

**BOROUGH OF INTERLAKEN  
MINUTES- PLANNING BOARD  
OCTOBER 21, 2019 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 21, 2019, 2019 at 7:38 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 Butler, Mr. Tilton, Ms. Heinz, Mr. Weaver and Mr. Wentz

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

Absent: Ms. Dalton, Mr. Menditto, Mr. Wasilishen, Ms. Gatsch and Ms. Kane

UPON MOTION of Mr. Weaver, seconded by Councilman Butler, carried, the Board approved the minutes of September 16, 2019 meeting.

**ROLL CALL:**

In Favor: Chairman Papp, Vice Chairwoman Umfrid, Councilman Butler, Mr. Tilton, Ms. Heinz and Mr. Weaver

Opposed: None

Ineligible: Mr. Wentz

Abstain: None

Chairman Papp began the continued discussion regarding Land Use Continuity making references to the 2016 Master Plan Review which includes concerns regarding the construction of oversized homes.

The Board discussed the need for a Floor Area Ratio ordinance and what should be included in the ordinance. The Board formed a subcommittee including Mr. Tilton and Mr. Wentz to draw up a proposed Floor Area Ratio ordinance to be presented to Borough Council at their next meeting.

The Board discussed the viability of a Historic Preservation Ordinance or an Architectural Review Board within the Borough.

Board Attorney Brown referenced Cox in stating that Historic Preservations Ordinances and Architectural Review Boards are existing in other municipalities, but they are illegal and are often challenged.

The Board discussed alternate ways to prevent the construction of oversized, large, boxy buildings within the Borough and decided to proceed by reviewing current ordinances for deficiencies that would allow these circumstances. The Board may also consider new ordinances where necessary.

Board Attorney Brown stated that Board Engineer/Planner Avakian has a long history working with this and neighboring municipalities and is familiar with the circumstances the Board is discussing. Board Engineer/Planner Avakian can make suggestions and provide Planning expertise regarding these issues.

The Board agreed that Councilman Butler and Chairman Papp work together on a request to Borough Council to get a green light for funding to explore ordinances that would enhance Land Use Continuity within the Borough.

Board Secretary Kneser noted that a meeting is being planned between Ms. Dalton and Mr. Bernhardt of the Township of Ocean Sewage Authority. Mr. Schmelling is assisting with the scheduling.

UPON MOTION of Ms. Heinz, seconded by Mr. Weaver, carried, the Board adjourned the meeting.

ROLL CALL:

In Favor: Chairman Papp, Councilman Butler, Vice Chairwoman Umfrid, Mr. Tilton, Ms. Heinz, Mr. Weaver and Mr. Wentz

Opposed: None

Ineligible: None

Abstain: None

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

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