

**BOROUGH OF INTERLAKEN
MINUTES- PLANNING BOARD
JULY 17, 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 July 17, 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, Ms. Dalton, Ms. Heinz, Mr. Menditto and Mr. Wasilishen

Also Present: Planning Board Attorney Sanford Brown and Planning Board Secretary Gina Kneser

Absent: Councilman Gunn and Mr. Tilton

UPON MOTION of Mr. Wasilishen, seconded by Mr. Menditto, carried, the Board approved minutes of June 19, 2017 meeting.

ROLL CALL:

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

Opposed: None

Ineligible: None

Abstain: Ms. Dalton

Absent: Councilman Gunn, Mr. Tilton

22 BARRA STREET

Chairman Papp announced that the application for 22 Barra Street would be carried until the August 21, 2017 meeting. New notice will not be required.

316 BRIDLEMERE AVENUE

Michael Menicucci, 316 Bridlemere Avenue, Block 33/Lots 1, 2 & 3, submitted an application before the Board requesting an approval to construct a two-car garage addition and convert the existing two-car garage to a master bedroom. The Applicant also requires a variance for the number of driveways

per lot. A denial from the Zoning Officer has been received by the Applicant indicating that the proposed addition requires a variance for front yard setback.

Mr. Jack Serpico, Attorney for the Applicant, joined the table.

Board Attorney Brown labeled exhibits.

Board Attorney Brown reviewed the focus of the application referencing Mr. Avakian's letter dated May 31, 2017.

Board Attorney Brown swore in Applicant witnesses: Mr. Michael Menicucci, Ms. Allison Coffin and Mr. Thomas Peterson.

Mr. Serpico stated that Mr. & Mrs. Menicucci purchased the home with the intent to maintain the integrity of the house. They intend to live there. It is not a speculation house.

Mr. Thomas Peterson joined the table.

The Board accepted Mr. Peterson's credentials.

Mr. Peterson testified that the home was a Frank Lloyd Wright style home with stucco siding and low sloped pitched roofing.

Mr. Peterson stated that a 28ft by 25ft two-car garage addition was proposed on the Westra Street side of the property. There is a hardship in the placement of the garage due to the fact that the property has three front yards.

Mr. Peterson testified that several the neighboring houses do not have the required setback and the condition is fairly typical throughout that neighborhood.

Mr. Peterson stated that only one driveway is permitted. The property currently has three driveways. One driveway will be removed.

Mr. Peterson stated that the house is two stories and will not be altered. The garage addition will be one-story with the same styling as the house to include stucco finishes with a low roof.

Mr. Peterson responded to the Board's questions stating that the garage will have extra windows. The windows will be larger than typical garage windows. The garage will be used for storage only. The roof pitch will match the house. The garage will not even have a loft area. It will be open to the ceiling. The garage will be the same height as the car port but they will not be attached. The garage will have fire rated sheet rock. There will be an entrance from the garage to the house.

The Board and Mr. Petersen had a brief discussion regarding trees that may be affected by the project.

Mr. Peterson testified that the driveway and apron to the existing garage will be eliminated as well as a small pathway at the garage.

Mr. Papp opened the floor to public questions.

Mr. Hanke, 312 Buttermere Avenue, asked if the garage conversion will stay in the same footprint.

Mr. Peterson stated that it would and that it is an existing non-conforming condition.

Mr. Menicucci joined the table and thanked the Board for their consideration of his application.

Mr. Menicucci testified that there are mature trees that were trimmed to improve their health.

Mr. Menicucci stated that he is aware that the landscaping makes the house magnificent and intends to contract a landscape architect to landscape the property. The property will be landscaped in the same era of the house to bring out the beauty.

Mr. Menicucci stated that he spent a lot of time tending to the Sweet Gum tree in the center to encourage the health of the tree.

Mr. Menicucci stated that the landscaping has not been cared for in a number of years. There are large overgrown shrubs.

Mr. Menicucci testified that the garage is important, because there is a need for storage. The basement is very damp with low clearance and it is not easily accessed. Maybe half of the garage will be used for storage. The other half will be used for car storage.

Mr. Menicucci stated that the stucco has lost some integrity, but it will be recoated. All of the windows and doors are being custom made. The garage addition will also have stucco. The garage has been designed to match the house and look as if it is part of the living structure with larger windows and the same archways as the house.

Mr. Menicucci stated there will be no changes on the outside of the house on the garage conversion.

Chairman Papp opened the floor for public questions.

Mr. Hanke asked about the pine trees on the west side.

Mr. Menicucci stated that they were the neighbor's trees. They were trimmed but would remain.

Ms. Allison Coffin joined the table.

The Board accepted her credentials as a certified planner.

Ms. Coffin performed presented findings of the zoning analysis prepared for the applicant.. Ms. Coffin testified that the property has three front yards. The applicant is requesting two variances. One is for a 235sqft addition to support the conversion of the one-car garage to a bedroom. The second is a 7,000sqft two-car garage to replace the garage that is being made into the bedroom. An existing driveway in this location is proposed to be widened to serve this garage.

Ms. Coffin testified to the existing non-conforming conditions. There are existing variances for lot depth, front yard setback, side yard setback, building height and number of driveways.

Ms. Coffin testified that variances are being requested. The first is for the number of driveways. One is permitted. Three are existing. Two are proposed. A variance is still needed, but the situation will be improved. The front yard measured to Buttermere Avenue is 15.61feet. The garage is proposed at 26.2ft. This would also be non –conforming, but to lesser magnitude than the existing non-conformity. The last variance is at the front yard from Westra Street where 50ft is required the proposed garage is at 42.4ft and would require a bulk variance.

Ms. Coffin testified that the proposed garage addition is a reasonable expansion of the footprint and provides a public benefit, but cannot be put in a conforming location. There are three frontages, all of which require 50ft setback. The combined setbacks limit the available space.

Ms. Coffin testified that placing the garage at the Bridlemere frontage would make a negative visual impact to the character of the home and also stated that grading would have to be substantially altered to accommodate the garage. The best location for the garage would be to place it on the west side of the house where the grading is relatively low. It is not possible to accommodate a garage without extending into the Buttermere Avenue and Westra Street yards, therefore there is a hardship.

Ms. Coffin further testified that the proposed variances advance the purposes of the municipal land use law by providing for the appropriate use and the appropriate location. The benefits outweigh the detriments. Closing one of three existing driveways is a benefit which puts the property more into conformity. The storage of the home would be increased. The current basement does not provide enough storage and more can be stored on the interior, out of the public view.

Ms. Coffin testified that there is no detriment to public good caused by the variance. There is no additional traffic noise. There are no additional bedrooms. There would not be an obstruction to light, air and open space, as the addition does not impede farther out from the façade than the existing structure.

Ms. Coffin stated that the home is a property at a significant gateway to the Borough. The addition was designed to have no garage doors at the façade.

Ms. Coffin stated that the Borough has concerns to limit the oversized homes in the community. The home remains below the building and lot coverage requirements. The additions are located away from the adjacent homes. It is a single story, so there is no extra bulk and this application does not rise to the level of creating an oversized home.

Mr. Papp opened the floor to public question.

Mr. Hanke stated he had concerns that the footprint would be changing at the garage conversion.

Ms. Coffin stated that it was a preexisting condition and would not be changing.

Vice Chairwoman Umfrid questioned whether there would be plumbing in the garage.

Mr. Menicucci stated that the garage would have heat, but on a shower or toilet.

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

Mr. Papp stated that Mr. Menicucci was doing a wonderful job at bringing the home back to its full grandeur.

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

ROLL CALL:

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

Opposed: None
Ineligible: None
Abstain: None
Absent: Councilman Gunn, Mr. Tilton

The applicant left the table.

Mr. Papp read a letter from the New Jersey Department of Environmental Protection to Mr. Smelling of the Township of Ocean Sewerage Authority extending the application, 14-00059 to make improvements to the pump house, for one year.

Board Secretary Kneser informed the Board there is a new Zoning Officer to replace Todd Morgano. Scott Loftus will be the Zoning Officer and Code Enforcement Officer for the Borough. He will be in the office on Fridays between 9-10am. There will be a new hire to assume Mr. Morgano's Building Subcode Official duties.

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

ROLL CALL:

In Favor: Chairman Papp, Vice Chairwoman Umfrid, Ms. Dalton, Ms. Heinz, Mr. Menditto and Mr. Wasilishen
Opposed: None
Ineligible: None
Abstain: None
Absent: Councilman Gunn, Mr. Tilton

Approved: _____
Mr. Papp, Chairperson

Attest: _____
Gina Kneser, Secretary