

**BOROUGH OF INTERLAKEN
MINUTES- PLANNING BOARD
APRIL 20, 2020 7:30 P.M.
BOROUGH HALL, 100 GRASSMERE AVENUE**

A meeting of the PLANNING BOARD of the Borough of Interlaken, Monmouth County, New Jersey was held on April 20, 2020 at 7:30 p.m. in the Borough Hall.

Chairman Papp opened the meeting, and read the following Sunshine Statement: *“THE NOTICE REQUIREMENTS OF THE OPEN PUBLIC MEETINGS ACT HAVE BEEN SATISFIED BY FORWARDING NOTICE TO THE ASBURY PARK PRESS AND THE COASTER THAT THERE WOULD BE A VENUE CHANGE TO THE REGULARLY SCHEDULED MEETING HELD ON APRIL 20, 2020 AT 7:30. THE MEETING WAS MOVED FROM THE BOROUGH HALL, 100 GRASSMERE AVENUE LOCATION TO 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.”*

. The announcement was followed by the Pledge of Allegiance.

ROLL CALL:

Present: Chairman Papp, Councilman Butler, Mr. Tilton, Ms. Dalton, Ms. Heinz, Mr. Wasilishen, Mr. Weaver, Ms. Kane and Ms. Kapp

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

Absent: Vice Chairwoman Umfrid, Mr. Franks and Mr. Wentz

UPON MOTION of Councilman Butler, seconded by Ms. Heinz carried, the Board approved the minutes of February 24, 2020 meeting.

ROLL CALL:

In Favor: Chairman Papp, Councilman Butler, Mr. Tilton, Ms. Heinz, Ms. Kane and Ms. Kapp

Opposed: None

Ineligible: None

Abstain: Ms. Dalton, Mr. Wasilishen, Mr. Weaver, and Ms. Kane

Absent: Vice Chairwoman Umfrid, Mr. Franks and Mr. Wentz

APPLICATION

701 Fernmere Avenue, Block 27/Lot 1 & 2 (Milazzo)

Chairman Papp recused himself at this time, as he lives within 200ft of the applicant.

Acting Chairman Tilton stepped up as Acting Chairman.

Mr. Wasilishen recused himself, as he lives within 200ft of the applicant.

Board Attorney Brown noted that this variance was approved in 2016 and the applicant is requesting an extension.

Mark Steinberg, Attorney for the applicant, stated that this variance was applied for and granted in 2016. The purpose of the project was for a small one-story, 32ft x17.8ft addition to the west side of the building for a first-floor bedroom and bathroom to allow accommodations to be made for Ms. Milazzo's companion with medical difficulties. After the approval, because of the costs and other things involved, only a stair lift was put in, but it is no longer an option. The first-floor addition is required for the handicapped accessible bedroom and bathroom connected to it.

Mr. Steinberg stated that it is the exact same plan. Nothing has changed. The zoning ordinances have not changed. None of the setback requirements or variances have changed. If this were a variance application before the Board, the same evidence would be presented to request the same variances.

Mr. Steinberg thanked Chairman Papp and Board Attorney Brown for allowing the expedited manner of this application to request for an extension. An extension is needed because the Borough ordinance states that if you build or at least don't pull a permit within one year, the variance expires. This application is asking the Board to renew its prior decision and regrant the variances, so granted in 2016. This will allow Ms. Milazzo the ability to apply for a building permit within a time frame, which is one -year from a new approval.

Mr. Steinberg stated that notice was made to surrounding property owners.

Board Attorney Brown recommended that the Board has jurisdiction after confirming the notice threshold with Board Secretary Kneser that is in order.

Board Attorney Brown confirmed to Mr. Steinberg that all Board members hearing the application are eligible to vote on the extension request.

Mr. Steinberg confirmed with Board Secretary Kneser that all Board members received an electric copy of the plan submitted by Joseph Tomaino prior to the meeting.

Board Attorney Brown stated that there is no requirement for the Board to ask questions for a request for an extension, but questions can be asked.

Mr. Tilton opened the floor to Board questions. There were no questions from the Board.

Ms. Milazzo was sworn in by Board Attorney Brown.

Ms. Milazzo stated that the intention is to build exactly what was approved in 2016. They are the same plans. They have not changed. The alterations are needed, as soon as possible.

Ms. Milazzo stated that her companion currently spends more time in the wheelchair and the current second floor bathroom door width does not allow for wheelchair access. The previously approved plans were designed to remedy this situation.

UPON MOTION of Mr. Weaver, seconded by Ms. Dalton, carried, the Board approved the application extension.

In Favor: Councilman Butler, Acting Chairman Tilton, Ms. Dalton, Ms. Heinz, Mr. Weaver, Ms. Kane and Ms. Kapp

Opposed: None

Ineligible: Chairman Papp and Mr. Wasilishen

Abstain: None

Absent: Vice Chairwoman Umfrid, Mr. Franks and Mr. Wentz

The Board had a brief discussion regarding the timing of the memorialization of this variance.

Board Attorney Brown noted that there were conditions in the 2016 resolution that required plan revisions.

Joseph Tomaino, Architect for the applicant, stated that he would work with the Board Engineer, Peter Avakian, to confirm the changes that were made in 2016 are compliant with the resolution.

The Board will consider scheduling a special meeting to expedite the process so Ms. Milazzo can begin work immediately.

Mr. Steinberg and Ms. Milazzo thanked the Board and left the meeting at this time. As did Mr. Tomaino

Chairman Papp and Mr. Wasilishen rejoined the meeting at this time.

Board Secretary Kneser stated that she had been in contact with the Executive Director of the Township of Ocean Sewage Authority, Mr. Schmelling, regarding the landscape plan prepared by Ms. Dalton and submitted on the Board's behalf. Mr. Schmelling stated that he would respond soon.

Chairman Papp noted that this was an unusual meeting format due to the Covid-19 social distancing restrictions. It went well. There may be more meetings like this in the future.

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

ROLL CALL:

In Favor: Chairman Papp, Councilman Butler, Mr. Tilton, Ms. Dalton, Ms. Heinz, Mr. Wasilishen, Mr. Weaver, Ms. Kane and Ms. Kapp

Opposed: None

Ineligible: None

Abstain: None

Absent: Vice Chairwoman Umfrid, Mr. Franks and Mr. Wentz

Approved: _____
Mr. Papp, Chairman

Attest: _____
Gina Kneser, Secretary