

**ALPINE ZONING BOARD OF ADJUSTMENT**

Reorganization and Regular Meeting

November 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 **7:30 P.M., Thursday, November 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.*

**ROLL CALL**

Richard Glazer (C)	Present	Tony Clores (VC) at 7:53 pm	Present	Amy Lerner	Absent
Robert F. Policano	Present	Richard Bonhomme	Present	David Kurtz	Present
Bruce Pomerantz, Alt I	Absent	Richard Steier	Present		

**Staff Present:**

Board Engineer Perry Frenzel, Board Attorney Cara Landolfi, Secretary Marti Francis

**MOTION TO MODIFY A CONDITION OF THE RESOLUTION IN ACCORDANCE WITH 2.10.2 OF THE ALPINE ZONING BOARD BYLAWS 457 Hillside (B:49.01/L:1)**

Matthew Capizzi (Law Office of Matthew Capizzi, 205 Fairview Avenue, Westwood, NJ), attorney for the applicant explained that the house is now a 6-bedroom house. It was believed that the septic could only support 4 bedrooms, so two bedrooms from the attic were to be removed, per the 2019 agreement. When the 2025 application was heard, it was stipulated that only 4 bedrooms could be supported. After reviewing the septic system again, McNally Engineering determined that the septic system could support a 5-bedroom dwelling. The resolution that the Board was set to adopt stipulated that the two bedrooms in the attic be removed and that a deed restriction be imposed that the house could have no more than 4 bedrooms. The request this evening is to modify the bedroom numbers from 6 to 5 and to eliminate the deed restriction, in order to be treated the same as other homes in the Borough. The plans have not changed since the July hearing. The attic plan has been modified to show the removal of one attic bedroom.

Robert Zampolin, Architect for the Applicant, stated that the plan for the attic, submitted this evening is A-1, with a revised date of 9/5/2025. It was marked A-3.

Douglas Doolittle (McNally, Doolittle Engineering, LLC, 169 Ramapo Valley Road, NJ) was sworn in and explained that in conjunction with the Borough Engineer his firm re-evaluated the septic system. He testified that the system meets the Borough and State regulations to support 5 bedrooms. He also stated that the permit application for the ejector pump has been submitted to the NJDEP. He does not expect there to be an issue.

The meeting was opened to the public for questions. Hearing none, the meeting was closed to the public.

The meeting was opened to the board for questions. Questions included whether the Borough Engineer receives all applications; Mr. Frenzel does receive everything. Mr. Frenzel stated that he computed the numbers himself and reached the same conclusions as the applicant's Engineer.

Mr. Kurtz asked whether the condition of the septic system is checked. Mr. Doolittle stated that the system is what is checked and that the system is working at the current time. The ejector pump will be checked during inspection.

Mr. Policano asked why the size of the septic system was not addressed at the last meeting. Mr. Doolittle explained that it was not re-reviewed until the Board brought it up in July.

Mr. Frenzel explained that there is no reason not to approve the modification.

Ms. Landolfi reviewed the conditions as currently stated in the resolution and swore in Mr. Zampolin to review the current plan for the attic. He explained that one of the bedrooms in the attic will be removed and the remaining bedroom will be expanded and give direct access to the bathroom.

Mr. Policano asked about the previous discussion about removing walls. Discussion. The previous bedroom that did not have a closet is being re-labeled storage. Mr. Policano shared his remaining concerns. He also asked whether the

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

driveway would have an entrance and exit due to the danger of the intersection. There is no such plan. Some of the vegetation will be removed, which will help with the sight distance.

Mr. Steier asked whether there is a bedroom on the first floor. There is not. He stated that re-labeling the former bedroom storage is a problem for him. He feared that the rooms could easily be converted to bedrooms. Mr. Capizzi stated that the layout of the attic is not before the board. Discussion about whether rooms have closets and/or egress windows. There is an attic room that has a closet but not a window that could serve for egress, so it does not qualify for a bedroom. He stated that there should be a notation in the Resolution that this can only be a 5-bedroom house. Mr. Capizzi stated that this notation would meet with his approval provided that there was also a statement that if conditions changed to support more bedrooms more could be added. Mr. Capizzi will share wording with the Board attorney for review.

Mr. Clores joined the meeting at this time.

Upon a motion by Mr. Kurtz to approve the application, subject to the receipt of the ejector pump approval from the NJDEP and the modified language concerning the number of bedrooms agreed to by both attorneys, seconded by Mr. Policano, eligible members voted as follows:

**Vote: Ayes:** Bonhomme, Kurtz, Policano, Steier, Glazer

**Motion Approved**

**PROCEDURAL MOTIONS**

**Resolution: Approval of Minutes: Regular Meeting July 17, 2025**

Upon a motion by Mr. Bonhomme, 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 July 17, 2025.

**Resolution: Bills & Claims**

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

**Vote: Ayes:** Bonhomme, Clores, Kurtz, Policano, Steier, Glazer

**Motion Approved**

Vendor	Description	Acct	Inv. #	Amount
Azzolina & Feury Eng, Inc.	457 Hillside	Escrow	80970	192.00
Azzolina & Feury Eng, Inc.	457 Hillside	Escrow	80969	160.00
Azzolina & Feury Eng, Inc.	457 Hillside	Escrow	80751	480.00
Azzolina & Feury Eng, Inc.	457 Hillside	Escrow	80647	128.00

**COMMUNICATIONS:** none

**OTHER BUSINESS:** none

**ADJOURNMENT**

Upon a motion by Mr. Clores, seconded by Mr. Bonhomme, and approved by all those present, the meeting was adjourned at 8:10 P.M.

Respectfully submitted,

Marti Francis  
Zoning Board Secretary