BOROUGH OF INTERLAKEN
MINUTES- PLANNING BOARD
APRIL 20, 2026
7:30 PM BOROUGH HALL, 100 GRASSMERE AVENUE

A meeting of the PLANNING BOARD of the Borough of Interlaken, Monmouth County, New Jersey was held on May 18, 2026, at 7:30 p.m. in the Borough Hall.

Chairman Papp opened the meeting, announced that the meeting was being held in accordance with the Open Public Meeting Act, that Notice of the meeting had been published in the Coaster and the Asbury Park Press and all the public notices were published according to PL 2025 C. 72. The announcement was followed by the Pledge of Allegiance.

ROLL CALL:

Present: Chairman Papp, Vice Chairwoman Umfrid, Mr. Tilton, Mr. Wasilishen, Ms. Kane,

Also Present: Planning Board Attorney Kevin Kennedy and Planning Board Secretary Lori Farruggia

Absent: Councilman Blasucci, Ms. Kapp, Ms. Dalton, Ms. Heinz, Ms. Cernigliaro

APPROVAL OF THE MINUTES:

UPON MOTION of Vice Chairwoman Umfrid, seconded by Ms. Kane carried, the Board approved the minutes of the April 20, 2026, meeting.

ROLL CALL:

In Favor: Chairman Papp, Vice Chairwoman Umfrid, Mr. Tilton, Mr. Wasilishen, Ms. Kane

Opposed: None

Ineligible: None

Abstain: None

Absent: Councilman Blasucci, Ms. Kapp, Ms. Dalton, Ms. Heinz, Ms. Cernigliaro

MEMORIALIZATION:
312 Bridlemere Avenue
Block 27/Lot 15
Hammond

RESOLUTION

INTERLAKEN PLANNING BOARD
ARTHUR & SARAH HAMMOND

729 FERNMERE AVENUE
INTERLAKEN, NJ
BLOCK 27, LOT 15

INTRODUCTION

WHEREAS, Arthur & Sarah Hammond have made Application to the Interlaken Planning Board for the property designated as Block 27, Lot 15, commonly known as 729 Fernmere Avenue, Interlaken, New Jersey, within the Borough's R-A zone, for the following Approval: Bulk Variance Relief associated with a request to construct a gazebo at the site; and

PUBLIC HEARING

WHEREAS, the Board held a Public Hearing on April 20, 2026, Applicants' representatives having filed proper Proof of Service and Publication in accordance with Statutory and Ordinance Requirements; and

EVIDENCE / EXHIBITS

WHEREAS, at the said Hearing, the Board reviewed, considered, and analyzed the following:

- *Development Application Package, introduced into Evidence as A-1;*
- *Architectural Plans, prepared by Anthony M. Condouris, Architect, Inc., dated April 30, 2025, consisting of 3 sheets, introduced into Evidence as A-2;*
- *Topographical Survey, prepared by R.C. Burdick, PE, PP, PC, dated December 22, 2025, introduced into Evidence as A-3;*
- *Building Height Calculation Details, prepared by Anthony M. Condouris, RA, dated January 13, 2026, introduced into Evidence as A-4;*
- *Two (2) Photographs of the Subject Site, collectively introduced into Evidence as A-5;*

- *Leon S. Avakian, Inc. Review Memorandum, dated February 26, 2026, last revised April 1, 2026, introduced into Evidence as A-6;*

- *Affidavit of Service; and*

- *Affidavit of Publication.*

WITNESSES

WHEREAS, sworn testimony in support of the Application was presented by the following:

- Arthur Hammond, Applicant, appearing pro se
- Chris Mott, Builder;

WHEREAS, Peter R. Avakian, P.E., P.L.S., P.P., the Board Engineer, was also sworn with regard to any testimony/information he would provide with the subject Application.

TESTIMONY AND OTHER EVIDENCE PRESENTED ON BEHALF OF THE APPLICANTS' REPRESENTATIVES

WHEREAS, testimony and other evidence presented by the Applicants' representatives revealed the following:

- The Applicants are the Owners of the subject property.

- The Applicants, have owned the subject property since approximately 2020.

- The Applicants desire to construct a gazebo at the site.

- Details pertaining to the proposed gazebo include the following:

Location:	Rear of property, 16.1-ft. from the rear property line.
Size:	Approx. 16.2-ft. x 22.8-ft.
Covered?	Yes, the gazebo will be covered.
Enclosed?	No, the gazebo will not be structurally enclosed. (However, it may be screened in).
Materials:	Pavers for the bottom, with Timberline roof-shingle.
Footings/Foundations:	There will be no foundation.
Features:	The proposed gazebo will include a firepit, a wood-burning fireplace, and a built-in cooler.
Habitable Space?	No, the gazebo will not be utilized as habitable space or as a dwelling unit.
Utilities?	There will be no utilities in the gazebo (except electric).
Sound Amplification System?	No, there will be no sound amplification system associated with the gazebo.

- The Applicants anticipate that the construction work will be completed in the near future.

- The Applicants will be utilizing licensed contractors in connection with the construction/redevelopment process.

VARIANCE

WHEREAS, the Application as submitted requires Approval for the following Variance:

BUILDING COVERAGE: Maximum 25% allowed; whereas 28.48% proposed.

PUBLIC COMMENTS

WHEREAS, sworn public comments, questions, and/or concerns regarding the Application were presented by the following individuals:

- None.

FINDINGS OF FACT

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Interlaken, after having considered the aforementioned Application, Plans, evidence, and testimony, that the Application is hereby **granted/Approved with Conditions**.

In support of its decision, the Planning Board makes the following Findings of Fact and Conclusions of Law:

1. The Interlaken Planning Board has proper and lawful jurisdiction to hear the within matter.

2. The subject property is located at 729 Fernmere Avenue, Interlaken, New Jersey, within the Borough's R-A Zone.

3. The subject property is rectangular in shape, measuring 82.5-ft. in width by approximately 125-ft. in depth.

4. The subject property contains 10,312 SF (whereas 15,000 SF is otherwise required in the zone).

5. The subject property currently contains a 2.5-story dwelling, with front and rear covered porches, a detached garage, a rear deck, a rear patio, and a driveway.

6. The Applicants request Approval to construct a gazebo at the site.

7. Such a proposal requires Bulk Variance Approval.

8. The Interlaken Planning Board is statutorily authorized to grant the requested relief and therefore, the matter is properly before the said entity.

9. With regard to the Application, and the requested relief, the Board notes the following:

- Single-family use is a permitted use in the zone
- The existing parcel is an undersized lot. Specifically, the minimum Lot size in the zone is 15,000 SF; whereas the existing Lot only contains 10,312 SF.
- The undersized nature of the Lot is an existing Condition, which is not being exacerbated as a result of the within Approval.
- The undersized nature of the Lot compromises realistic/functional development/expansion opportunities otherwise available to the Applicants.
- There are a number of pre-existing non-conforming Conditions at the site, including, a non-conforming Lot Area, a non-conforming Lot Depth, a non-conforming Front Setback, a non-conforming minimum Side Yard Setback, a non-conforming Rear Yard Setback (for the garage), and a non-conforming Side Yard Setback (for the garage).
- The Board furthermore recognizes that any material reduction in the size of the proposed gazebo could compromise the overall functionality of the same.
- The Application as presented requires a Variance for Building Coverage.
- The relevant Building Coverage calculations include the following:

Minimum Required Building Coverage..... 25%
Existing Building Coverage..... 25.09%
Proposed Building Coverage 28.48%

- Notwithstanding the necessary Building Coverage Variance, the Board notes that the Application as presented does, in fact, comply with the prevailing Lot Coverage requirements.

- Approval of the within Application will not change the nature/extent/location of the existing driveway.

- The proposed development is consistent with the character of other development in the immediate area.

- The Board recognizes that, subject to the Conditions set forth herein, Approval of the within addition will not compromise, or otherwise violate the traditionally important zoning notions of air, space, and light.

- Subject to the Conditions set forth herein, under the circumstances, the improvement authorized herein will have a minimal impact on the neighborhood.

- The Board recognizes that there are no real other functional/practical locations where a proposed gazebo could be located (other than the location proposed by the Applicants).

- Subject to the conditions contained herein, approval of the within Application will not have an adverse grading/drainage impact on the property, or the surrounding parcels.

- Single-family use is a permitted use in the zone.

- The within Application merely involves a request to install a gazebo at the site.

- The Board finds that the installation of the proposed gazebo represents a non-invasive and non-intense proposal.

- The proposed gazebo will not materially change the overall Lot coverage at the site.

- The gazebo Approved herein will be located in the rear yard, which, under the circumstances, is a natural/practical/functional location.

- As indicated, the Application as presented requires a Building Coverage Variance. Specifically, a maximum 25% Building Coverage is allowed; whereas 28.48% is proposed herein.

- Under the circumstances, the Board finds that the said Building Coverage relief can be granted without causing substantial detriment to the public good.

- The installation of the proposed gazebo will not compromise the privacy rights of the Applicants or any of the surrounding neighbors.

- There will be no utilities connected to, or otherwise associated with, the gazebo (except electricity).

- The installation of the gazebo will not compromise the overall aesthetic appeal of the property or the neighborhood.

- The Board Members have opined that the installation of the gazebo in the within situation represents a great use of space.

- The gazebo approved herein will not generate any offensive noise/light.

- The gazebo approved herein will not compromise the overall parking scheme at the site.

- The installation of the proposed gazebo will not overwhelm/overburden the site.

- There will be no adverse physical impact associated with the installation of the gazebo at the site.

- There will be no adverse visual impact associated with the installation of the gazebo at the site.

- The installation of the gazebo at the site (rear yard) will presumably not be noticeable by passersby.

- Approval of the within Application will not materially change the look or feel of the site.

- Approval of the within Application will not materially change the historic residential use of the site.

- Approval of the within Application will not interfere with the continued single-family use at the site.

- The location of the proposed gazebo is logical and practical.

- Per the testimony and evidence presented, and subject to the Conditions contained herein, the gazebo Approved herein will not detrimentally change/affect the grading at the Site.

- The architectural/aesthetic benefits associated with the proposal outweigh the detriments associated with the Applicants' inability to comply with all of the specified Bulk standards.

- Approval of the within Application will allow the Applicants to more functionally and comfortably use and enjoy the property/rear yard area.

- Approval of the within Application will not materially intensify the existing (and permitted) single-family residential use of the site.

- The Application as presented, and subject to the Conditions contained herein, will have a minimal impact on the surrounding neighborhood.

- Approval of the within Application will not cause any type of known detriment to the surrounding property owners.

- The gazebo Approved herein will comply with the Borough's Prevailing Height Requirements.

- There were no known formal public objections associated with the Application.

- The Board Members appreciate the Applicants' commitment to the home/property and, by extension, the commitment to the Borough of Interlaken.

- The Board Members note, positively, that no Lot Coverage Variance is required in connection with the within Application.

- The Board finds that the gazebo structure Approved herein will be in keeping with the general character of residential development in the neighborhood.

- The Board applauds, and appreciates, the overall architectural design of the gazebo structure Approved herein.

- Subject to the conditions contained herein, the gazebo improvement Approved herein will not overpower the site, the neighborhood, or the Borough as a whole.

- The Board notes that there is a sufficient amount of landscaping at the site.

- The Board notes that the sufficient amount of landscaping helps mitigate any potentially adverse consequences otherwise associated with the Variance relief granted herein.

- The Board finds that the proposed improvement authorized herein will result in an aesthetic improvement.

- The visual/aesthetic improvements authorized herein will be beneficial for the property, the neighborhood, and the Borough of Interlaken as a whole.

- No Parking Variance is required in connection with the subject Application.

- The existence of sufficient parking is of material importance to the Board – and but for the same, the within Application may not have been Approved.

- Given the nature of the Lot and subject to the Conditions set forth herein, the Board is of the opinion that the requested relief can be granted without causing substantial detriment to the public good.

- Per the testimony and evidence presented, other development/expansion options were reviewed and considered – but the same were not really practical/feasible.

- The Plans Approved herein are reasonable.

- Additionally, the architectural/aesthetic benefits associated with the proposal outweigh the detriments associated with the Applicants' inability to comply with all of the specified Bulk Zoning standards.

- The architectural design of the proposed gazebo will not be inconsistent with the architectural character of other gazebos in the area (on similarly situated/sized Lots).

- Subject to the Conditions set forth herein, the benefits associated with Approving the within Application outweigh any detriments associated with the same.

- Approval of the within Application will have no known detrimental impact on adjoining property owners and, thus, the Application can be granted without causing substantial detriment to the public good.

- Approval of the within Application will promote various purposes of the Municipal Land Use Law; specifically, the same will provide a desirable visual environment through creative development techniques.

- The Application as presented satisfies the Statutory Requirements of N.J.S.A. 40:55D-70(c) (Bulk Variances).

Based upon the above, and subject to the Conditions contained herein, the Board is of the unanimous opinion that the requested relief can be granted without causing substantial detriment to the public good.

CONDITIONS

During the course of the Hearing, the Board has requested, and the Applicants' representatives have agreed, to comply with the following Conditions:

a. The Applicants shall comply with all promises, commitments, and representations made at or during the Public Hearing process.

b. The Applicants shall comply with the Terms and Conditions of the Leon S. Avakian, Inc. Review Memorandum, dated February 26, 2026, last revised February 1, 2026 (A-6).

c. Grading and Drainage Details shall be reviewed and Approved, if necessary, by the Board Engineer.

d. The Applicants shall comply with any and all prevailing Affordable Housing Regulations/Contributions/Directives/Payments as the Borough may require.

e. Stormwater management shall be contained in accordance with prevailing Borough regulations, and in accordance with details reviewed/Approved by the Board Engineer.

f. There shall be no adverse Drainage Impact (on surrounding properties) associated with the development Approved herein.

g. The Applicants' representatives shall cause the Plans to be revised so as to portray and confirm the following:

- Confirmation that there shall be no structural enclosure of the gazebo, absent further approval by the Planning Board.

- Confirmation that there is no driveway expansion/relocation in connection with the subject Application;

- Confirmation that there will be no interference with the existing JCP&L Easement at the site;

- Confirmation that the fireplace in the gazebo will be a wood-burning fireplace;

- Confirmation that there shall be no utilities in the gazebo (except for electricity);

- Confirmation that there shall be no sound amplification system in the gazebo;

- Confirmation that the gazebo shall not be utilized as a separate dwelling Unit or for bedroom/living purposes; and

- Inclusion of a note confirming that the existing curb and sidewalk (along the frontage) will be replaced if found to be in poor condition (as determined by the Board Engineer).

h. The Applicants shall submit a sealed Survey.

i. Unless otherwise waived, the Applicants shall record a Notice of Restriction/Deed Restriction confirming the gazebo limitations as set forth herein. The said document shall be reviewed and Approved as to form by the Board Attorney and Board Engineer. Thereafter, the document shall be recorded in the Office of the Board Secretary, and proof of recording shall be submitted to the Board Secretary.

j. Upon completion of the gazebo authorized herein, the Applicants' design professional shall submit a certification confirming that the improvement was installed in accordance with the testimony presented, in accordance with the Approved Plans, and in accordance with the Resolution Approved herein.

k. The Applicants shall comply with all prevailing Building and Construction Code requirements.

l. The Applicants shall obtain any applicable Permits/Approvals as may be required by the Borough of Interlaken - including, but not limited to, the following:

- Building Permit
- Plumbing Permit
- Electric Permit
- Fire Permit

m. The construction/renovation shall be strictly limited to the Plans which are referenced herein, and which are incorporated herein at length. Additionally, the construction shall comply with prevailing provisions of the Uniform Construction Code.

n. The Applicants shall obtain any and all Approvals (or Letters of No Interest) from applicable outside agencies - including, but not limited to, the Department of Environmental Protection, the Monmouth County Planning Board, and the Freehold Soil Conservation District. (To the extent the Application materially changes as a result of any such outside Approvals, then, in that event, the Applicants shall be required to return to the Planning Board for further/amended relief).

o. The Applicants shall, in conjunction with appropriate Borough Ordinances, pay all appropriate/required fees and taxes.

p. If required by the Board Engineer and/or the NJMLUL, the Applicants shall submit appropriate performance guarantees in favor of the Borough of Interlaken.

q. Unless otherwise agreed by the Planning Board, the within Approval shall be deemed abandoned, unless, within twelve (12) months from adoption of the within Resolution, the Applicants obtain a Building Permit for the construction/development Approved herein.

BE IT FURTHER RESOLVED, that all representations made under oath by the Applicants' representatives shall be deemed Conditions of the Approval granted herein, and any misrepresentations or actions by the Applicants contrary to the representations made before the Board shall be deemed a violation of the within Approval.

BE IT FURTHER RESOLVED, that the Application is granted only in conjunction with the Conditions noted above - and but for the existence of the same, the within Application would not be Approved.

BE IT FURTHER RESOLVED, that the granting of the within Application is expressly made subject to and dependent upon the Applicants' compliance with all other appropriate Rules, Regulations, and/or Ordinances of the Borough of Interlaken, County of Monmouth, and State of New Jersey.

BE IT FURTHER RESOLVED, that the action of the Board in Approving the within Application shall not relieve the Applicants of responsibility for any damage caused by the subject project, nor does the Planning Board of the Borough of Interlaken, the Borough of Interlaken, or their agents/representatives accept any responsibility for the structural design of the proposed improvements, or for any damage which may be caused by the development/construction.

FOR THE APPLICATION: Chairman Papp, Councilman Blasucci, Vice Chairman Umfid, Ms. Dalton, Mr. Wasilishen, Ms. Kane, Ms. Heinz

AGAINST THE APPLICATION: None

ABSTAINED: None

ABSENT: Ms. Kapp and Ms. Cerniligaro

The foregoing Resolution was offered by: Vice Chairwoman Umfrid and Seconded by Ms. Kane, and adopted by Roll Call Vote:

IN FAVOR:_ Chairman Papp, Vice Chairwoman Umfrid, Mr. Tilton, Mr. Wasilishen

OPPOSED: None

ABSTAINED: None

INELIGIBLE: None

ABSENT: Councilman Blasucci, Ms. Kapp, Ms. Dalton, Ms. Heinz, Ms. Cernigliaro

MEMORIALIZATION
312 Bridlemere Avenue
Block 33/ Lot 4, 5 & 6
Hubert

RESOLUTION

INTERLAKEN PLANNING BOARD
CHRISTIAN HUBERT
312 BRIDLEMERE AVENUE
INTERLAKEN, NJ
BLOCK 33, LOTS 4, 5, & 6

INTRODUCTION

WHEREAS, Christian Hubert has made Application to the Interlaken Planning Board for the property designated as Block 33, Lots 4, 5, & 6, commonly known as 312 Bridlemere Avenue,

Interlaken, New Jersey, within the Borough's R-A zone, for the following Approval: Bulk Variance relief associated with a request to install an in-ground pool, a stone patio, and a fence.

PUBLIC HEARING

WHEREAS, the Board held a Public Hearing on April 20, 2026, Applicant having filed proper Proof of Service and Publication in accordance with Statutory and Ordinance requirements; and

EVIDENCE / EXHIBITS

WHEREAS, at the said Hearing, the Board reviewed, considered, and analyzed the following:

- *Development Application Package, introduced into Evidence as A-1;*
- *Plot & Grading Plan, prepared by Amboy Engineering, LLC, dated October 17, 2025, last revised March 1, 2026, introduced into Evidence as A-2;*
- *An Average Setback Plan, prepared by Morgan Engineering & Surveying, dated January 17, 2024, last revised January 24, 2024, introduced into Evidence as A-3;*
- *A Landscape Plan, prepared by Earth Spaces Landscape & Outdoor Living, dated December 1, 2025, introduced into Evidence as A-4;*
- *Pool Details, prepared by Cardinal System, with many dates, consisting of six (6) sheets, introduced into Evidence as A-5;*
- *A Soil Log, consisting of five (5) sheets, introduced into Evidence as A-6;*
- *Survey of Property, prepared by Morgan Engineering & Surveying, dated February 16, 2026, introduced into Evidence as A-7;*

- *Zoning Denial Letter, dated august 4, 2025, introduced into Evidence as A-8;*

- *Pictures of the Subject Property, collectively introduced into Evidence as A-9;*

- *Leon S. Avakian Inc. Review Memorandum, dated March 18, 2026, introduced into Evidence as A-10;*

- *Leon S. Avakian Inc. Review Memorandum, dated April 13, 2026, introduced into Evidence as A-11;*

- *Photographs of the Property, introduced into Evidence as A-12;*

- *An Updated List of Plantings, introduced into Evidence as A-13;*

- *Affidavit of Service;*

- *Affidavit of Publication.*

WITNESSES

WHEREAS, sworn testimony in support of the Application was presented by the following:

- Christian Hubert, Applicant; appearing pro se

- Kyle Baughman, Landscape Architect;

WHEREAS, Peter R. Avakian, P.E., P.L.S., P.P., the Board Engineer, was also sworn with regard to any testimony/information he would provide with the subject Application.

TESTIMONY AND OTHER EVIDENCE PRESENTED ON BEHALF OF THE APPLICANT

WHEREAS, testimony and other evidence presented by the Applicant revealed the following:

- The Applicant is the Owner of the subject property.

- The Applicant has owned the subject property since approximately December of 2022.

- There is an existing single-family home at the site.

- The Applicant lives at the site.

- The existing home at the site is, upon information and belief, approximately 97 years old.

- During his brief ownership of the property, the Applicant has engaged in extensive historically appropriate renovations of the structure.

- The Applicant's family members have certain health-related needs, which limits their use of public pools and the ocean.

- Against such a backdrop, the Applicant proposes to install a pool at the site.

- Details pertaining to the proposed pool include the following:

POOL/PATIO

Type of Pool:	In-ground pool (salt water).
Location:	West side of home (Per Plans).
Size:	12-ft. x 15-ft. (180 SF)
Shape:	Rectangular.

Pool Equipment:	The proposal will include standard pool equipment, including a pump, filter, and heater.
Pool Equipment Location:	West side of property.
Surrounding Patio Details:	There will be a surrounding pool patio.
Pool Lighting Details:	There will be underwater lights, which will not shine over/onto adjacent residential parcels.
Maximum Depth of Pool	5-ft. (At deep end)
Filter:	There will be a pool cartridge filter system, with no discharge.

- The Applicant anticipates having the pool installed in the near future.

- The Applicant will be utilizing licensed contractors in connection with the installation process.

VARIANCES

WHEREAS, The Application as presented and modified requires Approval for the following Variances:

POOL LOCATION: The prevailing Ordinance requires that a pool be located in a Rear Yard Area; whereas, in the within situation, the Applicant proposes to install a pool in a technical Side Yard Area;

POOL EQUIPMENT LOCATION: The prevailing Ordinance requires that pool equipment be located in a Rear Yard Area; whereas, in the within situation, the Applicant proposes to install the pool equipment in a technical Side Yard Area;

POTENTIAL VARIANCE FOR POOL ELEVATION; The prevailing regulations require that the pool elevation not exceed 12 inches; wherein the pool elevation approved herein may be 14 inches;

PUBLIC COMMENTS

WHEREAS, there were no members of the public who expressed any comments, question, concerns and/or objections regarding the Application.

FINDINGS OF FACT

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Interlaken, after having considered the aforementioned Application, Plans, evidence, public comments, and testimony, that the Application is hereby **granted/Approved with Conditions**.

In support of its decision, the Planning Board makes the following Findings of Fact and Conclusions of Law:

10. The Interlaken Planning Board has proper jurisdiction to hear the within matter.

11. The subject property is located at 312 Bridlemere Avenue, Interlaken, New Jersey, within the Borough's R-A zone.

12. The subject property is a through Lot with frontages along Bridlemere Avenue and Buttermere Avenue.

13. The subject property contains an area totaling 16,523 SF.

14. The Applicant herein proposes to install an in-ground pool, stone patio, and fence.

15. Such a proposal requires Bulk Variance Approval.

16. The details for the proposed pool and related improvements are set forth herein, set forth on the submitted Plans, and were discussed, at length, during the Public Hearing.

17. The Interlaken Planning Board is statutorily authorized to grant the requested relief and therefore, the matter is properly before the said entity.

18. With regard to the Application, and the requested relief, the Board notes the following:

- A pool is a permitted accessory use/structure in the subject zone.
- The Application as presented requires Bulk Variance relief.
- The Board is aware that, generally speaking, in order to obtain Bulk Variance relief, an Applicant must prove that there is some type of physical hardship associated with the land, such as the size/shape/topography, etc. Or, in the alternative, Bulk Variance Applicants are required to prove that the benefits of the Application outweigh any detriments associated therewith. Likewise, the Applicant must also prove that the subject Application can be granted/Approved without causing any substantial detriment to the public good.
- The Board Members evaluated and analyzed the subject Application in accordance with the aforesaid standards.
- The subject lot is a through-lot, with frontage along Bridlemere Avenue and Buttermere Avenue.
- As referenced, the subject property has two front yards, and no real/functional rear yard area.
- The existence of two front yard areas, and no rear yard area compromises the ability of the Applicant to satisfy all prevailing bulk requirements.
- In that there is no traditional rear yard / back yard area at the site, the Applicant is not physically able to place the pool in the back yard area (as otherwise required by the prevailing Ordinance).

- The application requires a variance for placing the pool and pool equipment in a side yard area.

- The west side yard area of the Applicant's site (where the pool and equipment will be located) is the only functional area on the site where the same can be located.

- There are no other real viable host locations for the proposed pool than that which is approved herein.

- The two front yards as the site, the lack of any rear yard at the site, and the location of the existing single family home at the site limit functional host locations for the proposed pool.

- The testimony indicated that the applicant will generally maintain the natural grade at the site.

- Per the testimony presented, the pool will have "superior" drainage, thereby minimizing any adverse effects associated with the variance relief granted herein.

- The testimony indicated that in order to protect the local water table and so as to mitigate any runoff, the Applicant will be using gravel with a permeable landscape fabric instead of traditional decking or paver stones. The testimony indicated that such an approach will maintain the natural, organic, and historical look of the site. The testimony also indicated that such an approach will also promote superior drainage by preventing stones from sinking into the dirt while allowing 100% of the water to drain into the soil, thereby mitigating any potential impact to the neighboring parcels.

- In designing the pool for the side-yard area, the Applicant's engineer suggested a salt-water pool system equipped with a cartage filtration system, because cartridge filters do not require backwashing. The testimony furthermore indicated that by eliminating the backwash process, the Applicant is ensuring that there will be zero pool water which will discharge into the Borough's storm drains.

- The Applicant's representatives testified that the aforesaid cartridge filtration system represents an environmentally friendly and effective plan.

- The prevailing Ordinance requires pools and pool equipment to be located in a rear yard area, presumably so that the same is shielded from neighbors and the public.

- The pool and equipment approved herein will be extensively shielded from neighbors and public view.

- Initially, there is a 7 foot mason wall at the site which will shield the pool and equipment, thereby minimizing any adverse impact associated with the non-conforming pool location approved herein.

- The Applicant presented the testimony of a landscape architect who testified about the extensive landscaping proposed as part of the within application.

- The testimony indicated that the Applicant herein is making a significant investment in the landscaping at the site.

- In conjunction with the above point, dozens of high end quality Evergreens, shrubs, and 3 deciduous trees will be planted so as to ensure that the pool and equipment are completely screened from all angles and virtually invisible from the street.

- The pool equipment will be tucked between the foundation of the home and a thick hedge, which will mitigate any noise issues from the pool filter.

- The Board is also aware that the 7 foot mason wall which protrudes from the home will also block the pool equipment from street view.

- The Board is also aware that the small pool approved herein (180 SF) will have much smaller equipment, with less running time than a larger pool would otherwise have.

- The testimony indicated that there will be approximately 100 new plantings/tress/shrubs planted at the site, as part of the within application.

- Additionally, per the testimony presented, there will be no trees removed as part of the within application.

- The Board Members critically and studiously reviewed the detailed landscaping plan, and the Board Members were very impressed with the same.

- Moreover, as a condition of the within approval, the Applicant (and successor owners) will be required to perpetually maintain/replace/replant the landscaping at the site, forever shielding the public from the non-conforming pool location approved herein.

- The Applicant's landscape plan described the design intent as follows:

  (to) provide a complete outdoor living space which included a swimming pool as a focal point with large areas for entertainment. A spacious lounge area overlooks the new outdoor living space with a continuous space that connects everything to make a seamless flow. The new entertaining spaces have been softened with landscape plantings to provide four seasons of interest with low maintenance characteristics.

  The Board approves and appreciates such a landscaping commitment.

- The landscaping plan approved herein certainly advances the landscaping intent as referenced above.

- The pool approved herein will not have any decorative water features, any jet propulsion systems, or a cabana, thereby allowing the landscaping and mason wall to even better shield the non-conforming pool location.

- The Applicant is proposing a minimal pool lighting plan, with 3 underwater LED bulbs. The aforesaid LED bulbs will only be on when the pool is in use. Moreover, the bulbs will be directed in a fashion which will have no adverse impact on the surround homes.

- Per the testimony presented, there will be no direct rays of light from the pool which would otherwise borrow/disturb surrounding residences.

- The pool lighting will comply with prevailing municipal requirements.

- The minimum required lot size in the zone is 15,000 SF; whereas the subject lot contains 16,523 SF.

- The subject oversized lot at the center of the within application can certainly accommodate the proposal approved herein.

- The Board is aware that approval of the within application will increase the overall impervious coverage at the site from 29.5% to 31.1%, still well below the maximum allowable lot coverage of 45%.

- The application as initially submitted required 4 -5 variances, which was subsequently reduced to two/three variances.

- In conjunction with the above, the initially requested variance relief for the fence height, the fence location, and the pool water table separation requirement were subsequently withdrawn.

- The Board appreciates the voluntary elimination of some of the initially submitted variance relief.

- The testimony indicated that the existing home is approximately 97 years old.

- The testimony furthermore indicated that since acquiring an ownership interest in the home, the Applicant has engaged in a painstaking and extensive historically appropriate renovation of the Spanish revival home.

- The Board appreciates the beautiful and pristine nature of the home and yard.

- Many Board Members commented on the impressive condition of the home and yard.

- The Board Members also commented on the thorough, legally sufficient, and pointed presentation from the Applicant and the landscape architect.

- The Applicant testified that in designing the proposal, the Applicant prioritized drainage, noise mitigation, visual screening, and concern for the neighbors and neighborhood. The Board appreciates and complements such vision and respect for the community.

- The Applicant testified as to some personal health issues affecting the Applicant's family which restricts the ability of some family members to utilize public pools, beaches, and waters. As such, the Applicant testified as to the need to create a meticulously maintained pool which will allow family members to safely enjoy the many therapeutic benefits a pool has to offer. The Board Members understand the development rationale.

- The Applicant testified that the within application was proposed not to change the character of the site, the neighborhood, or the community, but to complement the small town charm which the Borough of Interlaken offers. The Board finds that approval of the within application will advance such a development goal.

- The Applicant's representatives testified that there will be no material grade change associated with the within proposal, thereby further minimizing any potentially adverse consequences with the Variance relief granted herein.

- The size of the pool approved herein is 180 SF, which conforms with prevailing Municipal regulations (which restrict any pool from having a size greater than 800 SF).

- Per the testimony and evidence presented, the bottom of the proposed pool will be more than 2-ft. above the seasonal high groundwater elevation, in accordance with prevailing Municipal Zoning regulations. The said fact also minimizes the potential for any adverse consequences associated with the requested Variance relief.

- The proposed pool has a separation of approximately 11-ft. between the house and the pool – which complies with prevailing Municipal Zoning regulations.

- Pursuant to the prevailing Municipal Zoning regulations, swimming pools are not permitted to drain into or otherwise overflow into the Municipal sanitary system or into the public streets of the municipality. Likewise, per the prevailing Municipal Zoning regulations, no pool filter system shall be connected in any manner with the Municipal sanitary sewer system. Likewise, per the prevailing Municipal Zoning regulations, no pool filter system shall be connected in any manner with the Municipal sanitary sewer system. In conjunction with the within, and as a Condition of Approval, the proposed pool will involve a cartridge filter, so that there is no discharge.

- The Board Members engaged in a thorough on-the-record discussion regarding the potential merits and potential detriments associated with the subject proposal.

- Subject to the Conditions contained herein, the improvements authorized herein will not overpower the site, the neighborhood, or the Borough as a whole.

- The Board notes that the existing/proposed landscaping at the site helps further mitigate any potentially adverse consequences otherwise associated with the Variance relief granted herein.

- The proposed host location for the pool is logical and functional.

- There are no known health and safety concerns associated with the Variance relief granted herein.

- The Applicant considered a number of potential host locations for the pool, and the proposed location is the most appropriate/desirable for the subject site.

- The proposed host location of the pool is near the existing home and near the utility hook-ups, etc., further justifying the appropriateness of the proposed host location.

- The pool complies with the prevailing Pool Setback requirements.

- The Applicant provided extensive and compelling testimony in support of the Application, and the requested relief.

- Subject to the Conditions set forth herein, the Grading and Drainage testimony/Plans presented satisfied the technical concerns of the Board Engineer.

- Per the testimony and evidence presented and subject to the Conditions contained herein, there will be no adverse drainage impacts associated with the within Approval.

- Subject to the Conditions contained herein, the Applicant's site can accommodate the subject proposal.

- Per the testimony and evidence presented, there are no adverse health/safety /construction issues associated with the proposal Approved herein.

- Per the testimony and evidence presented, the installation of the pool Approved herein will not compromise the health and safety of the occupants.

- There will be no adverse lighting or spill-over lighting associated with the placement of the pool in the designated/Approved location.

- The pool will be perpetually shielded by shrubbery and/or fencing, etc. further ensuring that the proposed pool installation will not have an adverse impact on adjacent property owners.

- Subject to Conditions contained herein, the location of the pool will minimize, to the greatest extent possible, any disturbance to the neighboring property owners.

- Additionally, notwithstanding the Variance relief, the Board notes that the location of the proposed pool is practical, appropriate, safe, functional, and aesthetically pleasing.

- The proposed pool will be attractive, aesthetically pleasing, and upscale, in accordance with prevailing community standards.

- The Board notes that given the location of the existing improvements, and given the nature/location of the screening/buffering, the proposed pool will not be readily seen from the public road.

- Approval of the within Application will enhance/improve the quality of life for the homeowner.

- The to-be installed pool is specifically designed for residential use.

- Approval of the within Application will not materially intensify the existing and to-be-continued single-family nature of the home/site.

- Sufficiently detailed Plans were submitted for the Application to be adjudicated.

- Subject to the Conditions contained herein, the location of the pool will minimize, to the greatest extent possible, any disturbance to the neighboring properties.

- Subject to the Conditions set forth herein, the benefits associated with Approving the within Application outweigh any detriments associated therewith.

- Subject to the Conditions contained herein, Approval of the within Application will have no known detrimental impact on adjoining property owners and thus, the Application can be granted without causing substantial detriment to the public good.

- Approval of the within Application will promote various purposes of the Municipal Land Use Law; specifically, the same will provide a desirable visual environment through creative development techniques.

- The Application as presented satisfied the Statutory Requirements of N.J.S.A. 40:55D-70(C) (Bulk Variance).

Based upon the above, and subject to the Conditions contained herein, the Board is of the belief that the requested relief can be granted without causing substantial detriment to the public good.

CONDITIONS

During the course of the Hearing, the Board has requested, and the Applicant has agreed, to comply with the following Conditions:

r. The Applicant shall comply with all promises, commitments, and representations made at or during the Public Hearing process.

s. The Applicant shall comply with the Terms and Conditions of the Leon S. Avakian, Inc. Review Memorandum, dated March 18, 2026 (A-10) and April 13, 2026 (A-11).

t. The Applicant shall cause the Plans to be revised so as to portray and confirm the following:

- Confirmation as to the inclusion of compliant fence details/location;

- Confirmation that, unless otherwise waived, the prevailing pool separation water table requirements are satisfied;

- Confirmation that the pool and pool equipment are perpetually screened ;

- Confirmation as to the inclusion of compliant pool fence details (in accordance with prevailing Municipal regulations and in accordance with prevailing Building/Construction Code requirements);

- Confirmation that any underwater pool lights shall comply with prevailing Municipal Zoning regulations;

- Confirmation as to the absence of any sound amplifying system associated with the pool;

- Confirmation that the bottom of the pool shall be 2-ft. (or greater) above the seasonal groundwater elevation;

- Confirmation that the pool will have a cartridge filter, with no discharge;

- Confirmation that the pool shall be no greater than 14 inches higher than the unaltered existing ground elevation;

- Confirmation as to the absence of any cabana, absent further/formal approval of the Interlaken Planning Board;

- Confirmation that the Applicant (or successor owners/occupants) shall perpetually maintain, replace, or re-plant the landscaping at the site;

- Confirmation that the groundwater shall be managed in the manner set forth in the Applicant's testimony and as otherwise set forth in the manner submitted by the Applicant's professionals (the details for which shall be further reviewed, Approved, and certified by the Board Engineer);

u. There shall be no adverse water runoff associated with the within proposal.

v. There shall be no adverse light spillover associated with the within proposal.

w. Grading/Drainage details shall be reviewed and Approved by the Board Engineer.

x. The Applicant's design professional shall submit a certification confirming that the improvements have been installed in accordance with the testimony presented, in accordance with the Approved Plans, and in accordance with the within Resolution.

y. The Applicant shall obtain any applicable Permits/Approvals as may be required by the Borough of Interlaken - including, but not limited to, the following:

- Building Permit
- Plumbing Permit
- Electric Permit
- Fire Permit

z. If applicable, the proposed structure/renovation shall comply with applicable provisions of the Americans with Disabilities Act.

aa. Unless otherwise waived by the Zoning Officer or Board Engineer, Grading Plans shall be submitted to the Borough Engineer so as to confirm that any drainage/run-off does not go into adjoining properties.

bb. The installation shall be strictly limited to the Plans which are referenced herein, and which are incorporated herein at length. Additionally, the construction shall comply with prevailing provisions of the Uniform Construction Code.

cc. The Applicant shall comply with all Terms and Conditions of the Review Memoranda, if any, issued by the Board Engineer, Borough Engineer, Construction Office, the Municipal Project Assistant, the Department of Public Works, the Bureau of Fire Prevention and Investigation, and/or other Agents of the Borough.

dd. The Applicant shall obtain any and all Approvals (or Letters of No Interest) from applicable outside agencies if required - including, but not limited to, the Department of Environmental Protection, the Monmouth County Planning Board, and the Freehold Soil Conservation District. (To the extent the Application materially changes as a result of any such outside Approvals, then, in that event, the Applicant shall be required to return to the Planning Board for further/amended relief).

ee. The Applicant shall, in conjunction with appropriate Borough Ordinances, pay all appropriate/required fees and taxes.

ff. If required by the Board Engineer and the NJMLUL, the Applicant shall submit appropriate performance guarantees in favor of the Borough of Interlaken.

gg. Unless otherwise agreed by the Planning Board, the within Approval shall be deemed abandoned, unless, within twelve (12) months from adoption of the within Resolution, the Applicant obtains a Building Permit for the construction/development/installation Approved herein.

BE IT FURTHER RESOLVED, that all representations made under oath by the Applicant and/or his agents shall be deemed Conditions of the Approval granted herein, and any misrepresentations or actions by the Applicant contrary to the representations made before the Board shall be deemed a violation of the within Approval.

BE IT FURTHER RESOLVED, that the Application is granted only in conjunction with the Conditions noted above - and but for the existence of the same, the within Application would not be Approved.

BE IT FURTHER RESOLVED, that the granting of the within Application is expressly made subject to and dependent upon the Applicant's compliance with all other appropriate Rules, Regulations, and/or Ordinances of the Borough of Interlaken, County of Monmouth, and State of New Jersey.

BE IT FURTHER RESOLVED, that the action of the Board in Approving the within Application shall not relieve the Applicant of responsibility for any damage caused by the subject project, nor does the Planning Board of the Borough of Interlaken, the Borough of Interlaken, or their agents/representatives accept any responsibility for the structural design of the proposed improvements or for any damage which may be caused by the development/construction.

Councilman Blasucci MADE A MOTION TO CONDITIONALLY APPROVE THE SUBJECT APPLICATION.

Ms. Dalton SECONDED THE MOTION TO CONDITIONALLY APPROVE THE SUBJECT APPLICATION.

FOR THE APPLICATION: Chairman Papp, Vice-Chairwoman Umfrid, Councilman Blasucci, Mr. Tilton, Mr. Wasilishen, Ms. Dalton, Ms. Kane, Ms. Heinz

AGAINST THE APPLICATION: None

ABSTENT: Ms. Kapp, Ms. Cernigliaro

The foregoing Resolution was offered by Mr. Tilton and seconded by Mr. Wasilishen, and adopted by Roll Call Vote:

IN FAVOR: Chairman Papp, Vice-Chairwoman Umfrid, Mr. Tilton, Mr. Wasilishen,

OPPOSED: None

ABSTAINED: None

INELIGIBLE: None

ABSENT: Councilman Blasucci, Ms. Kapp, Ms. Dalton, Ms. Heinz, Ms. Cernigliaro

OTHER BUSINESS: No other business was discussed at this time.

NEW BUSINESS: No new business was discussed at this time.

ADJOURNMENT: There being no further business, and UPON MOTION of Mr. Wasilishen seconded by Ms. Kane, carried that the meeting be adjourned.

Ayes: Chairman Papp, Vice-Chairwoman Umfrid, Mr. Tilton, Mr. Wasilishen, Ms. Kane,

Nays: None

Absent: Councilman Blasucci, Ms. Kapp, Ms. Dalton, Ms. Heinz, Ms. Cernigliaro

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Lori Farruggia, Board Secretary