

**ALPINE ZONING BOARD OF ADJUSTMENT**

Regular Meeting

Thursday, March 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, March 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, March 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	Present
Larry Shadek	Present	Steve Cohen, Alt I	Present
		Anthony Barbieri, Alt II	Absent

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

**COMMUNICATIONS** – none

**CONTINUED HEARINGS**

**Mewani Block 49/02 Lot 24 – 30 Haring Lane** Applicant's Attorney David Watkins had provided proofs of refreshed notice to residents within 200 feet March 4, 2014 based on the Tax Assessor's list dated February 17, 2014. Upon learning that less than a full complement of the Board would be available this evening he further provided a letter dated March 19, 2014 requesting this matter be carried to the next regularly scheduled meeting on April 17, 2014 extending the time within which the Board must act and without need for further public notice. Noting two members already must recuse due to living with 200 feet of the subject, Attorney Watkins further requests the Board take action ensure a quorum for the next meeting. Attorney Kates advised that [per N.J.S. 40:55D-69] the Board of Adjustment is permitted to call upon Class IV Planning Board members, in order of seniority, as temporary members for a specific application to satisfy a quorum and fill vacancies by members who must recuse due to a conflict of interest situation. The Board Secretary will verify attendance and poll Planning Board members accordingly. Members not present at the January hearing will need to listen to the tape and review the exhibit materials.

**MEMORIALIZATIONS -ALPINE 906 LLC BLOCK 90 LOT 6 – SW CORNER RUCKMAN ROAD & 9W**

This memorialization had been deferred at the February 20<sup>th</sup> meeting pending the applicant addressing a significant number of technical issues as requested by the Borough Engineer. The Applicant was notified and submitted updates on February 26, 2014 as reviewed by the Borough Engineer in his letter dated March 4, 2014. Subsequently the Applicant again submitted updates on March 10, 2014 consisting of:

- McNally Engineering: Site & Septic Plan SP-1 and Vicinity Map VM-1 dated July 21, 2012 last revised March 5, 2013
- NJDEP letter dated September 1, 2010 re: Stormfilter by Contech Construction Products, Inc.

The above documents were reviewed by the Borough Engineer in his letter dated March 13, 2014. Mr. Vander Veer advised the Board there are a couple of outstanding issues but they have substantially addressed all of the items that need to be done. They just submitted additional information via e-mail late yesterday which he has not yet had an opportunity to review. This deals with stormwater management. Attorney Kates reminded a condition of approval includes compliance with Mr. Vander Veer's requirements.

**Resolution:** Upon a motion by Mr. Shaddek, seconded by Mr. Glazer at the regular meeting of the Alpine Zoning Board of Adjustment held on Thursday, March 20, 2014 to memorialize a resolution approving the application of Alpine 906 LLC Block 90 Lot 6 located at the SW Corner of Ruckman Road & Route 9W. Application requires a use variance for disturbance of the 200 foot Buffer Zone, variances for front, rear and side yard setbacks and approval of a soil moving permit with waivers to construct a single-family residence and other ancillary improvements. Said approval is subject to conditions as noted in the resolution.

**VOTES: AYES:** Shaddek, Glazer

**MOTION CARRIED**

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

**PROCEDURAL MOTIONS**

**Resolution: Approval of Minutes: Regular Meeting February 20, 2014** Upon a motion by Mr. Cohen, seconded by Ms. Ronan and approved by all those eligible to vote at the regular meeting of the Alpine Zoning Board of Adjustment held on Thursday, March 20, 2014 to approve the minutes of the regular meeting held on February 20, 2014.

**MOTION CARRIED**

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

Kates, Nussman, et. al.	4-01-21-185-021 Mtgs Jan-Ma	Inv. 18733	600.00
Azzolina & Feury Engineering	Escrow: Wellington 55/12	Inv. 61327	107.00
Azzolina & Feury Engineering	EscrowAlpine 906 LLC 90/6	Inv. 61314	187.25
North Jersey Media Group	Escrow: Wellington 55/12	Inv. 3644424	21.74

**VOTES: AYES:** Shaddek, Bonhomme, Cohen, Ronan, Glazer

**MOTION CARRIED**

**OTHER BUSINESS**

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

**ADJOURNMENT** at 7:40 p.m. upon motion by Mr. Cohen and seconded by Mr. Shaddek and approved by all.

Respectfully submitted,  
Nancy Wehmann, Secretary