

**BOROUGH OF INTERLAKEN
MINUTES- PLANNING BOARD
FEBRUARY 26, 2018 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 February 26, 2018 at 7:30 p.m. in the Borough Hall.

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

ROLL CALL:

Present: Chairman Papp, Councilman Gunn, Vice Chairwoman Umfrid, Councilman Gunn, Ms. Dalton, Ms. Heinz, Mr. Menditto, Mr. Tilton, Mr. Wasilishen and Mr. Weaver

Also Present: Planning Board Attorney Representative Nick Falcone and Planning Board Secretary Gina Kneser

Absent: None

Late Arrival: None

UPON MOTION of Chairwoman Umfrid, seconded by Mr. Wasilishen, carried, the Board approved the minutes of January 22, 2018 meeting.

ROLL CALL:

In Favor: Chairman Papp, Councilman Gunn, Vice Chairwoman Umfrid, Ms. Dalton, Ms. Heinz, Mr. Menditto, Mr. Tilton, Mr. Wasilishen and Mr. Weaver

Opposed: None

Ineligible: None

Abstain: None

Absent: None

Planning Board Attorney Representative Falcone swore in Marianne Gatsch as Alternate #1 and Amanda Kane as Alternate #2.

APPLICATION

518 Grassmere Avenue

Robert & Maggie Koar, 518 Grassmere Avenue, Block 8/Lots 9.02 &10, submitted an

application before the Board requesting an approval from the Planning Board requesting approval for the construction of a first and second floor addition with a new detached garage and driveway, with the existing garage to be removed; and

Ms. Umfrid recused herself and left the table, as she resides within 200ft of the applicant.

Mr. Tilton recused himself and also left the table, as the Koars' have been clients for past real estate transactions.

Alternates Ms. Gatsch and Ms. Kane joined the table.

Mr. & Mrs. Koar joined the table.

Mr. Michael Mastrocola, Architect for the applicant, joined the table. Mr. Mastrocola stated that he has been before Planning/Zoning Boards in Union County, in Clark and Edison and has served as a Planning Board Member in Seagirt. Mr. Mastrocola has testified before Boards in Spring Lake, Belmar, Middlesex County and South Plainfield.

The Board accepted Mr. Mastrocola's credentials.

Mr. Mastrocola, Mr. Koar and Ms. Koar were sworn in by Board Attorney Representative Falcone.

Mr. Mastrocola made reference to the survey to describe the proposed project.

Mr. Mastrocola stated that the Koars purchased the home about a year ago and would like to update the home to include 3 full bedrooms, 2 full bathrooms and a larger kitchen that would be more functional. It is also proposed to expand the garage and move it to the back corner of the property.

Chairman Papp asked about what trees would be taken down.

Ms. Koar stated that one large tree that is not super healthy would be removed. There are also two smaller evergreen trees that are currently being held up by a wire which nearly injured Mr. Koar when he walked between the trees. These would also be removed.

Mr. Mastrocola asked that the Plot Plan previously submitted be stricken from the record.

Mr. Mastrocola referred to Sheet A-1, the existing floor plan, to describe the proposed project. There are currently stairs to the front small covered porch. The bedrooms are small. The closets are small. The kitchen is not functional by today's standards. The refrigerator is isolated in the corner.

Mr. Mastrocola stated that the proposal is for the garage, which is in disrepair, to be moved to the back corner to create a yard for the future family. There is currently no view to the rear yard from the house.

Mr. Mastrocola stated that the current side covered porch is to be kept and enclosed. There are currently 7ft high ceilings in the non-functional bedroom loft space.

Mr. Mastrocola testified that one curb cut would be removed. Only one curb cut will remain.

Mr. Mastrocola stated that the dormer is in line with the screened porch and noted poor roof conditions of the flat portion of the roof. It is proposed that the living room be extended to the covered porch and enclosed as a conditioned space. The current front porch would be expanded to square the front corner. A mud area would be created at the rear entry.

Mr. Mastrocola noted that the second floor is stepped in from the first floor. This softens the front. The area over the front porch would be utilized.

Mr. Mastrocola noted that the neighboring property's porch is two feet further to the street. The porch will not impede line of sight.

Mr. Mastrocola stated that the proposal would add a large master bath with walk in closets. The second floor bedrooms were created to fit full and queen size beds. The closets are more generous.

Mr. Mastrocola described the proposed windows to be Andersen in response to Chairman Papp's inquiry.

Ms. Dalton questioned whether it would be a pull down attic and how tall the peak inside the attic will be.

Mr. Mastrocola stated that the framing will be traditional. There is no living space allocated. The roofline is under the height restriction and this measurement was verified by Charles Surmount.

Mr. Mastrocola stated that this would be a traditional home with Cedar Impressions on the second floor. Stucco will remain on the first floor to keep the cost down. There will be a Dutch gable roofline for the Master Bedroom.

Mr. Mastrocola explained that there is a proposed mudroom that will lead to the kitchen. The rear deck is a future plan. The deck would meet the setback requirements and be requested at a later date.

Mr. Mastrocola testified that the footprint of the proposed garage is within the required setbacks for the zone.

Chairman Papp questioned whether the garage would be one-story.

Mr. Mastrocola stated that the garage is one-story and the roofline was designed to mimic the garage.

Ms. Dalton questioned the location of the driveway.

Mr. Mastrocola answered that the driveway is currently on Barra Street and will be moved over but remain on Barra Street.

Mr. Mastrocola confirmed to Mr. Papp that the current garage will be taken down and the new one put up in a new location. There will be one garage.

Councilman Gunn noted that there is a variance on each side and the distance of the proposed variance will not change.

Mr. Mastrocola stated confirmed that was correct.

Ms. Gatsch asked which trees were being removed.

Ms. Koar stated the tree coming down is older and that she had already requested to the Borough Shade Tree for additional trees.

Ms. Gatsch asked about whether there was a drainage plan.

Mr. Mastrocola stated that the impervious coverage was under what was allowed. 35% is permitted and it is only at 31%.

Councilman Gunn stated that the grading will not be changing.

Mr. Mastrocola stated that Charles Surmonte already submitted a grading plan that was approved by the Borough Engineer's office.

Chairman Papp stated that the total permitted lot coverage is 25% and it is proposed to be 18.4%.

Planning Board Attorney Representative Falcone marked the following items into evidence: A-3 Survey, A-4 Photos (six total), A-5 is a rendering of the proposed front elevation. Borough Engineer's letter was marked as B-1.

Chairman Papp opened the floor to the public.

Mr. Bill Soloukas, 519 Windermere Avenue, stated that it was a nice project. Mr. Soloukas noted that there is a lot of water at the garage and driveway. There will now be even more water from the garage and driveway. Mr. Soloukas requested that it be written into the resolution that the grading be checked during and after the construction of the project.

Chairman Papp stated that it will be noted that the grading plan will be checked during construction and after.

Chairman Papp closed the floor for public comment.

Councilman Gunn noted that, as a positive criteria, he is impressed with the visual improvement.

Chairman Papp agreed.

Chairman Papp opened the floor to the Board for questions and comment.

Ms. Heinz complimented the project.

Councilman Gunn thought that the request for Engineer review of the grading plan during and after the project was reasonable.

UPON MOTION of Ms. Heinz approved the application to include an Engineering review of the grading plan, seconded by Councilman Gunn, carried, the Board approved the application.

ROLL CALL:

In Favor: Chairman Papp, Councilman Gunn, Ms. Dalton, Ms. Heinz, Mr. Menditto, Mr. Wasilishen, Mr. Weaver, Ms. Gatsch and Ms. Kane

Opposed: None

Ineligible: None

Abstain: Vice Chairwoman Umfrid and Mr. Tilton

Absent: None

The applicants, Mr. & Mrs. Koar, thanked the Board for their time and left the meeting.

Vice Chairwoman Umfrid and Mr. Tilton rejoined the table.

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

ROLL CALL:

In Favor: Chairman Papp, Councilman Gunn, Chairwoman Umfrid, Ms. Dalton, Ms. Heinz, Mr. Menditto, Mr. Tilton, Mr. Wasilishen, Mr. Weaver, Ms. Gatsch and Ms. Kane

Opposed: None

Ineligible: None

Abstain: None

Absent: None

Approved: _____
Mr. Papp, Chairman

Attest: _____
Gina Kneser, Secretary