

ALPINE ZONING BOARD OF ADJUSTMENT

Regular Meeting

Thursday, September 19, 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, September 19, 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, September 19, 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	Present	Bob Burns	Present
Tony Clores	Present	David Kupferschmid	Absent
Ann Ronan	Absent	Richard Bonhomme	Absent
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

CARRIED MATTERS - Dr. Rafael Levin Block 81.01 Lot 4 – 7 Canterbury Court

Matter noticed for July 18, 2013 hearing but subsequently carried at request of applicant's attorney in July to accommodate their engineer's schedule and in August to permit the applicant additional time to address neighbor's concerns. By letter dated September 19, 2013 applicant's Attorney David M. Watkins, Esq. requests additional time to address neighbor's concerns and that the matter be carried to the next meeting Thursday, October 17, 2013. The Board questioned how long a matter can be carried before re-noticing is required. The Board Attorney advised re-notice may be required at the Board's discretion. No further notice will be required at this time.

NEW BUSINESS - None

MEMORIALIZATIONS

Tahari Block 20 Lot 11 - 31 Rio Vista Drive Attorney Kates reviewed the resolution.

Resolution: Upon a motion by Mr. Clores, seconded by Mr. Shadek at the regular meeting of the Alpine Zoning Board of Adjustment held on Thursday, September 19, 2013 to memorialize a resolution for Avraham and Susan Tahari approving a variance to exceed permitted lot coverage as reflected in the as-built plan depicting minor expansions of landscape and accessory elements subject to conditions as outlined in the resolution for this property located on 31 Rio Vista Drive designated as Block 20 Lot 11 on the Tax Assessment Map of Alpine, New Jersey, Bergen County.

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

Arash Emami Block 73 Lot 16 – 8 Dogwood Lane Attorney Kates reviewed the resolution. Note: as requested subsequent to the July hearing Applicant's Engineer Michael Hubschman submitted plans consisting of 3 sheets revised August 21, 2013:

1. Site Plan/Septic System Plan
2. Tree Removal Plan; Soil Erosion & Sediment Control Plan; Details
3. Existing Conditions Plan; Storm Details

along with a document entitled "Modular Block Retaining Wall Design, 6' Maximum Height" dated August 22, 2013. The above were reviewed by Mr. Vander Veer in a letter dated August 30, 2013 on file. Further revisions were submitted and reviewed by Mr. Vander Veer in his letter dated September 17, 2013 also on file.

Resolution: Upon a motion by Mr. Shaddek, seconded by Mr. Clores at the regular meeting of the Alpine Zoning Board of Adjustment held on Thursday, September 19, 2013 to memorialize a resolution for Arash Emami approving an amended soil moving permit application along with waivers for grading around the swimming pool subject to conditions as outlined in the resolution for this property located on 8 Dogwood Lane designated as Block 73 Lot 16 on the Tax Assessment Map of Alpine, New Jersey, Bergen County.

VOTES: AYES: Clores, Shaddek, Burns, Glazer

MOTION CARRIED

A copy of the resolution is appended to these minutes.

Stephen R. Schonberg Block 78 Lot 2 – 393 Anderson Avenue Attorney Kates reviewed the resolution. Subsequent to the hearing the Board was copied on a review letter by the Borough Engineer dated August 5, 2013.

Resolution: Upon a motion by Mr. Burns, seconded by Mr. Shaddek at the regular meeting of the Alpine Zoning Board of Adjustment held on Thursday, September 19, 2013 to memorialize a resolution for Stephen R. Schonberg approving a variance to reconstruct a portion of the entry driveway accessory to a new single-family home within a restricted steep slope area subject to conditions as outlined in the resolution for this property located on 393 Anderson Avenue designated as Block 78 Lot 2 on the Tax Assessment Map of Alpine, New Jersey, Bergen County.

VOTES: AYES:

MOTION CARRIED

A copy of the resolution is appended to these minutes.

OTHER BUSINESS

Resolution: Approval of Minutes: Regular Meeting July 18, 2013 Upon a motion by Mr. Clores, seconded by Mr. Burns and approved by all those eligible to vote at the regular meeting of the Alpine Zoning Board of Adjustment held on Thursday, September 19, 2013 to approve the minutes of the regular meeting held on July 18, 2013.

MOTION CARRIED

Resolution: Approval of Bills and Claims Upon a motion by Mr. Shaddek, seconded by Mr. Cohen and approved by all those eligible to vote at the regular meeting of the Alpine Zoning Board of Adjustment held on Thursday, September 19, 2013 to approve the following Bills and Claims:

Kates, Nussman, et al	Meetings Jun Jul	01-21-185-020	400.00
Kates, Nussman, et al	Schonberg 78/2	Escrow	966.00
Kates, Nussman, et al	Emani 73/16	Escrow	1,138.00
Kates, Nussman, et al	Tahari 20/11	Escrow	675.00
Azzolina & Feury	Luk 39/8	Escrow	80.25
Azzolina & Feury	Tahari 20/11	Escrow	160.50
Azzolina & Feury	Emami 73/16	Escrow	187.25
Azzolina & Feury	Schonberg 78/2	Escrow	133.75
North Jersey Media Group	Luk 39/8	Escrow:Public Notice	16.06

MOTION CARRIED

Resolution: Return of Escrow Upon a motion by Mr. Clores, seconded by Mr. Cohen and approved by all those eligible to vote at the regular meeting of the Alpine Zoning Board of Adjustment held on Thursday, September 19, 2013 to return the following escrow which have been reviewed and approved by the Board Attorney and Borough Engineer.

Edwards Trust AC 70	Block 121 Lot 6 Route 9W	Application 2/25/2013 Resolution 5/16/2013	\$997.55
Edwards Trust AC 70	Block 121 Lot 7 Route 9W	Application 2/25/2013 Resolution 5/16/2013	\$809.35

MOTION CARRIED

COMMUNICATIONS Mayor Tomasko addressed the Board:

The quarterly newsletter will be out soon.

Building activity has picked up substantially. Applicants are increasingly seeking to build right to the maximum which can present challenges, particularly on difficult lots. Building and Health Departments along with the Boards will need to be vigilant to protect the character of our town as exemplified by our Master Plan and Zoning Ordinances. Discussion followed. Recently significant trees were removed from a lot in a failed attempt to install septic systems (due to solid rock). Mr. Vander Veer noted this is unusual. He is not sure if the ordinance provides for replacement of those trees.

Borough Ordinance 736 which permits emergency generators in side yards was adopted.

ADJOURNMENT at 7:50 p.m. upon motion by Mr. Shadek seconded by Mr. Clores and approved by all.

Respectfully submitted,
Nancy Wehmann, Secretary