

## ALPINE ZONING BOARD OF ADJUSTMENT

Regular Meeting

Thursday, February 17, 20, 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 meeting of the Alpine Zoning Board of Adjustment was called to order by Chairman Glazer at 7:30 p.m., Thursday, February 17, 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, the notice of this regular meeting held Thursday, February 17, 2022 has met the requirements of the law by means of the date and time being e-mailed to The Record and The Suburbanite on January 5, 2022 and published in The Record on January 11, 2022 as part of the Annual Notice along with the agenda posted on the bulletin board of the lobby in Borough Hall and on the Borough website along with applications, if any, for matters to be heard this evening and a copy filed in the office of the Borough Clerk and Board Secretary. Instructions for how the public can access the meeting and documents has been included in the posted agenda, and on the front page of the Borough website directing the public to the Municipal Clerk's page for access to all public meeting agendas and instructions on how the public can participate.*

### ROLL CALL

Richard Glazer (Chairman)	Present	Tony Clores (Vice-Chairman)	Present (Dial In)
David Kupferschmid	Present	Richard Bonhomme	Present
Anthony Barbieri	Present	George Abad, Jr	Present
Elizabeth Herries	Present	Amy Lerner, Alt I	Absent

**Staff Present:** Attorney Michael Kates, Borough Engineer Perry Frenzel, Board Secretary Jo Anna Myung

**COMMUNICATIONS** None.

### MEMORIALIZATION - Blancato Block 75 Lot 13 – 30 Overlook Road

Borough Attorney Kates reviewed the resolution highlighting the following changes and conditions:

- Page 6, paragraph 6: There is a mis-statement of percentages relating to the proposed improvement. Proposed building coverage is 10.65% and the proposed improved lot coverage is 20.23%, a substantial reduction from the original design of 36%; and according to Mr. Hubschman, without the pool the improved lot coverage would be 21.5%.
- Page 8, paragraph 12: The Board concludes that the proffered drainage improvements benefit the community. Further, applicant's proffered multiple solutions to reduce excessive coverages remove any adverse effect on surrounding properties, which is in satisfaction of the negative criteria of the statute. Mr. Kates reiterated Mr. Frenzel's commentary that this is a sensitive locale and the proposed improvement would be a significant benefit; as the applicant is not just adding the seepage pit but also the retention volume across the pool surface.
- Page 9:
  - A. Applicant will do the following to further reduce building and lot coverages and file amended plans with Board Secretary, Building Department and Zoning Officer accordingly:
    - 1) Add another seepage pit;
    - 2) Construct two-foot berms along east and west sides of the property and plant "Green Giant" arborvitae, eight feet high on planting, six feet to six feet on center;
    - 3) Replace lower patio with pervious pavers;
    - 4) Either delete the spa or include it within pool rectangle (reduce coverage by approximately 0.9% or 200 square feet);
    - 5) Remove a two-foot strip in the center portion for part of the driveway (eliminating approximately 210 sq ft of coverage or another 1%);
  - B. Applicant will satisfy the recommendations set forth in the review letter of Mr. Frenzel dated June 15, 2021, revised September 8, 2021, and as recommended by the Borough Engineer during the construction phase as site conditions may determine.

### **Opened for Questions and Comments:**

**Ms. Herries** inquired whether this approval will bind the town in the future relating to all pool approvals.

**Borough Attorney Mr. Kates** answered "no" and confirmed that each pool application has to be looked at individually.

**Borough Engineer Mr. Frenzel** confirmed that every application has to stand on its' own merit.

**Resolution:** Upon a motion by Mr. Kupferschmid, seconded by Mr. Barbieri, to approve the resolution for Frank Blancato, granting variance relief to improve an existing single-family home with a single-story raised terrace, no solid roof, with pool, spa and adjoining patio and paver walkways. This approval is subject to conditions as outlined in the resolution for this property located at 30 Overlook Road designated as Block 75 Lot 13 on the Tax Assessment Map of Alpine, New Jersey, Bergen County. A copy of this resolution is on file at the Borough of Alpine, 100 Church Street, Alpine, NJ for review.

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

**Abstain:** Board Member Mr. Clores resides within 200 feet and recuses.

**MOTION APPROVED**

**PROCEDURAL MOTIONS**

**Resolution: Approval of Minutes** from the regular meeting on January 20, 2022 by Mr. Clores, seconded by Ms. Herries, and approved by all those eligible to vote.

**Vote: Ayes:** Mr. Abad, Mr. Barbieri, Mr. Bonhomme, Mr. Clores, Ms. Herries, Mr. Kupferschmid, Mr. Glazer

**MOTION APPROVED**

**Resolution: Approval of Bills and Claims** Upon a motion by Mr. Barbieri, seconded by Mr. Abad at the regular meeting of the Alpine Zoning Board of Adjustment held on February 17, 2022 to approve the following Bills and Claims:

North Jersey Media	ZBA Notice of Decision 75/13	Inv. 5141481	\$13.50
North Jersey Media	ZBA Notice of Decision 51/7	Inv. 75522	\$12.15
North Jersey Media	ZBA Legal Notice of PSA	Inv. 5099903	\$11.70

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

**Abstain:** Mr. Clores

**MOTION APPROVED**

**HEARINGS**

Chairman Glazer updated the Board on statuses of applications.

**Lucacel 79 Miles Street, Block 55 Lot 3.03** (carried from 1/20/2022)

- Attorney Matthew G. Capizzi, Esq. 11 Hillside Avenue 2<sup>nd</sup> Floor, Tenafly, NJ 07670 requested to carry this matter to the next meeting on March 17, 2022.
- Due to his commitment and schedule conflicts in other towns, Attorney Matthew G. Capizzi asked for a special meeting to hear this matter. It was requested for Mr. Capizzi to provide a letter and asked to justify meeting for a special meeting. As of tonight's meeting, the Board has not received a letter for the special meeting.

**Motion to Carry.** Upon a motion by Mr. Cohen, seconded by Mr. Bonhomme and approved by all eligible to vote, this matter will be carried to the next regular meeting scheduled for March 17, 2022 at 7:30 PM with no need for further notice.

**Church of the Lord** Pending Engineering Review letter.

**PUBLIC COMMENTS** None.

**OTHER BUSINESS**

**Mayor Tomasko** Updated the Zoning Board that at last month's meeting, the BOH and Planning Board has approved, in an approximately 40-page memorialization with 50 conditions 4 units rather than the original 7 units for Alpine Three LLC's application, spanning about 40 years of monthly meetings. This is an end of an era. Property will finally be improved upon.

**Mr. Kupferschmid** commented that the revised plans are significantly improved upon from what was proposed from the past. They are accommodating the conditions, given the circumstances, and esthetically it will not have a significant impact in town.

**Mayor Tomasko** mentioned that The Stone Mansion on Frick Estate sold a month ago at the end of January for about 1/3 of the original asking price. Mayor Tomasko also provided an update on his State Legislation District 37 zoom conference meeting with Council President and State Assembly Reps Shama Haider, Ellen Park and Gordon Johnson on affordable housing. Most popular class at last November's League of Municipality meeting was on affordable housing. Mayor Tomasko cited Ed Busak a panelist who stated that the courts are not the right venue for this matter, as it's extremely burdensome to the courts, costly and that the Governor needs to appoint and staff people on COAH. The past election was close because of this very issue: Governor's opponent proposed to eliminate density bonus, bring back retail contribution agreements and start moving some of this back toward urban areas.

**ADJOURNMENT** at 7:54 p.m. upon motion by Chairman Glazer, seconded by Mr. Barbieri.

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

**Abstain:** Mr. Clores

**MOTION APPROVED**

Respectfully submitted,

Jo Anna Myung, Board Secretary