

**BOROUGH OF INTERLAKEN  
WORKSHOP MINUTES  
SEPTEMBER 20, 2020  
7:00 P.M. BOROUGH HALL**

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The workshop meeting of the Borough of Interlaken was called to order at 7:00 pm.

The regular meeting of the Borough of Interlaken was called to order 7 p.m., by Mayor Nohilly followed by a salute the flag. The Sunshine Statement was read by Borough Clerk/Administrator Lori Reibrich. *“THE NOTICE REQUIREMENTS OF THE OPEN PUBLIC MEETINGS ACT HAVE BEEN SATISFIED BY FORWARDING NOTICE TO THE ASBURY PARK PRESS AND THE COASTER THAT THE REGULARLY SCHEDULED WORKSHOP MEETING BEING HELD ON SEPTEMBER 20, 2020 AT 7 PM WILL BE HELD VIA ZOOM CONFERENCE UNDER THE GOVERNOR’S EXECUTIVE ORDER 107. A COPY OF THE NOTICE IS POSTED ON THE OFFICIAL BOROUGH WEBSITE WITH FULL DIRECTIONS ON HOW THE PUBLIC CAN ATTEND AND MAKE COMMENT AT THE MEETING. ALSO, A COPY WAS PLACED ON THE DOOR AT BOROUGH HALL AND IS ON FILE IN THE BOROUGH CLERK’S OFFICE.”*

Present: Mayor Nohilly, Council members: Butler, Horowitz, Watson, Maloney, Fama and Delia

Also Present: Borough Attorney Richard Shaklee, Borough Clerk/Administrator Reibrich, Planning Board Chairman Papp and Planning Board members Wentz and Kapp

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**1. LAND USE AMENDMENTS – *Planning Board Presentation; Proposing Land Use Amendments & Reexamination of the Master Plan***

Mayor Nohilly welcomed Planning Board Chairman Thomas Papp and Planning Board members Timothy Wentz and Jennifer Kapp.

Planning Board members Kapp and Wentz provided a Zoning Presentation to the Governing Body discussing changes the Planning Board are interested in making to the current Land Use Ordinances. The members expressed the intent of their review and recommendation for changes comes from the Planning Board’s wanting to maintain the unique character of the Borough. Other reasons behind the intent is regulate the height and bulk of buildings and other structures as well as determining the area and uses of yards and open spaces.

Some the changes that the Planning Board is recommending are

- Single family residential which changes the definition to one family or two unrelated persons.
- One kitchen per lot and changing the definition of kitchen as a room containing a sink, refrigerator and cooking appliance.
- Change rental term requirements to 12 months to encourage long term residents and not transients.
- Interested in proposing a Floor Area Ratio calculation.
- Provide new open space guidelines for properties.
- Developments that increase floor area over 20% are required to plant heritage trees
- Restrict size of curb cuts to street and permit one per lot. Remove that allowing of circular driveways.
- Stronger definitions for yard typology (side, front, rear)
- Provide a list of permitted accessories in a yard (patio, flagpole etc)
- Building heights, none shall exceed 2 ½ stories or 35 feet whichever is less measured from the average mean grade of the peak of roof.
- HVAC locations
- One garage and two accessory structures maximum permitted per lot
- Update garage regulations (no heat allowed, no cooking facilities, no sanitary, garages must have a garage door have a driveway that leads to such door.
- Flat roofs on garages and accessory structures shall be prohibited.

The Mayor and Council thanked everyone for the presentation. Mayor Nohilly explained that any recommendations would be adopted by Council in a new ordinance. This presentation was an overview to show Council what the Board has been working on. The Board members were looking for feedback on the direction they are taking with the new recommendations. Mayor Nohilly asked Council to indicate if they would like to have further discussion and more defined recommendations. The full Council agreed with the current direction the Planning Board is taking on the review. Councilman Fama indicated that a comparison of what the current ordinances are compared to the changes proposed would be very helpful. The Council concurred.

Planning Board Chairman Papp stated that it is his intention to have a full board discussion at the next Planning Board meeting. They would like to bring a more defined presentation to another meeting of the Council. Chairman Papp said he would like to have the final product by the end of the year for formal submission to the Council.

Mayor Nohilly explained the Council would have further discussion and review involving the Borough Engineer and the Borough Attorney. The Council is the body that adopts any Land Use Ordinance changes and would be taking guidance from the Borough professionals and employees who will utilize the new ordinances once changes are made.

The Governing Body thanked the Planning Board attendees for a great presentation.

2. **NEW BUSINESS** – No new business.

3. **COMMENTS FROM THE PUBLIC:**

Mayor Nohilly opened the floor for public comment. With no comments made, Mayor Nohilly closed the floor.

4. **ADJOURNMENT:** With no further comments from the Governing Body, Councilwoman Horowitz made a motion to adjourn, seconded by Councilman Delia and unanimously carried.

	Mayor Nohilly	Council President Butler	Councilwoman Horowitz	Councilman Watson	Councilwoman Maloney	Councilman Fama	Councilman Delia
Motion to Approve			X				
Motion to Second							X
Approved		X	X	X	X	X	X
Opposed							
Abstain/ Recuse							
Absent/ Excused							

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Lori Reibrich, RMC  
Borough Administrator/Municipal Clerk