

**BOROUGH OF INTERLAKEN
MINUTES- PLANNING BOARD
JULY 16, 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 July 16, 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, Vice Chairwoman Umfrid, Ms. Dalton, Mr. Tilton, Mr. Menditto, Mr. Wasilishen, Ms. Heinz, and Mr. Weaver

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

UPON MOTION of Vice Chairwoman Umfrid, seconded by Mr. Weaver, carried, the Board approved the minutes of June 18, 2018 meeting.

ROLL CALL:

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

Opposed: None

Ineligible: None

Abstain: Mr. Wasilishen, Ms. Kane and Ms. Gatsch

APPLICATION

506 Windermere Avenue, Kessler – Chairman Papp announced that this application is unable to be heard due to lack of proper notice.

418 Bridlemere Avenue, Finn (cont.)

Two-story addition and covered porch.

Mr. Paul Fernicola, Attorney for the applicant, and Mr. Marc Nemerget, Architect for the applicant, joined the table.

Mr. Fernicola stated that the applicants, John and Mary Grace Finn, are proposing a two-story addition and the reconstruction of a one-story covered porch on the rear of the property.

Board Attorney Brown marked the following into evidence:

- A-1 Two photos of the existing house
- A-2 Sheet A.1.0 of the architectural plans
- A-3 Survey of the property
- A-4 Sheet A.1.0 of the architectural plans
- A-5 Sheet A.2.0 of the architectural plans
- B-1 Application Package
- B-2 Report from Borough Engineer, Peter Avakian, dated June 28, 2018

Mr. Fernicola led Mr. Nemerget through the testimony by asking questions that Mr. Nemerget expanded upon.

Mr. Nemerget stated that he has been a licensed architect in the State of New Jersey for approximately 10 years and is a principal at his firm. Mr. Nemerget has testified for planning and land use boards in New Jersey and has most recently been accepted as an expert in Avon-By-The-Sea, Ocean Township, Rumson, Point Pleasant, Manasquan and Wall Township.

The Board accepted Mr. Nemerget's credentials.

Mr. Nemerget displayed exhibit A-1 and described the photo of the existing structure. It is a 2 ½ story structure with a one-story covered porch and a one-story garage. The existing porch wraps around to Scarba Street and is partially enclosed. The roof line is the same.

Mr. Nemerget displayed exhibit A-2 and described the proposal to rebuild the existing covered porch, leaving the roof in place. The floor, windows, walls and footings will be replaced. The volume will not be changed and the reconstruction will be within the existing footprint of the porch facing Scarba Street. The existing roof will be reused. There will be no expansion of size of the existing porch.

Mr. Nemerget testified that there is a two-story addition proposed off the back of the house. The first floor kitchen will be renovated and a small half bath will be added, as well as a small covered porch. There is currently a small covered porch on the house. This entry has the most traffic in an out of the house due to the use of the detached covered garage.

Mr. Nemerget testified that the setback of the existing porch on Scarba Street is 9.4 feet and is in existing condition. It is proposed to maintain the setback and it will not be changed. The two-story addition is being setback in alignment of the main volume of the home, increasing the setback. The existing side yard setback on the east side of the property is 5ft and an existing non-conformity that will not be expanded. It is proposed to maintain the 5.2ft side yard setback.

Mr. Nemerget displayed exhibit A-5, sheet A2.0 which depicts the proposed renovations of the four elevations. The covered porch will have a similar look. The roof is not changing. The two-story addition's volume starts at the main volume of the house.

Mr. Nemerget testified that the maximum building coverage areas that is permitted is 25%, where 22.3% is proposed and is conforming. The maximum impervious surface coverage is 37%, where 45% is permitted and is conforming. The four variances that are being requested relate to conditions that are existing. The lot is undersized at 9,100sqft, where 15,000sqft is required. The width of the property is 50ft where 75ft is required. The front yard setback exists at 25.5ft where 50ft is required. The front yard side yard setback is an existing condition at 9.4ft. The proposed height is currently existing at 30.6ft and well below the maximum permitted of 35ft.

Mr. Nemerget described additional renovations to the interior on sheet A1.1. There is no work proposed for the half story. The second floor currently has three bedrooms and one bathroom. The master bedroom will be extended over the first floor. A closet will be added. The bathroom will remain the same.

Mr. Nemerget stated that there will be no negative impact.

Mr. Nemerget stated that with the granting of the variance there will be a more desirable visual environment and the program of the house will be more reasonable.

Mr. Papp questioned the different finishes on the exterior.

Mr. Nemerget stated that the intent is to match the existing siding. It is proposed for the addition to match the house, which has shaker siding.

Board Attorney Brown asked for testimony regarding the comments of the Borough Engineer report. Generator specifications, direction of the exhaust were discussed. The generator will be a Guardian Series Generac 22Kw natural gas powered generator that measures 4ft x 2ft x 30in. Specifications have been submitted.

Mr. Papp asked about screening the generator.

Mr. Nemerget testified that they anticipate landscaping to be placed in the location as you round the corner of the garage which would block the view of the generator from the road.

Mr. Fernicola stipulated the condition that landscape buffering be installed around the generator would be met.

Board Attorney Brown stated that the condition would be included in the resolution.

Mr. Nemerget stated there are beautiful trees on the property and no trees will not be affected as a result of the property.

Board Attorney Brown noted for the record that there was only one audience member and it was the applicant.

UPON MOTION of Mr. Weaver, seconded by Mr. Wasilishen, carried, public comment was closed.

Board Attorney Brown noted that though the Board is a joint Board, the Board would be considered acting in the capacity of a Planning for this variance application. Only nine members present can vote.

Board Secretary Kneser stated that Ms. Gatsch was an alternate and would be excluded from the vote.

Chairman Papp opened the floor to the Board for questions. There were none.

Board Attorney Brown stated that, if approved the memorialization would include the positive criteria that the proposal is enhancing the physical environment and there is no negative impact on the neighborhood. The memorialization would also include stipulations agreed to in reference to the comments raised by Engineer Avakian's letter previously presented.

UPON MOTION of Ms. Heinz, seconded by Mr. Menditto, carried, the variances were granted.

ROLL CALL:

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

Opposed: None

Ineligible: Ms. Gatsch

Abstain: None

Board Attorney Brown noted that the memorialization of the resolution is scheduled for the next meeting on August 20, 2018.

Mr. Fernicola and Mr. Nemerget thanked the Board and left the meeting.

The Board had a discussion regarding invasive species plants within the Borough. The Board decided that they would bring the matter to Council within the next few months. The Board asked that Board Attorney Brown construct letters to Council requesting the need for an ordinance to control invasive species within the Borough and for the Zoning Officer to have extended hours to enforce the ordinance. The letters would also make the request that the Zoning Officer have additional hours to monitor the Borough and projects that have been granted variances for compliance.

Board Attorney Brown will forward the letters to Chairman Papp and then they will be discussed at an upcoming meeting to develop a detailed plan of what will be presented to the Council.

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

ROLL CALL:

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

Opposed: None

Ineligible: None

Abstain: None

Approved: _____
Mr. Papp, Chairman

Attest: _____
Gina Kneser, Secretary