

ALPINE ZONING BOARD OF ADJUSTMENT

Reorganization and Regular Meeting
Thursday, February 20, 2025 - 7:30 P.M.
(This meeting taped in its entirety)

CALL TO ORDER/PLEDGE OF ALLEGIANCE/PUBLIC ANNOUNCEMENT

This reorganization and regular meeting of the Alpine Zoning Board of Adjustment was called to order by Mr. Glazer at **7:35 P.M., Thursday, February 20, 2025** 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, notice of this Zoning Board of Adjustment meeting has met the requirements of the law as part of the Borough of Alpine's annual meeting notice published in The Record, posted on the bulletin board in the lobby and on the Borough website and a copy filed in the office of the Borough Clerk.*

Swearing-In Ceremony The Oath of Office was administered by Mayor Paul H. Tomasko to:

- Richard Glazer as Board Member for a four-year term
- Robert Policano as Board Member for a four-year term
- Bruce Pomerantz as Alternate I Board Member for a two-year term
- Richard Steier as Alternate II Board Member filling the unexpired portion of a two-year term that expires on December 31, 2025.

ROLL CALL

Richard Glazer (C)	Present	Tony Clores (VC)	Absent	Amy Lerner	Absent
Anthony Barbieri	Absent	Richard Bonhomme	Present	Robert F. Policano	Present
Bruce Pomerantz, Alt I	Present	Richard Steier	Present		

Staff Present:

Board Engineer Perry Frenzel, Matthew Earle, Esq. present for Board Attorney, Secretary Marti Francis

Appointments: The following appointments were made by unanimous vote of all those present:

Chairman: Upon a motion by Mr. Bonhomme, seconded by Mr. Mr. Policano to appoint **Richard Glazer** as Chairman.

Vote: Ayes: Mr. Bonhomme, Mr. Glazer, Mr. Policano, Mr. Pomerantz, Mr. Steier **Motion Approved**

Vice Chairman: Upon a motion by Mr. Glazer, seconded by Mr. Pomerantz to appoint **Anthony Clores** as Vice Chairman.

Vote: Ayes: Mr. Bonhomme, Mr. Glazer, Mr. Policano, Mr. Pomerantz, Mr. Steier **Motion Approved**

Secretary: Upon a motion by Mr. Glazer, seconded by Mr. Bonhomme to appoint **Marti Francis** as Secretary.

Vote: Ayes: Mr. Bonhomme, Mr. Glazer, Mr. Policano, Mr. Pomerantz, Mr. Steier **Motion Approved**

Board Attorney: Upon a motion by Mr. Glazer, seconded by Mr. Bonhomme at the 2025 reorganization meeting of the Zoning Board of Adjustment of the Borough of Alpine held on Thursday, February 20, 2025;

WHEREAS, the Zoning Board of Adjustment has a need to acquire the professional services of **Michael Kates, Esq.** of the law 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 2025 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. Bonhomme, Mr. Glazer, Mr. Policano, Mr. Pomerantz, Mr. Steier **Motion Approved**

These minutes have been approved by the Zoning Board of Adjustment.

MEMORIALIZATIONS: ZZAPP LLC, 14 Autumn Terrace (B:81.04/L:16)

Upon a motion by Mr. Policano, seconded by Mr. Glazer, to adopt a resolution granting bulk variances pursuant to N.J.S.A. 40:55D-70(c)(2) in relation to the construction of a single-family home. Specifically, relief was sought and granted for maximum improved lot coverage, maximum building coverage, and minimum rear yard setback. As stated in the resolution, the Board also reviewed the applicant's request for a waiver from Section 185-3D(5)(a) of the Borough's Soil Fill and Soil Removal and hereby recommended approval of same to the Alpine Mayor and Council.

Vote: Ayes: Mr. Policano, Mr. Glazer.

MOTION APPROVED

Note: The two members voting were the only two members present at both the December 19, 2024, and February 20, 2025, meetings. Before the vote, Chairman Glazer confirmed with Mr. Frenzel that he was comfortable with the resolution and the process of the project. Mr. Policano asked about the fact that at the hearing it was understood that the extended basement could never be built on or converted to living space. The engineer confirmed that any change would require another visit to the Zoning Board.

PROCEDURAL MOTIONS**Resolution: Approval of Minutes: Regular Meeting December 19, 2024**

Upon a motion by Mr. Policano, seconded by Mr. Glazer and approved by all those eligible to vote to approve the minutes of the regular Zoning Board of Adjustment meeting held on December 19, 2024.

Resolution: Bills & Claims

Upon a motion by Mr. Policano, seconded by Mr. Bonhomme to approve the following bills and claims:

Vote: Ayes: Mr. Bonhomme, Mr. Glazer, Mr. Policano, Mr. Pomerantz, Mr. Steier **Motion Approved**

Vendor	Description	Acct	Inv. #	Amount
Azzolina & Feury Eng, Inc.	14 Autumn Terrace	Escrow	79886	\$128.00
Azzolina & Feury Eng, Inc.	14 Autumn Terrace	Escrow	79887	\$192.00
Kates Nussman Ellis Farhi & Earle LLP	14 Autumn Terrace	Escrow	32502	\$2,360

COMMUNICATIONS: None

OTHER BUSINESS: none

2024 Annual Report

Mr. Earle introduced the 2024 Annual Report, and Mr. Frenzel discussed the Soil Moving Ordinance, which could use some tightening up and clarification. After updating, both land use boards will review, and then the Ordinance will go to the Mayor and Council for approval.

ADJOURNMENT

Upon a motion by Mr. Bonhomme, seconded by Mr. Policano, and approved by all those present, the meeting was adjourned at 8:06 PM.

Respectfully submitted,

Marti Francis, Secretary