

**ALPINE ZONING BOARD OF ADJUSTMENT**  
Reorganization & Regular Meeting  
Thursday, January 15, 2015 - 7:30 P.M.  
(This meeting was taped in its entirety).

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

This re-organization and regular meeting of the Alpine Zoning Board of Adjustment was called to order by Chairman Glazer at 7:30 p.m., Thursday, January 15, 2015 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, January 15, 2015 has met the requirements of the law by being published in The Record as part of the Annual Notice on January 7, 2015, posted on the bulletin board in the lobby of the Borough Hall and a copy filed in the office of the Borough Clerk.*

**OATHS** Attorney Kates administered the oath of office to **Steve Cohen** as Member for a four term expiring 12/31/2018 and to **Anthony Barbieri** as Alternate Member #1 for a two year term expiring 12/31/2015.

David Kupferschmid and Jeffrey Mayer had advised they could not attend and will be administered their oaths at a later time.

**ROLL CALL**

Richard Glazer	<i>Present</i>	Bob Burns	<i>Absent</i>
Tony Clores	<i>Absent</i>	David Kupferschmid	<i>Absent</i>
Anne Ronan	<i>Absent</i>	Richard Bonhomme	<i>Present</i>
Steve Cohen	<i>Present</i>	Anthony Barbieri, Alt I	<i>Present</i>
Jeffrey Mayer	<i>Absent</i>		

**Staff Present on Dais:** Attorney Michael Kates, Board Secretary Nancy Wehmann

**APPOINTMENTS** The following positions were appointed by unanimous affirmation:

**Chairman: Richard Glazer** upon a motion by Mr. Barbieri, seconded by Mr. Cohen

**Vote:** Ayes: Cohen, Bonhomme, Barbieri, Glazer

Chairman Glazer noted Ms. Ronan had asked her name not be placed into nomination this year.

**Vice Chair: Anthony Clores** by Mr. Glazer, seconded by Mr. Cohen

**Vote:** Ayes: Cohen, Bonhomme, Barbieri, Glazer

**Secretary: Nancy Wehmann** upon a motion by Mr. Glazer, seconded by Mr. Barbieri

**Vote:** Ayes: Cohen, Bonhomme, Barbieri, Glazer

**Board Attorney:** Upon a motion by Mr. Glazer, seconded by Mr. Cohen at the 2015 reorganization meeting of the Zoning Board of Adjustment of the Borough of Alpine

**WHEREAS,** the Zoning Board of Adjustment has a need to acquire the professional services of **Michael Kates of the firm Kates, Nussman, Rapone Ellis & Farhi, LLP** for Attorney to the Zoning Board of Adjustment of the Borough of Alpine without

competitive bidding pursuant to N.J.S.A. 40A:11-5(1)(a)(i) to be provided as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4 and/or 20.5; and,

**WHEREAS**, the term of this contract is for one year; and

**WHEREAS**, Attorney Kates has submitted a proposal indicating he will provide services for the prices as approved in his letter of agreement; and

**WHEREAS**, these professional services may exceed the aggregate threshold set by N.J.S.A. 19:44A-20.f4 and/or 20.5, Attorney Kates has completed and submitted a Business Entity Disclosure Certification certifying neither he nor his firm have made any reportable contributions to a political or candidate committee in the Borough of Alpine for the elected officials in the Borough of Alpine in the previous one year, and acknowledging this agreement will prohibit he or his firm from making any such reportable contributions through the term of the contract, and

**WHEREAS**, this contract is subject to the Chief Financial Officer of the Borough of Alpine, County of Bergen, State of New Jersey, certifying funds are available in the 2015 municipal budget;

**NOW THEREFORE, BE IT RESOLVED** that the Zoning Board of Adjustment of the Borough of Alpine approves the letter of agreement; and

**BE IT FURTHER RESOLVED** that the Business Disclosure Entity Certification and the Determination of Value, as required, be placed on file with this resolution; and

**BE IT FURTHER RESOLVED** that notice of the award of this Professional Service Agreement will be published in the Press Journal.

**Vote:** Ayes: Cohen, Bonhomme, Barbieri, Glazer

**MOTION CARRIED**

### **NEW/CONTINUED HEARINGS**

Chairman Glazer announced that the following matters have been carried to the following meeting scheduled for February 19, 2015 at 7:30 PM at the request of the applicants. As notice was made for this meeting and the continuance announced tonight, and posted on the bulleting Board of the lobby of the Borough Hall and on the meeting room doors this evening no further public notice will be required of the applicants:

- 1) Zoellner Block 55 Lot 4.01 (formerly Lot 4) – 83 Church Street
- 2) Conway Block 70 Lot 3 – 11 Litchfield Way

### **COMMUNICATIONS**

**Internal Contact List** The Board was asked to review and advise the secretary of any changes to the internal contact list.

The following two letters were submitted by Mr. Vander Veer for the Board's information relative to follow-up of requested items in the resolutions including review of the schematic planting plan, compliance and outstanding issues.

**1) Letter 12-1-2014 from Borough Engineer re: Abramow Block 74 Lot 3 34 Warren Lane (Resolution 11-20-2014)**

**2) Letter 12-16-2014 from Borough Engineer re: Abramow Block 74 Lot 3 34 Warren Lane (Resolution 11-20-2014)**

**First Reprint Assembly 3815** as provided by the Building Department to advise this bill extending the permit extension act through 12/31/2015 was approved as Public Law 2014, c. 84 on December 26, 2014. The law will be copied to the Board.

**PROCEDURAL MOTIONS**

**Resolution: Approval of Minutes: Regular Meeting November 20, 2014** Upon a motion by Mr. Cohen, seconded by Mr. Bonhomme and approved by all those eligible to vote at the reorganization and regular meeting of the Alpine Zoning Board of Adjustment held on Thursday, January 15, 2015 to approve the minutes of the regular meeting held on November 20, 2014.

**Resolution: Approval of Bills and Claims** Upon a motion by Mr. Barbieri, seconded by Mr. Bonhomme and approved by all those eligible to vote at the regular meeting of the Alpine Zoning Board of Adjustment held on Thursday, January 15, 2015 to approve the following Bills and Claims:

Azzolina & Feury Engineering	Escrow: Zoellner 55/4	Inv. 63032	508.25
Azzolina & Feury Engineering	Escrow:Conway 70/3	Inv. 63033	214.00

**MOTION CARRIED**

**OTHER BUSINESS**

**Resolution: 2015 Budget Recommendation** Upon a motion by Mr. Barbieri, seconded by Mr. Cohen to recommend a proposed budget (zero increase) for 2015 to the Mayor and Council.

**2014 Annual Report** The 2014 resolutions adopted by the Board did not evoke any issues worthy of new recommendations. The Board Secretary will transmit the list of resolutions to the Planning Board and Mayor and Council as the Board's Annual Report as required per N.J. S.A. 40:55D-70.1.

**ADJOURNMENT** at 7:46 p.m. upon motion by Mr. Bonhomme, seconded by Mr. Cohen and approved by all.

Respectfully submitted,

Nancy Wehmann, Secretary