

**BOROUGH OF INTERLAKEN
MINUTES- PLANNING BOARD
FEBRUARY 27, 2017 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 February 27, 2017 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 Meetings Act and that Notice of the Meeting had been published in the Coaster and was followed by the Pledge of Allegiance.

ROLL CALL:

Present: Chairman Papp, Vice Chairwoman Umfrid, Councilman Gunn, Ms. Dalton, Ms. Heinz, Mr. Menditto, Mr. Tilton and Mr. Wasilishen

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

UPON MOTION of Ms. Heinz, seconded by Mr. Menditto, carried, the Board approved the minutes of January 23, 2017 meeting.

Mr. Tilton recused himself at this time and removed himself from the table.

726 FERNMERE AVENUE APPLICATION

Richard C. Biletta and Russell K. Miller, 726 Fernmere Avenue, Block 26, Lots 16 & 17, submitted an application before the Board requesting an approval from the Planning Board for a one story addition to the rear of the dwelling with a new front covered porch, paved driveway, in ground swimming pool, pool patio and arbor.

The applicant is removing the existing front covered porch and constructing a smaller covered front porch with the same front yard setback of the existing porch. The proposed front yard setback is 35.7 feet, which is an expansion of an existing non-conformity. A variance is required. The minimum side yard setback permitted per the zoned district is 15 feet. The existing east side yard setback is 10.9 feet, which represents an existing non-conformity. The Applicant is proposing a west side yard setback of 6.78 feet. A variance is required.

Board Attorney Representative Falcone deemed the application complete and that proper notification had been given by applicants. The Board has jurisdiction to hear the application.

Mr. Biletta, Mr. Miller and Mr. Passman joined the table.

Mr. Passman, Architect, was sworn in.

Mr. Passman stated his credentials, as an Architect licensed in New Jersey, which were accepted by the Board.

Mr. Passman made a presentation to the Board showing architectural plans and photographs of the covered front porch stating that a front yard setback variance is not required, as the front porch was being modified and the existing non-conformity was not being extended, but rather reduced.

Planning Board Attorney Representative Falcone labeled exhibits.

Councilman Gunn asked for clarification regarding the proposed porch measurements and the existing setback non-conformity.

Borough Attorney Representative Falcone stated that the Borough Engineer's office was consulted. The plan for the porch was not clear on the plan submitted on the application. It was subsequently confirmed that the front yard variance indicated as the front of the building is an existing non-conforming condition. The non-conformity is decreased by the changes, but the proposed plan does not extend the existing non-conforming, but decreases the non-conformity. The volume of the setback for the porch will also be reduced.

Mr. Passman stated that the survey by Mr. Surmonte did not have the covered porch shaded and that may have been the cause for the lack of clarity.

Borough Attorney Representative Falcone stated that clarification regarding the front yard setback can be addressed in the memorialization, should the application be approved.

Ms. Heinz and Ms. Dalton asked questions regarding the proposed driveway and the plan for the London Plane tree near the apron.

Councilman Gunn questioned the role of the Planning Board, as it pertains to the enforcement of Shade Tree Ordinances, while considering an application. Councilman Gunn stated that it is not the role of Planning Board to require Shade Tree considerations before Planning Board approval is granted.

Ms. Dalton stated that the plan for the Borough owned Shade Trees should be considered during the application, so that the tree is not affected by the construction and then a compromised tree would have to be dealt with by the Shade Tree after the fact.

Chairman Papp agreed with Councilman Gunn that the current role of the Planning Board is to consider the application, but maybe there should be some changes for future applications that plans for involved Shade Trees would be required.

Councilman Gunn stated that he would bring the matter to Council to discuss formalizing the need for Shade Tree involvement during Planning Board application process.

Mr. Passman stated that there may be a way to alter the turn radius of the driveway to minimize the effect on the tree.

Mr. Biletta stated that they want to keep the trees, if possible.

Chairman Papp asked about stormwater runoff.

Mr. Passman stated that the applicant will have Mr. Charles Surmonte adapt the submitted run off plan into a drainage plan to be submitted to the Borough Engineer for approval and would also obtain a revised Zoning approval before construction.

Mr. Passman continued the presentation regarding the project, providing testimony pertaining to the rear additions.

Mr. Passman stated that the asphalt will be removed from the garage side. A small addition would provide a new stairway to the basement and allow the kitchen to be enlarged. No variance is required for the small addition.

Mr. Passman stated that the other rear addition would enlarge the bedroom and provide a small sitting room, bathroom and powder room. A patio, pool and an arbor over the deck is also proposed.

Chairman Papp questioned the fence type.

Mr. Passman stated it would be an open metal fence.

Councilman Gunn asked about illumination.

Mr. Passman stated that the pool would have lights inside, but there would be no flood lights. The plan calls for only coach style lighting flanking both the living room and bedroom sliding doors.

Mr. Biletta stated there would also be landscaping along the fence.

Mr. Passman stated that the back addition is too close to the property line. 6.8 feet is proposed where 15 feet is required. A variance is required. The addition lines up with the current side of the house which is an existing non-conforming condition. The addition will be only one story.

Vice Chairwoman Umfrid asked about the pool filtration system.

The applicant stated that they are considering a saltwater pool, so they are not sure what type of filtration system is required.

Mr. Passman stated that the pool equipment will be placed behind the air conditioning equipment and will not go into the side yard setback.

Chairman Papp asked about the noise that the equipment may produce.

Mr. Passman stated that he suggested landscaping or a fence to block noise going eastbound.

Councilman Gunn stated that the pool equipment placement was a suggestion by Borough Engineer Avakian's report. It is not stating a requirement.

Chairman Papp stated that Borough Engineer Avakian's report makes recommendations that prompts the Board to ask more about the subject and is part of the process.

Ms. Umfrid stated that Borough Engineer Avakian's report states a clear concern regarding pool water discharge on to the neighbors' properties and this is a concern of the Board.

The Board had a brief discussion regarding pool water discharge.

Councilman Gunn asked if any tree removal would be required on the property.

Ms. Dalton and the applicant had a discussion regarding a Sweet Gum tree that would require removal and additional landscaping to remediate some of the overgrown ivy on the property.

Mr. Passman reiterated that plans would be prepared by Charles Surmonte to address drainage solutions for the groundwater, roof leaders and recharge system.

Mr. Passman stated that the resubmitted plans will show the pool equipment and the plan for the discharge.

Mr. Papp opened the floor for public comment. With no public comment, the floor was closed to public comment.

The Board members complimented the application plans, stating that the design was brilliant and that the plan for improvements will benefit the community.

UPON MOTION of Ms. Heinz, seconded by Councilman Gunn, the APPROVAL for removing the existing front covered porch and constructing a smaller covered front porch with the same front yard setback of the existing porch, an addition that extends the existing east side yard side yard setback non-conformity of 10.9 where 15 feet is required, and west side yard setback of 6.78 feet where 15 feet is required be granted, carried.

ROLL CALL:

Ayes: Chairman Papp, Vice Chairwoman Umfrid, Councilman Gunn, Ms. Dalton, Ms. Heinz, Mr. Menditto, and Mr. Wasilishen

Nays: none

Absent: none

Abstain: Councilman Tilton

At this time, Mr. Biletta, Mr. Miller and Mr. Passman left the meeting and Mr. Tilton rejoined the table.

Chairman Papp asked about the status of the flooding at the circle.

Councilman Gunn stated that it is an ongoing issue with the County that was being closely monitored by Borough Clerk Administrator, Lori Reibrich and Borough Engineer/Planner, Peter Avakian. Councilman Gunn stated the County believes that the flooding issue was caused by a buildup of debris in the outflow pipe, which they believe they have remedied. Councilman Gunn stated that Borough Engineer/Planner Avakian believes that the outflow pipe is undersized and that is what is causing the flooding issues and has notified the County of his findings. The matter is still very much on the table and being monitored.

Councilman Gunn stated that he wanted to make the Board aware that the current condition of the sidewalks in the Borough is being discussed by Council. Currently, homeowner sidewalk maintenance ordinances in place have only been enforced as part of the Certificate of Occupancy process when the home is sold. This has left many homeowner sidewalks in disrepair. Council is in the early discussion stage to create a plan to remedy this situation and improve the sidewalk conditions throughout the Borough.

The Board had a brief discussion regarding the plan for sidewalk repair.

UPON MOTION of Mr. Tilton, seconded by Mr. Wasilishen, the variance APPROVAL to construct a covered front porch be granted, carried.

ROLL CALL:

Ayes: Chairman Papp, Vice Chairwoman Umfrid, Councilman Gunn, Ms. Dalton, Ms. Heinz, Mr. Menditto, Mr. Tilton and Mr. Wasilishen

Nays: none

Absent: none

Abstain: none

UPON MOTION of Ms. Dalton, seconded by Mr. Tilton, carried, the meeting was adjourned.

Approved: _____
Thomas Papp, Chairman

Attest: _____
Gina Kneser, Secretary