

**BOROUGH OF INTERLAKEN  
MINUTES- PLANNING BOARD  
JUNE 20, 2016, 7:30 P.M.  
BOROUGH HALL, 100 GRASMERE AVE**

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A meeting of the PLANNING BOARD of the Borough of Interlaken, Monmouth County, New Jersey was held on June 20, 2016 at 7:30 p.m. in the Borough Hall.

Vice Chairwoman Umfrid, 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.

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**ROLL CALL:**

Present: Vice Chairwoman Umfrid, Ms. Dalton, Ms. Heinz, Mr. Menditto, Mr. Tilton

Absent: Chairman Papp, Councilman Gunn, Mr. Wasilishen

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

UPON MOTION of Mr. Menditto, seconded by Ms. Dalton, carried, the Board approved the minutes of May 16, 2016 meeting.

**ROLL CALL:**

Ayes: Ms. Dalton, Mr. Menditto, Mr. Tilton

Nays: none

Absent: Chairman Papp, Councilman Gunn, Mr. Wasilishen

Abstain: Vice Chairwoman Umfrid, Ms. Heinz

**701 FERNMERE AVENUE APPLICATION**

Eleanor Milazzo, 701 Fernmere Avenue, Block 27/Lots 1 & 2, submitted an application before the Board requesting to permit a variance for a first floor addition.

Board Attorney Brown deemed the application complete and that proper notification had been given by applicants.

Mr. Mark A. Steinberg, Attorney for the applicant introduced the applicant, Ms. Milazzo and Mr. Joseph Tomaino, Architect/Planner for the applicant.

Ms. Milazzo and Mr. Joseph Tomaino, were sworn in by Planning Board Attorney Sanford Brown.

Board Attorney Brown labeled all exhibits collectively.

Mr. Tomaino presented testimony adding into evidence a land survey performed by Lakeland Surveying, dated 05/03/2016 along with several additional photographs.

Mr. Steinberg and Ms. Milazzo presented testimony that the first floor addition is necessary. Going up stairs is becoming increasingly more difficult for her and her partner, who lives in the house. The addition would provide access to a bedroom and bathroom on the first floor.

Mr. Tomaino stated that the placement of the addition was limited due to the house having two front yards and the location of the garage. The size of the addition was designed to accommodate a wheelchair, which may be necessary in the future. The addition is aesthetically pleasing and has minimal impact on the adjacent properties.

The Board and Board Attorney Brown asked questions pertaining to the hedges along the property line, impervious surface coverage and drainage on the property referencing Board Engineer/Planner, Peter Avakian's June 3, 2016 report.

Ms. Umfrid opened the floor for public comment. With no public comment, the floor was closed.

UPON MOTION of Tilton, seconded by Mr. Heinz, the Board granted approval of the application subject to Borough Engineer Avakian's June 3, 2016 report, as amended through testimony and subject to the representations of the applicant's professionals.

ROLL CALL:

Ayes: Vice Chairwoman Umfrid, Ms. Dalton, Ms. Heinz, Mr. Menditto, Mr. Tilton  
Nays: none  
Absent: Councilman Gunn, Chairman Papp, Mr. Wasilishen,  
Abstain: none

Ms. Milazzo and Mr. Steinberg thanked the Board for their time. At this time, Ms. Milazzo, Mr. Steinberg and Mr. Tomaino left the meeting.

Mr. Desarno came before the Board to request that the condition to provide evidence of a driveway easement agreement be omitted from the resolution.

A report from Board Engineer Avakian dated June 7, 2016 was entered into evidence.

Board Attorney Brown summarized the request, stating that the report from Board Engineer Avakian finds that the common driveway on the property has enough width between the side yard of the subject property and the adjacent property that is sufficient so that each property has a driveway with adequate width.

The floor was opened for public comment. With no public present for comment, the floor was closed.

Mr. Tilton made a motion that the resolution be adopted without the requirement of providing easement evidence and with the addition of the date of Board Engineer Avakian's letter of June 7, 2016, seconded by Ms. Dalton, carried.

ROLL CALL:

Ayes: Ms. Dalton, Mr. Menditto, Mr. Tilton,  
Nays: none  
Absent: Councilman Gunn, Chairman Papp, Mr. Wasilishen  
Abstain: Vice Chairwoman Umfrid, Ms. Heinz

Board Secretary Kneser stated that Borough Hall will be under construction and that the next several Planning Board meetings may need to change location. Notice will be given.

Vice Chairman Umfrid stated that Floor Area Ratio is something the Board should revisit at a future meeting.

The Board briefly discussed the signage at the newly constructed circle at Grassmere Avenue and Main Street.

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

Approved: \_\_\_\_\_  
Kathy Umfrid, Vice Chairwoman

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