

ALPINE ZONING BOARD OF ADJUSTMENT
Reorganization & Regular Meeting
Thursday, January 16, 2020 - 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 7:30 p.m., Thursday, January 16, 2020 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 and reorganization meeting held Thursday, January 16, 2020 has met the requirements of the law by being published in The Record on January 7, 2020 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 Attorney Kates administered oaths of office as follows:

Elizabeth Herries: Alternate Member II for a two-year term expiring 12/31/2021

Tony Clores and Richard Bonhomme could not be present and will be sworn in at a later date.

ROLL CALL

Richard Glazer	Present	Tony Clores	Absent
David Kupferschmid	Absent	Richard Bonhomme	Absent
Steve Cohen	Absent	Anthony Barbieri	Present
Jeffrey Mayer	Absent	George Abad, Jr, Alt I	Present
Elizabeth Herries, Alt II	Present		

Staff Present on Dais: Attorney Michael Kates, Borough Engineer, Perry Frenzel, Board Secretary Nancy Wehmann

APPOINTMENTS The following positions appointed by unanimous affirmation:

Chairman: Richard Glazer upon a motion by Mr. Barbieri, seconded by Mr. Abad.

Vice Chair: Anthony Clores by Mr. Glazer, seconded by Mr. Abad.

Secretary: Nancy Wehmann upon a motion by Mr. Glazer, seconded by Ms. Herries,

Board Attorney: Upon a motion by Mr. Glazer, seconded by Mr. Barbieri at the 2020 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, Ellis, Farhi & Earle, 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-20.4 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 2019 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 Record.

Vote: Ayes: Mr. Abad, Mr. Barbieri, Ms. Herries, Mr. Glazer **MOTION APPROVED**

COMMUNICATIONS

- 1) Letter 12/16/2019 Hubschman Engineering re Lin Block 40 Lot 5 – 34 DuBois Avenue w/Site Plan rev. #1 12/12/2019 “Reduced driveway by 124 sf – use pervious pavers” Mr. Frenzel noted submission demonstrates compliance with Board’s comments and December approval. Review letter will be forthcoming.

- 2) Letter Azzolina & Feury re: 32 Schaffer Road Block 81.08 Lots 3 & 4 Mr. Frenzel explained owner proposed a large amount of fill on a vacant lot without plans for development. This would be contrary to the provisions of the soil movement ordinance and owner advised they would need to apply for a use variance.

MEMORIALIZATIONS

Lin Block 40 Lot 5 – 34 DuBois Avenue

Attorney Kates reviewed the resolution with the Board.

Resolution: Upon a motion by Mr. Abad, seconded by Ms. Herries to approve the resolution for Joan C. Lin, Iris Lin and Chi Lin granting variance relief for building coverage and improved coverage to construct a new single-family home. Proposed will eliminate pre-existing nonconforming side yard setbacks. This approval is subject to conditions as outlined in the resolution for this property located at 34 DuBois Avenue designated as Block 40 Lot 53 on the Tax Assessment Map of Alpine, New Jersey, Bergen County. A copy of this resolution is attached to these minutes and on file at the Borough of Alpine, 100 Church Street, Alpine, NJ for review.

Vote: Ayes: Mr. Abad, Mr. Barbieri, Ms. Herries, Mr. Glazer, **MOTION APPROVED**

Policano Block 47 Lot 10 – 979 Closter Dock Road

Attorney Kates reviewed the resolution with the Board.

Resolution: Upon a motion by Mr. Abad, seconded by Ms. Herries to approve the resolution for Robert Policano granting variance relief for building coverage to construct two protective roofs to the rear patio and Main Street entrance over existing improved coverage and open on three sides. Proposed will eliminate pre-existing nonconforming improved coverage. This approval is subject to conditions as outlined in the resolution for this property located at 34 DuBois Avenue designated as Block 47 Lot 10 on the Tax Assessment Map of Alpine, New Jersey, Bergen County. A copy of this resolution is attached to these minutes and on file at the Borough of Alpine, 100 Church Street, Alpine, NJ for review.

Vote: Ayes: Mr. Abad, Mr. Barbieri, Ms. Herries, Mr. Glazer, **MOTION APPROVED**

PROCEDURAL MOTIONS

Resolution: Approval of Minutes: Regular Meeting December 11, 2019 upon a motion by Ms. Herries, seconded by Mr. Barbieri, and approved by all those eligible to vote.

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 January 16, 2020 to approve the following Bills and Claims:

Azzolina & Feury Eng., Inc.	Policano 47/10	Inv. 72734	\$168.00
Azzolina & Feury Eng., Inc.	Lin 40/5	Inv. 72735	\$ 112.00
Kates, Nussman et al	Policano 47/10	Inv. 25913	\$695.00
Kates, Nussman et al	Lin 40/5	Inv. 25912	\$758.00

Vote: Ayes: Mr. Abad, Mr. Barbieri, Ms. Herries, Mr. Glazer, **MOTION APPROVED**

Resolution: Return of Escrow

Upon a motion by Mr. Abad, 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, January 16, 2020 to return the following escrow which have been reviewed and approved by the Board Attorney and Borough Engineer.

Devin McCourty Trust AC 70173	Block 121 Lot 7 421 Route 9W	Application incomplete since 1/23/2018	\$1,538.00
Mark & Suzanne Edwards Trust AC 70172	Block 121 Lot 6 417 Route 9W	Application incomplete since 1/23/2018	\$1,006.00

Sangho & Jeemin Roh Trust AC 70163	Block 41 Lot 6 12 DuBois Avenue	Resolution 2017	\$32.01
Matthew G. Capizzi for Stone Tower Realty LLC Trust AC 70149	Block 21 Lot 12 8 Stone Tower Drive	Withdrawn 12/2015	\$1,911.50
Grace Hwang Trust AC 70044	Block 22 Lot 17.03 24 Tulip Tree Lane	Resolution 2003	\$180.85

Vote: Ayes: Mr. Abad, Mr. Barbieri, Ms. Herries, Mr. Glazer **MOTION APPROVED**

HEARINGS - None

OTHER BUSINESS

2020 Budget Recommendation

Resolution: Upon a motion by Ms. Herries, seconded by Mr. Barbieri and approved by all to request the same budget for 2020 as was had for 2019.

Vote: Ayes: Mr. Abad, Mr. Barbieri, Ms. Herries, Mr. Glazer, **MOTION APPROVED**
Secretary will transmit the budget to the CFO.

2019 Annual Report Attorney Kates noted his research into improved versus impervious coverage revealed pervious coverage is not formally recognized in the fields as required maintenance is impossible to enforce for single family residences. Consensus not to recommend any changes to the ordinance at this time.

Resolution: Upon a motion by Ms. Herries, seconded by Mr. Abad and approved by all to approve submission of the 2019 list of resolutions as the Board’s Annual Report as required per N.J. S.A. 40:55D-70.1.

Secretary will transmit the list containing five resolutions to the Planning Board and Mayor and Council

NJDEP Mandatory Online Training “Asking the Right Questions – Stormwater Review” All Board members completed initial training. Members beginning a new term will need to take at least one additional course listed on the NJDEP website during each term of office or within a four-year period.

Mayor Tomasko was recognized and thanked the Board for their work.

ADJOURNMENT at 8:01 p.m. upon motion by Mr. Barbieri, seconded by Ms. Herries and approved by all.

Respectfully submitted,

Nancy Wehmann, Secretary