

**ALPINE ZONING BOARD OF ADJUSTMENT**

Regular Meeting

Thursday, October 18, 2018- 7:30 P.M.

(This meeting was 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 7:33 p.m., Thursday, October 18, 2018 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, August 16, 2018 has met the requirements of the law by being published in The Record on January 4, 2018 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**

<b>Richard Glazer</b>	<b>Present</b>	<b>Tony Clores</b>	<b>Absent</b>
<b>David Kupferschmid</b>	<b>Present</b>	<b>Richard Bonhomme</b>	<b>Present</b>
<b>Steve Cohen</b>	<b>Present</b>	<b>Anthony Barbieri</b>	<b>Present</b>
<b>Jeffrey Mayer</b>	<b>Present</b>	<b>George Abad, Jr, Alt I</b>	<b>Absent</b>

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

**COMMUNICATIONS** None

**MEMORIALIZATIONS**

**KIM BLOCK 75 LOT 10 – 18 OVERLOOK ROAD**

**Resolution:** Upon a motion by Mr. Cohen, seconded by Mr. Barbieri to approve the application for Applicant Jae Kim granting a soil moving permit and relief to exceed maximum improved lot coverage for a driveway subject to conditions including drainage improvements as outlined in the resolution for this property located at 18 Overlook Road designated as Block 75 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: Barbieri, Cohen, Glazer MOTION APPROVED**

**MCCAFFREY BLOCK 42 LOT 4 – 1010 CLOSTER DOCK ROAD**

**Resolution:** Upon a motion by Mr. Barbieri, seconded by Mr. Cohen on appeal for John and Rob McCaffrey to remand application back to the zoning officer for a determination based on zoning after which applicant may apply to the appropriate Board for relief as needed to replace a roof on an existing structure located at 1010 Closter Dock Road designated as Block 42 Lot 4 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: Barbieri, Cohen, Glazer MOTION APPROVED**

**ZOELLNER BLOCK 55 LOT 4.01 – 83 CHURCH STREET**

**Resolution:** Upon a motion by Mr. Cohen, seconded by Mr. Glazer to approve the application for Applicant Victoria Zoellner granting a soil moving permit and variance for height of an art studio accessory to the main dwelling. The aforementioned approval is subject to conditions as outlined in the resolution for this property located at 83 Church Street designated as Block 55 Lot 4.01 on the Tax Assessment Map of Alpine, New Jersey, Bergen County. This resolution is on file at the Borough of Alpine, 100 Church Street, Alpine, NJ for review.

**Vote: Ayes: Cohen, Glazer MOTION APPROVED**

**LAUDIS BLOCK 22 LOT 7 – 17 THE ESPLANADE**

**Resolution:** Upon a motion by Mr. Cohen, seconded by Mr. Barbieri to approve the application for Applicants Ted and Angela Laoudis granting a variance to permit height of an accessory structure to remain and relief to permit finished livable space on the second floor of the detached garage to remain subject to stipulations, conditions and limitations as outlined in the resolution for this property located at 17 The Esplanade designated as Block 22 Lot 7 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: Barbieri, Cohen, Glazer MOTION APPROVED**

**PROCEDURAL MOTIONS**

**Resolution: Approval of Minutes: Regular Meeting September 20, 2018** upon a motion by Mr. Cohen, seconded by Mr. Barbieri and approved by all those eligible to vote to approve the minutes of the regular meeting held on October 18, 2018. **MOTION APPROVED**

**Resolution: Approval of Bills and Claims** Upon a motion by Mr. Bonhomme, seconded by Mr. Cohen and approved by all those eligible to vote at the regular meeting of the Alpine Zoning Board of Adjustment held on Thursday, October 18, 2018 to approve the following Bills and Claims:

Kates, Nussman et al LLP	Escrow: Kim 75/10	Inv. 24356	953.00
Kates, Nussman et al LLP	Escrow: McCaffrey 42/4	Inv. 24358	1,198.00
Kates, Nussman et al LLP	Escrow: Zoellner 55/4.01	Inv. 24357	1,184.00
Kates, Nussman et al LLP	Escrow: Laoudis 22/7	Inv. 24355	778.00
Azzolina & Feury	Escrow: Barot/4MAAlpine LLC 21/3	Inv. 70606	56.00
Azzolina & Feury	Escrow: Papraniku 46/3	Inv. 70621	56.00
Azzolina & Feury	Escrow: Luk 79/1	Inv. 70610	140.00
Azzolina & Feury	Escrow: Kim 75/10	Inv. 70609	196.00
Azzolina & Feury	Escrow: McCaffrey 42/4	Inv. 70622	252.00
Azzolina & Feury	Escrow: Zoellner 55/4.01	Inv. 70625	140.00
Azzolina & Feury	Escrow: Laoudis 22/7	Inv. 70596	140.00
North Jersey Media Group	Escrow: Barot/4MAAlpine LLC 21/3	Inv. 4290653	17.25
North Jersey Media Group	Escrow: Papraniku 46/3	Inv. 4290643	18.00

**Resolution: Return of Escrow** Upon a motion by Mr. Bonhomme, 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, October 18, 2018 to return the following escrow which has been reviewed and approved by the Board Attorney and Borough Engineer.

Gordon A Uehling	Block 55 Lot 8	Application withdrawn	\$1,300.00
Trust AC 70177	103 Church Street	9/25/2018	

**HEARINGS - None**

**OTHER BUSINESS** Mayor Tomasko thanked the Board for their service and advised at the next Mayor and Council they will put forth a resolution to ask the County to extend the Closter Dock Road turning lane to Rt 9W South to alleviate extensive backups that are occurring at the light.

**ADJOURNMENT** at 7:47 p.m. upon motion by Mr. Barbieri seconded by Mr. Cohen and approved by all.

Respectfully submitted,

Nancy Wehmann, Secretary