

**BOROUGH OF INTERLAKEN
MINUTES- PLANNING BOARD
AUGUST 21, 2019 7:30 P.M.
BOROUGH HALL, 100 GRASSMERE AVENUE**

A meeting of the PLANNING BOARD of the Borough of Interlaken, Monmouth County, New Jersey was held on August 21, 2019 at 7:30 p.m. in the Borough Hall.

Chairman Papp opened the meeting, announced that the meeting was being held in accordance to the Open Public Meeting Act and that Notice of the meeting had been published in the Coaster. The announcement was followed by the Pledge of Allegiance.

ROLL CALL:

Present: Chairman Papp, Vice Chairwoman Umfrid, Councilman Butler, Ms. Dalton, Mr. Menditto, Mr. Wasilishen, Ms. Heinz, Mr. Weaver and Ms. Kane

Also Present: Planning Board Attorney Representative Falcone and Planning Board Secretary Gina Kneser

Absent: Mr. Tilton, Ms. Gatsch and Mr. Wentz

UPON MOTION of Ms. Heinz, seconded by Vice Chairwoman Umfrid, carried, the Board approved the minutes of July 15, 2019 meeting.

ROLL CALL:

In Favor: Chairman Papp, Vice Chairwoman Umfrid, Councilman Butler, Ms. Dalton, Mr. Wasilishen, Ms. Heinz and Mr. Weaver

Opposed: None

Ineligible: None

Abstain: Mr. Menditto and Ms. Kane

APPLICATION

503 Bendermere Avenue/Butler

Christine Balint, Architect for the Applicant, joined the table.

Councilman Butler thanked the Board for their time and stated that the application is requesting to change the existing garage to a den, where there is no change in footprint, and to replace the garage with a detached garage that matches the look and feel of the house built in 1935. The height of an accessory structure is measured from the road. The house sits 6ft above road. The height variance is required to enable the garage

to match the look and feel of the original garage. The garage will be about 100ft from the street. A variance for a 1.5 story garage is also being requested.

Ms. Balint stated that she was a licensed NJ architect.

The Board accepted Ms. Balian's credentials.

Ms. Balian was sworn in by Board Attorney Representative Falcone.

Board Attorney Representative Falcone marked the following exhibits:

A-1 Architectural Plans signed prepared by Christine R. Balian dated July 2, 2019 consisting of 7 pages

A-2 Attic plan of the garage prepared by Christine R. Balint dated July 2, 2019 consisting of 1 page

A-3 Spot grade plan prepared by Charles Surmonte dated March 8, 2019

A-4 Photographs consisting of four pages of color photos

A-5 Survey of the property prepared by Charles Surmonte dated December 15, 2013

B-1 Borough Engineer Report letter prepared by Peter Avakian dated July 30, 2019 \

Ms. Balint referred to photographs previously labeled A-4 to show the beauty of the house. It is a gorgeous house and a pride of Bendermere Avenue.

Ms. Balint referred to Z-1 to show the first floor layout. The first floor consists of a living room, foyer, kitchen, dining room, study and garage that the applicant wants to turn into a den. The garage is a two-car garage. At the rear of the garage is an existing stair that goes up to the second floor. There are no bedrooms on this first floor. On the second floor, there are two bedrooms in the main part of the house accessible from the entry foyer stair. Above the garage, that is existing, is the guest bedroom and a bathroom. It is there and it has been there since 1935. There are three bedrooms in the house, but there is an awkwardness of having to walk through the garage to get to the bedroom. You could not build that today. It is not safe, so the concept makes sense to get a little living space in the house by converting the existing garage into a den and also have a proper bedroom.

Ms. Balint stated that the most logical place to put the garage is at the end of the current existing driveway. It works out very well.

Ms. Balint used the site plan previously marked A-3 to describe the plan to add a 672 sq. ft., detached garage. The garage is a little oversized, but this is partly due to the need of having to have the wall studs to support a brick façade to match the house. The walls are 1ft thick, which adds to the square footage. There is some usable space around the garage and a pull-down stair for added storage above. The house does not have much storage. It is logical for the space created above the garage to be utilized. The placement of the garage was chosen not to disturb the existing beautiful brick driveway.

Ms. Balint referenced sheet Z3.1, marked A-2, as reference to show the attic floor plan. There is a window in the front and one in the back. It is not ever going to be used as living space. It is just intended to be storage. Ms. Balint showed the exterior elevations to show that the garage has been sensitively designed to be a Tudor with some of the typical traits of a classic Tudor. A steeply pitched roof that matches the one on the house is such that a variance is needed.

Ms. Balint referenced sheets included in A-1 to walk through the elevations of the house. The sheets include both the current and proposed conditions, so that they can be compared. The roof gables are about a 14.2/12 pitch which is classically Tudor. The proposed garage is set back 100ft off the driveway. Ms. Balint highlighted the churning on the west side view. There are 14.2/12 swooped roof features on the proposed garage. The existing garage doors will be converted to a den with sidelight doors. The windows will be kept in the same style of the house with diamond patterns. The applicant is trying to get a slate roof to match the house or a product that looks similar to slate.

Ms. Balint referenced the site plan to describe where the garage will be placed at 56ft rear yard and an 11ft side yard, where 5ft is permitted. Ms. Balint noted the measurement of the height must be taken from the average crest of the road at the front of the house. The ground is six feet higher than the crest of the road average. The minimum pitch to have a warranty for a roof is 4/12.

Chairman Papp stated that it is a unique piece of property due to the rise and can understand the request of the 29ft height. Chairman Papp noted that he was particularly happy to see this is a conformity to the rest of the architecture and that the same materials will be used.

Mr. Wasilishen questioned the difference between the height of the current garage and the height of the proposed garage.

Ms. Balint stated that the current garage height is 27.2 and 7/8ths ft and the proposed garage height would be 29.3 feet. The height is a slight bit higher to accommodate the width and match the pitch of the roof.

Chairman Papp noted that it was proposed that the current garage doors be relocated to the proposed garage. The garage doors will face the street.

Councilman Butler noted that the doors will be moved or matched.

Ms. Balint stated that the doors are in spectacular condition and have been well maintained. The contractor believes they can be relocated. The doors will be replicated, if this is not possible.

Ms. Heinz questioned the proposed tree removal.

Councilman Butler stated that removed trees will be replaced. There are plantings planned for the back fence, as well. There are a lot of trees lining both sides. The entire garage cannot be seen due to the existing trees.

Chairman Papp questioned the roof aesthetic.

Ms. Balint stated that the framing was designed to support slate to match the house. If that cannot be matched, recycled rubber ¾ inch profile roofing will be used. The drawings say either.

Chairman Papp asked about the construction withstanding windstorms.

Ms. Balint stated that the building is brick and slate and will not be going anywhere, but hurricane ties will be used.

Ms. Umfrid questioned whether there will be any plumbing in the proposed garage such as a sink, stove or anything resembling a bathroom.

Ms. Balint stated that there would not.

Ms. Umfrid asked if the garage would be used for anything but storage and requested that be a condition of the resolution.

Chairman Papp asked about a deed restriction.

Board Attorney Representative Falcone stated that the condition could put into a resolution.

Ms. Umfrid noted that she does not believe that Councilman Butler would use it for anything but storage space, but the Board does not know the intentions of the next owner.

Chairman Papp opened the floor for public comment.

Robert Napoli, 515 Windermere Avenue, asked Ms. Balint if she was an attorney.

Ms. Balint stated that she was an architect.

Mr. Napoli asked what the total height differential was between the crown and grade level.

Ms. Balint stated that the grade does slope to one point. It is roughly 24ft to 24.6ft.

Mr. Napoli questioned if this is a C Variance of a hardship and noted for the record that he is not in opposition to the garage.

Mr. Napoli believes the ordinance is defective because of having to use the crown in the street for the grade measurement.

Mr. Napoli stated that hardship variances are granted based on established hardship. What is the established hardship to allow this height? If the Board were to vote in favor of this than everybody in town could achieve this particular variance because of the fact that if someone could build a garage with this particular ordinance at crown of the street and meet the 15ft requirement would be ridiculous. The application is also talking about an additional half story on the accessory.

Mr. Napoli stated that Councilman Butler is a Planning Board member and in light of transparency it is always best, and Mr. Napoli is thankful for the fact that Councilman Butler has his spokesperson for him. Mr. Napoli believes that the negative criteria should be established so that there is absolutely no question about the handling of this variance when this is established.

Mr. Napoli questioned why there needs to be a half story. Mr. Napoli stated that he believes the testimony was that the half story was needed for storage and there is no other possible way to achieve that with the current roof design that can be established by the architect. Certainly, there is justification for the Board to say yes.

Chairman Papp stated that the Ms. Balint testified that height was needed to maintain the roof design with the rest of the house.

Mr. Napoli asked the architect, if the building could be constructed with that pitch without doing the half story.

Ms. Balint stated that the triangulation of the ceiling joist, thus the floor joist of the attic, is necessary in order to keep the walls from pushing out.

Mr. Napoli noted that the need has been established.

Ms. Balint stated that the hardship is the rise on the property, but another hardship is having a bedroom that is only accessible by going through the garage. The existing bedroom on the second floor of the garage is accessed currently by guests by going past the cars, up the stairs to the bedroom

Board Attorney Representative stated that the positive criteria have been supplied. The Tudor style from the 1930's is being matched.

Ms. Balint stated that the project will also get rid of a danger because, today, there is living space over a garage. Today there would be a fire separation that cannot even be achieved in the current configuration because of the open stair. There is no fire separation between the garage and the living space above. This problem is being rectified.

Mr. Napoli stated that he believes the Chair would agree. It is kind of ridiculous that you would have a flat garage. Most properties in Interlaken are raised somewhat 2 to 3 ft.

Mr. Napoli would like to see the Board make recommendation to Council to maybe adjust this ordinance.

Chairman Papp thanked Mr. Napoli and stated that the Board would take this under advisement.

Ms. Balint stated that other towns actually measure height the same way that the building code does. Building code measures from average grade around the structure rather than from crest of road. On a pitched grade they go to the middle of the pitched height.

UPON MOTION of Mr. Weaver, seconded by Ms. Heinz, carried, the Board approved the application.

ROLL CALL:

In Favor: Chairman Papp, Vice Chairwoman Umfrid, Ms. Dalton, Mr. Wasilishen, Ms. Heinz and Mr. Weaver

Opposed: None

Ineligible: None

Abstain: Councilman Butler and Ms. Kane

The Board reviewed a landscaping plan received from the Township of Ocean Sewerage Authority (TOSA) for the Pump Station site.

The Board appreciated the detail and design of the plan.

Ms. Dalton, who is also a Borough Shade Tree Commission member, is requesting some of the proposed varieties be switched back to the ones chosen for the original plan. Ms.

Dalton feels some of the original varieties would fare better in the dry, salty conditions at the lake and be less attractive to the local deer population.

The Board is also concerned about the irrigation regarding the plantings and request that an irrigation system be put in place to keep the plants regularly watered.

Chairman Papp asked Board Secretary Kneser to set up a meeting between Ms. Dalton, Ms. Heinz and TOSA to discuss Ms. Dalton's suggested changes to the landscape plan and also a plan for irrigation of the plantings.

Chairman Papp would like the meeting to take place soon, so that the plan can be buttoned down and in place before it is needed.

UPON MOTION of Ms. Heinz, seconded by Chairman Papp, carried, the Board adjourned the meeting.

ROLL CALL:

In Favor: Chairman Papp, Councilman Butler, Vice Chairwoman Umfrid, Ms. Dalton, Mr. Menditto, Mr. Wasilishen, Ms. Heinz, Mr. Weaver and Ms. Kane

Opposed: None

Ineligible: None

Abstain: None

Approved: _____
Mr. Papp, Chairman

Attest: _____
Gina Kneser, Secretary