

ALPINE ZONING BOARD OF ADJUSTMENT

Regular Meeting

Thursday, October 20, 2022 - 7:30 P.M.

(This meeting was held in person and 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, October 20, 2022 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, notice of this regular Zoning Board of Adjustment meeting held on Thursday, October 20, 2022 at 7:30 PM has met the requirements of the law as part of the Borough of Alpine's annual meeting notice published in The Record on January 10, 2022, and emailed to The Suburbanite on January 6, 2022, posted continuously on the bulletin board of the lobby of Borough Hall, and on the Borough website (<http://www.alpinenj07620.org>). Instructions for how the public can participate and access the meeting and documents has been included in the posted agenda; with a copy filed in the Borough Clerk's office.

ROLL CALL

Richard Glazer (C)	Present	Tony Clores (VC)	Absent	George Abad, Jr	Present
Anthony Barbieri	Present	Richard Bonhomme	Present	Elizabeth Herries	Present
Amy Lerner, Alt I	Absent	Robert F. Policano, Alt II	Present		

Staff Present: Board Secretary Jo Anna Myung

Staff Absent: Board Attorney Michael B. Kates, Esq., Borough Engineer Perry Frenzel

COMMUNICATIONS: None.

PROCEDURAL MOTIONS

Resolution: Approval of Minutes from the regular meeting on October 20, 2022, upon a motion by Ms. Herries, seconded by Mr. Barbieri and approved by all those eligible to vote.

Vote: Ayes: Mr. Abad, Mr. Barbieri, Mr. Bonhomme, Mr. Glazer, Mr. Policano

Abstain: Ms. Herries **Absent:** Mr. Clores, Ms. Lerner **MOTION APPROVED**

Resolution: Approval of Bills and Claims - Upon a motion by Mr. Abad, seconded by Ms. Herries At the regular meeting of the Alpine Zoning Board of Adjustment held on October 20, 2022 to approve the following Bills and Claims:

Azzolina & Feury Engineering	116 Miles Street 53/6	Inv# 76654	\$177.00
Azzolina & Feury Engineering	995 Closter Dock Road 47/2	Inv# 76648	\$177.00
North Jersey Media Group	Notice of Decision: 116 Miles Street 53/6	Inv# 5418673	\$12.60

Vote: Ayes: Mr. Abad, Mr. Barbieri, Mr. Bonhomme, Mr. Glazer, Ms. Herries, Mr. Policano

Absent: Mr. Clores, Ms. Lerner **MOTION APPROVED**

MEMORIALIZATION: Dorf: 116 Miles Street (carried from 8/18/22).

Chairman Glazer read the Dorf memorialization resolution in full.

Upon a motion by Ms. Herries, seconded by Mr. Policano at the regular meeting of the Alpine Zoning Board of Adjustment held on October 20, 2022, to approve the variance relating to improved lot coverage of 0.15% rear yard setback of the new deck for 76.22 feet; whereas R-3 Zone requires a minimum rear yard setback of 20 feet, and side yard variance of 1 foot; 8 feet is required whereas 7 feet is proposed which is same as the entire length of the existing house. This approval is subject to conditions as outlined in the resolution for this property located at 116 Miles Street designated as Block 53 Lot 6 on the Tax Assessment Map of Alpine, New Jersey, Bergen County. A copy of this resolution is on file at the Borough of Alpine, 100 Church Street, Alpine, NJ for review.

Vote: Ayes: Mr. Abad, Ms. Herries, Mr. Policano

Abstain: Mr. Bonhomme, Mr. Barbieri, Mr. Glazer

Absent: Mr. Clores, Ms. Lerner

MOTION APPROVED

OTHER BUSINESS: Church of the Lord, which is on two lots (995 Closter Dock Road, Block 47 Lot 2 & 10 Old Dock Road, Block 48 Lot 1.01) is scheduled to be heard at the next meeting on November 17, 2022.

PUBLIC COMMENTS

- This is the 3rd meeting the Mayor has attended today: Riverside Co-op and Bergen Municipal Joint Insurance Fund meetings, and commented this was the most expeditious and pleasant meeting.
- The Mayor announced that this is the 1st time in 20 years that Alpine is having a contested election and encouraged everyone to exercise their right to vote.

ADJOURNMENT at 7:42 p.m. upon motion by Ms. Herries, seconded by Mr. Bonhomme.

Vote: Ayes: Mr. Abad, Mr. Barbieri, Mr. Bonhomme, Mr. Glazer, Ms. Herries, Mr. Policano

Absent: Mr. Clores, Ms. Lerner

MOTION APPROVED

Respectfully submitted,
Jo Anna Myung
Board Secretary