

ALPINE ZONING BOARD OF ADJUSTMENT
Regular Meeting - Thursday, November 21, 2019 - 7:30 P.M.
(This meeting was taped in its entirety).

CALL TO ORDER/PLEDGE OF ALLEGIANCE/PUBLIC ANNOUNCEMENT

This meeting of the Alpine Zoning Board of Adjustment was called to order by Chairman Glazer at 7:30 p.m., Thursday, November 21, 2019 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, November 21, 2019 has met the requirements of the law by being published in The Record on January 4, 2019 and 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: Present: Anthony Barbieri, Richard Bonhomme, Tony Clores, Richard Glazer, David Kupferschmid, George Abad, Jr. (Alt I),
Absent: Steve Cohen, Jeffrey Mayer, Elizabeth Herries (Alt.II),

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

COMMUNICATIONS: Engineer Frenzel reviewed correspondence.
Azzolina & Feury 10/24/2019 rev. 11/1/2019 re: Papraniku Block 46 Lot 3 – 26 West Main St.
Azzolina & Feury 10/28/2019 re: Roncati Block 74 Lot 5 11 Dogwood Lane

MEMORIALIZATIONS: **Garcia Block 49 Lot 33 – 11 Rionda Court**

Attorney Kates reviewed the resolution with the Board. Jordan Yuelys, attorney representing Ira Taub appeared and stated he had reviewed the draft resolution. He asked for more specific wording to ensure adequate provision is made for buffering landscaping as discussed during the hearing. Attorney Kates offered and Attorney Yuelys accepted wording to be added that the landscaping will be subject to review by the Borough Engineer.

Resolution: Upon a motion by Mr. Kupferschmid, seconded by Mr. Barbieri to approve the resolution for Sandra Garcia granting variances for an accessory structure in a side yard, deficient setback, improved lot coverage and waivers from the soil moving ordinance to construct a retaining wall less than ten feet from the property line and encroachment into the tree buffer to construct a pool, patio with drainage and landscaping appurtenances subject to review by the Borough Engineer. This approval is subject to conditions as outlined in the resolution for this property located at 11 Rionda Court designated as Block 49 Lot 33 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. Bonhomme, Mr. Barbieri, Mr. Glazer, Mr. Kupferschmid **MOTION APPROVED**

PROCEDURAL MOTIONS

Resolution: Approval of Minutes: Regular Meeting October 17, 2019 Approved upon a motion by Mr. Bonhomme, seconded by Mr. Barbieri and approved by all those eligible to vote.

Resolution: Approval of Bills and Claims Upon a motion by Mr. Clores, seconded by Mr. Abad at the regular meeting of the Alpine Zoning Board of Adjustment held on November 21, 2019 to approve the following Bills and Claims:

Kates, Nussman, et al	Garcia 49/33	Inv.	\$783.40
Azzolina & Feury Eng., Inc.	Garcia 49/33	Inv. 72487	\$140.00
Azzolina & Feury Eng., Inc.	Lin 40/5	Inv. 72504	\$532.00
Azzolina & Feury Eng., Inc.	Mccaffrey 42/4	Inv. 72497	\$140.00

Vote: Ayes: Mr. Abad, Mr. Clores, Mr. Barbieri, Mr. Bonhomme, Mr. Kupferschmid, Mr. Glazer

MOTION APPROVED

Resolution: Approval of 2020 Meeting Dates Upon a motion by Mr. Clores, seconded by Mr. Abad and approved by all at the regular meeting of the Alpine Zoning Board of Adjustment held on November 21, 2019 to approve 2020 Meeting dates are the third Thursday of each month at 7:30 PM as follows: Jan. 16, Feb. 20, Mar. 19, Apr. 16, May 21, June 18, July 16, Aug. 20, Sep. 17, Oct. 15, Nov. 19, Dec. 17

HEARINGS **McCaffrey Block 42 Lot 4 – 1010 Closter Dock Road** - postponed to a future meeting. Will re-notice.

ADJOURNMENT at 7:41 p.m. upon motion by Mr. Bonhomme seconded by Mr. Barbieri and approved by all.

Respectfully submitted,
Nancy Wehmann, Secretary