

WORKSHOP MINUTES
JUNE 15, 2022
7:00 P.M. AT BOROUGH HALL

The workshop meeting of the Borough of Interlaken was called to order at 7:00 p.m., by Mayor Nohilly. Sunshine Statement was read by Municipal Deputy Clerk Kneser. “The notice of the requirements of the Open Public Meetings Act has been satisfied by forwarding notice to the Coaster and Asbury Park Press. A copy of the notice is posted on the Borough bulletin board and is on file in the Borough Clerk’s office.”

Present: Mayor Nohilly, Council President Butler, Councilmembers Horowitz, Franks

Absent: Councilman Delia and Councilman DeSarno

Also Present: Municipal Deputy Clerk/Gina Kneser, Borough Attorney Richard Shaklee, Borough Engineer/Planner Peter Avakian

1. **DEFINING & REGULATING CABANAS**

The Mayor and Council discussed amendments to the Land Use Ordinance pertaining to cabanas within the Borough.

Mayor Nohilly stated that there are currently no Borough regulations pertaining to cabanas. Council feels it is appropriate to discuss regulating cabanas. The Borough and the Planning Board need a framework to prevent cabanas becoming second living spaces.

Council Engineer Avakian presented the changes that were discussed with Planning Board Chairman, Thomas Papp. These changes propose to add the definition of a Cabana, create a maximum size of 200sqft. The proposed changes also would state that only one standalone cabana would be permitted and that cabanas would only be permitted to serve existing approved inground swimming pools. Cabanas would meet the accessory setback requirements within the zone and adhere to lot coverage and height requirement. Cabanas would have appropriate adjacent landscaping as a buffer to adjacent residential property. There was discussion that use should be restricted seasonally. Enforcement issues were discussed.

Council discussed the proposed changes including using the suggested 200sqft limited size to curtail the cabana be used as living quarters, the possibility of requiring deed restrictions, enforcement, and a seasonal use restriction.

The Mayor and Council tasked Board Engineer/Planner Avakian to confer with Planning Board Chairman Papp and provide Council with and ordinance draft for Council’s consideration.

2. **NEW BUSINESS:** No new business at this time.

3. **COMMENTS FROM THE PUBLIC:** Mayor Nohilly opened the floor for public comment.

With no public present, Mayor Nohilly closed the floor.

4. **ADJOURNMENT:** With no further comments, Councilman Franks made a motion to adjourn, seconded by Councilwoman Horowitz and unanimously carried.

	Mayor Nohilly	Council President Butler	Councilwoman Horowitz	Councilman Delia	Councilman Franks	Councilman DeSarno	Vacancy
Motion to Approve					X		
Motion to Second			X				
Approved		X	X		X	X	
Opposed							
Abstain/ Recuse							
Absent/ Excused				X			

Gina Kneser, CTC/RMC
Borough Deputy Clerk