

**BOROUGH OF INTERLAKEN  
MINUTES- PLANNING BOARD  
SEPTEMBER 18, 2017 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 September 18, 2017 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 Gunn, Ms. Dalton and Mr. Tilton

Also Present: Planning Board Attorney Representative Nicholas Falcone, Board Engineer/Planner Peter Avakian and Planning Board Secretary Gina Kneser

Absent: Mrs. Heinz, Mr. Menditto and Mr. Wasilishen

Mr. Papp announced that, due to unforeseen circumstances, the Board has only four members present at the meeting that are eligible to hear the continuation of the application of Mr. Harvey at 22 Barra Street, Block 14/Lot 8.02.

Mr. Falvo, Attorney for the Applicant, stated that the Applicant would like to postpone the continuation of the meeting to the Board's October 16, 2017 meeting. Mr. Falvo stated that the Applicant will consent to extend the time within which the Board has to render a decision to the October 16, 2017 meeting without any further notice or publication.

Mr. Falvo and the Applicant, Mr. Harvey, left the meeting room.

UPON MOTION of Mr. Tilton, seconded by Mr. Tilton, carried, the Board approved the minutes of August 21, 2017 meeting.

**ROLL CALL:**

In Favor: Mr. Tilton

Opposed: None

Ineligible: Chairman Papp, Vice Chairwoman Umfrid and Councilman Gunn

Abstain: Ms. Dalton

Absent: Ms. Heinz, Mr. Menditto, Mr. Wasilishen

UPON MOTION of Ms. Dalton, seconded by Chairman Papp, carried, the Board approved the minutes of July 17, 2017 meeting.

ROLL CALL:

In Favor: Chairman Papp, Vice Chairwoman Umfrid and Ms. Dalton

Opposed: None

Ineligible: Councilman Gunn and Mr. Tilton

Abstain: None

Absent: Ms. Heinz, Mr. Menditto, Mr. Wasilishen

An application had been presented to the Board at their July 17, 2017 meeting to place a two-car garage addition and to permit the conversion of an existing garage to a master bedroom, with a second addition proposed to the new master bedroom and also an increase in the number of allowable driveways on the property known as Block 33, Lots 1, 2 & 3..

**BOROUGH OF INTERLAKEN PLANNING BOARD  
RESOLUTION WITH VARIANCES TO MICHAEL MENICUCCI**

**WHEREAS**, MICHAEL MENICUCCI, hereinafter referred to as “Applicant”, is the owner of certain property known as Block 33, Lots 1, 2 and 3, on the official tax map of the Borough of Interlaken (“Property”), which Property is located at 316 Bridlemere Avenue in the Borough of Interlaken, County of Monmouth, and State of New Jersey; and

**WHEREAS**, said Applicant has requested variance approval for a two-car garage addition and to permit the conversion of an existing garage to a master bedroom, with a second addition proposed adjacent to the new master bedroom, and has further requested variance approval for the number of driveways per lot; 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 was issued on April 20, 2017, indicating that the proposed addition requires a variance for two front yard setback;

**WHEREAS**, after proper notice, a public meeting on the within application was held on July 17, 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 May 31, 2017 (Exhibit B-2); a property survey prepared by Charles Bell dated December 16, 2016 (Exhibit A-1); various photos of the general area and the property (Exhibits A-2 (1 through 3)) architectural plans prepared by Tom Peterson dated April 20, 2017 (Exhibit A-3); the testimony of the Applicant and Applicant's Architect and Planner.

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

1. The Applicant is the owner of Block 33, Lots 1, 2 and 3 in the Borough of Interlaken, County of Monmouth and State of New Jersey.
2. The Applicant requested approval from the Borough Zoning Officer for construction of a two-car garage and converting the existing garage to a master bedroom. There is also a second addition being proposed adjacent to the new master bedroom.
3. The Zoning Official denied the application by the Applicant, indicating that the proposed two-car garage, and addition required variances for two front yard setback as it is not in compliance with the Zoning Ordinance.
4. 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 zone.
5. The Property is irregular in shape, and has three frontages. The property contains 21,049.7 square feet as indicated on the survey.
6. The minimum lot area permitted per the zoned district is 12,000 square feet. The existing lot area is 21,049.7 square feet, which conforms.
7. The minimum lot width permitted per the zoned district is 75 feet. The existing lot width is 150 feet, which conforms.
8. The minimum lot depth permitted per the zoned district is 100 feet. The lot does not have a rear lot line or lot depth.

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 15.6 feet along Buttermere Avenue, 551.1 feet along Westra Street, and 36.9 feet along Bridlemere Avenue. The existing front yard setback along Westra Street conforms. The front yard setback along Bridlemere Avenue and Buttermere Avenue represents an existing non-conformity. The Applicant proposed a front yard setback to the two-car garage addition of 26.2 feet along Buttermere Avenue and 42.4 feet along Westra Street. A variance is required for both front yard setbacks.

10. The minimum side yard setback permitted per the zoned district is 15 feet. The existing side yard setback is 4.4 feet, which represents an existing non-conformity.

11. The minimum rear yard setback permitted per the zoned district is 30 feet. This lot does not have a rear yard setback.

12. The maximum building area coverage permitted per the zoned district is 25% of the lot area. The site plan indicates a building coverage of 21%, which conforms.

13. The maximum impervious surface area permitted per the zoned district is 45%. The Applicant is proposing an impervious coverage of 34.3%, which conforms.

14. The maximum building height permitted per the zoned district is 35 feet. *Building height* shall mean the vertical distance measured from the street level to the highest point of the roof. For the purposes of this calculation, the street level shall be a horizontal line from the crown of the road measured at the midpoint along the frontage of the property in question. The Applicant is not changing the overall height of the existing structure. As confirmed by the testimony of the Applicant's Architect, the actual height is approximately 36 to 36 feet so therefore the height constitutes an existing non-conformity. However, the Board

finds that such small nonconformity does not negatively impact the large existing house and the new addition is not impacted either.

15. As per the testimony of the Applicant's Architect, the proposed addition, which is a single-story structure does not exceed the permitted building height and in accordance with the definition as measured from roadway center line.

16. All driveways shall be a paved surface consisting of brick, stone, concrete or asphalt, providing vehicular access to a street. No driveway shall be constructed closer than five (5) feet to any adjoining lot line. There shall be no more than one (1) driveway per lot, inclusive of circular driveways. The existing driveway to the west has two driveway entrances, one from Westra Street and the other from Buttermere Avenue. The property also has another driveway to the east. The existing driveways represent an existing non-conformity. The Applicant is removing the existing east driveway and the existing west driveway will be separated by the proposed two car garage addition. A variance is required for two driveways.

17. The Applicant provided testimony that the improvements shall not require removal of any existing mature trees with an explanation about removal of unsightly brush in the area of disturbance and with a statement by the Applicant that he plans to plant a substantial era-themed landscaping at some time in the future.

18. The Applicant and his Architect proved details about the care that shall be taken to construct the new addition with the same looking stucco appearance and color. They testified about the symmetry of the view of the home on the Buttermere Ave. frontage and the aesthetically appealing look which will result from the construction. The Applicant also testified about the substantial upgrades within the existing home to bring it up to code and up to present living standards.

19. The Board finds that the variances requested by the Applicant can be and are granted.

**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 that sufficient reasons exist for the same, as stated through the testimony of the Applicant and the Architect that the construction as proposed will be aesthetically pleasing; and also based on the testimony of the Applicant’s Planner, 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 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 two-car garage, and the conversion of the existing garage to the master bedroom approved herein will be constructed as per the site plan and the architectural plans submitted, and as represented by testimony at the hearing.

B. The Applicant shall replace the existing curb and sidewalk along the frontage if found to be in poor condition.

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 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 July 17, 2017.

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

ROLL CALL:

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

Opposed: None

Abstained: None

Ineligible: None

Absent: Councilman Gunn and Mr. Tilton

The foregoing is a true copy of a Resolution adopted by the Planning Board of the Borough of Interlaken on the 17th day of July, 2017.

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

ROLL CALL:

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

UPON MOTION of Ms. Dalton, seconded by Councilman Gunn, carried, the meeting was adjourned.

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

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