

**BOROUGH OF INTERLAKEN
MINUTES- PLANNING BOARD
OCTOBER 20, 2014, 7:30 P.M.
BOROUGH HALL, 100 GRASMERE AVE**

A meeting of the PLANNING BOARD of the Borough of Interlaken, Monmouth County, New Jersey was held on October 20, 2014 at 7:30 p.m. in the Borough Hall.

Chairman Gunn, 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: Chairman Gunn, Mr. Papp, Mr. Tilton, Mr. Menditto, Councilman Miller
Mr. Wasilishen, Ms. Umfrid

Absent: Ms. Dalton

Also Present: Board Attorney Representative Nick Falcone and Planning Board Secretary Gina Kneser

UPON MOTION of Mr. Miller, seconded by Mr. Wasilishen, carried, the Board approved the minutes of September 15, 2014 meeting.

ROLL CALL: Ayes: Mr. Papp, Mr. Tilton, Mr. Menditto, Mr. Wasilishen, Ms. Umfrid,
Chairman Gunn

Nays: none

Absent: Ms. Dalton

731 BRIDLEMERE AVENUE APPLICATION

Mr. & Mrs. Guibord, 731 Bridlemere Avenue, submitted an application before the Board requesting variances to permit a variance for a detached garage, a patio and a driveway expansion.

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

Mr. Guibord gave testimony in regards to the proposed project. Mr. Guibord stated that the request was to construct a garage, deck, a contemporary raised patio and to replace a box window. The narrow lot presents issues with conformity. Mr. Guibord stated that the additional height on the garage was being requested to increase storage and would provide an increase in head room clearance.

Mr. Charles Surmonte, 301 Main Street stated his credentials and was sworn in by Borough Attorney Representative Falcone.

Mr. Surmonte presented a preliminary drainage containment plan. The plan was in response to concerns posed by the Borough Engineers office regarding run off to surrounding properties. The plan includes three inlets to a catch basin in the yard and a recharge trench. Mr. Surmonte asked the Board to consider the application and issue an approval contingent upon drainage plan approval by the Borough Engineer.

Board Attorney Representative Falcone labeled all exhibits.

Ms. Wasilishen stated that his concerns with the application were mainly in regards to drainage issues, but if the application was contingent on approval by the Borough Engineer's approval of the drainage plan than he had no other issue with the application.

Mr. Papp asked questions regarding the exterior appearance of the garage.

Mr. Guibord stated the garage was designed to match the appearance of the house.

Chairman Gunn pointed out that the garage would be taller than the house.

Mr. Miller also questioned the height of the garage.

Mr. Guibord stated that the garage was designed with a full set of stairs for access to the second story. The clearance at the top of the stairs would be 7 ½ feet. Mr. Guibord stated that he is 6'4" and needs additional clearance for head room and for ease in getting storage items up the stairs.

Mr. Surmomonte stated that he would work with the Borough Engineer and proposed a plan to capture and direct the yard water.

Chairman Gunn questioned the need for the increased garage height.

Mr. Guibord stated that the interior garage height is not that high. The garage height was increased more because the garage roof is pitched to be more aesthetically pleasing rather than have a flat roof structure.

Mr. Umfrid stated that she would like to see the roof of the garage lowered to stay within the guidelines of the ordinance.

Ms. Umfrid asked additional questions regarding the existing shed and the number of doors on the existing plan for the garage.

Mr. Guibord stated that the double doors on the shed side of the garage were proposed for ease in getting equipment in and out.

The Board discussed the restrictions regarding the use of the space above the garage and a deed restriction.

Mr. Guibord stated that the space would be used strictly for storage.

Board Attorney Falcone asked whether Mr. Guibord would agree to a deed restriction.

Chairman Gunn asked questions regarding railings on the storage area.

Mr. Papp questioned the garage location and the impact on the neighbors.

The Board questioned Mr. Guibord regarding the position of the garage and what could be visible from the street.

The Board discussed how the driveway would be used once the garage was constructed.

Board Attorney Representative Falcone marked exhibits of additional photos of the property and the proposed plan presented by Mr. Guibord.

Mr. Tilton asked about a deed restriction for the use of the garage.

The Board had additional discussion regarding the height of the garage.

Mr. Guibord agreed to a deed restriction stating it would remain storage.

Chairman Gunn opened the floor for public comment.

Mr. Steven Berlin, 729 Bridlemere Avenue, stated that he has no reservations in regards the application. There are holly trees on the property that will obscure the view of the garage.

With no further public comment, Chairman Gunn closed the floor.

Mr. Miller made MOTION to APPROVE the variance request contingent on receiving Engineering approval for the drainage plan and an agreement of a deed restriction.

Board Secretary Kneser stated that the November meeting needs to be moved or cancelled due to the schedule conflict with the League of Municipalities conference.

The Board agreed to move the meeting to November 20, 2014 at 7:30 pm.

The Board tabled the discussion regarding Escrow fees.

There being no other business, UPON MOTION of Mr. Papp, seconded by Mr. Tilton, carried, the meeting was adjourned.

Approved: _____
John Gunn, Chairman

Attest: _____
Gina Kneser, Secretary