

ALPINE ZONING BOARD OF ADJUSTMENT
Reorganization & Regular Meeting
Thursday, January 7, 2016 - 7:30 P.M.
(This meeting was taped in its entirety).

CALL TO ORDER/PLEDGE OF ALLEGIANCE/PUBLIC ANNOUNCEMENT

This re-organization and regular meeting of the Alpine Zoning Board of Adjustment was called to order by Chairman Glazer at 7:33 p.m., Thursday, January 7, 2016 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, January 7, 2016 has met the requirements of the law by being published in The Record on December 29, 2015 and posted on the bulletin board in the lobby of the Borough Hall and a copy filed in the office of the Borough Clerk.

OATHS Mayor Tomasko administered the oath of office to **Tony Clores** as Member for a four year term expiring 12/31/2019 and to **Jeffrey Mayer** as Alternate Member II for a two year term expiring 12/31/2017. **Richard Bonhomme** arrived at 7:42 p.m. and was administered his oath as Member for a four year term expiring 12/31/2019.

ROLL CALL

Richard Glazer	<i>Present</i>	Tony Clores	<i>Present</i>
Anne Ronan	<i>Absent</i>	Bob Burns	<i>Absent</i>
David Kupferschmid	<i>Absent</i>	Richard Bonhomme	<i>Present</i>
Steve Cohen	<i>Absent</i>	Anthony Barbieri, Alt I	<i>Present</i>
		Jeffrey Mayer, Alt II	<i>Present</i>

Staff Present on Dais: Attorney Michael Kates, Board Secretary Nancy Wehmann

APPOINTMENTS The following positions were appointed by unanimous affirmation:

Chairman: Richard Glazer upon a motion by Mr. Barbieri, seconded by Mr. Clores and approved by all those eligible to vote

Vice Chair: Anthony Clores by Mr. Glazer, seconded by Mr. Barbieri and approved by all those eligible to vote

Secretary: Nancy Wehmann upon a motion by Mr. Glazer, seconded by Mr. Clores and approved by all those eligible to vote

Board Attorney: Upon a motion by Mr. Glazer, seconded by Mr. Clores at the 2016 reorganization meeting of the Zoning Board of Adjustment of the Borough of Alpine

WHEREAS, the Zoning Board of Adjustment has a need to acquire the professional services of **Michael Kates of the firm Kates, Nussman, Rapone Ellis & Farhi, LLP** for Attorney to the Zoning Board of Adjustment of the Borough of Alpine without competitive bidding pursuant to N.J.S.A. 40A:11-5(1)(a)(i) to be provided as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4 and/or 20.5; and,

WHEREAS, the term of this contract is for one year; and

WHEREAS, Attorney Kates has submitted a proposal indicating he will provide services for the prices as approved in his letter of agreement; and

WHEREAS, these professional services may exceed the aggregate threshold set by N.J.S.A. 19:44A-20.f4 and/or 20.5, Attorney Kates has completed and submitted a Business Entity Disclosure Certification certifying neither he nor his firm have made any reportable contributions to a political or candidate committee in the Borough of Alpine for the elected officials in the Borough of Alpine in the previous one year, and acknowledging this agreement will prohibit he or his firm from making any such reportable contributions through the term of the contract, and

WHEREAS, this contract is subject to the Chief Financial Officer of the Borough of Alpine, County of Bergen, State of New Jersey, certifying funds are available in the 2015 municipal budget;

NOW THEREFORE, BE IT RESOLVED that the Zoning Board of Adjustment of the Borough of Alpine approves the letter of agreement; and

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and the Determination of Value, as required, be placed on file with this resolution; and

BE IT FURTHER RESOLVED that notice of the award of this Professional Service Agreement will be published in the Press Journal.

Vote: Ayes: Clores, Barbieri, Mayer, Glazer

MOTION CARRIED

COMMUNICATIONS

Internal Contact List Distributed with meeting packets.

Adoption Ordinance 755 Amending Chapter 220-3 & 153-2 by the Mayor and Council amending the Noise Ordinance to prohibit rock hammering on Saturdays, Sundays and legal holidays other than emergency septic work and amending the Zoning Ordinance to clarify the definition of Building Coverage to include the total horizontal area of the building at, above and below grade when viewed in plan. The clarification was prompted by a request from the Zoning Official.

Borough Engineer Letter to Construction Code Official dated 12/31/2015 regarding Emami Block 73 Lot 16 – 8 Dogwood Lane providing an update on compliance with mandatory on-site stormwater management maintenance requirements and recommending applicant provide the Borough engineer and Board Attorney with a draft deed restriction for review.

New Jersey Planning Officials is offering two Mandatory Training classes in Bergen County. Mr. Mayer requested he be registered for the March 2, 2016 course at Bergen Community College in Hackensack. It was noted Board attorney Kates will be teaching the April 16 course.

PROCEDURAL MOTIONS

Resolution: Approval of Bills and Claims Upon a motion by Mr. Barbieri, seconded by Mr. Mayer and approved by all those eligible to vote at the regular meeting of the Alpine Zoning Board of Adjustment held on Thursday, January 7, 2016 to approve the following Bills and Claims:

Azzolina & Feury Engineering	Escrow: Schwartz 22/2	Inv.64925	321.00
North Jersey Media Group	Escrow: Schwartz 22/2	Inv. 3956398	20.79
Kates, Nussman, et al	65-01-21-185-021 BR	Inv. 20862	200.00

MOTION CARRIED

Resolution: Approval of Minutes: Regular Meeting November 19, 2015 Upon a motion by Mr. Clores seconded by Mr. Barbieri and approved by all those eligible to vote at the reorganization and regular meeting of the Alpine Zoning Board of Adjustment held on Thursday, January 7, 2016 to approve the minutes of the regular meeting held on November 19, 2015.

HEARINGS Noted that the Attorney for Stone Tower Realty, LLC – 8 Stone Tower Drive, Block 21 Lot 12 has withdrawn the application without prejudice. No further action.

OTHER BUSINESS

Resolution: 2016 Budget Recommendation Upon a motion by Mr. Mayer, seconded by Mr. Bonhomme to recommend a proposed budget (zero increase) for 2016 to the Mayor and Council.

2015 Annual Report The 2015 resolutions adopted by the Board did not evoke any issues worthy of new recommendations. Upon a motion by Mr. Clores, seconded by Mr. Mayor and approved by all those eligible to vote the Board Secretary will transmit the list of resolutions to the Planning Board and Mayor and Council as the Board's Annual Report as required per N.J. S.A. 40:55D-70.1.

COMMUNICATIONS

Mayor Tomasko wished to express his appreciation to the Zoning Board of Adjustment for all their hard work and for continuing to serve.

Mayor Tomasko highlighted issues reported in the recent Mayor and Council newsletter:

- The Settlement agreement with Alpine Three has been amended regarding the Closter Dock Road property and they may see work on the site in the next few weeks and months as the applicant explores feasibility for installing septic fields on the property.
- We are in Superior Court with a plan to meet third round obligations to remain in compliance with the State's Affordable Housing laws.
- He will host a Walk with the Mayor Saturday January 16th at 10 am (rain date Sunday). They might explore pedestrian easements, trails along the Palisades or up at the Boy Scout camp depending on attendee interest. Mr. Bonhomme noted he enjoyed the last walk and learning about the pedestrian easements.

ADJOURNMENT at 7:51 p.m. upon motion by Mr. Clores, seconded by Mr. Mayer and approved by all.

Respectfully submitted,

Nancy Wehmann, Secretary