

ALPINE ZONING BOARD OF ADJUSTMENT

Regular Meeting

Thursday, July 18, 2013 - 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, July 18, 2013 at the Alpine Borough Hall, the Pledge of Allegiance recited and the Public Announcement read according to the requirements of the Sunshine Law:

In accordance with the provisions of the Open Public Meetings Law, the notice of this regular meeting held Thursday, July 18, 2013 has met the requirements of the law by being published in The Record as part of the Annual Notice on January 5, 2013, 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	<i>Present</i>	Bob Burns	<i>Present</i>
Tony Clores	<i>Present</i>	David Kupferschmid	<i>Present</i>
Ann Ronan	<i>Present</i>	Richard Bonhomme	<i>Absent</i>
Larry Shadek	<i>Present</i>	Steve Cohen, Alt I	<i>Absent</i>
		Anthony Barbieri, Alt II	<i>Present</i>

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

MEMORIALIZATIONS Luk Block 39 Lot 8 – Robin Lane

Attorney Kates reviewed the resolution of denial of this complex application that had organized opposition.

Resolution: Upon a motion by Ms. Ronan, seconded by Mr. Clores, at the regular meeting of the Alpine Zoning Board of Adjustment held on Thursday, July 18, 2013 to memorialize a resolution for Charles Luk denying an application with significant variances and waivers to construct a single family home with accessory structures as outlined in the resolution for this property located on Robin Lane designated as Block 39 Lot 8 on the Tax Assessment Map of Alpine, New Jersey, Bergen County.

VOTES: AYES: Ronan, Barbieri, Shadek, Clores, Glazer **MOTION CARRIED**
A copy of the resolution is appended to these minutes.

PROCEDURAL MOTION

Resolution: Approval of Minutes: Regular Meeting June 20, 2013 Upon a motion by Mr. Clores, 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, July 18, 2013 to approve the minutes of the regular meeting held on June 20, 2013.

MOTION CARRIED

MATTER WITHDRAWN - Nadjafian Block 72 3&3.01 70 Berkery Place - Letter dated July 5, 2013 from Matthew G. Capizzi, Esq. with offices at 11 Hillside Avenue, Second Floor, Tenafly, NJ 07670 on behalf of the Applicants withdrawing the application without prejudice. Applicant revised plans eliminating variances and has applied to Planning Board for soil moving permit.

NEW MATTER TO BE CARRIED TO AUGUST 15, 2013 - Dr. Rafael Levin Block 81.01 Lot 4 – 7 Canterbury Court – Letter dated July 17, 2013 received from David M. Watkins, Esq. with offices at 285 Closter Dock Road, Closter, NJ 07624 on behalf of Applicant, Dr. Rafael Levin of 810 Hemlock Court, Norwood, NJ 07648 requesting this matter be carried to the next meeting August 15, 2013. Their engineer/planner cannot make tonight's meeting. The jurisdictional notices were provided for this meeting thus by public announcement the meeting will be carried with no further public notice required. Applicant agrees to extend the time for decision.

CONTINUED MATTERS

Tahari Block 20 Lot 11 31 Rio Vista Drive

David M. Watkins, Esq. with offices at 285 Closter Dock Road, Closter, NJ 07624 appeared on behalf of Applicants, Avraham and Susan Tahari of 1141 Buckingham Road, Fort Lee, NJ along with Michael Hubschman, P.E., P.P. 263A S. Washington Avenue, Bergenfield, NJ 07621. Application appeals Zoning Officer's decision or alternatively seeks a variance for improved lot coverage. Zoning Officer Alden Blackwell was available but did not testify or comment. No public members spoke to the application.

List of Pre-submitted Exhibits accepted and marked as follows:

- A – 1 Proof of Publication on May 3, 2013 in the Record
- A – 2 Certified Mailing to Residents within 200' on May 3, 2013
per Tax Assessor's List dated February 7, 2013
- A – 3 Application received April 16, 2013 dated & signed April 16, 2013 including
 - Proposal & Reasons for Relief
 - 200 Foot Property owners List dated February 7, 2013
 - Tax Collectors Proof of Current Taxes thru 2013 2 Quarter
- A – 4 Zoning Officer's letter dated April 1, 2013
- A – 5 Photos P1-P4 prepared by Michael Hubschman of Hubschman Engineering dated July 5, 2012
- A – 6 Prior Resolution Planning Board approved June 26, 2007 along with Mayor and Council enabling resolution dated June 27, 2007 for approval of soil moving application
- A – 7 Prior Resolution Zoning Board of Adjustment approved October 2, 2008 (fences, piers & gates)
- A – 8 Engineering Plans prepared by Michael Hubschman of Hubschman Engineering dated March 5, 2013 No revisions entitled "As-Built Site Plan"
- A – 9 Borough Engineer's Report April 24, 2013
- A – 10 Zoning Officer's letter dated May 16, 2013
- A – 11 Applicant's Attorney's letter dated June 20, 2013 requesting matter be carried to the July 18, 2013 meeting extending time for decision.

And marked during the course of this hearing

A – 12 Colored version of A-8

A – 13 Engineering Plans prepared by Michael Hubschman of Hubschman Engineering dated March 13, 2007 Rev. 11 “Submitted to Board of Adjustment for interpretation” dated August 19, 2008 submitted as “Original Approved Version”

A – 14 Two color photos marked P25 and P26 prepared by Michael Hubschman of Hubschman Engineering dated July 18, 2013

Michael Hubschman, P.E., P.P. was sworn and deemed qualified to provide expert testimony in his field. Redevelopment of the property began around 1999 under a previous owner and engineer prior to the current coverage ordinance. Floor Area Ratio requirements were used when the house was constructed at 9.9% coverage and it is considered a pre-existing nonconforming condition. Applicants acquired the property around 2004 or 2005 and commenced completion in 2007 obtaining approvals for soil moving (Planning Board 2007) and gates, piers and fence (Zoning Board 2008). A final as-built was submitted and the Zoning Officer found excess improved lot coverage relative to conditions that were to be removed from the plan as part of the 2007 Planning Board approval in order to comply at 24.89% **A-13**. The as built **[A-12]** is 26.90% or 1,654 square feet over the 25% is permitted. The overage relates mostly to the front driveway and patios and walkways at the rear of the property as shown on **[A-12]**. They consider other wood chipped paths around gardens with small 1½” concrete edging as shown in photos **[A-14]** to be pervious.

	[A-13] Original Approved	[A-12] As-Built
Dwelling (Pre-existing)	8,626 square feet	8,626 square feet
Patio Steps and Walks	3,406	4,181
Driveway	7,602	7,811
Pool, Pool Deck, Fireplace	1,732	2,237
Cabanas	319	410
Air Conditioning Pads		170
	21,685 = 24.89%	23,435 = 26.90%

Mr. Hubschman characterized changes were made due to geometry and minor expansions of landings, patios or decks. Stone trim was added to the cabana. A previously proposed central garden with fountain designed within the front driveway was replaced with golden granite imported from China that has been cemented in. The AC pads were relocated and included in calculations. There are 4 inch gravel strips between the pool patio stones so they do not consider all of that to be impervious. The pool and patio are small relative to the size of the property and this is not an overdevelopment. While they know the Board does not take economics into consideration it would be difficult to reduce the driveway and other stone paved ways but they might be able to reduce about 200 square feet each from the driveway near the garage and the pool patio by removing some of the pavers however they don't believe this would make a significant difference.

Mr. Watkins and Mr. Hubschman opined the coverage ordinance is designed to control drainage and aesthetics. Mr. Hubschman reran their drainage calculations finding

them to still be satisfactory. He notes a large drainage pipe runs to the neighbor's pond and a large drainage easement is situated along the rear of the property. Views are towards the neighbor's tennis court and Montammy Golf Club to the rear. These will be buffered. Thus if the Board approves there will be no negative impact visually or on drainage. These amenities enhance the value of the house and hence the neighborhood which Mr. Hubschman states is a purpose of zoning. The overage is spread out and not focused in one area. They claim some hardship with the house already at 9.9% coverage. There is no negative impact on the Zone Plan or Ordinances. Mr. Hubschman and Mr. Watkins stipulated to comply with Mr. Vander Veer's April 24, 2013 letter [A-9]. Mr. Vander Veer agrees woodchips are not an impervious surface but advised he requires a revised drainage report to demonstrate that what has been installed is satisfactory.

Opened to the Public for Questions. None.

Opened to the Board. Attorney Kates requested clarification of prior Board hearings. Attorney Watkins noted he did not handle the 1999 application. Mr. Vander Veer was not sure if there was any Board action required until the 2007 Soil Moving Application.

Attorney Kates questioned inclusion of the "a" appeal which necessitated Zoning Officer Blackwell's presence. Attorney Watkins noted at the time of filing there was a question as to whether the building coverage was pre-existing. Mr. Vander Veer has concurred it was. Mr. Watkins withdrew the appeal apologizing for any inconvenience.

Mr. Clores questioned Item II.5.b. in Mr. Vander Veer's letter [A-9] regarding the fences and piers. Mr. Vander Veer recalled they obtained a variance under the old ordinance which was subsequently revised. They would have likely complied under the new ordinance.

Opened to the Public for Comments. None

Resolution: Upon a motion by Mr. Shadek, seconded by Mr. Barbieri to approve the application for Avraham and Susan Tahari subject to compliance with Mr. Vander Veer's requirements including appropriate submissions as stipulated by Attorney Watkins.

Vote: Ayes: Shadek, Barbieri, Clores, Burns, Kupferschmid, Ronan, Glazer

MOTION CARRIED

Arash Emami Block 73 Lot 16 – 8 Dogwood Lane

David M. Watkins, Esq. with offices at 285 Closter Dock Road, Closter, NJ 07624 appeared on behalf of Applicant, Arash Emami, 497 Hillside Avenue, Alpine, NJ along with Michael Hubschman, P.E., P.P. 263A S. Washington Avenue, Bergenfield, NJ 07621.

List of Pre-submitted Exhibits accepted and marked as follows:

A – 1 Proof of Publication on June 7, 2013 in the Record

A – 2 Certified Mailing to Residents within 200' on June 5, 2013
per Tax Assessor's List dated February 14, 2013

A – 3 Application received May 16, 2013 dated & signed May 10, 2013 including

- Proposal & Reasons for Relief
 - 200 Foot Property owners List dated February 14, 2013
 - Tax Collectors Proof of Current Taxes thru 2013 2nd Quarter
- A – 4 Zoning Officer's letter dated March 27, 2013
- A – 5 Prior Resolution Zoning Board of Adjustment approved January 6, 2011
- A – 6 Photos P1-P4 prepared by Michael Hubschman of Hubschman Engineering dated May 7, 2013
- A – 7 Soil Moving Permit Application Resubmission w/checklist dated April 9, 2013
- A – 8 Soil Moving Calculations prepared by Michael J. Hubschman of Hubschman Engineering Rev. 5 dated April 10, 2013
- A – 9 Drainage Report Rev. 4 dated September 29, 2010
- A – 10 Engineering Plans prepared by Michael Hubschman of Hubschman Engineering consisting of 3 pages:
- Drawing No. 2532-1 "Site Plan/Septic System Plan" dated September 28, 2009 Revision 7 "Updated Soil Moving Quantities Calculations" dated April 10, 2013
 - Drawing No. 2532-2 "Tree Removal Plan; Soil Erosion & Sediment Control Plan; Details dated September 28, 2009 Revision 6 dated February 15, 2013
 - Drawing No. 2532-3 "Existing Conditions Plan; Storm Filter details" dated September 28, 2009 Revision 3 dated August 23, 2010
- A – 11 Borough Engineer's Report April 17, 2013
- A – 12 Borough Engineer's Report May 10, 2013
- A – 13 Borough Engineer's Report June 10, 2013
- A – 14 Applicant's Attorney's letter dated June 20, 2013 requesting matter be carried to the July 18, 2013 meeting extending time for decision.
- And marked during the course of these proceedings:*
- A – 15 Side by Side exhibit prepared by Michael Hubschman of Hubschman Engineering consisting of a colorized version of the original approved site plan dated January 6, 2011 (right) mounted next to a colorized version of A-10 (left).
- A – 16 Supplemental Planting Plan prepared by Michael Hubschman of Hubschman Engineering dated July 18, 2013.

Application Requires

- Amended soil moving permit to retain fill originally slated for export plus import an additional 167 c.y. of fill (Cut: 4,248 c.y., fill 5,822 c.y., Import 1,574 c.y., export 0 Total 5,822 c.y.) and waiver to:
 - Fill of more than 5 feet above original grade (up to 14 feet where only up to 6 feet previously approved)
- Waivers for the pool
 - 100% of the in-ground pool peripheral walls more than 3 feet above original grade (30% permitted)
 - 65% of the in-ground pool peripheral walls more than 5 feet above original grade (0% permitted).

Attorney Watkins explained Dr. Emami has children and wishes to re-orient the pool closer to the house and level a portion of the rear yard to make it more usable.

Michael Hubschman, P.E., P.P. was sworn and deemed qualified to provide expert testimony in his field.

Applicant returns to the Zoning Board (prior hearing December 2010) for relief to relocate the pool and create an adjacent level lawn area supported by 2-3 tiered retaining walls (only one previously proposed) on the westerly side of the property. The lot is 79,242.50 square feet where 40,000 are required in this R-1 zone. Referring to **[A-15]** Mr. Hubschman noted the pool was originally located at the center midlevel (elevation 399 feet) of the rear yard, sloped down from the first floor of the house at elevation 407.75 feet. This required a lot of stairs and did not provide much usable lawn area. The landscape architect proposed shifting the pool to the east and creating a level lawn area. The pool will then be at elevation 407 feet, only one-two steps down from the first floor. The proposed reduces impervious coverage from 19,800 to 19,324 or 470 square feet. An amended soil moving permit with waivers is needed for the fill and elevated grade of the pool. The house, already constructed, was elevated to accommodate the septic systems. The property's topography in the rear yard slopes down east to west from 403 feet to 390. Proposed fill would range from 4 feet on the eastern side to 14 on the west. They propose two walls; a six foot concrete block keystone wall around the perimeter of the play area and a four foot rock retaining wall about ten feet from the property line with a graded slope between them. A small portion of a third wall is proposed near the walk-out basement. The lawn area will be lower than the pool at about elevation 405.5 feet; the pool design calls for an infinity edge. As there are a lot of bare areas in the ten foot tree buffer, a supplemental planting plan **[A-16]** is provided to show additional plantings designed to fill in on the westerly side including Green Giant arborvitae, 20 foot Alaskan cedar trees and 12 foot hollies to screen views from the 3 or 4 smaller homes along the western side that are lower in elevation and face Warren Lane.

Mr. Hubschman reviewed Mr. Vander Veer's June 10, 2013 letter **[A-13]**. The stormwater management system (Item II.3.d.) will be modified by removing pits in the rear and adding more basins and they stipulate to comply with all reasonable requests of the Borough Engineer. Water will be directed away from any of the neighbors. Under Item 4, they emphasized the fill is not fourteen feet straight up but tiered. Attorney Kates requested clarifications on the ordinance governing the pool grade waivers. Mr. Hubschman cited Borough Chapter 198:6b. Attorney Watkins and Mr. Hubschman opined the intent of the ordinance is to prevent a pool from sticking up out of the ground but as constructed the proposed will be flush with the revised grade. The proposed will require import of an additional 167 cubic yards.

Keeping in mind the application requests waivers and not a variance, requiring a lesser burden of proof, Mr. Hubschman foresees no negative impact. The size of the property can accommodate the relocation and soil movement. Locating the pool closer to the house with a more level area is a safer design.

Opened to the Public for Questions. None.

Opened to the Board. Mr. Kupferschmid noted while he loved the idea of re-locating the pool but questioned the cabana ground floor at elevation 406.5 feet while the pool

coping is at 407. Although probably flush after tweaking he asked why they just can't drop the whole area down by about four or five feet. They'd have a couple of steps from the first floor or cabana and minimize the massive build up on the west side; working the topography of the land a little better. Mr. Watkins and Mr. Hubschman conceded they could lower the pool/lawn area 2 feet but anymore would serve no purpose. It was noted this change would reduce soil moving by about 100-120 c.y. The elevation at the west side swale is 390 feet. The Board noted views from the rear yards of the smaller lots to the west along Warren Lane would be of the high walls and plantings. Mr. Kupferschmid offered there plantings should be added between the two walls to buffer views of the higher wall. Mr. Hubschman agreed to do so noting they intend to extensively landscape the whole property. Mr. Burns questioned pool drainage which Mr. Hubschman explained would be to a catch basin in the road. Mr. Burns asked if a damaged wooden fence on the east side had been removed as requested by a neighbor. Mr. Watkins believes it is gone.

Opened to the Public for Comments. None

Opened to the Board for Comments. Mr. Vander Veer noted they are creating a sloped area that will shoot water down the west side and he is concerned with impact to the neighbors on that side. He would like to see some additional drainage improvements beyond what is shown on the current plan such as swales directed to an onsite drainage system. Mr. Watkins and Mr. Hubschman stipulated to same.

Resolution: Upon a motion by Mr. Kupferschmid, seconded by Mr. Shadek to approve the application for Arash Emami subject to compliance with Mr. Vander Veer's requirements, lowering the proposed elevation of the pool coping down to 405 feet with transmission of that 2 foot lower elevation throughout the grading plan, provision of plantings as discussed to buffer views of the higher wall and subject to submission of a revised plan demonstrating these changes.

Vote: Ayes: Shadek, Barbieri, Clores, Burns, Kupferschmid, Ronan, Glazer

MOTION CARRIED

NEW BUSINESS

Stephen R. Schonberg Block 78 Lot 2 – 393 Anderson Avenue

David M. Watkins, Esq. with offices at 285 Closter Dock Road, Closter, NJ 07624 on behalf of Applicant, Stephen R. Schonberg of 393 Anderson Avenue, Alpine, NJ 07620 along with Andrea Piazza, P.E., Piazza Engineering, 2-14 Fair Lawn Avenue, Fair Lawn, NJ 07410.

List of Pre-submitted Exhibits accepted and marked as follows:

- A – 1 Proof of Publication on July 5, 2013 in the Record.
- A – 2 Certified Mailing to Residents within 200' on July 3, 2013 per
 - Alpine Tax Assessor's List dated April 25, 2013 and
 - Closter Tax Assessor's List dated April 30, 2013
- A – 3 Application received June 3, 2013 dated & signed May 17, 2013 including
 - Proposal & Reasons for Relief
 - 200 Foot Property owners List dated April 25, 2013
 - Tax Collectors Proof of Current Taxes thru 2013 2Q dated May 17, 2013

- A – 4 Zoning Officer's letter dated May 7, 2013
- A – 5 Schedule B & C Checklists annotated
- A – 6 Resolution Planning Board for Block 78 Lots 1 & 2 September 23, 2008
- A – 7 8 color photos date stamped December 30, 2011
- A – 8 Application for soil moving permit not signed or dated.
- A – 9 Cut & Fill Calculations prepared by Massimo Piazza, PE, PLS of Piazza Engineering 2-14 Fair Lawn Avenue, Fair Lawn, NJ 07410 dated April 17, 2013
- A – 10 Drainage Report prepared by Massimo P iazza, PE, PLS of Piazza Engineering 2-14 Fair Lawn Avenue, Fair Lawn, NJ 07410 dated April 17, 2013
- A – 11 Engineering Plans prepared by Massimo Piazza, PE, PLS of Piazza Engineering 2-14 Fair Lawn Avenue, Fair Lawn, NJ 07410 consisting of 6 pages:
- Sheet C-1 Site Plan, Notes and Schedules dated April 19, 2013 Rev. 1 May 17, 2013 "200' PO list added"
 - Sheet C-2 Grading Plan, Grading & Drainage Part Plan and Notes dated April 19, 2013
 - Sheet C-3 Soil Erosion & Sediment Control Plan Details & Notes & Demolition Plan dated April 19, 2013
 - Sheet C-4 Cross Sections 0+00 – 5+30 dated April 19, 2013
 - Sheet C-5 Details dated April 19, 2013
 - Sheet SV-1 Topographic Survey of Property dated January 5, 2012
- A – 12 Architectural Plans submitted by James Paragano Architect LLC dated April 26, 2013 Sheet Z1
- A – 13 Borough Engineer's Report June 12, 2013

Mr. Watkins recalled the property is the subject of a recent re-subdivision and the main issue is encroachment of the driveway into the tree buffer.

Andrea Piazza, P.E. was sworn and qualified as an expert in her field. Ms. Piazza noted for the driveway there is only ten feet between the twenty foot tree buffer lines as a result of the subdivision as approved by the Planning Board and filed with Bergen County September 2010. The lot exceeds 3 acres and all coverage and setback requirements for the home are easily met.

Steep Slopes. Plans, Sheet C-2 [A-11], depict five gray areas of steep slopes 15-24.9% showing two small encroachments for the driveway and a retaining structure at the southwestern end of the property. These are unavoidable. The subdivision plan showed a ten foot wide drive. They propose a thirteen foot wide driveway with a small (7 foot) widened area so that if a car is coming down the driveway there is a place to pull over instead of having to back out on to Anderson Avenue. There is no other access and they feel thirteen feet is a more appropriate width given the length of the driveway which exceeds 330-340 feet.

Tree Buffer. Strict compliance with the 20 foot tree buffer would create a driveway 8 foot five inches wide which would be extremely narrow and have a terrible impact on safety. They propose a slightly angled curb more accommodating for fire safety equipment. Currently there are no trees where the driveway is proposed anyway.

Generator. Per Mr. Vander Veer's letter [A-13] the location of the generator will be relocated to comply.

Stormwater Management. They provide two water quality treatment devices to collect water from the driveway that could contain pollutants from vehicles and driveway materials and two stormwater quality devices to intercept the water prior to entering the seepage pits. Per Mr. Vander Veer's letter [A-13] the proposed represents major development for purposes of stormwater management requiring provisions for runoff quantity control, quality control and groundwater discharge as well as deed restrictions to ensure those devices are properly cleaned, maintained and inspected over the course of their lifetime. Mr. Watkins concurred but for purposes of the record note there is nothing in the municipal ordinance that requires the deed restriction. Mr. Vander Veer advised the requirement is part of the Stormwater Management Ordinance in compliance with N.J.A.C 7:8 which indicates there has to be some method of ensuring continued function. While not specifically laid out in the municipal ordinance it is part of the state statute.

Sewer System. Connection to the Closter sewer system is mandatory per Interlocal Agreement and they are aware of the procedures to be followed.

Soil Moving. Calculations are provided and correlated to the Cross Sections. A soil moving permit is required (Cut 4,434 cy, fill 2229 cy, import 0, export 2,205 cy for total 4,434 cy)

Opened to the Public for Questions. None

Opened to the Board for Questions. Mr. Clores asked if the thirteen foot wide driveway will be adequate for fire department trucks. Ms. Piazza stated they provided a mountable curb of about 9.5" which adds to the width. Mr. Vander Veer recalled from prior hearings the Fire Department has indicated gated piers need to be 25 from the edge of the road and a driveway has to be a minimum of 13 feet in width.

Mr. Vander Veer noted a portion of the seepage pit field south southeast of the building is also in the tree buffer. Ms. Piazza indicated she will move the seepage pit to comply.

Mr. Vander Veer asked Ms. Piazza to address compliance with the technical issues raised in his letter [A-13]. Ms. Piazza noted #4 is subject to the utility companies and #17 is an architectural issue. Mr. Vander Veer noted electric/telephone/cable (overhead) lines currently go through the established utility easement. This may be an issue as the water/gas (underground) lines should not run through this easement. Ms. Piazza believed they have room in the driveway but must coordinate with the utility companies as to where connections are available. Mr. Vander Veer prefers the lines be installed on the applicant's property rather than a lengthy dig across someone else's property. Mr. Watkins agreed and also saw no issue with the other technical issues. Mr. Glazer requested clarification of the slopes in the driveway. Ms. Piazza replied the triangular area is 45 feet along the curb and extends about six feet to the center of the drive.

Opened to the Public/Board for Comments. None

Resolution: Upon a motion by Ms. Ronan, seconded by Mr. Barbieri to approve the application for Stephen R. Schonberg subject to compliance with Mr. Vander Veer's requirements and stipulations made during the course of the hearing.

Vote: Ayes: Shadek, Barbieri, Clores, Burns, Kupferschmid, Ronan, Glazer

MOTION CARRIED

PROCEDURAL MOTION

Resolution: Approval of Bills and Claims Upon a motion by Mr. Barbieri, seconded by Mr. Shadek and approved by all those eligible to vote at the regular meeting of the Alpine Zoning Board of Adjustment held on Thursday, July 18, 2013 to approve the following Bills and Claims:

Michael B. Kates	Meetings May-Jun	Inv. 17765	400.00
Michael B. Kates	Escrow Luk 39/8	Inv. 17828	1,112.50
Azzolina & Feury	Escrow Luk 39/8	Inv. 59982	1,123.50
Azzolina & Feury	Escrow Schonberg 78/2	Inv. 59988	936.25
Azzolina & Feury	Escrow Levin 81.01/4 6	Inv. 59989	1337.50

MOTION CARRIED

COMMUNICATIONS None

Chairman Glazer recognized Mark & Colonel Stevi Wellington. Mr. Wellington, who resides at the corner of Closter Dock Road and Church Street, sought to review his possible application to seek reinstatement of a variance he obtained some years ago but that had expired because he lacked funds at the time. Attorney Kates explained proper procedure noting because of public notice requirements and the quasi-judicial nature of the Board they cannot hear any part of his case at this time. Mr. Wellington was assured he will have ample opportunity to describe his situation at a public hearing after submission of his application.

Mayor Tomasko advised the Planning Board reviewed the Zoning Board's Annual Report and Recommendations as follows:

1. Building Height as a Variable Function of Larger Lots and Setbacks. Reviewed with decision to take no action.
2. Definitions "Terrace." Received favorably and will be acted upon.
3. Fees and Escrows. Received favorably and will be acted upon.
4. As-Built Foundations Plans. Already established in practice by the Building Department.
5. Back Up Generators. Received favorably and will be acted upon.

ADJOURNMENT at 9:01p.m. upon motion by Mr. Shadek, seconded by Mr. Clores and approved by all.

Respectfully submitted,

Nancy Wehmann, Secretary