/18/22).

PUBLIC COMMENTS None.

ADJOURNMENT at 7:42 p.m. upon motion by Mr. Clores seconded by Mr. Policano.

Vote: Ayes: Mr. Abad, Mr. Clores, Mr. Kupferschmid, Ms. Lerner, Mr. Policano, Mr. Glazer

Absent: Mr. Barbieri, Mr. Bonhomme, Ms. Herries

MOTION APPROVED

Respectfully submitted,

Jo Anna Myung
Board Secretary