

**BOROUGH OF INTERLAKEN
MINUTES- PLANNING BOARD
DECEMBER 15, 2014, 7:30 P.M.
BOROUGH HALL, 100 GRASMERE AVE**

A meeting of the PLANNING BOARD of the Borough of Interlaken, Monmouth County, New Jersey was held on December 15, 2014 at 7:30 p.m. in the Borough Hall.

Chairman Gunn, opened the meeting, announced that the meeting was being held in accordance to the Open Public Meetings Act and that Notice of the Meeting had been published in the Coaster and was followed by the Pledge of Allegiance.

ROLL CALL:

Present: Chairman Gunn, Ms. Dalton, Mr. Menditto, Mr. Papp, Mr. Tilton, Ms. Umfrid, Mr. Wasilishen

Absent: Councilman Miller

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

UPON MOTION of Mr. Papp, seconded by Mr. Menditto, carried, the Board approved the minutes of November 20, 2014 meeting.

304 BUTTERMERE AVENUE APPLICATION

Mr. Mauceri, 304 Buttermere Avenue, submitted an application before the Board requesting a single story addition in the rear of the dwelling and a rear deck with variances required for side yard setback of 12.8 feet where 15 feet is required and impervious coverage of 51.0% where 45% is permitted.

Mr. Mauceri joined the table and stated that he is applying for a variance of a side yard setback. Mr. Mauceri stated that the house is currently non-conforming for the side yard setback and he would like to continue the house straight back along the same line to maintain aesthetic continuity while increasing living space.

Planning Board Attorney Brown labeled all exhibits.

Mr. Mauceri stated that no additional exhibits would be produced.

Planning Board Attorney Brown reviewed the exhibits with Mr. Mauceri.

Architectural plans by George F. Sincox, AIA dated July 25, 2014, a minor site plan by William S. Scott, P.E. and a property survey by Nancy J. Scott, P.L. S. were referenced in the description of the project. Mr. Mauceri stated that the project was designed to be aesthetically pleasing.

Mr. Mauceri stated that the living area inside the house is small. The living room area would be expanded to accommodate his growing family. The expansion was limited to the west side due to the presence of an existing bedroom on the east side.

Mr. Mauceri would like to construct a deck to keep children fenced in.

Chairman Gunn asked about the impervious coverage.

Planning Board Attorney Brown referenced a letter from Planning Board Architect, Peter Avakian, which suggested drainage requirements.

Mr. Mauceri stated that a dry well would be installed.

Mr. Papp asked about a basement in the addition.

Mr. Mauceri stated there was a crawl space only.

Ms. Dalton asked what material would be used in the deck construction.

Mr. Mauceri stated it would be composite.

Ms. Dalton asked about the deck being raised.

Mr. Mauceri stated the deck would be raised.

Ms. Umfrid questioned about additional interior changes.

Mr. Mauceri stated that the wall between the dining room and kitchen would be removed, as well as the wall to the sunroom behind the dining area.

Mr. Papp questioned references to a second floor on the plans.

Mr. Mauceri stated that plans for a second floor were scrapped early on in the project. There would be no second floor.

Ms. Umfrid asked where the heating system was located.

Mr. Mauceri stated that the heating system was in the basement of the house.

Mr. Papp asked about vinyl siding on the addition.

Mr. Mauceri stated that vinyl siding would be put on the entire house.

There was no public present for comment.

Mr. Tilton made MOTION to APPROVE the variance request contingent upon compliance with comments and requirements set forth in the letter dated November 11, 2014 written by Planning Board Engineering, Peter Avakian, Ms. Dalton seconded, carried.

Planning Board Attorney Brown presented the Board with a resolution that was prepared in anticipation of the Board's approval of Mr. Mauceri's application.

The Board discussed allowing the resolution and the memorialization to be combined.

Mr. Wasilishen made MOTION to permit a combined vote on the resolution and the memorialization of the resolution GRANTING VARIANCE TO JOHN AND COLLEEN MAUCERI, seconded by Mr. Menditto, carried by roll call.

ROLL CALL: Ayes: Chairman Gunn, Ms. Dalton, Mr. Menditto, Mr. Wasilishen

Nays: Mr. Papp, Mr. Tilton, Ms. Umfrid

Absent: Councilman Miller

The Board members reviewed the resolution.

Mr. Wasilishen made MOTION to APPROVE AND MEMORIALIZE the resolution GRANTING VARIANCE TO JOHN AND COLLEEN MAUCERI, seconded by Mr. Menditto, carried by roll call.

ROLL CALL: Ayes: Chairman Gunn, Ms. Dalton, Mr. Menditto, Mr. Tilton, Mr. Wasilishen

Nays: Mr. Papp, Ms. Umfrid

Absent: Councilman Miller

Allison Coffin of James W. Higgins Associates joined the table. Ms. Coffin answered questions for the Board pertaining to recommended changes to the Land Use Ordinance.

The Board discussed the format in which the Land Use Ordinance changes would be presented to the Borough Council. Ms. Coffin suggested an introductory summary statement be used. Ms. Coffin felt that a summary would be adequate. Ms. Coffin plans to attend the Borough Council meeting when this is presented to be available to answer any questions that may arise.

The Board had a brief discussion regarding: accessory use, Zoning Officer decisions and requests for interpretation of the Zoning Officer decisions.

Mr. Tilton made MOTION to FORWARD Land Use Ordinance modifications prepared by Jim Higgins & Associates to Borough Council for adoption, Ms. Dalton seconded, carried.

The Board thanked Ms. Coffin for attending the meeting and Ms. Coffin left the meeting.

Planning Board Attorney Brown presented a proposed resolution and ordinance draft to be presented to Council addressing an increase in escrow fees.

Planning Board Attorney Brown also discussed changes to the Planning Board application to clarify escrow fee information. Changes to the language of the application do not require a resolution.

Mr. Papp made MOTION to ACCEPT the RESOLUTION and to FORWARD the ordinance for escrow fee increase to Council, Ms. Umfrid seconded, carried.

The Board had a brief discussion regarding pending applications and the date of the next meeting.

There being no other business, UPON MOTION of Mr. Wasilishen, seconded by Mr. Menditto, carried, the meeting was adjourned.

Approved: _____
John Gunn, Chairman

Attest: _____
Gina Kneser, Secretary