

**ALPINE ZONING BOARD OF ADJUSTMENT**

Regular Meeting

Thursday, February 20, 2014 - 7:30 P.M.

(This meeting was 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, February 20, 2014 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 20, 2014 has met the requirements of the law by being published in The Record as part of the Annual Notice on January 8, 2014, posted on the bulletin board in the lobby of the Borough Hall and a copy filed in the office of the Borough Clerk.*

**ROLL CALL**

Richard Glazer	Present	Bob Burns	Absent
Tony Clores	Absent	David Kupferschmid	Absent
Anne Ronan	Present	Richard Bonhomme	
Larry Shadek	Present	Steve Cohen, Alt I	Present
		Anthony Barbieri, Alt II	

**Staff Present on Dais:** Board Attorney Michael Kates, Borough Engineer Gary Vander Veer, Board Secretary Nancy Wehmann

**APPOINTMENT The following position was appointed by unanimous affirmation:**

**Vice Chair: Anne Ronan** upon a motion by Mr. Glazer, seconded by Mr. barbieri

**Vote:** Ayes: Burns, Barbieri, Ronan, Cohen, Glazer **MOTION CARRIED**

**COMMUNICATIONS**

Board copied on letter 1-20-2013 from Borough Engineer to Construction Official re: Tahari Block 20 Lot 11 (Resolution 9/19/2013). Mr. Vander Veer explained this was a status report on compliance with the Zoning Board of Adjustment approval. He has no objection to the issuance of a permanent Certificate of Occupancy

Board copued on letter 2-7-2014 from Borough Engineer to Construction Official re: Levin Block 81.04 Lot 4 (Resolution 12/19/2013) Mr. Vander Veer explained this is also a status report. The applicant still has to provide additional information before permits can be issued.

**CONTINUED HEARINGS**

**Mewani Block 49/02 Lot 24 – 30 Haring Lane** It was announced that at the request of the applicant in a letter from Attorney David Watkins dated January 30, 2014 this matter will be carried to the March 20, 2014 meeting without need for further public notice. Applicant wishes additional time to revise plans.

**WELLINGTON BLOCK 55 LOT 12 – 954 CLOSTER DOCK ROAD** - Attorney Walsh reviewed the resolution.

**Resolution:** Upon a motion by Mr. Burns, seconded by Mr. Barbieri at the regular meeting of the Alpine Zoning Board of Adjustment held on Thursday, February 20, 2014 to memorialize a resolution approving the application of Mark E. Wellington and Stevi A. Shapiro Wellington to increase the height of an existing non-conforming single car garage . Application requires variances to continue existing nonconformities being an accessory structure located in a front/side yard and side yard setback. Height will comply with the requirements for an accessory structure. Said approval is subject to conditions as noted in the resolution.

**VOTES: AYES:** Bonhomme, Barbieri, Glazer

**MOTION CARRIED**

*A copy of the resolution in full is appended to these minutes.*

*Mr. Shadek's arrival acknowledged.*

**ALPINE 906 LLC BLOCK 90 LOT 6 – SW CORNER OF RUCKMAN ROAD & ROUTE 9W - deferred.** Attorney Walsh reviewed the resolution. Mr. Vander Veer advised a significant number of technical issues need to be resolved. To date, none of these have been addressed. Chairman Glazer recommended and Vice Chairwoman Ronan concurred that the resolution should be deferred and the applicant notified of the deferral and their need to satisfy the requirements of the Borough Engineer.

### **PROCEDURAL MOTIONS**

**Resolution: Approval of Minutes: Regular Meeting January 16, 2014** Upon a motion by Mr. Burns, seconded by Mr. Barbieri and approved by all those eligible to vote at the regular meeting of the Alpine Zoning Board of Adjustment held on Thursday, February 20, 2014 to approve the minutes of the regular meeting held on January 16, 2014 as amended by correction 4:1 to 1:1 on pg. 15 and addition of "Deed" at start of exhibits A17 – A-20 on pg. 11.

**MOTION CARRIED**

**Resolution: Approval of Bills and Claims** Upon a motion by Mr. Shadek, seconded by Mr. Cohen at the regular meeting of the Alpine Zoning Board of Adjustment held on Thursday, February 20, 2014 to approve the following Bills and Claims:

Azzolina & Feury Engineering	Escrow: Wellington 55/12	Inv. 61195	133.75
Azzolina & Feury Engineering	Escrow:Mewani 49.02	Inv. 61191	401.25
Azzolina & Feury Engineering	EscrowAlpine 906 LLC 90/6	Inv. 61185	321.00
Azzolina & Feury Engineering	EscrowAlpine 906 LLC 90/6	Inv. 61184	26.75
North Jersey Media Group	4-01-21-185-022	Inv. 3627414	34.02
Kates, Nussman, et al	Escrow: Wellington 55/12	Inv. 18632	852.50
Kates, Nussman, et al	Escrow:Alpine 906 LLC	Inv. 18633	508.00

**Vote:** Ayes: Burns, Barbieri, Ronan, Shadek, Cohen, Glazer **MOTION CARRIED**

**OTHER BUSINESS**

**2013 Annual Report** Deferred to next meeting.

**Mayor's Comments**

1. Mr. Glazer's compliments to the DPW in regard to their handling of recent snowstorms will be forwarded to the Mayor and Council.
2. JIF Elected Officials course focused on ethics and conflict of interest. If Board members have any question they should consult with the Board Attorney.
3. He along with 6 other Mayors are putting out a letter to encourage LG to lower the height of their proposed new construction in Englewood Cliffs that would be viewable above the Palisades Cliffs.

**ADJOURNMENT** at 7:50 p.m. upon motion by Ms. Ronan, seconded by Mr. Cohen and approved by all.

Respectfully submitted,

Nancy Wehmann, Secretary