

## ALPINE ZONING BOARD OF ADJUSTMENT

Reorganization and Regular Meeting

Thursday, July 17, 2025 - 7:30 P.M.

(This meeting taped in its entirety)

### CALL TO ORDER/PLEDGE OF ALLEGIANCE/PUBLIC ANNOUNCEMENT

This reorganization and regular meeting of the Alpine Zoning Board of Adjustment was called to order by Mr. Glazer at **7:30 P.M., Thursday, July 17, 2025**, 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, posted on the bulletin board in the lobby and on the Borough website and a copy filed in the office of the Borough Clerk.*

**Swearing-In Ceremony** The Oath of Office was administered by Mayor Paul H. Tomasko to David Kurtz, Zoning Board member term to expire December 31, 2028

### ROLL CALL

Richard Glazer (C)	Present	Tony Clores (VC)	Absent	Amy Lerner	Absent
Robert F. Policano	Present	Richard Bonhomme	Present	David Kurtz	Present
Bruce Pomerantz, Alt I	Absent	Richard Steier	Present		

### Staff Present:

Board Engineer Perry Frenzel, Board Attorney Cara Landolfi, Secretary Marti Francis

Chair Glazer shared the sad news that Anthony Barbieri, who moved to town in the early 1970s and was a longtime volunteer passed away in the past couple of weeks. Chair Glazer offered to write a letter on behalf of the Board.

### HEARING

457 Hillside (B:49.01/L:1) Matthew Capizzi (Law Office of Matthew Capizzi, 205 Fairview Avenue, Westwood, NJ), attorney for the applicant came forward and shared his condolences. He then made an opening statement for the application, which included that it came before the Board in 2019 and was approved for a second story addition along the right and small infill addition. It required variances for front-yard and rear-yard setbacks, building coverage, and improved coverage. The current application requires the same variances, and the plan set has not changed in any way. The applicant has returned to the Board because he was not able to act on the approval before it expired. The associated ordinances have not been changed. The engineering and architectural plans have not changed. The Engineer and Architect presented the application as required.

Douglas Doolittle (McNally, Doolittle Engineering, LLC, 169 Ramapo Valley Road, NJ) was sworn in and accepted as the Engineer for the applicant. He outlined the plans (marked A-1) that were submitted in 2019 with minor revisions. The property is triangular and has a circular driveway. The proposed renovation is a second story over the garage and a change to the stairway. The entire outside of the building will be updated for aesthetic reasons, and 4 inches will be removed from the outside of the entire perimeter of the property and some patios, which will affect the setbacks and the building coverage. The piers and gates will be added at the front and a waiting area will be added. The piers and gates are confirming. The septic system is designed for 4 bedrooms. The previously wished-for two bedrooms in the upstairs have been removed from the plan. This will be a 4-bedroom house. Chair Glazer asked for clarification on the locations of the blackwater and graywater. He also asked the Borough Engineer whether he foresaw any issues with the handling of the septic system, and he did not.

The meeting was opened to the public for questions for the Engineer. Hearing none, the meeting was closed to the public.

Mr. Policano voiced some concern about the project, specifically about the rooms that could be bedrooms (complete with closets and proximity to a bathroom) on the attic level. He stated that they are labeled otherwise but could be bedrooms. He suggested making a statement to this effect. Mr. Capizzi voiced assent to a deed restriction limiting the number of bedrooms.

Mr. Doolittle discussed the setbacks of this particular property and the challenges they pose, considering two sides of the triangular lot have 60-foot setbacks.

Mr. Steier shared Mr. Policano's concern about the septic and number of bedrooms. He also asked about and learned that there is no longer a Floor Area Ratio (FAR) in Alpine. Discussion about the number of bedrooms will be revisited when the Architect presents.

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*These minutes have been approved by the Zoning Board of Adjustment.*

Borough Engineer Frenzel referred to a letter from the County about the roadway at the application site and cautioned care at planning for construction vehicles. Mr. Bonhomme asked about precautions to be taken concerning traffic at the roadway on the corner during construction. This will be addressed at the pre-construction meeting for the project, and it is to include the Police Department.

Robert Zampolin (Zampolin & Associates Architects, 187 Fairview Avenue, Westwood, NJ) was sworn in and accepted. He used Exhibit A-1 to describe the scope of planned work. The setbacks will be improved slightly with the planned work. Mr. Zampolin described the work to be done and stated that the only change to the attic level is the addition of a staircase.

Mr. Zampolin pointed out that the new rooflines will significantly reduce the height of the rooms in the attic. Mr. Kurtz asked about the attic ceiling height and was told that currently it is 8'1". Mr. Capizzi agreed to eliminate the closets in the attic rooms.

Mr. Steier asked whether the entire attic is finished and was told that it is. He then said that there is another staircase being added, leading to the third level, which suggests increased use. Also, the space is large and would make a nice suite. This is a concern because a suite could be added in the future, and that would be a problem considering the septic. Discussion. He suggested it would be good to open the space so it does not immediately suggest a bedroom suite. Mr. Zampolin explained that the rooms with the bell shape have a lot less room. Mr. Zampolin suggested removing the walls of the exercise room and the yoga room.

The meeting was opened to the public for questions. Hearing none, the meeting was closed to the public.

Mr. Policano moved that the application be approved with the stipulation that the third floor based on the present septic system not contain a bedroom, that the walls of the yoga room and exercise room be removed, and that based on the current septic system a deed restriction limit the building to four bedrooms. Second Mr. Steier.

Roll Call vote: Ayes: Bonhomme, Kurtz, Policano, Steier, Glazer.

**Motion Approved**

#### **PROCEDURAL MOTIONS**

##### **Resolution: Approval of Minutes: Reorganization and Regular Meeting February 20, 2025**

Upon a motion by Mr. Bonhomme, seconded by Mr. Glazer and approved by all those eligible to vote to approve the minutes of the Reorganization and Regular Zoning Board of Adjustment meeting held on February 20, 2025.

##### **Resolution: Bills & Claims**

Upon a motion by Mr. Policano, seconded by Mr. Bonhomme to approve the following bills and claims:

**Vote: Ayes:** Bonhomme, Kurtz, Policano, Steier, Glazer

**Motion Approved**

Vendor	Description	Acct	Inv. #	Amount
Kates Nussman Ellis Farhi & Earle LLP	General Services September 2024 to January 2025	Admin	32843	\$600.00
Azzolina & Feury Eng, Inc.	457 Hillside	Escrow	80406	\$640.00
Richard Steier Reimbursement	Mandatory Land Use Course	Admin	N/A	\$160.00

**COMMUNICATIONS:** none

**OTHER BUSINESS:** Mayor Tomasko gave an update on the new employees in the Finance Department and DPW.

**2024 Annual Report:** tabled to next meeting.

#### **ADJOURNMENT**

Upon a motion by Mr. Policano, seconded by Mr. Steier, and approved by all those present, the meeting was adjourned at 8:22 P.M.

Respectfully submitted,

Marti Francis  
Zoning Board Secretary