

**BOROUGH OF INTERLAKEN  
MINUTES- PLANNING BOARD  
OCTOBER 15, 2018 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 October 15, 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.

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**ROLL CALL:**

Present: Chairman Papp, Vice Chairwoman Umfrid, Councilman Menditto, Ms. Dalton, Mr. Tilton, Mr. Wasilishen, and Mr. Weaver

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

Absent: Ms. Heinz and Ms. Gatsch

Late Arrival: Ms. Kane 7:32

Timothy Wentz was sworn in by Board Attorney Brown.

Chairman Papp and the Board welcomed Mr. Wentz.

An application had been presented to the Board at their September 17, 2018 meeting to allow the completion of the construction of a shed.

**BOROUGH OF INTERLAKEN PLANNING BOARD  
RESOLUTION WITH VARIANCES  
TO RICHARD ABRAMS, 622 WINDERMERE AVENUE**

**WHEREAS, RICHARD ABRAMS**, hereinafter referred to as “Applicant”, is the owner of a certain property known as Block 10, Lot 12, on the official tax map of the Borough of Interlaken (“Property”), which Property is located at 622 Windermere Avenue in the Borough of Interlaken, County of Monmouth, and State of New Jersey; 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 Applicant dated March 9, 2018 indicating that the improvements require a variance for impervious coverage; and

**WHEREAS**, Applicant is requesting approval to replace the existing shed with a 8' x 12' shed; and

**WHEREAS**, after proper notice, a public meeting on the within application was held on September 17, 2018 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 August 10, 2018, 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 Applicant is the owner of Block 10, Lot 12 on the current tax map of the Borough of Interlaken, County of Monmouth and State of New Jersey.
2. The property is irregular in shape and measures approximately 60 feet in width by 162 feet in depth. The property contains an area totaling 10,909 sq. ft.
3. The Applicant is requesting approval from the Planning Board to replace the existing shed with an 8' x 12' shed.
4. A denial from the Zoning Official has been received by the Applicant indicating that the improvements require a variance for impervious coverage.
5. The Property in question is located in the R-A Single Family Residential Zone of the Borough of Interlaken.
6. The minimum lot area permitted per the zoned district is 15,000 square feet. The existing lot area is 10,909 square feet, which represents an existing non-conformity.
7. The minimum lot width permitted per the zoned district is 75 feet. The existing lot width measures 60 feet, which represents an existing non-conformity.

8. The minimum lot depth permitted per the zoned district is 150 feet. The existing lot depth is 162 feet, which conforms.

9. 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 existing front yard setback is 49.3 feet, which represents an existing non-conformity.

10. The minimum side yard setback permitted per the zoned district is 15 feet. The existing east side yard setback is 8.8 feet and the existing west side yard setback is 6.8 feet, both of which are existing non-conformities.

11. The minimum rear yard setback permitted per the zoned district is 30 feet. The existing rear yard setback is approximately 70 feet, which conforms.

12. The maximum building area coverage permitted per the zoned district is 25% of the lot area. The existing building coverage is 14.0%, which conforms. The Applicant is proposing a building coverage of 14.6%, which conforms.

13. The maximum impervious surface area per the zoned district is 45%. The existing impervious surface area is 48.98%, which represents an existing non-conformity. The Applicant is proposing an existing impervious surface area of 49.3%, which is an expansion of an existing non-conformity. A variance is required.

14. The maximum building height permitted per the zoned district is 35 feet. The existing building height is 30.17 feet, which conforms. The Application is proposed a building height of 28.5 feet for the second story addition, which conforms.

15. Shed. The minimum side and rear yard setbacks permitted per the zoned district is 5 feet. The Applicant is proposing an east side yard setback of 5 feet and a rear yard setback of 30 feet, both of which setbacks conform.

The maximum height per the zoned district is 15 feet. The Applicant is proposing a shed height of 12.5 feet, which conforms.

16. The existing driveway is located within 0.5 feet of the east property line where a minimum setback of 5 feet is permitted. This represents an existing non-conformity.

17. The Applicant and his wife testified at the hearing that the new shed will not have any utilities except for electricity, and that the shed will not be utilized for habitation of any kind.

**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 variance based on Applicant’s proofs that sufficient reasons exist for the same, as stated through an offer of proof by the Applicant and his wife that the improvements are aesthetically pleasing; and also based on that the relief can be granted without substantial detriment to the public good because there are no architectural or visual negatives caused by the proposed new shed 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 new shed will not have any utilities except for electricity and the shed will not be utilized for habitation of any kind, as stipulated to by the Applicant at the hearing.

B. Applicant shall comply with any approvals, if necessary, from the NJDEP Flood Hazard Area Act Regulations for any activity within 50 feet of the D Deal Lake shoreline.

C. 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.

D. Payment by the Applicant of all taxes, escrows and assessments to date. No building permit or certificate of occupancy is to be issued until proof is furnished to the Board Secretary that there are no taxes, escrows, or assessments due or delinquent on the property in question.

E. 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 Applicant at the hearing.

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

G. Pursuant to Ordinance Section 25-3, Applicant shall have one year from the date of this Resolution to start construction; otherwise this variance approval shall expire, and once issued, the Applicant 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 Applicant 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 September 17, 2018.

The foregoing Resolution was offered by Mr. Weaver and seconded by Mr. Wasilishen and adopted on Roll Call by the following vote:

ROLL CALL:

In Favor: Chairman Papp, Councilman Menditto, Mr. Tilton, Mr. Wasilishen, Mr. Weaver  
and Ms. Kane

Opposed: Vice Chairwoman Umfrid, Ms. Dalton and Ms. Heinz

Abstained: None

Ineligible: None

Absent: Ms. Gatsch

UPON MOTION of Mr. Tilton, seconded by Mr. Wasilishen, carried, the Board memorialized the application.

ROLL CALL:

In Favor: Chairman Papp, Councilman Menditto, Mr. Tilton, Mr. Wasilishen and Mr. Weaver

Opposed: None

Abstained: None  
Ineligible: Vice Chairwoman Umfrid, Ms. Dalton and Ms. Heinz  
Absent: Ms. Kane (late arrival to meeting, was absent for this vote) and Ms. Gatsch

An application had been presented to the Board at their September 17, 2018 meeting to allow the construction of an addition of second story addition over an existing non-conforming porch.

**BOROUGH OF INTERLAKEN PLANNING BOARD  
RESOLUTION WITH VARIANCES  
TO LEONARD BLASUCCI AND EVA BREZIN, 23 SCARBA STREET**

**WHEREAS, LEONARD BLASUCCI AND EVA BREZIN**, hereinafter referred to as “Applicant”, are the owners of a certain property known as Block 14, Lot 1.02, on the official tax map of the Borough of Interlaken (“Property”), which Property is located at 23 Scarba Street in the Borough of Interlaken, County of Monmouth, and State of New Jersey; 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 Applicant dated April 20, 2018 indicating that the improvements require a variance for side yard setback; and

**WHEREAS**, Applicant is requesting approval for the construction of a second floor addition over the existing first floor study and powder room on the south side of the dwelling; and

**WHEREAS**, after proper notice, a public meeting on the within application was held on September 17, 2018 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 August 10, 2018, and the documents and exhibits presented in support of the application, the compelling testimony of Applicant’s architect and the comments of counsel for the Applicant;

**NOW THEREFORE**, the Planning Board of the Borough of Interlaken makes the following findings of fact:

18. The Applicant is the owner of Block 14, Lot 1.02 on the current tax map of the Borough of Interlaken, County of Monmouth and State of New Jersey.

19. The property is irregular in shape and measures approximately 60 feet in width by 200 feet in depth. The property contains an area totaling 10,979 sq. ft.

20. The Applicant is requesting approval from the Planning Board for the construction of a second floor addition over the existing first floor study and powder room on the south side of the dwelling.

21. A denial from the Zoning Official has been received by the Applicant indicating that the improvements require a variance for side yard setback.

22. The Property in question is located in the R-A Single Family Residential Zone of the Borough of Interlaken. A single-family dwelling is a permitted principal use in this district.

23. The minimum lot area permitted per the zoned district is 15,000 square feet. The existing lot area is 10,979 square feet, which represents an existing non-conformity.

24. The minimum lot width permitted per the zoned district is 75 feet. The existing lot width measures 59.5 feet, which represents an existing non-conformity.

25. The minimum lot depth permitted per the zoned district is 150 feet. The existing lot depth is 200 feet, which conforms.

26. 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 existing front yard setback is 40.1 feet, which represents an existing non-conformity.

The Applicant is proposing a front yard setback of 44.5 feet to the second floor addition, which is an expansion of an existing non-conformity. A variance is required.

27. The minimum side yard setback permitted per the zoned district is 15 feet. The existing side yard setback is 14.1 feet and the existing west side yard setback is 4.5 feet, both of which represent an existing non-conformity. A variance is required.

The Applicant is proposing a west side yard setback of 5.4 feet to the second story addition. The side yard to the second story addition is an expansion of an existing non-conformity. A variance is required.

28. The minimum rear yard setback permitted per the zoned district is 30 feet. The existing rear yard setback is approximately 116 feet, which conforms. The Applicant is proposing a rear yard setback of 120.66 feet to the second floor addition, which conforms.

29. The maximum building area coverage permitted per the zoned district is 25% of the lot area. The Applicant is proposing a building coverage of 18.68%, which conforms.

30. The maximum impervious surface area per the zoned district is 45%. The Applicant is proposing no change to the existing impervious coverage of 59%, which represents an existing non-conformity.

31. The maximum building height permitted per the zoned district is 35 feet. The existing building height is 30.17 feet, which conforms. The Application is proposed a building height of 28.5 feet for the second story addition, which conforms.

32. Ordinance Section 26-27 – No driveway shall be constructed closer than five (5) feet to any adjoining lot line. The existing driveway is located within 0.2 feet of the side property line, which represents an existing non-conformity.

**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 Applicant’s proofs and testimony by the Applicant’s architect which the Board accepts and adopts, that sufficient reasons exist for the same, as stated through an offer of proof by the Applicant and Applicant’s that the improvements are aesthetically pleasing, including because the new addition will blend into the existing dwelling and the also is compatible with other homes in the immediate neighborhood; and also based on that the relief can be granted without substantial detriment to the public good because there are no architectural or visual negatives caused by the proposed improvements and the

finding that the proposed 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:

H. Applicant shall have the plans revised to add a general note that the existing curb and sidewalk along the frontage will be replaced if found in poor condition.

I. The Borough construction official, and the Borough engineer at the discretion of the construction official, will be available to monitor the proper grading of the property, if necessary.

J. 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.

K. Payment by the Applicant of all taxes, escrows and assessments to date. No building permit or certificate of occupancy is to be issued until proof is furnished to the Board Secretary that there are no taxes, escrows, or assessments due or delinquent on the property in question.

L. 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 Applicant at the hearing.

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

N. Pursuant to Ordinance Section 25-3, Applicant shall have one year from the date of this Resolution to start construction; otherwise this variance approval shall expire, and once issued, the Applicant 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 Applicant 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 September 17, 2018.

The foregoing Resolution was offered by Mr. Weaver and seconded by Councilman Menditto and

adopted on Roll Call by the following vote:

ROLL CALL:

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

Opposed: None

Abstained: Mr. Tilton and Ms. Dalton

Ineligible: None

Absent: Ms. Gatsch

UPON MOTION of Mr. Weaver, seconded by Councilman Menditto, carried, the Board memorialized the application.

ROLL CALL

In Favor: Chairman Papp, Councilman Menditto, Vice Chairwoman, Mr. Wasilishen, Mr. Weaver and Ms. Kane

Opposed: None

Ineligible: None

Abstain: Mr. Tilton, Ms. Dalton and Mr. Wentz

Absent: Ms. Heinz and Ms. Gatsch

Chairman Papp announced that the hearing for the application for 316 Bridlemere Avenue has been rescheduled to the November 19, 2018 meeting.

Board Attorney Brown noted that a review of the as built survey made notice of additional variances necessary. The applicant will notice for the November 19, 2018 meeting. The application will be considered a new application, due to the added variances.

Board Attorney Brown noted that Board members may read the transcript or listen to the recording of the previous hearing, but the application will be considered a new application, due to the added variances.

Ms. Mary Barr, 312 Bridlemere Avenue, asked how to find out about the added variances.

Board Attorney Brown noted that notice will be sent to property owners. The new notice will indicate the new variances. Plans will be available at Borough Hall for viewing, ten days prior to the meeting.

Chairman Papp stated that he had a meeting with Mayor Nohilly and Borough Clerk/Administrator, Lori Reibrich regarding Zoning Enforcement of approved Planning Board applications upon construction. Chairman Papp stated that the Mayor and Administrator felt there was an opportunity to have Zoning and Code be more thorough in their review of these projects. Chairman Papp stated that he left the meeting confident of their commitment to monitor adherence to Board approvals.

The Board had a brief discussion regarding the status of project completion at the circle including landscaping and drainage.

Board Engineer/Planner Avakian stated that the project had stalled due to a matter involving the contractor, but the project is back on track to be completed shortly.

Chairman Papp opened the floor to public comment. With no public comment the floor was closed.

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

ROLL CALL:

- In Favor: Chairman Papp, Vice Chairwoman Umfrid, Councilman Menditto, Mr. Tilton, Ms. Dalton  
Mr. Weaver, Ms. Kane and Mr. Wentz
- Opposed: None
- Ineligible: None
- Abstain: None
- Absent: Ms. Heinz and Ms. Gatsch

Approved: \_\_\_\_\_  
Mr. Papp, Chairman

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