

ALPINE ZONING BOARD OF ADJUSTMENT

Regular Meeting

Thursday, June 21, 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 7:35 p.m., Thursday, June 21, 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, June 21, 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

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

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

COMMUNICATIONS

BC Freeholders Notice Ordinance re: Subdivision Standards Noted for the record.
Azzolina & Feury letter May 24, 2018 re: Kim Block 42 Lot 3 – 1006 Closter Dock Road
Acknowledging receipt of Drainage Report as requested from applicant.

MEMORIALIZATIONS Attorney Kates reviewed the resolutions

LUK BLOCK 75 LOT 10 – 19 OVERLOOK ROAD

Resolution: Upon a motion by Mr. Clores, seconded by Mr. Bonhomme to approve the application for Applicant Charles Luk to redevelop the subject property with the construction of a new single-family dwelling, pool and amenities retaining prior tennis court granting a variance for improved coverage of 28.3% where 31.25% exists and 25% is the maximum permitted. Also approved is a soil moving application with waivers for disturbance of a previously disturbed area of the tree buffer for the driveway and a waiver for construction of a retaining wall greater than six feet high to permit an eight-foot-high wall for a portion of the driveway near the garages. The aforementioned approval is subject to conditions as outlined in the resolution for this property located at 19 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, Bonhomme, Clores MOTION APPROVED

KIM BLOCK 42 LOT 3 – 1006 CLOSTER DOCK ROAD

Resolution: Upon a motion by Mr. Bonhomme, seconded by Mr. Barbieri to approve the application for Applicant Charles Kim granting a variance for a slight increase in prior nonconforming improved coverage from 23.5% to 26.18% (420s.f.) for retaining walls and for a soil moving permit with waivers for fill and side slopes all related to construction of new septic systems accessory to an existing single-family home. The aforementioned approval is subject to conditions as outlined in the resolution for this property located at 1006 Closter Dock Road designated as Block 42 Lot 3 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, Bonhomme, Clores, Glazer MOTION APPROVED

PROCEDURAL MOTIONS

Resolution: Approval of Minutes: Regular Meeting May 17, 2018 upon a motion by Mr. Clores, seconded by Mr. Bonhomme and approved by all those eligible to vote at the regular meeting of the Alpine Zoning Board of Adjustment held on Thursday, June 21, 2018 to approve the minutes of the regular meeting held on May 17, 2018. **MOTION APPROVED**

Resolution: Approval of Bills and Claims Upon a motion by Mr. Clores, 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, June 21, 2018 to approve the following Bills and Claims:

North Jersey Media Group	Escrow: Garcia 49/33	Inv. 4264422	23.10
Kates, Nussman, Ellis et al	Escrow: Luk 79/1	Inv. 23881	595.00
Kates, Nussman, Ellis et al	Escrow: Kim 42/3	Inv. 23880	698.00
Kates, Nussman, Ellis et al	8-01-21-125-021 May&Jun mtgs	Inv. 23883	400.00
Azzolina & Feury	Escrow: Garcia 49/33	Inv. 69987	56.00
Azzolina & Feury	Escrow: Luk 79/1	Inv. 69988	392.00
Azzolina & Feury	Escrow: Kim 42/3	Inv. 69980	784.00
Azzolina & Feury	Escrow: Kim 75/10	Inv. 69986	616.00
Azzolina & Feury	Escrow: Edwards 121/6	Inv. 69995	56.00
Azzolina & Feury	Escrow: Barot 21/3	Inv. 69974	168.00

Resolution: Authorize Return of Escrow Upon a motion by Mr. Bonhomme, seconded by Mr. Clores and approved by all those eligible to vote at the regular meeting of the Alpine Zoning Board of Adjustment held on Thursday, June 21, 2018 to return the following escrow which has been reviewed and approved by the Board Attorney and Borough Engineer.

Alan Fortier & Bunny Fortier Trust AC 70171	Block 30 Lot 4 4 Highwood Place	Application 11/13/2017 Resolution 3/15/2018	\$282.62
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HEARINGS

Kim Block 74 Lot 10 – 18 Overlook Road This matter, continued from April 2017, will be carried at the request of the Applicant's attorney as they continue to work on associated drainage plans. Matter to be carried to the next meeting July 19, 2018 without need for further notice which was refreshed for the May 17, 2018 meeting.

McCaffrey Block 42 Lot 4 – 1010 Closter Dock Road

This matter will be carried to July 19, 2018 without need for further notice.

Applicant's Attorney provides letter of consent to continuance dated June 21, 2018 per request of Borough Attorney's letter dated June 11, 2018.

OTHER BUSINESS

Remaining Board members reminded mandatory Stormwater Management Training deadline is June 30th.

Mayor Tomasko alerted members on the forthcoming newsletter and discussed training related to stormwater management and land use liability.

ADJOURNMENT at 7:48 p.m. upon motion by Mr. Bonhomme seconded by Mr. Clores and approved by all.

Respectfully submitted,

Nancy Wehmann, Secretary