

**WORKSHOP MINUTES**  
**AUGUST 17, 2022**  
**7:00 P.M. AT BOROUGH HALL**

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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 Clerk/Administrator, Lori Reibrich. "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, DeSarno

Absent: Councilman Delia

Also Present: Municipal Clerk/Administrator Lori Reibrich, Borough Attorney Richard Shaklee, Borough Engineer/Planner Peter Avakian

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**1. PROPOSED CABANA ORDINANCE LANGUAGE**

The Mayor, Council, and Borough Engineer discussed the proposed language regarding the cabana ordinance.

A brief discussion was had regarding the cabana being incidental to a pool. The cabana being closed during winter months. Councilman DeSarno questioned the cabana being heated and winterized.

The group discussed the definition of a full-service kitchen. Borough Engineer stated that a full range should not be permitted in the cabana. Councilman DeSarno stated that many people who have cabanas by their pool have large scale outdoor grills and cooking areas where the cooking is done outside. All agreed with this sentiment.

Council President Butler stated that the proposed ordinance covers that it is not to be used for cooking and sleeping by requiring a deed restriction. The deed restriction is intended to prohibit conversion to habitable space. The Council agreed that goal is to ensure that a cabana cannot be made into living space.

All agreed to move forward to introduce the proposed ordinance as written at the next Council Meeting in September.

**2. PLANNING BOARD REPORT**

Mayor Nohilly provided background on the Planning Board request to review of certain Land Use Ordinances. He stated that the reasoning for the request was to look over current ordinances that may need to be better defined so that the character of Interlaken is maintained.

Mayor Nohilly explained that he, Borough Engineer Avakian and Administrator Reibrich met with the Planning Board Chairman and discussed some of the larger proposed changes at which BE Avakian provided a report as to why, from a Municipal Engineering and Planning standpoint, some of the recommendations would not be beneficial to Interlaken. These points were discussed at a previous meeting with the Chairman were not removed from what was submitted to the Mayor and Council.

Mayor Nohilly asked Borough Engineer Peter Avakian to discuss the finer points of the report provided by the Planning Board.

Borough Engineer Avakian stated that the request by the Planning Board to review some land use ordinance is fine to do, but they do not really get involved with the writing of the actual ordinances. That is the role of the Governing Body.

Borough Engineer and the Governing Body discussed items that they didn't want to move on amending, such as building area coverage, building area, lot coverage, lot lines with diagrams, and oversize lots having their own set of regulations. Borough Engineer Avakian explained the planning and engineering logistics of making these recommended changes.

Mayor Nohilly, BE Peter Avakian and Borough Attorney Shaklee questioned what the catalyst of some of the smaller language changes as they didn't seem necessary or wouldn't make a large land use change.

The Governing Body agreed that changing the garage language in the ordinance should be further explored.

The Council decided to move forward with changing the Accessory Structure and Use ordinance as it will relate to the cabana ordinance as well. Borough Engineer Avakian said it is important to spell out the allowable locations of an accessory structure to state in the rear and side yard only, behind the front line of the principal dwelling.

The Governing Body discussed having more conversations regarding some of these proposed amendments at another time.

3. **NEW BUSINESS:** No new business at this time.
4. **COMMENTS FROM THE PUBLIC:** Mayor Nohilly opened the floor for public comment. With no public present, Mayor Nohilly closed the floor.
5. **ADJOURNMENT:** With no further comments, Councilman Franks made a motion to adjourn, seconded by Council President Butler 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			

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Lori Reibrich, RMC  
Borough Administrator/Clerk