

ALPINE ZONING BOARD OF ADJUSTMENT

Regular Meeting

Thursday, September 17, 2020 - 7:30 P.M.

(This meeting was held via AT&T teleconference call due to the SARS-CoV-2 Pandemic Audio recorded 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 7:31 p.m., Thursday, September 17, 2020 who read the following announcement 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, and the Governor's Emergency Declaration the notice of this regular meeting of the Alpine Zoning Board of Adjustment held Thursday, September 17, 2020 has met the requirements of the law by being published in The Record, posted on the bulletin board of the lobby of the Borough Hall and a copy filed in the office of the Borough Clerk. In addition, due to the current COVID-19 Pandemic instructions to the public on how to access this meeting have been posted in the Borough website as part of the posted Notice of Meeting.

ROLL CALL

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

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

COMMUNICATIONS: None

PROCEDURAL MOTIONS

Resolution: Approval of Minutes: Regular Meeting August 20, 2020 upon a motion by Mr. Clores seconded by Mr. Bonhomme and approved by all those eligible to vote.

Resolution: Approval of Bills and Claims Upon a motion by Mr. Clores, seconded by Mr. Mayer and approved by all those eligible to vote at the regular meeting of the Alpine Zoning Board of Adjustment held on September 17, 2020 to approve the following Bills and Claims:

Azzolina & Feury	Leoce 70/14	Inv. 73293	\$313.50	
Kates, Nussman, et al	Leoce 70/14	Inv. 26673	\$720.00	
Kates, Nussman, et al	20-01-21-185-020	Jan, Feb, Apr, Aug, Sep	Inv. 26672	\$1,000.00

MEMORIALIZATION - Leoce Block 70 Lot 14 – 1 Old Saw Mill Road

Attorney Kates reviewed the resolution. The decision calls for a variance thus is not precedent setting and makes note the proposed improved coverage at 24.99% where the maximum allowed is 25% provides for no room for any increase. The applicant was placed on notice that the Board would look unfavorable to any attempts to do given this warning and Applicant's acknowledged that the applicant was aware.

Resolution: Upon a motion by Mr. Clores, seconded by Mr. Kupferschmid to approve the resolution for Craig Leoce granting variance relief to modify the existing patio and install a lower patio, in-ground pool and spa in the functional rear yard abutting Closter Dock Road. Relief granted also acknowledges a pre-existing nonconforming building coverage, of 9.44% where 9% is the maximum permitted, not attributable to any excess or additional construction to what was originally shown in the construction drawings. This approval is subject to conditions as outlined in the resolution for property located at 1 Old Saw Mill Road designated as Block 70 Lot 14 on the Tax Assessment Map of Alpine New Jersey, Bergen County

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

MOTION APPROVED

HEARINGS None

OTHER BUSINESS Mayor Tomasko updated the Board on general items: Alpine Three application carried to the Planning Board's October 27, 2020 meeting pending modifications of stormwater management plans. Quarterly newsletter will go out soon including info on the general election and encouraging residents to acquire backup generators

ADJOURNMENT at 7:47 p.m. upon motion by Mr. Clores, seconded by Mr. Bonhomme, and approved by all.

Respectfully submitted, Nancy Wehmann, Secretary