

**BOROUGH OF INTERLAKEN
ORDINANCE NO. 2021-5**

AN ORDINANCE OF THE BOROUGH OF INTERLAKEN AMENDING AND SUPPLEMENTING CHAPTER XXVI "LAND USE AND DEVELOPMENT" TO PROVIDE FOR A R-C SINGLE-FAMILY RESIDENTIAL ZONE.

WHEREAS, the Borough of Interlaken Land Use Ordinances currently provide for two (2) Single Family Residential Zones, designated as R-A and R-B; and

WHEREAS, the Borough wishes to provide for an additional Single-Family Residential Zone, which will allow for a conditional use of a House of Worship, in addition to Single Family dwellings, public parks and playgrounds, municipal buildings, facilities and services essential to the operation of and solely intended for the needs of the Borough of Interlaken and family day care homes.

NOW, THEREFORE, BE IT ORDAINED, by the Borough Council of the Borough of Interlaken, in the County of Monmouth, State of New Jersey, as follows:

SECTION ONE. Article II "Establishment of Zones" in Chapter 26 "Land Use and Development", Section 26-9 is amended and supplemented as follows:

26-9 ZONES ESTABLISHED

For the purpose of this chapter, the Borough of Interlaken is divided into the following zones:

R-A Single Family Residential

R-B Single Family Residential

R-C Single Family Residential

SECTION TWO. Article II "Establishment of Zones" in Chapter 26 "Land Use and Development", Section 26-10 is amended and supplemented as follows:

26-10 ZONING MAP

The Zoning Ordinance and the Zone Map of the Borough of Interlaken be and the same are hereby amended and supplemented with respect to the R-A, R-B and R-C Single Family Residential Zone and the Official Zone Map as prepared by the Borough Engineer. (The Zone Map may be found as an attachment to this chapter.)

SECTION THREE. Article IV "Zone Regulations" in Chapter 26 "Land Use and Development", Section 26-35 is added to read as follows:

26-35 R-C SINGLE FAMILY RESIDENTIAL ZONE

a. In the R-C Single Family Residential Zone, no premises shall be used and no structure shall be erected, altered, or occupied for any purpose except the following:

1. Single Family dwellings;
2. Public parks and playgrounds; and
3. Municipal buildings, facilities and services essential to the operation of and solely intended for the needs of the Borough of Interlaken

provided same are subject to the general review and recommendation of the Planning Board.

4. Family day care home.

b. Permitted Accessory Uses

1. Private garage or carport for not more than three automobiles;
2. Private swimming pools;
3. Tool shed or similar storage building or domestic animal or pet housing not exceeding 120 square feet;
4. Outdoor barbecue structure;
5. Fences as regulated by Ordinance;
6. Home occupation;
7. Other customary accessory uses and structures which are clearly incidental to the principal structure and use, such as but not limited to flag poles, swing sets and ground mounted basketball nets.

c. Area, Yard and Building Requirements. As specified in the Schedule set forth for the R-A Single Family Residential Zone except in any case where the Schedule contradicts any material set forth in subsection d as to Conditional Uses below, the

material in subsection d as to Conditional Uses shall control. The material in subsection d below on Conditional Uses will not apply to any other uses.

d. Conditional Uses

1. Houses of Worship Churches and similar places of worship, parish houses, convents, and libraries that are owned and operated by duly incorporated religious organizations designed or intended for worship shall be permitted in R-C zone within the Borough of Interlaken, subject to the following limitations and requirements:

- a. The minimum lot size shall be one-half (1/2) acre for each building and accessory buildings. One (1) each parish house, convent, church school and church library may be constructed as part of a building used as a church or similar place of worship, or in an accessory building but, in no case will there be permitted more than one (1) principal building and one (1) accessory building on any one lot.
- b. The minimum front yard depth shall be twenty-five (25) feet.
- c. The minimum side yard shall be twenty-five (25) feet on either side.
- d. The minimum rear yard depth shall be fifty (50) feet.
- e. The minimum street frontage shall be two hundred (200) feet.
- f. The maximum building height shall be two (2) stories, not to exceed fifty (50) feet to the highest point of any building, exclusive of chimneys, steeples and similar items.
- g. Maximum Impervious Coverage shall be sixty (60%) percent;

- h. Parking areas shall be located only in the side yards and rear yard and not in the buffer strips required by paragraph i. below. Off-street parking shall be provided at the ratio of one off-street parking space for each three seats in the church or 72 inches of pew length.
- i. Buffer strips ten (10) feet in width with planting, as indicated by the location and existing trees and undergrowth, shall be maintained all along the side lines and rear line. No trees shall be removed in the buffer strips unless approved by the Planning Board.
- j. There shall be a minimum of one (1) separate ingress and the one (1) separate egress from and to a public street, collector road, or arterial road.
- k. No building permit shall be issued unless a site plan has been approved by Resolution of the Planning Board.

SECTION FOUR. All other sections and subsections of the Borough Code will remain unaltered.

SECTION FIVE. If any section, subsection, paragraph, sentence or other portion of this Ordinance be adjudged by a Court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance.

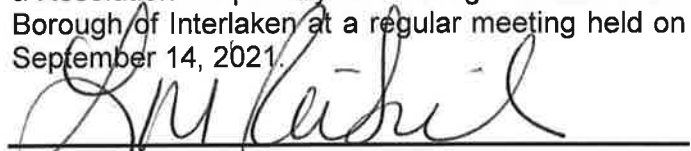
SECTION SIX. All ordinances or parts thereof inconsistent with the provisions

of this Ordinance are hereby replaced to the extent of such inconsistencies.

SECTION SEVEN. This Ordinance shall take effect immediately upon its final passage and publication according to law.

ORDINANCE READING	DATE
1ST READING BY TITLE:	September 14, 2021
2ND READING BY TITLE:	

I, Lori Reibrich, Clerk of the Borough of Interlaken, do hereby certify that the foregoing is a true copy of a Resolution adopted by the Borough Council of the Borough of Interlaken at a regular meeting held on September 14, 2021.



Lori Reibrich, RMC
Borough Administrator/Clerk

Record of Vote	Mayor Nohilly	Council President Butler	Councilwoman Horowitz	Councilman Watson	Councilwoman Maloney	Councilman Delia	Councilman Franks
Motion to Approve							X
Motion to Second			X				
Approved		X	X	X	X	X	X
Opposed							
Not Voting/Recuse							
Absent/Excused							