**BOROUGH OF INTERLAKEN**

**MINUTES- PLANNING BOARD**

**MARCH 16, 2015, 7:30 P.M.**

**BOROUGH HALL, 100 GRASMERE AVE**

An organizational meeting of the PLANNING BOARD of the Borough of Interlaken, Monmouth County, New Jersey was held on March 16, 2015 at 7:30 p.m. in the Borough Hall.

Chairman Tilton, 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: Ms. Dalton, Ms. Heinz, Mr. Menditto, Mr. Miller, Mr. Papp, Mr. Tilton, Ms. Umfrid,

Mr. Wasilishen

Absent: Mr. Gunn

Also Present: Planning Board Attorney Sanford Brown, Planning Board Secretary Gina Kneser, Planning Board Engineer/Planner Peter Avakian

The following representatives from Township of Ocean Sewerage Authority were also in attendance: John Bonello, Richard Bernhardt, William Schmeling, Henry Martynuak and Lisa DiFranza

UPON MOTION of Mr.Papp, seconded by Ms. Umfrid, carried, the Board approved the minutes of February 16, 2015 meeting. Councilman Miller abstained from the vote.

Township of Ocean Sewerage Authority (TOSA) presented the plans and project details of the Capital Project Review for the Pump Station.

Mr. John Bonello, TOSA General Council, stated that TOSA will be making necessary upgrades to the pump station at the cost of nearly $3 million.

Mr. Henry Martynuak,TOSA Engineer, presented the plan for the pump station. Plans for the building were revealed. The building will be put on an almost identical footprint as the current building. Details regarding the necessary equipment and upgrades to the pumps were presented. All necessary permits have been received. Mr. Martynuak stated there would be 270 days of expected construction during which some short periods of bypass will be necessary.

Mr. Papp asked if there would be any conflict with the current bridge replacement project in process by the County.

Mr. Martynuak stated that adjustments to the proposed driveway may be necessary.

Councilman Miller asked about the metering of the flow from Interlaken during the bypass process.

Mr. Martynuak stated that the interception and reconnection would cause minimal interruption of flow.

Mr. Smelling stated that metering will be recalibrated after the transfer.

There was some discussion between the Board, Board Engineer/Planner Avakian and the TOSA representatives regarding inflow through manhole covers. It was determined that the manhole covers are part of a separate project.

Councilman Miller asked whether there would be assessments to Interlaken for the improvements or will the payment be included within the rate.

Mr. Smelling stated that rates will not change. This statement was included as part of the proposal submitted to the State for project funding.

Board Attorney Brown stated that this is a Capital Project. The Board should understand that it can only give recommendations.

Ms. Dalton asked what the total height of the building is going to be and how much cement will be showing at the foundation of the building.

Mr. Martynuak stated the height would be 22 ½ feet. Three feet of cement will be showing at the foundation.

Board Engineer/Planner Avakian stated that the proposed elevation of the building conforms to requirements in the Borough Ordinance. Waste disposal systems shall be located to avoid impairment to them or contamination during flooding.

Mr. Bonello stated that this pump station services Interlaken, Loch Arbour, Allenhurst and one third of Ocean Township. Mr. Bonello stated that if sand bags were not put in place around the current pump station during Superstorm Sandy, the Borough would not have had any sewer system capabilities until a bypass could be constructed.

Mr. Bonello stated that this station is very important to the system. It is the first one being replaced.

Ms. Lisa DiFranza, PE of Mazur, presented the landscaping plan that was developed under the direction of a landscape architect. Ms. DiFranza stated that the intention of the plan is to soften the look of the building and concrete.

Ms. DiFranza stated that there would be nothing to distract from the lake view. Evergreens and deciduous plants will be used. Low lying shrubs will be used around the foundation. Vegetation will be added to the back of the building. The front will be seeded.

Ms. DiFranza stated that there has been no decisions made regarding color scheme of the building. There will be a vinyl shake. The matter is open for suggestions.

Councilman Miller asked who would be responsible for maintenance of landscaping.

Mr. Bonello stated the property still belongs to TOSA so they will be responsible.

Ms. Dalton asked about irrigation for the new plantings.

Ms. DiFranza stated that typically TOSA will maintain the plantings for the first two years to make sure it comes to full growth. Ms. DiFranza stated that there is no plan for an irrigation system at this time.

Board Attorney Brown asked if TOSA would commit to supplying a water source. Board Attorney Brown stated that it has been his experience that new plantings die in the salt air, if there is no sprinkler system for maintenance. There would be negative impact to the community, if the plantings cannot be maintained.

The Board and Board Engineer/Planner Avakian had additional discussion regarding landscape maintenance and the building aesthetics with Mr. Bonello and Mr. Bernhardt.

The Board agreed that Board Engineer/Planner Avakian will work with TOSA in regard to decisions pertaining the building aesthetics and details and return to the Board at the April meeting to discuss recommendations.

Mr. Bonello and Board Attorney Brown discussed the 45 day deadline for recommendations by the Board. Approvals and permits for the building are locked in with the State and other federal agencies, but there is flexibility in the aesthetics area of the project. Mr. Bonello stated that this is a Capital Review project. All of the recommendations will be reviewed and accepted or not, but after 45 days it is not binding. Mr. Bonello stated that he cannot conceive that TOSA would permit something that would become controversial, especially if they have the ability to do it within the framework of the budget and timeframe. Bonello said that the color scheme and the precise plan has not been chiseled in stone.

Mr. Bonello stated that the result of this process is that TOSA will receive a letter with the Board’s recommendations after significant cooperation with the Board, Board Engineer/Planner Avakian and TOSA.

Chairman Tilton and Borough Engineer/Planner Avakian thanked the TOSA representatives for their presentation and the representatives left the meeting at this time.

Borough Engineer/Planner Avakian presented a review of Ordinances 2015-2 “An Ordinance of the Borough of Interlaken Amending Chapter XXVIII Development Fee Schedule” & 2015-3 “Amending and Supplementing the Revised General Ordinances of the Borough of Interlaken”. After review by Borough Engineer/Planner Avakian, the Planning Board finds these ordinances consistent with the current Interlaken Master Plan.

UPON MOTION of Mr. Wasilishen, seconded by Mr. Papp, carried, Ordinances 2015-2 & 2015-3 have been found by the Planning Board to be consistent with the current Master Plan and will be returned to Borough Council for adoption.

ROLL CALL:

Present: Ms. Dalton, Ms. Heinz, Mr. Menditto, Mr. Miller, Mr. Papp, Mr. Tilton, Ms. Umfrid,

Mr. Wasilishen

Absent: Mr. Gunn

Borough Engineer/Planner Avakian discussed the requirements of a Master Plan review, which must be completed by March of 2017.

The Board briefly discussed the review process. The Board tabled the discussion until the May meeting, so that Board members can have time to familiarize themselves with the current Master Plan.

Mr. Miller agreed to check the scrolling feature of the calendar on the Borough website at Ms. Heinz’s request.

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

ROLL CALL:

Present: Ms. Dalton, Ms. Heinz, Mr. Menditto, Mr. Miller, Mr. Papp, Mr. Tilton, Ms. Umfrid,

Mr. Wasilishen

Absent: Mr. Gunn

 Approved:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Richard Tilton, Chairman

Attest:

 Gina Kneser, Secretary