

**BOROUGH OF INTERLAKEN
MINUTES- PLANNING BOARD
JUNE 18, 2018 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 June 18, 2018 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, Ms. Dalton, Mr. Tilton and Mr. Weaver

Also Present: Planning Board Attorney Sanford Brown, Planning Board Engineer/Planner Peter Avakian and Planning Board Secretary Gina Kneser

Absent: Mr. Menditto, Mr. Wasilishen, Ms. Gatsch and Ms. Kane

UPON MOTION of Mr. Weaver, seconded by Ms. Heinz, carried, the Board approved the minutes of March 19, 2018 meeting.

ROLL CALL:

In Favor: Vice Chairwoman Umfrid, Ms. Dalton, Mr. Tilton, Ms. Heinz and Mr. Weaver

Opposed: None

Ineligible: None

Abstain: Mr. Papp

Chairman Papp announced that Councilman Gunn has submitted his resignation as a member of the Planning Board. The Mayor will be selecting someone else to represent the Council for our future meetings.

Board Secretary Kneser stated that a letter was received from the Freehold Conservation District dated May 30, 2018 that the Soil Erosion Sediment Control Sewer Plan has been recertified and extended for the Main Street bridge repair project.

Board Secretary Kneser stated that a letter was received from the State of New Jersey Department of Environmental Protection dated May 16, 2018 which has granted a one-year extension of the permit to proceed with the construction of the treatment works to the Township of Ocean Sewerage Authority.

APPLICATION

418 Bridlemere Avenue

Second story addition and covered porch. The application was carried to the July 16, 2018, 7:30pm meeting without further notice necessary.

Board Engineer/Planner Avakian joined the table.

Chairman Papp stated Council has taken upon themselves to rewrite the portions of the fence regulations pertaining to the town. Council is looking to review that at the June 20, 2018 7:30 pm meeting. That will be posted for anyone to go see it. The Board's job is to make sure the changes proposed comply with the Land Use requirements in Interlaken. Engineer/Planner Avakian is in attendance to aid in the review process.

Board Engineer/Planner Avakian explained that the constancy report is a statutory requirement in the Municipal Land Use Law. It is the job of the Planning Board to make a Land Use determination of the consistency of a pending ordinance with the Master Plan.

Board Engineer/Planner Avakian continued. For something like storm water management, it is an easy review. There are written regulations both with elements in the master plan and in the land use ordinance. The plan does not specifically speak about fencing. The plan talks about goals and objectives that are more on the aesthetic side. The ordinance does comply. A compliance letter has been written. Fences shall not be permitted in front of the building line or the front yard area or in the case of a corner lot or any lot having a side that borders any street in or along any yard abutting the street. What this means is that fences are not to be allowed in the front yard area or in the front of the building line of the house. That was always the case in Interlaken. For some reason, there was a change when there was a grouping of changes were adopted in October 2015. The ordinance had been changed to allow a fence to be in the front yard on the frontage of the house, but on the architectural side of the house. Fence is now permitted in the front yard or side yard with a 15ft setback. From the time of this change the Borough has had no applications for this type of fence. One was recently submitted. The current Zoning Officer interpreted the ordinance correctly. The property has three front yards. Fences were permitted in the front yards, though it was installed in the incorrect location.

Board Engineer/Planner Avakian continued. In the meantime, Borough Council's opinion was that they did not want the changes to be made this way. The Borough did not want fences in the front yard. A revision is proposed to be made to the ordinance that states that in no case can a fence be located in the front yard of any building in any circumstance, including corner lots. To help with that diagrams were created and included in the ordinance. Borough Engineer/Planner Avakian described the illustrations.

Board Engineer/Planner Avakian stated that the process for the review is to talk about consistency. The consistency of the Master Plan sits with the purpose of the Master Plan. Its purpose is to help guide the use of the remaining lands and to ensure its continued development in a manner in harmony with its history, preserve its neighborhood environment, protect the community quality and character and to promote general welfare. The Planning Board feels this ordinance revision does those things. It is certainly in harmony with the character of the Borough. It does have a preservation element and a health and safety element. If you are installing a fence for keeping young children enclosed in that area. The ordinance, as it proposed to be revised, is constant with the Master Plan and that is what the vote is.

Ms. Dalton questioned the configuration of the most recent corner fence installation in the Borough.

Borough Engineer/Planner Avakian the property line is not the curb line or the sidewalk line. It is the line that defines the right of way width of the street and the front yard of the property. Usually, it is a foot or several feet behind the sidewalk.

Mr. Papp noted that it may have been that the contractor misinterpreted the property line.

The Board had a general discussion regarding front yards.

Mr. Papp stated that Ordinance of the Borough of Interlaken amending Chapter 26 - Land Use and Development Section 26-49 Fence Regulation has been reviewed by the Planning Board and the Board has found that it is in compliance with the Master Plan.

UPON MOTION of Mr. Tilton, seconded by Ms. Dalton, carried, the Ordinance is in compliance with the Master Plan.

ROLL CALL:

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

Opposed: None

Ineligible: None

Abstain: None

Mr. Weaver asked about the fence being 50% open. The Board had a brief discussion regarding the fence.

Board Secretary Kneser stated that there are three applications in the final stages to come before the Board. There may be three applications for the July meeting.

UPON MOTION of Mr. Tilton, seconded by Mr. Weaver, carried, the Board adjourned the meeting.

ROLL CALL:

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

Opposed: None

Ineligible: None

Abstain: None

Approved: _____
Mr. Papp, Chairman

Attest: _____
Gina Kneser, Secretary