

**BOROUGH OF INTERLAKEN
MINUTES- PLANNING BOARD
MARCH 20, 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 March 20, 2017 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.

ROLL CALL:

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

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

Absent: Chairman Papp and Mr. Tilton

UPON MOTION of Ms. Dalton, seconded by Ms. Heinz, carried, the Board approved the minutes of February 27, 2017 meeting.

An application had been presented to the Board at their February 27, 2017 meeting to place additions at the rear of the house and the rear of the garage addition on the property known as Block 26, Lots 16 & 17.

**BOROUGH OF INTERLAKEN PLANNING BOARD
RESOLUTION WITH VARIANCES
TO RICHARD C. BILETTA AND RUSSELL K. MILLER**

WHEREAS, Richard C. Biletta and Russell K. Miller, hereinafter referred to as “Applicants”, are the owners of certain property known as Block 26, Lots 16 and 17 on the official tax map of the Borough of Interlaken (“Property”), which Property is located at 726 Fernmere Avenue in the Borough of Interlaken, County of Monmouth, and State of New Jersey; and

WHEREAS, said Applicants have requested variance approval for a side yard setback in order to place an addition in the rear of the house and at the rear of the garage; 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 Applicants indicating that a proposed addition requires a variance for the side yard setback;

WHEREAS, after proper notice, a public meeting on the within application was held on February 27, 2017 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 February 21, 2017 and the testimony of the Applicants, Donald J. Pressman, the Applicants' architect, 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 Applicants are the owners of Block 26, Lots 16 and 17 in the Borough of Interlaken, County of Monmouth and State of New Jersey.

2. The Applicants requested approval of the Borough Zoning Officer for a one story addition to the rear of the dwelling, with a revised front porch, paved driveway, in ground swimming pool, pool patio and arbor.

3. The Zoning Official denied the application by the Applicants, indicating that the proposed placement of the rear addition requires a variance.

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

5. The Property is rectangular in shape, measuring 100 feet in width by approximately 164.91 feet in depth. The minimum lot area permitted per the zoned district is 15,000 square feet. The existing lot area is 16,516 square feet, which conforms.

6. The minimum lot width permitted per the zoned district is 75 feet. The existing lot width is 100 feet, which conforms.

7. The minimum lot depth permitted per the zoned district is 150 feet. The existing lot depth is 164.91 feet, which conforms.

8. 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 average front yard setback is 36.9 feet and existing front yard setback is 35.7, which is an existing non-conformity. The Applicants propose a revised front porch which would have a front yard setback of 34.7. The Board found that no variance was needed.

9. The minimum side yard setback permitted per the zoned district is 15 feet. The existing east side yard setback is 10.9 feet, which is an existing non-conformity. The existing west side yard setback is 6.8 feet, which represents an existing non-conformity. The Applicants propose a west side setback of 6.78 feet. The variance is approved.

10. The minimum rear yard setback permitted per the zoned district is 30 feet. The existing rear yard setback is 93.4 feet, which conforms. The Applicants proposes a 66.06 foot setback, which conforms.

11. The maximum building area coverage permitted per the zoned district is 25% of the lot area. The Applicants propose a building coverage of 9.88%, which conforms.

12. The maximum impervious surface area permitted per the zoned district is 45%. The

Applicants propose an impervious coverage of 38.1%, which conforms.

13. The Maximum building height per the zoned district is 40 feet. The Applicants propose 16 feet, which conforms.

14. Fences in the residential zone are allowed 5 feet above ground level when located to the rear of the front of the building line. The Applicants propose 5 feet, which conforms.

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 deviation will substantially outweigh any detriment of not granting said variances based on Applicants’ proofs that sufficient reasons exist for the same, as stated through the testimony of the Applicants who testified in part that the new addition and renovations update an older structure and make the older structure and grounds more aesthetically pleasing; and also on the basis that the relief can be granted without substantial detriment to the public good because there are no architectural or visual negatives caused by the construction of the new addition and the finding that the 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. The addition and all other improvements approved herein will be constructed as per the site plan and the architectural plans submitted and as represented at the hearing.

B. A stormwater runoff plan shall be submitted to, and is subject to approval of, the Planning Board engineer.

C. Any pool filtration system with discharge is to conform to the recommendations by the Planning Board engineer.

D. The Applicants should make every effort to preserve the shade tree near the proposed curb cut for the driveway. Applicants should keep the current curb cut if necessary to preserve the tree, unless proofs can be submitted to the Shade Tree Commission that moving the curb cut will not cause the destruction and removal of the tree.

E. The existing curb and sidewalk along the frontage shall be replaced if found in poor condition.

F. 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.

G. Payment by the Applicants of all taxes, escrows and assessments to date. No building permit or certificate of occupancy is to be issued until proof is

H. s furnished to the Board Secretary that there are no taxes, escrows, or assessments due or delinquent on the property in question.

I. 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 Applicants at the hearing.

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

K. Pursuant to Ordinance Section 25-3, Applicants shall have one year from the date of this Resolution to start construction; otherwise this variance approval shall expire, and once issued, the Applicants 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 Applicants 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 March 20, 2017.

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

ROLL CALL:

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

The foregoing is a true copy of a Resolution adopted by the Planning Board of the Borough of Interlaken on the 20th day of March 2017.

GINA KNESER
Secretary, Planning Board

The Board had a brief discussion regarding the status of the Township of Ocean Sewerage Authority (TOSA) project to update the facilities and the pump house station in the Borough at the lake. The Board is considering inviting a TOSA representative to future Planning Board meeting.

The Board discussed the recent major flooding incident at the circle during the last storm event. Councilman Gunn stated that Council is aware of the issue. Councilman Gunn assured the Board that both Borough Clerk/Administrator, Lori Reibrich and Borough Engineer/Planner, Peter Avakian are actively pursuing a remedy with the County. The County is solely responsible for the drainage issues and is working to resolve the problem.

Mr. Menditto asked about the water main break on Windermere Avenue stating that the road is sinking where the asphalt has been replaced. The Board discussed street openings. Issues with street openings should be reported to Borough Clerk Administrator Reibrich. Planning Board Secretary Kneser will report the matter to Borough Clerk Administrator Reibrich.

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

Approved: _____
Kathy Umfrid, Vice Chairwoman

Attest: _____
Gina Kneser, Secretary