

**BOROUGH OF INTERLAKEN  
MINUTES- PLANNING BOARD  
AUGUST 20, 2018 7:30 P.M.  
BOROUGH HALL, 100 GRASSMERE AVENUE**

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A meeting of the PLANNING BOARD of the Borough of Interlaken, Monmouth County, New Jersey was held on August 20, 2018 at 7:30 p.m. in the Borough Hall.

Acting Chairman Tilton 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.

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**ROLL CALL:**

Present: Acting Chairman Tilton, Ms. Dalton, Councilman Menditto, Mr. Wasilishen, Ms. Heinz, Mr. Weaver and Ms. Gatsch

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

Absent: Chairman Papp, Vice Chairwoman Umfrid and Ms. Kane

Acting Chairman Tilton made the announcement that 622 Windermere Avenue would not be heard.

Councilman Menditto was sworn in as a Class III member by Board Attorney Representative Falcone.

UPON MOTION of Mr. Wasilishen, seconded by Mr. Weaver, carried, the Board approved the minutes of July 16, 2018 meeting.

**ROLL CALL:**

In Favor: Acting Chairman Tilton, Ms. Dalton, Councilman Menditto, Mr. Wasilishen, Ms. Heinz, Mr. Weaver and Ms. Gatsch

Opposed: None

Ineligible: None

Abstain: None

An application had been presented to the Board at their August 20, 2018 meeting to construct a two-story addition, a covered porch and, alter the driveway.

**BOROUGH OF INTERLAKEN PLANNING BOARD  
RESOLUTION WITH VARIANCES  
TO JOHN FINN, 418 BRIDLEMERE AVENUE**

**WHEREAS, JOHN FINN**, hereinafter referred to as “Applicant”, is the owner of a certain property known as Block 32, Lots 9 and 10, on the official tax map of the Borough of Interlaken (“Property”), which Property is located at 418 Bridlemere Avenue in the Borough of Interlaken, County of Monmouth, and State of New Jersey; and

**WHEREAS**, said Property is located in the R-A Single Family Residential Zone of the Borough of Interlaken; and

**WHEREAS**, a denial from the Zoning Official has been received by the Applicant dated April 27, 2018 indicating front setback and side setbacks are existing and non-conforming, and Applicant lacks permits for generator and A/C units, including sizes; and

**WHEREAS**, Applicant is requesting approval for the construction of two-story addition to the rear of the single-family dwelling with a covered porch at the rear of the dwelling and to reconstruct the enclosed porch in the existing footprint. The Applicant is also proposing to install air conditioning units and a generator at the rear of the dwelling; and

**WHEREAS**, after proper notice, a public meeting on the within application was held on July 16, 2018 at the Interlaken Borough Hall; and

**WHEREAS**, the Board has considered the report of the Board Engineer, Peter R. Avakian P.E., P.P., dated June 28, 2018, and the documents and exhibits presented in support of the application, and comments of the public;

**NOW THEREFORE**, the Planning Board of the Borough of Interlaken makes the following findings of fact:

1. The Applicant is the owner of Block 32, Lots 9 and 10 in the Borough of

Interlaken, County of Monmouth and State of New Jersey.

2. The property is rectangular in shape and has three (3) frontages. The property contains an area totaling 9,131 sq. ft.

3. The Applicant is requesting approval from the Planning Board for the construction of two-story addition to the rear of the single-family dwelling with a covered porch at the rear of the dwelling and to reconstruct the enclosed porch in the existing footprint. The Applicant is also proposing to install air conditioning units and a generator at the rear of the dwelling.

4. A denial from the Zoning Official dated April 27, 2018 has been received by the Applicant indicating that the improvements require variances for front and side yard setbacks, and permits for the generator and air conditioning units.

5. The Property in question is located in the R-A Single Family Residential Zone of the Borough of Interlaken.

6. The minimum lot area permitted per the zoned district is 15,000 square feet. The existing lot area is 9,131 square feet, which represents an existing non-conformity.

7. The minimum lot width permitted per the zoned district is 75 feet. The existing lot width is 50.1 feet, which represents an existing non-conformity.

8. The minimum lot depth permitted per the zoned district is 150 feet. This lot does not have a lot depth because the lot does not have a rear lot line.

9. The minimum front yard setback permitted per the zoned district is 50 feet except that no building shall be nearer to the street than the average alignment of existing buildings within 200 feet of each side of the lot and within the same block. The existing front yard setback is 24.2 feet along Bridlemere Avenue, which represents an existing non-conformity. The

existing front yard setback is 9.4 feet along Scarba Street, which represents an existing non-conformity. The existing front yard setback is 111 feet along Buttermere Avenue, which conforms.

The Applicant is proposing a front yard setback of 24.2 feet to the reconstructed enclosed porch along Bridlemere Avenue; a variance is required.

The Applicant is proposing a front yard setback of 9.4 feet to the reconstructed enclosed porch along Scarba Street; a variance is required.

The Applicant is proposing a front yard setback of 17.7 feet to the two-story addition along Scarba Street; a variance is required.

The Applicant is proposing a front yard setback of 106.6 feet to the two-story addition along Buttermere Avenue, which conforms.

10. The minimum side yard setback permitted per the zoned district is 15 feet. The existing west side yard setback is 5.2 feet, which represents an existing non-conformity. The Applicant is proposing a side yard setback to the rear covered porch of 5.2 feet, which requires a variance.

11. The minimum rear yard setback permitted per the zoned district is 30 feet. This lot does not have a rear yard setback because the lot does not have a rear lot line.

12. The maximum building area coverage permitted per the zoned district is 25% of the lot area. The Applicant is proposing a building coverage of 22.3%, which conforms.

13. The maximum impervious surface area per the zoned district is 45%. The Applicant is proposing an impervious coverage of 37%, which conforms.

14. The maximum building height permitted per the zoned district is 35 feet. The Applicant has indicated no change in maximum building height. The existing building height is

30.6 feet, which conforms.

15. An accessory structure has a minimum setback of 5 feet from the side and rear property lines. The proposed air conditioning units have a side setback of 5 feet, which conforms. The proposed generator has a side yard setback greater than 5 feet, which conforms.

16. At the hearing, the Applicant provided testimony that the proposed generator is a Generac model and will run on natural gas. The Applicant also testified that the exhaust shall be directed away from the neighboring properties. Additionally, Applicant agrees to plan shrubbery of Applicant's choice which will buffer the generator.

17. The Applicant testified that the new addition will have siding which matches the existing dwelling.

18. The Applicant provided testimony that the improvements will not require any tree removal.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the Borough of Interlaken that the application for variance approval pursuant to N.J.S.A. 40:55D-70(c)(2)(flexible "c" standards) be and is hereby approved, in that as to this particular Property the benefits of the proposed improvements will substantially outweigh any detriment of not granting said variances based on Applicant's proofs including testimony that the proposed addition will provide for a more desirable visual environment, is aesthetically pleasing and will add architectural appeal to the neighborhood; and also based on that the relief can be granted without substantial detriment to the public good because there are no architectural or visual negatives caused by the proposed improvements, and the finding that the proposed improvements will not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance of the Borough of Interlaken, but subject to the following conditions:

A. Applicant shall comply with the provisions of the Board Engineer's letter report dated June 28, 2018.

B. There shall be no trees removed for the construction of the proposed improvements.

C. Applicant shall plant shrubbery around the generator as a buffer.

D. The siding of for the addition shall match the siding of the existing dwelling.

E. Publication of a notice of this decision in the official newspaper serving the Borough of Interlaken, and return of proof of publication to the Board Secretary.

F. Payment by the Applicant of all taxes, escrows and assessments to date. No building permit or certificate of occupancy is to be issued until proof is furnished to the Board Secretary that there are no taxes, escrows, or assessments due or delinquent on the property in question.

G. The obtaining of all proper building permits for construction, and construction in accordance with the documents marked at the hearings, and in compliance with the testimony and stipulations of the Applicant at the hearing.

H. Compliance with the requirements of all governmental agencies having jurisdiction over the development of the Property.

I. Pursuant to Ordinance Section 25-3, Applicant shall have one year from the date of this Resolution to start construction; otherwise this variance approval shall expire, and once issued, the Applicant shall continue to complete the construction in a commercially reasonable time frame.

**BE IT FURTHER RESOLVED** that a copy of this Resolution, certified by the Secretary of the Planning Board of the Borough of Interlaken to be a true copy, be forwarded to

the Borough Construction Official, the Borough Clerk, the Borough Tax Assessor and Collector, and the Applicant herein; and

**BE IT FURTHER RESOLVED** that this Resolution shall serve as one of memorialization of the action taken by this Board at its meeting on July 16, 2018.

The foregoing Resolution was offered by Ms. Heinz and seconded by Mr. Menditto and adopted on Roll Call by the following vote:

**ROLL CALL:**

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

Opposed: None

Abstained: None

Ineligible: Ms. Gatsch

Absent: None

The foregoing is a true copy of a Resolution adopted by the Planning Board of the Borough of Interlaken on the 20<sup>th</sup> day of August, 2018.

Ineligible: Ms. Gatsch

Abstain: None

APPLICATION

506 Windermere Avenue/Block 10/Lot 25/Kessler & Martocci

Councilman Menditto recused himself and left the table. Councilman Menditto resides within 200ft of the applicant.

Mr. Kessler, Applicant and Mr. Daley, Architect for the Applicant, joined the table.

Mr. James Daley was sworn in by Board Attorney Representative Falcone.

Mr. Daley stated that he is a licensed architect registered in New Jersey and has appeared before planning boards in Monmouth and Ocean County.

Mr. Daley's credentials were accepted by the Board.

Board Attorney Representative Falcone marked the following items into evidence:

A-1 Zoning Denial

A-2 Zoning Permit Denial

A-3 Application for variances with checklist

B-1 Borough Engineer report dated June 28, 2018

A-4 Series of three photographs

A-5 Survey prepared by R.C. Burdick, PE, PP, PC dated April 26, 2018

A-6 Architectural Blueprint prepared by James T. Daley dated February 9, 2018  
revised May 25, 2018 / 4 pages

A-5 Plot Plan prepared by R.C. Burdick, PE, PP, PC dated May 11, 2018

Mr. Bill Kessler was sworn in by Board Attorney Representative Falcone.

Mr. Kessler stated that the reason the renovation is being proposed is that the house was meant to have two bedrooms and additional space is needed for a third bedroom and space for visiting relatives. The kitchen will be remodeled at the same time. It was decided that putting the expansion over the garage would be a good proposal, as the house sits across the entire property. The garage is an existing non-conforming garage. The house and garage were built in 1952 and the garage is only 7.5 feet from the property line.

Mr. Kessler stated that the proposed addition would be sloped on the non-conforming side, so that the bulk of the addition is away from the property line.

Acting Chairman Tilton asked if the only thing that is needed is the variance for the east side setback of 7.5 feet.

Mr. Kessler testified that that is the only variance needed. Mr. Kessler further testified that there are many mature trees on the property. The impact is obscured by the landscaping and cannot readily be seen from the street.

Mr. Kessler proposed that the driveway be slightly curved to change the angle of approach to the garage. Landscape would eventually be added.

Acting Chairman Tilton asked where the driveway was shown on the plans.

Mr. Daley noted that the driveway alterations are on the engineer's plan.

Ms. Dalton questioned whether trees would be removed.

Mr. Kessler stated that there is a survey showing where trees are identified and could not bare to take any of the trees down. A tree expert has been consulted. The driveway will go between the large trees. They will be careful of the roots as the angle of the driveway is changed.

Ms. Dalton questioned the material used for the driveway.

Mr. Kessler stated that the material for the driveway has not been chosen, but will be something pervious.

Mr. Weaver questioned the four foot wall on the plan.

Mr. Kessler testified that there will be no wall built. It was something discussed early on, but will not be done.

Ms. Gatsch questioned measurement discrepancies on the plans.

Borough Attorney Representative Falcone referred to Mr. Avakian's report for clarification.

Mr. Daley stated that the building height is under the height limit and testified that the correct measurement is 23ft.

Acting Chairman Tilton asked for clarification.

Mr. Daley stated that the height is 23ft to the top of the sloped roof. The portion on the bottom of the side will be about 16ft. and 23ft on the other side.

Mr. Tilton asked that the height measurements be corrected on the plans, as a condition of approval.

Ms. Gatsch questioned where the additional lot coverage and building coverage will be.

Mr. Daley stated that the building coverage will not be increased, but the lot coverage will be increased slightly by the alterations of the driveway.

Ms. Gatsch asked questions regarding the water run off of the sloped roof.

Mr. Daley stated that there will be a gutter and the water will go where it is now. It will be directed to the back lawn towards the lake. There is no additional water being produced for drainage.

Ms. Gatsch wanted to be sure that the new water run off pattern does not affect the neighbor negatively.

Acting Chairman Tilton asked, if anyone had any questions. There was no public present.

UPON MOTION of Mr. Weaver, seconded by Ms. Dalton, carried, the Board approved the variance with the aforementioned changes.

The Board had a brief discussion regarding the status of the Invasive Species Ordinance proposal discussed at the last meeting, as well as the request to increase the Zoning Officer's hours.

Board Secretary Kneser stated that it was decided at the July meeting that Board Attorney Brown would prepare drafts for Mr. Papp to review to bring to the September meeting to discuss further with the Board. It is expected to be discussed at the next meeting. The Board would like the draft before the meeting.

The Board had a brief discussion regarding the Borough Circle that the County is still working on and wanted to know why there are orange barrels and the light is still not repaired. Board Members discussed attending the County Planning Board meeting to question the County directly regarding these issues.

Board Secretary Kneser stated that the Borough Administrator is working with the County regarding these matters.

The Board asked about several properties with ongoing Zoning issues within the Borough. Board Secretary Kneser stated that the Borough Administrator, as well as the Code Enforcement Officer, the Zoning Officer, the Borough Attorney, the Planning Board attorney and the Borough Engineer are all involved with these matters. The matters may come before the Board at a later date.

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

ROLL CALL:

In Favor: Acting Chairman Tilton, Ms. Dalton, Councilman Menditto, Mr. Wasilishen, Ms. Heinz, Mr. Weaver and Ms. Gatsch

Opposed: None

Ineligible: None

Abstain: None

Approved: \_\_\_\_\_  
Mr. Tilton, Acting Chairman

Attest: \_\_\_\_\_  
Gina Kneser, Secretary