

# ALPINE ZONING BOARD OF ADJUSTMENT

Regular Meeting

Thursday, December 15, 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 7:31p.m. on Thursday, December 15, 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, December 15, 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 have been included in the posted agenda; with a copy filed in the Borough Clerk's office.*

## ROLL CALL

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

### Staff Present:

Cara Landolfi, Esq. for Board Attorney Michael B. Kates, Esq., Board Secretary Jo Anna Myung

### Staff Absent:

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

## COMMUNICATIONS:

- Mayor Tomasko who usually attends all our meetings, communicated prior to the Zoning Board meeting that he will not be able to attend tonight due to an invite for his attendance at the annual Alpine School choir concert but wishes everyone a happy and safe holiday season.
- 2023 Calendars arrived from the County for Alpine residents. They can be picked up at the Borough Clerk's office as supplies last.
- Due to the multitude of comments and changes from the November 17, 2022 Zoning Board meeting, the Board would like a chance to view the new, updated plans for Church of the Lord before approving the resolution on January 19, 2023. Ms. Landolfi commented that this could be included as a conditional approval of the resolution for Church of the Lord; for updated plans to be viewed prior to the Memorialization at the January 19, 2023 Zoning Board meeting.
- The Mayor has appointed an Alternate II Board Member, Bruce Pomerantz. Resolutions to move up Board Members and Alternate Members will be approved at the Mayor and Council meeting on December 21<sup>st</sup>. At the January 19, 2023 Zoning Board of Adjustment reorganization meeting, these Members will be sworn in.
- The 2023 Zoning Board Annual Meeting Dates have been reviewed by the Board Members and will be approved at the January 19, 2023 Zoning Board of Adjustment reorganization meeting.
- Professional Service Agreement contracts have been received for review and approval for our Zoning Board Attorney and Zoning Board Engineer will be done at the Mayor and Council meeting on December 21, 2022.
- All new appointed Board Members (Bruce Pomerantz) are required to take the mandatory NJPO training course, and all Zoning Board Members are required to take the Stormwater Training once per term.

**PROCEDURAL MOTIONS**

**Resolution: Approval of Regular Meeting Minutes - November 17, 2022**

Upon a motion by Mr. Policano, seconded by Mr. Bonhomme, and approved by all those eligible to vote, to approve the regular Zoning Board of Adjustment meeting minutes.

**Vote: Ayes:** Mr. Abad, Mr. Barbieri, Mr. Bonhomme, Mr. Clores, Mr. Glazer, Ms. Herries, Mr. Policano  
**Absent:** Ms. Lerner  
**MOTION APPROVED**

**Resolution: Approval of Executive Session Meeting Minutes - November 17, 2022**

**Motion by:** Mr. Abad      **Seconded by:** Ms. Herries

At this meeting of the Zoning Board of Adjustment held on Thursday, December 15, 2022,

**Whereas,** N.J.S.A. 10:4 – 12 of the Open Public Meetings Act permits the exclusion of the public from a meeting in certain circumstances; and

**Whereas,** this public body is of the opinion that such circumstances exist, more particularly under N.J.S.A. 10:4 – 12, subsection (7), relating to the need to confer with counsel as to matters falling within the exception for anticipated litigation and/or matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise her ethical duties as a lawyer;

**Now, therefore, be it resolved** by the Zoning Board of Adjustment of the Borough of Alpine, as follows:

- The public be excluded from discussion of the aforesaid matters as pertaining to the development application of Church of the Lord, 995 Closter Dock Road and 10 Old Dock Road.
- A summary of what transpired in closed session shall be announced tonight upon completion of that closed session.
- This Resolution shall take effect immediately.

**In Favor:** Mr. Abad, Mr. Barbieri, Mr. Bonhomme, Mr. Clores, Mr. Glazer, Ms. Herries  
**Abstain:** Mr. Policano      **Absent:** Ms. Lerner      **MOTION APPROVED**

**PUBLIC COMMENTS:** None.

**Resolution: Approval of Bills and Claims**

Upon a motion by Mr. Barbieri, seconded by Mr. Abad at the regular meeting of the Alpine Zoning Board of Adjustment held on December 15, 2022 to approve the following Bills and Claims:

Kates Nussman Ellis Farhi & Earle LLP	Escrow: 53/6 – 116 Miles Street	Inv. 29679	\$1,260.00
Azzolina & Feury Eng., Inc.	Escrow: 47/2 & 48/1.01 – Closter Dock Road	Inv. 76907	\$295.00

**Vote: Ayes:** Mr. Abad, Mr. Barbieri, Mr. Bonhomme, Mr. Clores, Mr. Glazer, Ms. Herries  
**Abstain:** Mr. Policano      **Absent:** Ms. Lerner      **MOTION APPROVED**

**MEMORIALIZATION:** None.

**HEARINGS:** None.

**OTHER BUSINESS:** None.

**PUBLIC COMMENTS:** None.

**ADJOURNMENT**

Upon a Motion by Mr. Bonhomme, seconded by Mr. Abad meeting was adjourned at 7:54 PM.

**Vote: Ayes:** Mr. Abad, Mr. Barbieri, Mr. Bonhomme, Mr. Clores, Mr. Glazer, Ms. Herries, Mr. Policano  
**Absent:** Ms. Lerner      **MOTION APPROVED**

Respectfully submitted,

Jo Anna Myung  
Board Secretary