

**BOROUGH OF INTERLAKEN  
MINUTES- PLANNING BOARD  
NOVEMBER 21, 2016, 7:30 P.M.  
BOROUGH HALL, 100 GRASSMERE AVENUE**

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A meeting of the PLANNING BOARD of the Borough of Interlaken, Monmouth County, New Jersey was held on November 21, 2016 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.

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**ROLL CALL:**

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

Absent: Councilman Gunn

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

Late Arrival: Mr. Menditto 7:32pm

UPON MOTION of Ms. Heinz, seconded by Vice Chairwoman Umfrid, carried, the Board approved the minutes of October 17, 2016 meeting.

**28 BRIDLEMERE AVENUE APPLICATION**

Ryan Ludwig and Ashley Linington, 28 Bridlemere Avenue, Block 19, Lots 3.01 & 4.01, submitted an application before the Board requesting a one-story addition to the rear of the property. The minimum rear yard setback permitted per the zoned district is 30ft. The existing rear yard setback is 25.9 feet, which represents an existing non-conformity. The proposed addition has a rear yard setback of 25.9 feet. A variance is required.

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

Mr. Ludwig joined the table and stated that he is applying for a variance for a rear yard setback. Mr. Ludwig stated that the house is currently non-conforming for the rear yard setback and he would like to fill in the back cut out portion of the house, within the existing non-conformity, to increase the living space.

Planning Board Attorney Brown labeled exhibits.

Mr. Ludwig and Mr. Robinson, Architect, were sworn in.

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

Mr. Robinson made a presentation to the Board showing photos and a site plan that was previously submitted.

The Board questioned Mr. Robertson in regard to the measurements in the drawing. Mr. Robinson stated that the site plan diagram shown was prepared by Mr. Robinson by entering the measurements of the project and those shown on a survey prepared by Azimuth Land Surveying Co. Inc. into a CAD document.

Mr. Papp questioned Mr. Robinson's qualifications to produce a site plan.

Mr. Tilton questioned the plan for the second floor window and the location of the new stoop.

Ms. Umfrid questioned whether there is a plan to cover the porch in the future.

Mr. Ludwig stated that there were multiple entrances.

Mr. Robinson stated that a cover for the stoop was not part of the application, at this time.

Mr. Robinson noted that there will be no trees removed from the property to accommodate this project.

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

The Board asked that the applicant have a certified professional surveyor or engineer confirm dimensions between existing and proposed construction measurements in relation to sidelines of property. The lot is an existing non-conforming lot and the Board requests verification of the measurements to be submitted to the Board Engineer, Peter Avakian, for review.

The Board asked Board Attorney Brown to prepare an anticipatory resolution to be reviewed and memorialized at the next meeting.

The Board discussed the date for the December meeting.

Mr. Robinson testified that the design is a benefit because it fits into the neighborhood in terms of the scale and the consistency of the design of the neighborhood. There is no negative impact to the neighborhood, as the design does not exceed the current non-conformity of the rear yard setback.

The Board closed the hearing and stated that the application is carried. Assuming the time frame for the required information is met the application will be continued at the next meeting. No further notice is required.

#### 615 WINDERMERE AVENUE APPLICATION

Mr. Keith Fall and Mr. Justin Coppola, 615 Windermere Avenue, Block 9, Lot 8.02, 9.02, 10.03, 18.02, 19 & 20, submitted an application before the Board requesting the addition of a front covered porch, relocated front walkway and removal of a portion of the driveway. The proposed front covered porch requires a variance for a front yard setback. 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 the existing buildings with 200 feet of each side of the lot and within the same block. The existing front yard setback is 39.62 feet, which represents an existing non-conformity. The proposed front yard setback to the covered porch is 38.74 feet. A variance is required.

Mr. Fall and Mr. Coppola, owners of the residence, were sworn in.

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

Mr. Fall and Mr. Coppola testified without professional support and relied on documents previously submitted prepared by professionals Charles Surmonte, P.E. & P.L.S. and Degnan Design Group.

Mr. Fall and Mr. Coppola stated that they plan to reside in the home upon completion of extensive upgrades to the house.

Planning Board Attorney Brown labeled exhibits previously submitted by the applicants.

Mr. Fall and Mr. Coppola distributed an additional conceptual drawing of the proposed renovation.

Board Attorney Brown asked if the drawing was submitted before the required 10 day deadline.

The Board determined that the newly distributed rendition was only a colored in version of a previously submitted drawing.

Mr. Coppola stated that the intention is to make the house look like it has always been in Interlaken. It is a classic design that fits into the community.

Mr. Wasilishen very much approved of the finished look.

Ms. Dalton asked about painting the brick and the replacement of windows.

Ms. Umfrid questioned the location of the gutters and the water run-off from the changes.

The applicants stated that gutters will be wrapped around the porch. There is sufficient impervious surface available.

Ms. Heinz stated that she has seen the work of Degnan Design, and it is meticulous work.

Mr. Tilton called attention to the letter provided by Charles Surmonte, P.E. & P.L.S. listing neighboring properties that also encroach front yard setbacks.

Mr. Tilton stated that the property is on a curve and the current condition is a pre-existing non-conformity. The new design provides good curb appearance. There is no deterrent to the neighborhood. Mr. Tilton thinks the design is appropriate.

The Board discussed the plan for the trees on the property.

Mr. Fall stated that one tree has been identified by the house inspector as a threat to the building foundation and needs removal. Extensive landscaping is planned for the property.

Mr. Fall and Mr. Coppola stated that great effort was taken to save the fifty year old Japanese maple on the property and pointed out that the driveway is being reduced in size.

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, Ms. Dalton, Ms. Heinz, Mr. Menditto, Mr. Tilton and Mr. Wasilishen

Nays: none

Absent: Councilman Gunn

Abstain: none

UPON MOTION of Vice Chairwoman Umfrid, seconded by Ms. Dalton, carried, the meeting was adjourned.

Approved: \_\_\_\_\_  
Thomas Papp, Chairman

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