

**BOROUGH OF INTERLAKEN
MINUTES- PLANNING BOARD
MARCH 16, 2026
7:30 PM BOROUGH HALL, 100 GRASSMERE AVENUE**

A meeting of the PLANNING BOARD of the Borough of Interlaken, Monmouth County, New Jersey was held on March 16, 2026, at 7:30 p.m. in the Borough Hall.

Chairman Papp opened the meeting, announced that the meeting was being held in accordance with the Open Public Meeting Act, that Notice of the meeting had been published in the Coaster and the Asbury Park Press and all the public notices were published according to PL 2025 C. 72. The announcement was followed by the Pledge of Allegiance.

ROLL CALL:

Present: Chairman Papp, Vice Chairwoman Umfrid, Councilman Blasucci, Mr. Tilton, Mr. Wasilishen, Ms. Kapp, Ms. Heinz, Ms. Cernigliaro

Also Present: Planning Board Attorney Kevin Kennedy, Planning Board Engineer/Planner Peter Avakian and Planning Board Secretary Lori Farruggia

Absent: Ms. Dalton, Ms. Kane

Planning Board Attorney Kevin Kennedy swore in the following members for the Reorganization of the Board.

<u>Name</u>	<u>Class</u>	<u>Term Expiration</u>
Richard Tilton	Class IV	12/31/2029
Leonard Blasucci	Class III	12/31/2026
Lori Farruggia	Board Secretary	12/31/2026

NOMINATIONS AND APPOINTMENT OF CHAIRPERSON:

UPON MOTION of Mr. Wasilishen, seconded by Councilman Blasucci, carried, that Thomas Papp be and hereby is nominated to serve as Chairperson of the Planning Board for 2026. There were no further nominations.

WHEREAS, the need exists to appoint a Chairperson of the Borough of Interlaken Planning Board.

NOW THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Interlaken that Thomas Papp be and he is hereby appointed as Chairperson for the term through December 31, 2026.

ROLL CALL:

Ayes: Chairman Papp, Councilman Blasucci, Vice-Chairwoman Umfrid, Mr. Tilton, Mr. Wasilishen, Ms. Kapp, Ms. Heinz, Ms. Cernigliaro

Nays: None

Absent: Ms. Dalton and Ms. Kane

NOMINATIONS AND APPOINTMENT OF VICE-CHAIR PERSON:

UPON MOTION of Ms. Heinz, seconded by Chairman Papp, carried, that Kathryn Umfrid be and hereby is nominated to serve as Vice-Chairperson of the Planning Board for 2026. There were no further nominations.

WHEREAS, the need exists to appoint a Vice-Chairperson of the Borough of Interlaken Planning Board.

NOW THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Interlaken that Thomas Papp be and he is hereby appointed as Vice-Chairperson for the term through December 31, 2026.

ROLL CALL:

Ayes: Chairman Papp, Vice-Chairwoman Umfrid, Councilman Blasucci, Mr. Tilton, Mr. Wasilishen, Ms. Kapp, Ms. Heinz, Ms. Cernigliaro

Nays: None

Absent: Ms. Dalton and Ms. Kane

RESOLUTION 2026-1: APPOINTING BOARD ATTORNEY- KEVIN KENNEDY, ESQ.

**RESOLUTION APPOINTING KEVIN KENNEDY, ESQ. OF
LAW OFFICES OF KEVIN KENNEDY, LLC
TO SERVE AS ATTORNEY TO THE
INTERLAKEN PLANNING BOARD**

2026-1

WHEREAS, the Interlaken Planning Board is a duly organized Planning Board (hereinafter referred to as “Planning Board” or “Board”) having a principal office at 100 Grasmere Avenue, Interlaken, NJ; and

WHEREAS, there is a need for the Planning Board to retain the services of a Board Attorney in order to represent its interests; and

WHEREAS, under separate cover, the Borough of Interlaken solicited proposals for the said Attorney position under the Fair and Open Process, as set forth in N.J.S.A. 19: 44A-20.5 et seq.; and

WHEREAS, Kevin Kennedy, Esq. submitted a conforming Proposal; and

WHEREAS, the Planning Board is of the opinion that appointment of Kevin Kennedy, Esq. will be in the best interest of the Planning Board;

NOW, THEREFORE, BE IT RESOLVED, by the Interlaken Planning Board as follows:

1. That the Interlaken Planning Board is hereby authorized to award a Contract to Kevin Kennedy, Esq., so as to represent its interests, as Board Attorney, in connection with all Planning Board matters.
2. That the compensation associated with the said representation shall be set forth in the attached proposal. (Additionally, the Proposal for Services, as submitted by Kevin Kennedy, Esq. is incorporated herein at length.)
3. That the Board Chair, Vice-Chair, and Secretary are hereby authorized to sign the said Professional Service Contract.
4. That any payments to be tendered under the said Contract shall be subject to the Borough's Chief Financial Officer confirming that funds are available for the stated purpose.
5. That in accordance with New Jersey Law, notice of the subject appointment shall be published in the Borough's official newspaper.
6. That the within Resolution / Appointment shall be subject to all Prevailing State Statutes / Borough Ordinances, as the same may be amended from time to time. Additionally, the appointed individual shall comply with all Prevailing "Pay to Play" Certifications as the Borough of Interlaken may require.

UPON MOTION of Vice-Chairwoman Umfrid seconded by Chairman Papp, carried, the Board approved the appointment of Kevin Kennedy, Esq.

ROLL CALL:

Ayes: Chairman Papp, Vice-Chairwoman Umfrid, Councilman Blasucci, Mr. Tilton, Mr. Wasilishen, Ms. Kapp, Ms. Heinz, Ms. Cernigliaro

Nays: None

Absent: Ms. Dalton and Ms. Kane

Kevin Kennedy, Esq. thanked the Board and expressed how it is such a pleasure to serve on the Board for these many years.

RESOLUTION 2026-2: APPOINTING BOARD ENGINEER/PLANNER – PETER AVAKIAN, P.E.

**RESOLUTION APPOINTING PETER AVAKIAN, P.E. OF
LEON S. AVAKIAN INC TO SERVE AS ENGINEER TO THE INTERLAKEN PLANNING
BOARD**

2026-2

WHEREAS, the Interlaken Planning Board is a duly organized Planning Board (hereinafter referred to as “Planning Board” or “Board”) having a principal office at 100 Grasmere Avenue, Interlaken, NJ; and

WHEREAS, there is a need for the Planning Board to retain the services of a Board Engineer in order to represent its interests; and

WHEREAS, under separate cover, the Borough of Interlaken solicited proposals for the said Engineering position under the Fair and Open Process, as set forth in N.J.S.A. 19: 44A-20.5 et seq.; and

WHEREAS, Peter Avakian, P.E. of Leon S. Avakian, Inc. submitted a conforming Proposal; and

WHEREAS, the Planning Board is of the opinion that appointment of Peter Avakian, P.E. of Leon S. Avakian, Inc will be in the best interest of the Planning Board;

NOW, THEREFORE, BE IT RESOLVED, by the Interlaken Planning Board as follows:

1. That the Interlaken Planning Board is hereby authorized to award a Contract to Peter Avakain, P.E. of Leon S. Avakian, so as to represent its interests, as Board Engineer, in connection with all specified Planning Board matters.

That the compensation associated with the said representation shall be as set forth in the attached Proposal. (Additionally, the Proposal for Services, as submitted by Peter Avakian, P.E. of Leon S. Avakian is incorporated herein at length.)

2. That the Board Chair, Vice-Chair, and Secretary are hereby authorized to sign the said Professional Service Contract.
3. That any payments to be tendered under the said Contract shall be subject to the Borough's Chief Financial Officer confirming that funds are available for the stated purpose.
4. That in accordance with New Jersey Law, notice of the subject appointment shall be published in the Borough's official newspaper.
5. That the within Resolution / Appointment shall be subject to all Prevailing State Statutes / Borough Ordinances, as the same may be amended from time to time. Additionally, the appointed individual shall comply with all Prevailing "Pay to Play" Certifications as the Borough of Interlaken may require.

UPON MOTION of Mr. Tilton, seconded by Chairman Papp, carried, the Board approved the appointment of Peter Avakian, P.E.

ROLL CALL:

Ayes: Chairman Papp, Vice-Chairwoman Umfrid, Councilman Blasucci, Mr. Tilton, Mr. Wasilishen, Ms. Kapp, Ms. Heinz, Ms. Cernigliaro

Nays: None

Absent: Ms. Dalton and Ms. Kane

RESOLUTION 2026-3: APPOINTING THE BOARD SECRETARY- LORI FARRUGGIA

**CONFIRMING APPOINTMENT OF PLANNING BOARD SECRETARY,
LORI FARRUGIA**

2026-3

BE IT RESOLVED by the Planning Board of the Borough of Interlaken that it hereby appoints Lori Farruggia as Planning Board Secretary for a one (1) year term commencing March 16, 2026, through December 31, 2026 or until a successor is chosen;

UPON MOTION of Councilman Blasucci, seconded by Ms. Heinz, carried, the Board approved the appointment of Lori Farruggia, RMC.

ROLL CALL:

Ayes: Chairman Papp, Vice-Chairwoman Umfrid, Councilman Blasucci, Mr. Tilton, Mr. Wasilishen, Ms. Kapp, Ms. Heinz, Ms. Cernigliaro

Nays: None

Absent: Ms. Dalton and Ms. Kane

RESOLUTION 2026-4: DESIGNATING THE MEETING DATES

Designating the Meeting Dates for 2026

2026-4

WHEREAS, NOTICE IS HEREBY GIVEN, pursuant to N.J.S.A. 10.4 et.seq., the Open Public Meetings Act, that the following constitutes an amendment to the “ANNUAL NOTICE” of regular meetings of the PLANNING BOARD to be held in 2026.

Meetings are typically the third Monday of the month unless otherwise indicated.

All meetings will be held at Interlaken Borough Hall, 100 Grassmere Avenue, Interlaken, NJ 07712. The meetings will be at 7:30 p.m.

The following dates for regular meetings shall be:

February 23, 2026 *	August 17, 2026
March 16, 2026	September 21, 2026
April 20, 2026	October 19, 2026
May 18, 2026	November 23, 2026**
June 15, 2026	December 21, 2026
July 20, 2026	January 25, 2027*

*Meeting moved due to Holiday

** Meeting moved due to League of Municipalities Conference

UPON MOTION of Councilman Blasucci, seconded by Ms. Cernigliaro, carried, the Board approved the meeting dates.

ROLL CALL:

Ayes: Chairman Papp, Vice-Chairwoman Umfrid, Councilman Blasucci, Mr. Tilton, Mr. Wasilishen, Ms. Kapp, Ms. Heinz, Ms. Cernigliaro

Nays: None

Absent: Ms. Dalton and Ms. Kane

RESOLUTION 2026-4: DESIGNATING THE OFFICIAL NEWSPAPERS

**RESOLUTION APPROVING OFFICIAL NEWSPAPER
FOR THE BOROUGH OF INTERLAKEN
PLANNING BOARD**

2026-5

BE IT RESOLVED, by the Interlaken Planning Board that the Coaster, 1011 Main Street, Asbury Park, NJ 07712 and the Asbury Park Press, 3600 State Route 66, Neptune, NJ 07753 are hereby designated as Official Newspapers for notices and matters as may be deemed necessary, according to law.

UPON MOTION of Councilman Blasucci, seconded by Ms. Cernigliaro, carried, the Board approved the official newspapers.

ROLL CALL:

Ayes: Chairman Papp, Vice-Chairwoman Umfrid, Councilman Blasucci, Mr. Tilton, Mr. Wasilishen, Ms. Kapp, Ms. Heinz, Ms. Cernigliaro

Nays: None

Absent: Ms. Dalton and Ms. Kane

Board Attorney Kennedy provided an update to the new state law regarding public notice for legal ads and indicated that the Planning Board and the Borough are fully in compliance with the new law.

RESOLUTION 2026-6: APPROVING SUBMISSION OF 2025 REPORT NJSA 40:55D-25C

**BOROUGH OF INTERLAKEN - PLANNING BOARD
100 Grassmere Avenue
Interlaken, New Jersey 07712**

2026-6

WHEREAS, the Planning Board is required, pursuant to N.J.S.A. 40:55D-70.1 and 40:55D-25 c., its role of acting as the Board of Adjustment, to review at least once a year its decisions on applications and appeals for variances, and to prepare and adopt by Resolution a report on its findings on Zoning Ordinance provisions which were subject of variance request and its recommendations for Zoning Ordinance amendments or revisions, if any; and

WHEREAS, the Board has prepared a report, has discussed same, and finds the report to be proper;

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Interlaken, as follows:

1. The report, a copy which is attached hereto and incorporated herein, is approved.
2. The Chair of the Board is hereby authorized to execute the 2025 report.
3. A copy of the report and the herein Resolution shall be forwarded to the Mayor and

Council.

UPON MOTION of Councilman Blasucci, seconded by Ms. Cernigliaro, carried, the Board approved the submission of the 2025 Report.

ROLL CALL:

Ayes: Chairman Papp, Vice-Chairwoman Umfrid, Councilman Blasucci, Mr. Tilton, Mr. Wasilishen, Ms. Kapp, Ms. Heinz, Ms. Cernigliaro

Nays: None

Absent: Ms. Dalton and Ms. Kane

APPROVAL OF MINUTES FOR NOVEMBER 17, 2025

UPON MOTION of Ms. Kapp, seconded by Ms. Cernigliaro, carried the minutes for November 17, 2025

Ayes: Chairman Papp, Vice-Chairwoman Umfrid, Councilman Blasucci, Mr. Tilton, Mr. Wasilishen, Ms. Kapp, Ms. Heinz, Ms. Cernigliaro

Nays: None

Absent: Ms. Dalton and Ms. Kane

APPROVAL OF MINUTES FOR DECEMBER 15, 2025

UPON MOTION of Councilman Blasucci, seconded by Mr. Wasilishen, carried the minutes for December 15, 2025.

Ayes: Chairman Papp, Vice-Chairwoman Umfrid, Councilman Blasucci, Mr. Tilton, Mr. Wasilishen, Ms. Kapp, Ms. Heinz, Ms. Cernigliaro

Nays: None

Absent: Ms. Dalton and Ms. Kane

APPLICATION: 723 GRASMERE AVENUE, BLOCK 11/LOT 13

An application was received on behalf of 723 Grasmere Avenue requesting approval from the Planning Board to demolish the existing rear deck and proposing a rear covered deck. The Applicant will also reduce the size of the paver patio.

Board Attorney Kennedy stated that he reviewed the Notice and determined the notice was sufficient and the Board can take jurisdiction of the matter.

The following documents were marked into evidence:

Exhibit A-1: Application Packet

Exhibit A-2: Completeness Letter dated December 4, 2025.

Exhibit A-3: Zoning Denial Letter dated November 17, 2025

Exhibit A-4: An architectural plan consisting of six (6) sheets prepared by Anthony J. Church, R.A. of ARCH Design Studios, dated November 21, 2024, with the latest revisions dated December 9, 2025.

Exhibit A-5: A plan survey consisting of one (1) sheet prepared by Charles O' Malley P.L.S. of Charles O' Malley, P.L.S. LLC dated October 15, 2024, with no revision.

Exhibit A-6: Series of (5) Photographs

Exhibit A-7: Review Memorandum dated January 14, 2026.

Board Attorney swore in Board Engineer Peter Avakian, P.E.

With Chairman consent, Board Attorney swore in Applicant/Property Owner Tracey Ricco and Builder Michael Kawoczka.

Ms. Ricco spoke about the demolition of the current deck that is in need of repair and her proposed replacement with a new covered deck. This deck will be in the same location, but it will be bigger by 84 square feet. She stated that a stone pathway is planned to be removed allowing for less lot coverage. Ms. Ricco is requesting to change the location of the stairs so that the deck can be entered from the driveway side. Ms. Ricco discussed the variances, and her current side yard setback is five (5) feet. Ms. Ricco presented photographs for the Board to review that were entered into the record as Exhibit A-8. Ms. Ricco discussed the current side yard setback and the exit from her back doors. The current lot coverage being 47 % impervious coverage will be reduced to 46.2% with the new deck and removal of pavers.

Ms. Ricco and Mr. Kawoczka discussed the grading of the property and how the drainage would be managed. Chairman Papp questioned the drainage down spouts. Ms. Ricco stated there would be no changes and currently there are no runoff issues onto neighboring properties.

Ms. Ricco discussed the many repairs that have been made to the deck and since the existing deck is wood it is time to replace it in full, so it is safe.

Ms. Ricco stated that pavers will be removed because the new location of the stairs will be in that location. The intention is to landscape with grass and plantings to any areas that remain open once the pavers are removed.

Ms. Ricco testified that the driveway, trees and all current plantings are remaining untouched.

Chairman Papp opened the floor for Board Member comments or questions.

Councilman Blasucci and Ms. Ricco had a brief discussion regarding the side yard setback and how the deck will be in line with the rest of the building.

Chairman Papp asked for comments from Board Engineer Avakian. Board Engineer Avakian spoke to the hardship of the non-conforming lot and recapped the variance requests made by the applicant. Board Engineer Avakian wanted to ensure there was testimony regarding any proposed driveway improvements due to a new ordinance regarding driveways on non-conforming lots. Ms. Ricco testified that she does not foresee any changes to the driveway and she would refer to the new ordinance should anything occur in the future.

A brief discussion was had between Board Members and the Applicant regarding drainage, down spouts and ensuring that neighbors are not impacted.

With no further comments from the Board, Chairman Papp opened the floor for public comment relative to this application.

With no comments made, he closed the floor.

UPON MOTION, Councilman Blasucci approved, seconded by Ms. Heinz, carried the variances be granted for the Application of 723 Grasmere Avenue, Block 11, Lot 13 as shown on exhibits presented, any and all variances and conditions/stipulations (if any) will be set forth in the Resolution. The Resolution will be memorialized at the next scheduled Planning Board Meeting to be held on April 20, 2026.

Ayes: Chairman Papp, Vice-Chairwoman Umfrid, Councilman Blasucci, Mr. Tilton, Mr. Wasilishen, Ms. Kapp, Ms. Heinz, Ms. Cernigliaro

Nays: None

Absent: Ms. Dalton and Ms. Kane

APPLICATION: 2 WICKAPECKO DRIVE BLOCK 10.01/LOT 13

An application was received on behalf of 2 Wickapecko Drive requesting approval from the Planning Board for construction of a roofed overhang above the main entrance to the dwelling.

Board Attorney Kennedy stated that he reviewed the Notice and determined the notice was sufficient and the Board can take jurisdiction of the matter.

The following documents were marked into evidence:

Exhibit A-1: Application Packet

Exhibit A-2: Zoning Officer Denial Letter

Exhibit A-3: Incompleteness Letter prepared by Leon S. Avakian Inc. dated November 21, 2025

Exhibit A-4: A survey of the property consisting of one (1) sheet prepared by Charles Surmonte, P.E. & P.L.S. dated March 8, 2024, with no revisions.

Exhibit A-5: A proposed improvement plan consisting of one (1) sheet hand drawn by the homeowner

Exhibit A-6: Two pictures (Angle #1 and #2) showing the existing condition and proposed condition

Exhibit A-7: Two (2) black and white pictures showing existing condition.

Exhibit A-8: A rendering consisting of six (6) sheets prepared by the homeowner, with sheet number A01-A04 and A06 dated December 2, 2025, and sheet number A06 dated January 2, 2026.

Exhibit A-9: Completeness Letter prepared by Leon S. Avakian dated January 14, 2026

Board Attorney swore in Board Engineer Peter Avakian.

With Chairman consent, Board Attorney swore in Applicant/Property Owner Patricia Hartman and Kurt Hartman.

Ms. Hartman testified how her home is on the property line. She discussed how she is asking for a variance to place a small overhang over the main entrance to her home to protect her from weather. She also expressed that this change would allow for aesthetic symmetry because it would now match an older door.

Mr. Hartman spoke about the overhang and how it will not pass the property line, it will be simply covering the doorstep.

Chairman Papp asked for comment from Board Engineer regarding the dimensions of the small roof overhang. Board Engineer Avakian commented that this is such a simple application to come before the Board but its elements to make the improvement are difficult because the doorstep is basically on the property line. The property line runs along the driveway and what they are proposing is very practical. Board Engineer Avakian commended the Applicant for making a change as requested to be in line with the property line. The roof overhang is six (6) feet in its entirety from the house toward driveway but only overhangs the porch by two and a half (2 ½) feet and only one and a half (1 ½) feet past the eaves.

Chairman Papp confirmed that the overhang does not protrude out onto the driveway. Board Engineer Avakian explained that the overhang only protrudes out over the step and the column to support it. It does not extend out into the driveway. It is not extended past the property line. As a condition of any anticipated Board approval, the Applicant shall provide an as-built survey confirming the roof overhang is entirely located within the property boundaries of 2 Wickapecko Drive.

Chairman Papp opened the floor for Board questions and comments.

Vice-Chairwoman Umfrid questioned the design of the home and how the main door looks to be changed from location. A brief discussion was had regarding the original door being closed off by previous owners and this being the usable door as the main entrance.

A brief discussion was had regarding the turnaround space for vehicles on the shared driveway. It was noted that any use of the shared driveway will not be impacted as there is a walkway that is incorporated into the shared driveway so the access will not be affected.

With no further comments from the Board, Chairman Papp opened the floor for public comment relative to this application.

With no comments made, he closed the floor.

UPON MOTION, Ms. Heinz approved, seconded by Ms. Kapp, carried the variances be granted for the Application of 2 Wickapecko Drive, Block 10.01/ Lot 13 as shown on exhibits presented, any and all variances and conditions/stipulations (if any) will be set forth in the Resolution. The Resolution will be memorialized at the next scheduled Planning Board Meeting to be held on April 20, 2026.

Ayes: Chairman Papp, Vice-Chairwoman Umfrid, Councilman Blasucci, Mr. Tilton, Mr. Wasilishen, Ms. Kapp, Ms. Heinz, Ms. Cernigliaro

Nays: None

Absent: Ms. Dalton and Ms. Kane

APPLICATION: 510 WINDERMERE AVE BLOCK 10/LOT 23

This application was carried from the November 17, 2025 Meeting.

Board Attorney Kennedy indicated that new evidence was submitted since the last meeting.

The following documents were marked into evidence:

Exhibit A-6: Leon S. Avakian Memo dated December 1, 2025.

Exhibit A-7: Leon S. Avakian Memo dated January 14, 2026

Exhibit A-8: A survey of property consisting of one (1) sheet prepared by Charles Surmonte, P.E. and P.L.S., dated revised through December 15, 2025, adding west side fencing and grading, as requested by the Planning Board.

Board Attorney Kennedy confirmed that Board Member Richard Tilton listened to the recording of the last meeting, signed the affidavit and is eligible to hear this carried matter and to vote.

Exhibit B-1: Signed Certification that Board Member Tilton reviewed the transcript of the November 17, 2025, Planning Board Meeting.

Board Attorney swore in Board Engineer Peter Avakian as well as swore in applicants Jack and Elena Habert for the continuation of the application hearing.

Vice Chairwoman Umfrid recused herself from the dais as her property is within 200ft of the applicant.

Chairman Papp asked the applicants to discuss the new survey that was submitted to the Board. Mr. Habert expressed the reason for building a fence is because they believe there is a safety hazard that is presented by a drop-off into the lake. He testified that the Board requested topography to indicate the height of any drops next to the property. Mr. Habert discussed the submitted topographical survey which shows the height, indicating he was unsure of the exact measurements.

Chairman Papp asked Board Engineer Avakian to speak to the topographical survey and heights that were recorded. Board Engineer Avakian explained the different elevations along the property as shown on the topographical survey. The topographic survey indicates varying elevations between fifteen (15) and two (2) feet.

Mr. and Mrs. Habert reiterated their concerns about their young children playing and having an accident without a fence. They testified that they understand that hardships are considered by the Board and they feel the safety of their children is important.

A brief discussion was had regarding the need for a permit to install a fence and that if a permit was received from the beginning the limits of the fence would have been determined by the Zoning Officer. Mr. and Mrs. Habert shared that they did not know that they needed a permit and understood that this was not the correct process.

Councilman Blasucci shared that as a member of the Council and liaison to the Planning Board he sits as a voting member of the Board to ensure that the Code that is written by the Governing Body is adhered to and while he feels for their situation, the law prohibits fences in the front yard. He feels that this law is an important one that is supported by the Governing Body.

Ms. Heinz concurred with Councilman Blasucci stating that she also feels for the Habert's situation but shared that she observes her neighbors, who have a drop off by the lake, monitoring their children while they are in the yard. She offered that a solution may be to install bushes or shrubbery instead. It would deter children while they were also being watched by whoever cares for them.

Mr. Habert disagreed with the idea of planting and reiterated that he feels the safe solution is being allowed to keep the fence in the front yard.

Ms. Kapp stated that there is a legal way of handling this issue but planting as much as needed. There are legal ways to protect.

With no further discussion by Board Members, Chairman Papp opened the floor for public comment.

Bill Saloukas, 519 Windermere Avenue, was sworn in by Board Attorney Kennedy. Mr. Saloukas stated that as a neighbor, the fence is definitely visible. He stated he was in the home at 510 Windermere many times with the prior owners. There is a fence around the pool and the backyard which made the area safe and enjoyed by all. He expressed his upset that the proper permitting was not received prior to the installation. He asked the Board to deny this application, have the applicants apply for a fence legally and install one that meets the current ordinances regarding fences in the front yard.

With no further comments, Chairman Papp closed the floor for public comment.

A brief discussion was had regarding the exact portions of fence that were installed. After the determination made by Ms. Kapp bubbling the current survey, the Board discussed offering a possible compromise by considering a portion of the property the side yard due to the layout of a wall and building line that could

close in the steepest part of the slope. This would allow for a few panels to remain and all other panels in the front yard would be removed. Board Engineer Avakian explained the exact areas being discussed.

Chairman Papp posed a compromise to the applicants. Mr. and Mrs. Habert testified that they feel that safety is a hardship and would like the fence to remain.

UPON MOTION, of Ms. Kapp, seconded by Ms. Cernigliaro, carried the motion to deny the application at 510 Windermere Avenue, Block 10/Lot 23 for a fence in the front yard. The Resolution will be memorialized at the next scheduled Planning Board Meeting to be held on April 20, 2026.

Ayes: Chairman Papp, Councilman Blasucci, Ms. Kapp, Ms. Heinz, Ms. Cernigliaro

Nays: Mr. Tilton, Mr. Wasilishen

Ineligible: Vice-Chairwoman Umfrid

Absent: Ms. Dalton and Ms. Kane

Chairman Papp explained that the fence should be removed and if they would like to install a fence that complies with the ordinances, they need to submit a Zoning Permit Application for determination from the Zoning Officer. He encouraged the applicants to consider plantings like suggested.

OTHER BUSINESS:

Board Engineer Avakian spoke about a memo received from the Zoning Officer containing a revised plan for an approved Planning Board Application at 515 Woodmere Avenue. The revised plan that was submitted decreases the variance coverage that was requested during the approved application. Board Engineer Avakian shared that he and Board Attorney Kennedy believe that this can be approved administratively. Board Attorney Kennedy stated that the variance is being lessened to a degree this approval can be done administratively and does not require the applicant to return to the Board. Chairman Papp, Board Attorney Kennedy and Board Engineer Avakian spoke about administrative approvals and agreed this is a perfect example of when one should be granted.

There being no further business, and UPON MOTION of Councilman Blasucci, seconded by Ms. Kapp, carried that the meeting be adjourned.

Lori Farruggia, Board Secretary