

**BOROUGH OF INTERLAKEN
MINUTES- PLANNING BOARD
AUGUST 18, 2025 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 August 18, 2025, at 7:30 p.m. in the Borough Hall.

Chairwoman Umfrid opened the meeting, announced that the meeting was being held in accordance with the Open Public Meeting Act and that Notice of the meeting had been published in the Coaster and Asbury Park Press. The announcement was followed by the Pledge of Allegiance.

ROLL CALL:

Present: Vice Chairwoman Umfrid, Mr. Tilton, Ms. Dalton, Mr. Wasilishen, Ms. Kane, Ms. Kapp and Ms. Heinz

Also Present: Planning Board Attorney Kevin Kennedy and Planning Board Secretary Gina Kneser

Late Arrival: Ms. Cernigliaro (7:30 pm)

Absent: Chairman Papp and Councilman Blasucci

UPON MOTION of Ms. Heinz seconded by Ms. Dalton, carried, the Board approved the minutes of the July, 2025, meeting.

ROLL CALL:

In Favor: Vice Chairwoman Umfrid, Mr. Tilton, Ms. Dalton, Mr. Wasilishen, Ms. Kane, Ms. Kapp, Ms. Cernigliaro and Ms. Heinz

Opposed: None

Ineligible: Ms. Kane and Ms. Kapp

Abstain: None

Absent: Chairman Blasucci, Councilman Blasucci and Ms. Cernigliaro (arrived to the meeting at 7:35)

MEMORIALIZATION

409 Grassmere Avenue
Block 15 / Lot 16

Board Attorney Kennedy reviewed the conditions of the resolution for the Board.

The Board discussed the applicant's request through their attorney, Jeff Beekman, to be allowed to have a slop sink in the garage.

Mr. Tilton noted that there had been a recent application where the slop sink was denied. Mr. Tilton believes that Board painstakingly asks questions regarding utilities. The Board should be uniform.

Board Attorney Kennedy stated that the Chair had the conditions read before vote.

Ms. Heinz noted that a slop sink requires a sewer drain and utilities may be added at a later date.

RESOLUTION

**INTERLAKEN PLANNING BOARD
AMY MANSUE
409 GRASSMERE AVENUE
INTERLAKEN, NJ
BLOCK 15, LOT 16**

Introduction

WHEREAS, representatives of Amy Mansue has made Application to the Interlaken Planning Board for the property designated as Block 15, Lot 16, commonly known as 409 Grassmere Avenue, Interlaken, New Jersey, within the Borough’s R-A Zone, for the following Approval: Bulk Variances associated with a request to effectuate a number of improvements to an existing single-family home; and

Public Hearing

WHEREAS, the Board held a Public Hearing on July 21, 2025, 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;*
- *Zoning Officer Denial Letter, dated May 19, 2025, introduced into Evidence as A-2;*
- *Architectural Plans, prepared by Joseph A. Gallagher, R.A., dated November 13, 2024, last revised May 5, 2025, introduced into Evidence as A-3;*
- *Variance Plan, prepared by KBA Engineering Services, LLC, dated May 2, 2025, last revised June 7, 2025, introduced into Evidence as A-4;*
- *Survey of Property, prepared by Lakeland Surveying, dated December 11, 2024, last revised January 13, 2025, introduced into Evidence as A-5;*
- *Survey of Property, prepared by Lakeland Surveying, dated September 30, 2024, last revised April 15, 2025, introduced into Evidence as A-6;*
- *9 renderings of the improvements, collectively introduced into Evidence as A-7;*

- *5 current pictures of the subject property/structures, collectively introduced into Evidence as A-8;*
- *Leon S. Avakian Inc. Revise Memorandum, dated June 27, 2025, introduced into Evidence as A-9;*
- *Architectural Plans, prepared by Joseph A. Gallagher, R.A., last revised July 21, 2025, consisting of 11 pages, introduced into Evidence as A-10;*
- *Revised Zoning Table (with corrective zoning information), dated July 21, 2025, introduced into Evidence as A-11;*
- *Affidavit of Service; and*
- *Affidavit of Publication.*

Witnesses

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

- Amy Mansue, Applicant;
- Joseph Kosciuba, Professional Engineer/Professional Planner;
- Joseph A. Gallagher, Architect;
- Katherin Bogle, Architect-Engineer; and
- Jeffrey Beekman, Esq., appearing.

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

Testimony and Other Evidence Presented on Behalf of the Applicant and her representatives

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

- The Applicant is the Owner of the subject property.
- The Applicant has owned the subject property since approximately 2024.
- There is an existing single-family home at the site.
- Upon information and belief, the existing single-family home at the site is quite old.
- The Applicant does not yet live at the site but anticipates living in the same once the proposed improvements are completed.
- Since acquiring an ownership interest in the subject property, the Applicant’s representatives have already effectuated a number of improvements to the site.

- Currently, the existing single-family home has 4-bedrooms.
- In order to increase living space at the site and in order to make the home more modern, the Applicant is proposing to effectuate a number of improvements.
- The proposed improvements include the following:
 - Demolition of the existing detached garage;
 - Construction of a new one-story detached garage;
 - Construction of a half-story addition;
 - Construction of a rear covered porch;
 - Modifications to the existing driveway so as to create a vehicular turn-around area;
 - Installation of a patio; and
 - Modifications to the existing outdoor shower; and
- Details pertaining to the existing garage include the following:

Use:	Accessory garage
Type of garage:	Detached
Size:	Per Plans (1 bay)
# of stories:	1
Height:	12.78 feet
Condition:	State of disrepair

- Details pertaining to the proposed improvements include the following:

Garage

Size:	675 SF
Location:	Rear of property
# of stories:	1
Height:	16.71 feet
Materials:	Per the testimony and plans
Living Space?	The new garage will not be utilized as living space.

Addition

Size:	½ story
Materials:	Per testimony and plans

Porch

Size:	Per Plans
Location:	Rear of Home
Materials:	Per testimony and plans
Covered?	Yes, the proposed porch will be covered.
Enclosed?	No, the proposed porch will not be enclosed.

Driveway Modifications

Details:	The driveway location will remain the same. Additionally, the Applicant will install a vehicular turn-around area on the site.
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Patio

Size:	Per testimony and plans
Location:	Rear of Home
Materials:	Porous pavers
Enclosed?	No, the proposed patio will not be enclosed.

- Upon completion of the construction/renovation process, the garage and home will include the following:

Garage

Renovated Single-family Home

First Floor

- Dining Room
- Kitchen
- Living Room
- Mudroom/Laundry
- Office/Den
- Coat Room
- Pantry
- Sunroom
- Rear Sunroom
- Bathroom (Full)
- Porch
- Porch

Second Floor

Primary Bedroom
Primary Bathroom
Bedroom #2
Bedroom #3
Bathroom (Full)

Top Half Story

Storage/Mechanical Area
Attic area
Storage Area
Storage Area

- The Applicant anticipates that the improvements will be constructed/installed/effectuated in the near future.
- The Applicant will be utilizing licensed contractors in connection with the construction/redevelopment process.

Variances

WHEREAS, the Application as submitted and amended requires Approval for the following Variances:

SIDE YARD SETBACK (HALF-STORY ADDITION): 15-ft. required; whereas the proposed half-story will have an east side setback of 7.5-ft. and a west side setback of 7.7-ft.;

SIDE YARD SETBACK (REAR PORCH): 15-ft. required; whereas 10.24-ft. proposed;

BUILDING COVERAGE: Maximum 25% allowed; whereas 28.69% proposed;

IMPERVIOUS LOT COVERAGE: Maximum 45% allowed; whereas an amount not to exceed 53.66% proposed, as amended during the Hearing;

GARAGE HEIGHT: Maximum 15-ft. height allowed; whereas 16.71-ft. proposed;

DRIVEWAY SETBACK: 5-ft. required; whereas the section of the new driveway connecting to the existing driveway will have a setback ranging from 0 feet to 5.89-ft. where 0.00-ft. will remain at the end of the house where the new driveway connection will turn into the property as per the Plans, with Applicant providing landscaping between the driveway and the side property line.

Public Comments

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

- Victor Della Pello

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 409 Grassmere Avenue, Interlaken, New Jersey, within the Borough's R-A Zone.
3. The subject property is irregular in shape, measuring 50-ft. in width by approximately 189-ft. in depth.
4. The subject property contains 9,445.5 SF, and the same is an undersized Lot (as the minimum required Lot size in the zone is 15,000 SF).
5. The existing site contains a 2-story single-family home, with detached garage and driveway. (Single-family Use is a permitted use in the subject Zone).
6. In order to increase living space at the site, and in order to make the existing home more functional/modern, the Applicant is proposing to effectuate a number of improvements.
7. The proposed improvements include the following:
 - Demolition of an existing detached garage;
 - Construction of a new one-story detached garage;
 - Construction of a half-story addition;
 - Construction of a rear covered porch;
 - Modifications to the existing driveway and the inclusion of a vehicular turn-around area;
 - Installation of a patio; and

- Modifications to the existing outdoor shower.

8. Details pertaining to the proposed improvements are set forth herein, are set forth on the Plans, and were discussed, at length, during the Public Hearing process.

9. Such a proposal requires Bulk Variance Approval.

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

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

- Single-family use is a permitted use in the R-A Zone.
- Per the testimony and evidence presented, there is a need for increased living space at the site.
- The Board recognizes that the Applicant's goal associated with the within proposal is to increase living space at the site, and to make the home more functional, for a modern family.
- The Board recognizes, accepts, and understands the aforesaid bases for the subject Development Application.
- The addition/improvements Approved herein will result in the home having more living space and being more functional, without causing substantial detriment to the public good.
- The Board notes that the subject Lot is an undersized Lot. Specifically, a minimum 15,000 SF Lot Size is required in the Zone – whereas the subject Lot only contains 9,445.5 SF. The Board notes that the said condition is an existing condition, which is not being exacerbated as a result of the within Approval.
- The Board understands that the undersized Lot compromises the ability of the Applicant to satisfy all Prevailing Bulk Standards.
- The Lot currently has an undersized width. Specifically, a minimum width of 75-ft. is required; whereas, the width of the within Lot is only 50-ft., which is an existing condition, and which is not being exacerbated herein.
- Per the testimony and evidence presented, there are a number of undersized Lots in the Applicant's immediate block.
- In conjunction with the above point, the Board notes that the narrowness of the subject Lot also helps justify the requested Variance relief.
- The minimum Front Setback required in the Zone is 50-ft. (or an average alignment of the existing buildings within 200-ft. of the side of the Lot, and within the same block,

which is 41.5-ft.). The Board is aware that the existing Front Setback is a non-conforming 37-ft. The Board is also aware that the said condition is an existing condition, which is not being exacerbated as a result of the within Approval.

- The Board is also aware that the new ½ story addition Approved herein will have a compliant front yard setback of 46.3-ft.
- The minimum side yard setback permitted per the zone is 15-ft. The existing east side setback is a non-conforming 7.5-ft., and the existing west side setback is a non-conforming 7.7-ft. The Board recognizes that both of the aforesaid setbacks represent an existing non-conformity. The Board furthermore recognizes that the half story addition Approved herein will have an east side setback of 7.5-ft. and a west side setback of 7.7-ft. (i.e. the same as the side setbacks which currently exist.)
- Given the fact that there is an existing residential structure at the site, and the Applicant is proposing an addition to the same, the Board recognizes that, in the within circumstances, a general continuation of the existing Side Yard Setbacks is appropriate.
- Under the circumstances, it is only natural for the addition to essentially continue the pre-existing non-conforming Side Yard Setbacks.
- Currently, in its existing condition, drivers are required to drive into the site but if the driveway was to be reduced so that the Impervious Coverage percentage would conform to the Ordinance, drivers would be required to physically back out of the site. The testimony indicated that such a condition is dangerous, unsafe, and problematic.
- Physically backing a car out of the site, onto a busy street, is dangerous and anxiety provoking, for drivers and pedestrians alike.
- One aspect of the within proposal is to create a parking court on the site, with a vehicular turn-around area, thereby eliminating the need for drivers to have to physically back out of the site, into oncoming traffic.
- The vehicular turn-around area Approved herein, and as amended during the Hearing, will allow vehicles to enter the driveway, turn around on site, and then exit onto the street in a front-facing fashion.
- Such driveway improvements will be beneficial for all drivers entering/exiting the site and the same will be beneficial for other motorists, bicyclists, and pedestrians passing the Applicant's site.
- Such an improved vehicular turn-around area will ease the process by which drivers exit the driveway.
- Such an improved vehicular turn-around area will also help promote the public health, safety, and welfare.
- Such an improved vehicular turn-around area will minimize the potential for danger/harm/conflict amongst competing vehicles and the general public.
- There is a legitimate Borough interest in approving applications which lead to, or otherwise facilitate, improved public safety.

- It is appropriate to Approve improved vehicular turn-around areas when the same can be effectuated without causing substantial detriment to the public good.
- Improved public safety is beneficial for the Applicant, the site, the neighborhood, and the community itself.
- The Board is aware that the installation of the proposed vehicular turn-around area will, obviously, generate greater Lot coverage as well. After an extensive review, and subject to the conditions set forth herein, the Board is of the unanimous belief the benefits of the improved vehicular turn-around areas and the improved public health and safety far outweigh any detriments otherwise associated with the subject application.
- The driveway improvements will also help the Applicant accommodate the overall parking needs for the site, thereby further evidencing that the benefits of the within application outweigh the detriments of the same.
- Currently, the home has 4 bedrooms; whereas, upon completion of the redevelopment process, the home will have 3 bedrooms, potentially reducing the overall parking generation for the site.
- The Applicant's proposed parking arrangement is acceptable and functional.
- Subject to the conditions set forth herein, the subject proposal satisfies the Borough's prevailing off-street parking requirements.
- The Board is aware that there is an existing detached garage at the site.
- Per the testimony presented, the existing garage is in a compromised condition.
- The Applicant proposes to replace the existing detached garage, with another detached garage.
- The Board understands the logic and rationale for a new garage.
- The existing garage has a pre-existing non-conforming 0-ft. side setback. The Board recognizes that the demolition of the existing garage will eliminate the said non-conforming side setback condition.
- The new garage will have compliant setbacks.
- The new garage approved herein will have a non-conforming height of 16.71-ft. (whereas a maximum garage height of only 15-ft. is otherwise allowed).
- The Board is aware that the height of the existing garage is non-conforming as well.
- The testimony indicated that the height deviation for the garage is necessary because the grade of the garage portion of the property is 2.8-ft. higher than the crown of the road, where height is measured.
- The Board Members were advised that, under the circumstances, a 16.71-ft. tall garage was proposed to accommodate a roof pitch that would not only be much more

aesthetically pleasing than a conforming 15-ft. garage, but also to allow for adequate run-off for water, snow, and ice.

- Per the testimony presented, a compliant 15-ft. garage, at the existing site/grade, would look “very squat” and not in keeping with the general character of development in the area. The Board Members accepted such an argument.
- The Board also recognizes that only a portion of the pitch of the roof of the new garage will extend beyond the 15-ft. height limitation.
- The Board Members also note that the actual height size of the new garage is 14.08-ft., from grade below the garage, but it measures 16.71-ft. under the Borough’s measuring process (crown of the road).
- Under the circumstances, because of the grading at the site, and because of the rear yard location of the garage, the slight height deviation Approved herein will be hardly noticeable to the naked eye.
- The new garage will be located in the same general location as the existing garage, but with conforming side and rear yard setbacks.
- The extra height Approved herein for the garage will also provide the Applicant with some needed storage space (facilitating the ability of personal items to be stored inside the garage, out of public view.)
- The application as presented also requires Approval for a Building Coverage Variance. The Board recognizes that the maximum allowable building coverage is 25%; whereas, the existing Building Coverage is 27.35%. and whereas, the proposed Building Coverage will be 28.96%. Under the circumstances, the Board Members were of the belief that sufficient evidence was presented to help justify such relief.
- The Board Members uniformly expressed support for the beautiful design of the proposal, support for the need for increased living space, and general support for most aspects of the proposal. However, respectfully, the Board Members were concerned about the overall Impervious Coverage at the site. Specifically, a maximum Impervious Lot Coverage of 45% is allowed; whereas, the existing Lot Coverage is 51.30%; and whereas, 54.36% was initially proposed.
- The Board Members were concerned about the detrimental impact the Excess Lot Coverage could have on the site, the neighbors, and the community itself.
- The Lot Coverage concerns were relayed to the Applicant and her professionals.
- In response, the Applicant and her team advised as to ways the impervious lot coverage concerns could be assuaged/addressed/minimized.
- Specifically, the Applicant and her witnesses agreed that, as conditions of the within Approval, they would:

- reduce the overall size of the vehicular turn-around area by removing an area of approximately 9.64-ft. x 7-ft. (67.48 SF, or 0.7% Impervious Coverage);

- install a drywell at the site, to mitigate adverse impacts associated with the Excess Lot Coverage;
- use pervious pavers for some of the driveway improvements and the patio;
- installation of a pop up emitter in the front yard to better direct water run-off from the site as recommended in the Board Engineer's letter; and
- installation of a landscaping buffer at the site.
 - The Board finds that the aforesaid modifications are significant. (notwithstanding that, under the prevailing Borough Ordinance, the said modifications will not materially change the overall Lot Coverage calculations).
 - The Board finds that the aforesaid modifications satisfactorily address the Board's legitimate concerns.
 - The Board appreciates the willingness of the Applicant to make the aforesaid concessions.
 - The Board finds that the aforesaid modifications will be beneficial for the site, the neighborhood, and the community as a whole.
 - The Board finds that the aforesaid modifications helped the Board conclude that the amended application does, in fact, represent a better overall zoning alternative for the Borough of Interlaken.
 - The Board Members appreciate the Applicant's commitment to the home/property and, by extension, the commitment to the Borough of Interlaken.
 - The Board finds that the renovated 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 renovated structure Approved herein.
 - The renovated home Approved herein will add to the general overall architectural charm of many of the other homes in the Borough of Interlaken.
 - Subject to the conditions contained herein, the improvements Approved herein will not overpower the site, the neighborhood, or the Borough as a whole.
 - Based upon the testimony and evidence presented and based on an intensive review of the Architectural Plans, there will be a seamless transition between the existing structure and the proposed improvements.
 - The Board notes that in conjunction with the conditions noted herein, there will be 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 within proposal/improvements will enhance the existing structure.
- The Board finds that the improvements 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.
- The materials for the improvements will architecturally/aesthetically match the existing and to-be-renovated structure.
- 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.
- Approval of the within Application will not appreciably change the nature of the existing and to-be-continued single-family use.
- The Plans Approved herein are reasonable, given the site constraints, and given the Applicant's need to increase the overall functionality of the home.
- The proposed location for the Applicant's improvements are logical and practical.
- The undersized nature of the Applicant's parcel limits the nature, size, and location of any proposed additions/improvements which can be constructed.
- Approval of the within Application will render the home more functional. However, Approval of the subject Application will not appreciably intensify the existing single-family use at the Site. Consequently, the Board is of the collective opinion that the requested relief can be granted without impairing the intent or purposes of the Borough Zoning Plan/scheme.
- Subject to the conditions contained herein, Approval of the within Application will improve the overall appearance of the area.
- Approval of the within Application will make the existing home more functional, and approval will also improve the quality of life for the Homeowner and anticipated guests.
- Additionally, the architectural/aesthetic benefits associated with the proposal outweigh the detriments associated with the Applicant's inability to comply with all of the specified Bulk Zoning Standards.

- The architectural design of the proposed improvements will not be inconsistent with the architectural character of other single-family homes/garage additions 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 Applicant's representatives have agreed, to comply with the following conditions:

- a. The Applicant shall comply with all promises, commitments, and representations made at or during the Public Hearing process.
- b. The Applicant shall comply with the terms and conditions of the Leon S. Avakian, Inc. Review Memorandum, dated June 27, 2025 (A-9).
- c. The Applicant shall comply with any applicable prevailing affordable housing Rules /Regulations/Contributions/Directives/Payments as may be required by the Borough of Interlaken, the State of New Jersey, the court system, COAH, and any other Agency having jurisdiction over the matter.
- d. Stormwater management shall be contained in accordance with prevailing Borough regulations, and in accordance with details reviewed/Approved by the Board Engineer.
- e. Any stormwater management improvements shall be installed/maintained in accordance with prevailing manufacturing standards, and other best practices.
- f. There shall be no adverse drainage impact (on surrounding properties) associated with the development Approved herein.
- g. The Applicant's representatives shall cause the plans to be revised so as to portray and confirm the following:

- Confirmation as to the absence of any utilities in the new garage, except electric and a hose bib;
 - Confirmation as to the installation of a drywell system, the details of which shall be reviewed and Approved by the Board Engineer;
 - Confirmation that the new garage shall not be utilized as living space;
 - Confirmation that the materials for the addition/garage shall appropriately complement/match the existing home;
 - Planting of a landscape buffer at the site, between the driveway and westerly side Lot line, the details of which shall be reviewed and Approved by the Board Engineer;
 - Confirmation that the top half story shall not be utilized as a bedroom;
 - Confirmation that there shall be no water service in the top half-story of the structure of the home;
 - Confirmation that porous pavers shall be utilized in portions of the new driveway, rather than asphalt, consisting of a 10-ft. x 21.28-ft. area of Pervious pavers adjacent to the 3-ft. concrete driveway apron in front of the garage and a 10-ft. x 20-ft. area of Pervious pavers in the area of the driveway turn-around which will remain;
 - Installation of a pop-up emitter in the front yard to take overflow to direct/take water overflow out to the street;
 - Confirmation that the Pervious pavers shall be installed on/in sand, and not cement;
 - Confirmation that the proposed roof drain system for the garage shall be piped to a pop-up emitter in the front yard;
 - Confirmation that the new patio shall be installed with pervious pavers;
 - Confirmation that a 9.64-ft. x 7-ft. area of the initially proposed turn-around area shall be removed/eliminated (approximately 67.48 SF, or 0.7% reduction in Impervious Coverage);
 - Confirmation that the non-conforming portion of the driveway shall remain in its existing location, adjacent to the dwelling; and
 - Confirmation that the Applicant and/or the Borough Construction Department shall contact the office of the Board Engineer when the construction work is started.
- h. The drywall system shall be installed and maintained in accordance with Borough requirements, manufacturer's design standards, and other best practices. Moreover, the drywell system, and the details associated therewith, shall be reviewed and Approved by the Board Engineer.

- i. The driveway/parking/pavement details shall be specifically reviewed and Approved by the Board Engineer.
- j. Prior to the issuance of a Certificate of Occupancy, the Applicant's professional representatives shall submit a certification confirming that the improvements have been constructed/installed in accordance with the Approved plans, in accordance with the testimony presented to the Planning Board, and in accordance with the terms and conditions of the within Resolution.
- k. Grading and Drainage details shall be reviewed and Approved by the Board Engineer.
- l. The Applicant shall comply with all Prevailing Building and Construction Code Requirements.
- m. All aspects of the proposed improvements shall comply with Prevailing Building/Construction/Fire Code Requirements.
- n. If applicable, the renovation shall comply with Prevailing/Applicable FEMA Regulations.
- o. 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
- p. 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.
- q. 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.
- r. The Applicant 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 Applicant shall be required to return to the Planning Board for further/amended relief.)
- s. The Applicant shall, in conjunction with appropriate Borough Ordinances, pay all appropriate/required fees and taxes.
- t. If required by the Board Engineer and/or the NJMLUL, the Applicant shall submit appropriate performance guarantees in favor of the Borough of Interlaken.
- u. 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 Approved herein.

BE IT FURTHER RESOLVED, that all representations made under oath by the Applicant and/or her representatives shall be deemed conditions of the Approval granted herein, and any mis-representations 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.

UPON MOTION of Mr. Wasilishen to include the stipulations as discussed, seconded by Ms. Heiz, carried, the Board memorialized the resolution.

ROLL CALL:

In Favor: Vice Chairwoman Umfrid, Mr. Tilton, Ms. Dalton, Mr. Wasilishen, Ms. Kane, Ms. Kapp, Ms. Cernigliaro and Ms. Heinz

Opposed: None

Ineligible: None

Abstain: None

Absent: Chairman Papp and Councilman Blasucci

APPLICATION

28 Bridlemere Avenue
Block 19/Lot 3.01

The applicant, Mr. Ludwig and his architect, Mr. Ercolino joined the table.

Board Attorney Kennedy asked if there was anyone in attendance that had any questions, comments or concerns regarding the sufficiency of Notice for they received.

Board Kennedy stated that he and Board Secretary Kneser reviewed the Notice and found it to be in order. The Board has jurisdiction for the review.

Board Attorney Kennedy marked the following items into evidence:

- A-1 Application package
- A-2 Zoning Denial letter dated April 28, 2025
- A-3 Architectural Plans prepared by Passman and Ercolino dated March 6, 2025
- A-4 Survey prepared by Lakeland Surveying dated December 2, 2016, revised to
January 13, 2025
- A-5 Leon S. Avakian Inc review memorandum dated July 31, 2025

Ryan Ludwig, homeowner, and Applicant Engineer, Anthony Ercolino were sworn in by Board Attorney Kennedy.

Board Attorney Kennedy verified with Mr. Ercolino that he was testifying in the capacity of a licensed architect in good standing in the State of New Jersey.

Mr. Ludwig stated that he owned and lived in the house since 2012. It is a single-family home.

Mr. Ludwig has three children in the family. The upstairs of the house has four bedrooms and one bathroom. The footprint would not change. The expansion would be for a closet and bathroom to be added to the second floor. The addition would look comparatively to the neighborhood. Mr. Ludwig would love to stay in the neighborhood as part of the community and keep the children in the same school.

Mr. Ercolino stated that the addition would create a Master suite and add a second bathroom. More closet space is needed. There is currently only one small bathroom for the five-person family. The only place for the addition to go is over the porch in the front yard, facing Bridlemere Avenue. The plan is to keep the flavor of the existing architecture of the house by maintaining the existing dormer and keep the shape of the existing house. A small window will be added to the back dormer.

Mr. Ercolino stated that a variance for front yard setback is required. There are two front yards. The applicant is asking for the variances because of the exiting conditions. Lakeland Surveying was contracted to the average setbacks. The survey is documented as A-6. Survey prepared by Lakeland Surveying dated February 24, 2025. All of the materials will follow what is on currently on the house and will keep with the existing siding and roof.

Mr. Ercolino confirmed to Vice Chairwoman Umfrid that the materials are new enough to be able to match the existing house and that there will be no construction on the south side of the house.

Mr. Ercolino stated that all of the modifications will be on top of existing porch. The structure will be modified to hold up the second floor and the foundation will stay in place. The existing porch slab will be repaired but the foundation will stay.

Mr. Tilton questioned whether Mr. Ludwig had a previous variance for the back porch.

Mr. Ludwig confirmed that there was a previous variance about seven or eight years ago in which the u shape of the back of the house was closed off.

Vice Chairwoman Umfrid asked if there were any questions.

With no questions, Mr. Ercolino continued testimony.

Mr. Ercolino displayed the survey of the neighboring homes where the setback measurements were taken from. The average front setback on Bridlemere Avenue is 46.3ft and the porch is 37.9ft on Buttermere is 29.9ft and porch is 20.5ft.

Mr. Wasilishen thanked Mr. Ludwig for planting shrubs at house. The prior owner had no shrubs.

Vice Chairwoman Umfrid opened the floor to for public comment. With no public comment the floor was closed.

Board Attorney Kennedy reviewed the conditions of the application for the Board: Compliance with the promises, commitments and representations that the team made tonight, compliance with the terms and conditions of Board Engineer/Planner Avakian's review memorandum, compliance with any affordable housing rules and regulations that are applicable. There is 12 months to get a building permit, compliance with any outside approvals that are required, with the understanding that in the off chance that the nature of the variance relief changes as a result of those outside approvals the applicant would have to come back before the Board and it is required for the CO that a certificate for confirmation be provided by the applicant that the improvements were installed in accordance with the testimony, the approved plans and the resolution.

UPON MOTION of Ms. Kane to include the conditions summarized by Board Attorney Kennedy, as discussed, seconded by Ms. Heinz, carried, the Board approved the application.

ROLL CALL:

In Favor: Vice Chairwoman Umfrid, Mr. Tilton, Ms. Dalton, Mr. Wasilishen, Ms. Cernigliaro, Ms. Kane, Ms. Kapp and Ms. Heinz

Opposed: None

Ineligible: None

Abstain: None

Absent: Chairman Papp and Councilman Blasucci

Mr. Ludwig and Mr. Ercolino thanked the Board and left the table.

The Board had a brief discussion regarding the swimming pool ordinance and the role of the Board.

Vice Chairperson Umfrid noted that the projects that go on in our town, a lot of them, impact more than just the neighbors. It is part of the Board's responsibility to consider that and that is why the Board has to do the best job they can to ask questions, review the plans and be familiar with the ordinances because the Board has a grave responsibility to everyone in town. If the Board did not exist it would be the wild west. The Board must do its job.

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

In Favor: Vice Chairwoman Umfrid, Mr. Tilton, Ms. Dalton, Mr. Wasilishen, Ms. Cernigliaro, Ms. Kane, Ms. Kapp and Ms. Heinz

Opposed: None

Ineligible: None

Abstain: None

Absent: Chairman Papp and Councilman Blasucci

Approved: _____
Vice Chairwoman Umfrid

Attest: _____
Gina Kneser, Secretary