

**ALPINE ZONING BOARD OF ADJUSTMENT**

Regular Meeting

Thursday, June 16, 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, June 16, 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, June 16, 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.*

**ROLL CALL**

<b>Richard Glazer (C)</b>	<b>Present</b>	<b>Tony Clores (VC)</b>	<b>Present</b>	George Abad, Jr	Absent
<b>Anthony Barbieri</b>	<b>Present</b>	<b>Richard Bonhomme</b>	<b>Present</b>	Elizabeth Herries	Absent
David Kupferschmid	Absent	Amy Lerner, Alt I	Absent	Quorum checked (4 of 7)	

**Staff Present:** Board Attorney Michael Kates, Board Secretary Jo Anna Myung

**Staff Absent:** Borough Engineer Perry Frenzel

**COMMUNICATIONS**

- Mayor Tomasko provided updates and reported on the following:
  - On Memorial Day, the DPW set up 110 chairs at The Rock but there were still not enough chairs. We had a full-fledged parade and the programs for the children at Borough Hall was very well attended.
  - The Swim Club already has 45 members with over 10 out of town memberships which garners higher fees.
  - Alpine school graduation is scheduled for next Tuesday at 5pm and at Tenafly next Wednesday at 6pm.
  - Primary election was last Tuesday and the Mayor thanked those that came out to vote. Two Council seats up for re-election with no competition, and one new candidate running against Mayor Tomasko in November.
  - There are a lot of repercussions from recent storm events on Anderson Avenue in Closter. This is not the first time we are experiencing storm water run-off from higher ground and run-off from one property to another. We are meeting to deal with drainage infrastructure and storm drain maintenance issues.
  - Newsletter will be out this month.
- Board Secretary communicated the following updates:
  - Received request from Mr. Matthew Capizzi's office to adjourn Church of Lord hearing to August 18, 2022. They will need to re-notice since it will be over 90 days.
  - In new business, Stephen & Barbara Dorf hearing is tentatively scheduled for August 18, 2022; Matthew Capizzi is the attorney for this applicant as well. Engineer review letter received on June 14 and packets will be prepared for the Board to review as soon as plans are received, and confirmation of notices have been sent and published.
  - At the Mayor and Council meeting held on Wednesday, May 25, 2022, Robert F. Policano was appointed as Alternate Member II of the Zoning Board of Adjustment and is scheduled to be sworn in on July 21<sup>st</sup> Zoning Board meeting. No scheduled hearings in July; only the usual order of business approving tonight's meeting minutes, possibly some bills and swearing in of the new appointment to the Board.

Chairman Glazer announced that the July 21 meeting will be suspended due to no new business or hearings that are scheduled for July, and Robert F. Policano will be sworn in at the next Zoning Board meeting scheduled for August 18, 2022.

**Vote: Ayes:** All present in favor by voice vote.

**Absent:** Mr. Abad, Ms. Herries, Mr. Kupferschmid

**MOTION APPROVED**

**PROCEDURAL MOTIONS**

**Resolution: Approval of Bills and Claims** Upon a motion by Mr. Clores, seconded by Mr. Bonhomme at the regular meeting of the Alpine Zoning Board of Adjustment held on June 16, 2022 to approve the following Bills and Claims:

Azzolina & Feury Eng., Inc.	53/6 – 116 Miles Street	Inv. 76165	\$354.00
Azzolina & Feury Eng., Inc.	90/6 92 Ruckman Road	Inv. 76175	\$177.00
Kates Nussman Ellis Farhi & Earle LLC	90/6 92 Ruckman Road	29080	\$1,447.00
Kates Nussman Ellis Farhi & Earle LLC	ZBA Legal Services (6 mtgs)	29079	\$1,200.00

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

**MOTION APPROVED**

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

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

**MOTION APPROVED**

**MEMORIALIZATION:**

Attorney Kates reviewed the resolution with the Board and referred to page 8 which lists conditions specific to the application and emphasized approvals for the Landscape Plan by the Borough Engineer and Environmental Commission.

**Resolution:** Upon a motion by Mr. Glazer, seconded by Mr. Barbieri to approve the resolution for Tracy Marrow granting dimensional variances and waivers relating to site improvements including a raised and covered terrace, stone patio, in-ground pool and modification to existing circular driveway. This approval is subject to conditions as outlined in the resolution for this property located at 92 Ruckman Road designated as Block 90 Lot 6 on the Tax Assessment Map of Alpine, New Jersey, Bergen County. The Landscape plan approval is subject to conditions upon review by Borough Engineer and Environmental Commission. A copy of this resolution is on file at the Borough of Alpine, 100 Church Street, Alpine, NJ for review.

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

**MOTION APPROVED**

**HEARINGS**

1. **Church of the Lord: Adjourned to August 18, 2022 (carried from 4/21/22; 5/19/22, 6/16/22, 7/21/22).**
2. **Dorf 116 Miles Street Block 53 Lot 6: Tentatively scheduled for August 18, 2022 Zoning Board meeting.**

**PUBLIC COMMENTS** None.

**ADJOURNMENT** at 7:40 p.m. upon motion by Mr. Clores, seconded by Mr. Bonhomme.

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

**MOTION APPROVED**

Respectfully submitted,

Jo Anna Myung  
Board Secretary