

**BOROUGH OF INTERLAKEN  
MINUTES- PLANNING BOARD  
SEPTEMBER 15, 2025 7:30 P.M.  
BOROUGH HALL, 100 GRASSMERE AVENUE**

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A meeting of the PLANNING BOARD of the Borough of Interlaken, Monmouth County, New Jersey was held on September 15, 2025, at 7:30 p.m. in the Borough Hall.

Chairwoman Umfrid opened the meeting, announced that the meeting was being held in accordance with the Open Public Meeting Act and that Notice of the meeting had been published in the Coaster and Asbury Park Press. The announcement was followed by the Pledge of Allegiance.

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ROLL CALL:

Present: Vice Chairwoman Umfrid, Ms. Dalton, Mr. Wasilishen, Ms. Kane, Ms. Kapp, Ms. Cernigliaro and Ms. Heinz

Also Present: Planning Board Attorney Kevin Kennedy and Planning Board Secretary Gina Kneser

Absent: Chairman Papp, Councilman Blasucci and Mr. Tilton,

UPON MOTION of Ms. Kane seconded by Mr. Wasilishen carried, the Board approved the minutes of the August 18, 2025, meeting.

ROLL CALL:

In Favor: Vice Chairwoman Umfrid, Mr. Tilton, Ms. Dalton, Mr. Wasilishen, Ms. Kane, Ms. Kapp, Ms. Cernigliaro and Ms. Heinz

Opposed: None

Ineligible: None

Abstain: None

Absent: Chairman Blasucci, Councilman Blasucci and Mr. Tilton

MEMORIALIZATION

28 Bridlemere Avenue  
Block 19/Lot 3.01

**RESOLUTION**

**INTERLAKEN PLANNING BOARD  
RYAN LUDWIG  
28 BRIDLEMERE AVENUE  
INTERLAKEN, NJ  
BLOCK 19, LOT 3.01**

**Introduction**

**WHEREAS**, Ryan Ludwig has made Application to the Interlaken Planning Board for the property designated as Block 19, Lot 3.01, commonly known as 28 Bridlemere Avenue, Interlaken, New Jersey, within the Borough's R-A Zone, for the following approval: Bulk Variance Relief associated with a request to construct an addition to an existing single-family dwelling at the site; and

**Public Hearing**

**WHEREAS**, the Board held a Public Hearing on August 18, 2025 Applicant having filed proper Proof of Service and Publication in accordance with Statutory and Ordinance Requirements; and

**Evidence / Exhibits**

**WHEREAS**, at the said Hearing, the Board reviewed, considered, and analyzed the following:

- *Development Application Package, introduced into Evidence as A-1;*
- *Zoning Officer Denial Letter, dated April 28, 2025, introduced into Evidence as A-2;*
- *Architectural Plans, prepared by Passman Ercolino Architects, P.C., dated March 6, 2025, consisting of 2 sheets, introduced into Evidence as A-3;*
- *Survey of Property, prepared by Lakeland Surveying, dated December 2, 2016, last revised January 13, 2025, introduced into Evidence as A-4;*
- *Leon S. Avakian Inc. Review Memorandum, dated July 31, 2025, introduced into Evidence as A-5;*
- *Survey of Property, prepared by Lakeland Survey, last revised February 24, 2025, introduced into Evidence as A-6;*
- *Affidavit of Service; and*
- *Affidavit of Publication.*

**Witnesses**

**WHEREAS**, sworn testimony in support of the Application was presented by the following:

- Ryan Ludwig, Application, appearing pro se;
- Anthony Ercolino, Architect;

**Testimony and Other Evidence Presented on Behalf of the Applicant**

**WHEREAS**, testimony and other evidence presented by the Applicant's representatives revealed the

following:

- The Applicant is the Owner of the subject property.
- The Applicant has owned the subject property since approximately 2012.
- There is an existing single-family structure at the site.
- The Applicant lives at the site.
- There is a need for increased living space associated with the single-family structure at the site.
- The Applicant proposes to construct an addition.
- Details pertaining to the proposed addition include the following:

Size:	Per Plans
Location:	Second floor (over existing covered porch)
Materials:	The materials will match / complement the existing structure.

- Per the submitted plans, upon completion of the renovation / construction process, the single-family structure at the site will include the following:

BASEMENT

Unfinished Basement  
Slab on Fill  
Slab on Fill

FIRST FLOOR

Living Room  
Sunroom  
Foyer  
Mud Room  
Covered Porch

SECOND FLOOR

Bedroom  
Bedroom  
Bedroom  
Primary Bedroom  
Primary Bathroom  
Bathroom  
Study

- The existing foundation slab will stay in place, but will be repaired.
- The existing roof-line will be continued.
- The Applicant anticipates that the construction / renovation work will be completed in the near future.
- The Applicant will be utilizing licensed contractors in connection with the construction / redevelopment process.

### Variances

**WHEREAS**, the Application as submitted requires approval for the following Variances:

*FRONT SETBACK (BRIDLEMERE AVENUE): 46.3 feet required; whereas 34.9 feet proposed.*

*FRONT SETBACK (BUTTERMERE AVENUE): 25ft. required; whereas 24.7ft proposed.*

### Public Comments

**WHEREAS**, sworn public comments, questions, and / or concerns regarding the Application were presented by the following individuals:

- None

### Findings of Fact

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Board of the Borough of Interlaken, after having considered the aforementioned Application, plans, evidence, and testimony, that the Application is hereby **granted / approved with conditions**.

In support of its decision, the Planning Board makes the following Findings of Fact and Conclusions of Law:

1. The Interlaken Planning Board has proper and lawful jurisdiction to hear the within matter.
2. The subject property is located at 28 Bridlemere Avenue, Interlaken, New Jersey, within the Borough's R-A Zone.
3. The subject property is a corner lot, located at the intersection of Bridlemere Avenue and Buttermere Avenue.

4. The subject property contains 9,814 SF.

5. The subject property contains an existing single-family home.

6. The Applicant proposes to construct an addition to the single-family dwelling structure at the site.

7. Such a proposal requires Bulk Variance Approval.

8. The Interlaken Planning Board is statutorily authorized to grant the requested relief and therefore, the matter is properly before the said entity.

9. With regard to the Application, and the requested relief, the Board notes the following:

- Single-family use is a permitted use in the zone.
- The Board recognizes that the within Application merely represents the construction of a second story addition over an existing covered porch.
- Because the within proposal represents the construction of a second story addition over an existing covered porch, approval of the within Application will not materially change the footprint of the existing structure.
- Because the addition approved herein will be a second story addition located over an existing covered porch, approval of the within Application will not materially change the overall building / lot coverage at the site.
- Because the within addition will be located over an existing covered porch, approval of the within Application will not change the exiting front setback off of either road frontage.
- The Board notes that with the within approval, the existing structure will be located no closer to Bridlemere Avenue or Bendermere Avenue than that which currently exists (but for the vertical expansion over the existing covered porch).
- The subject property is a corner lot, located at the intersection of Bridlemere Avenue and Buttermere Avenue.
- As a corner property, the subject parcel has 2 frontages.
- The corner nature of the property complicates the Applicant's ability to comply with all prevailing bulk requirements.
- The existing structure has a pre-existing non-conforming front setback (off of Bridlemere Avenue) of only 34.9 feet (whereas 46.3 feet is otherwise required). The Board notes that the said condition is an existing condition, which is not being exacerbated as a result of the within approval, but for the vertical expansion authorized herein.

- The addition approved herein will not impact, affect, exacerbate, or otherwise change the pre-existing non-conforming front yard setback (off of Bridlemere Avenue or Buttermere Avenue), but for the vertical expansion approved herein.
- The Board recognizes that the proposed addition approved herein is quite modest in nature.
- The Board furthermore recognizes that any material reduction in the size of the proposed addition could compromise the overall functionality of the same.
- The Board notes that the Application as presented does, in fact, comply with the prevailing impervious coverage requirements.
- The addition approved herein will be visually / aesthetically appealing from both the Bridlemere Avenue frontage and the Buttermere Avenue frontage.
- Given the visible nature of the site, it is appropriate for both street frontages to have aesthetically pleasing elevations.
- The proposed addition will provide architectural flair for the structure.
- Approval of the within Application will not change the nature / extent / location of the existing driveway.
- The proposed development is consistent with the character of other development in the immediate area.
- The Board recognizes that, subject to the conditions set forth herein, approval of the within addition will not compromise, or otherwise violate, the traditional and important zoning notions of air, space, and light.
- Subject to the conditions set forth herein, under the circumstances, the addition approved herein will have a minimal impact on the neighborhood.
- The Board recognizes that there are no real other functional / practical locations where a proposed addition could be located (other than the location proposed by the Applicant).
- The setbacks approved herein are generally consistent with other setbacks in the neighborhood
- The Board recognizes that there appear to be a number of significantly smaller / non-conforming lots in the neighborhood and, as a result, approval of the within Application will not cause substantial detriment to the public good.
- Per the testimony and evidence presented, there is a need for increased living space for the single-family structure at the site.
- Subject to the conditions contained herein, approval of the within Application will not have an adverse grading / drainage impact on the property, or surrounding parcels.

- The addition / improvements approved herein will result in the home having more living space and being more functional, without causing substantial detriment to the public good.
- The Board Members appreciate the Applicant's commitment to the home / property and, by extension, the commitment to the Borough of Interlaken.
- The Board Members note, positively, that no Lot Coverage Variance is required in connection with the within Application.
- The Board finds that the renovated structure approved herein will be in keeping with the general character of residential development in the neighborhood.
- The Board applauds, and appreciates, the overall architectural design of the renovated / expanded structure approved herein.
- The renovated home approved herein will add to the general overall architectural charm of many of the other homes in the Borough of Interlaken.
- Subject to the conditions contained herein, the improvements approved herein will not overpower the site, the neighborhood, or the Borough as a whole.
- Based upon the testimony and evidence presented, and based on an intensive review of the Architectural Plans, there will be a seamless transition between the existing structure and the proposed improvement / addition.
- The Board notes that there is a sufficient amount of landscaping at the site.
- The Board notes that the sufficient amount of landscaping helps mitigate any potentially adverse consequences otherwise associated with the Variance relief granted herein.
- The Board finds that the within proposal will enhance the existing structure.
- The Board finds that the proposed improvement authorized herein will result in an aesthetic improvement.
- The visual / aesthetic improvements authorized herein will be beneficial for the property, the neighborhood, and the Borough of Interlaken as a whole.
- The materials for the addition will architecturally / aesthetically match the existing and to-be-renovated structure.
- No Parking Variance is required in connection with the subject Application.
- The existence of sufficient parking is of material importance to the Board – and but for the same, the within Application may not have been approved.
- Given the nature of the Lot and subject to the conditions set forth herein, the Board is of the opinion that the requested relief can be granted without causing substantial detriment to the public good.

- Per the testimony and evidence presented, other development / expansion options were reviewed and considered – but the same were not really practical / feasible.
- The Plans approved herein are reasonable, given the site constraints, given the location of the existing structures at the site, and given the Applicant’s need to increase the overall functionality of the home.
- The proposed location for the Applicant’s proposed addition is logical and practical.
- The nature of the Applicant’s parcel and the location of the existing structure thereon limits the nature, size, and location of any proposed addition / improvement which can be constructed.
- Approval of the within Application will render the single-family structure more functional. However, approval of the subject Application will not appreciably intensify the use at the Site. Consequently, the Board is of the collective opinion that the requested relief can be granted without impairing the intent or purposes of the Borough Zoning Plan / scheme.
- The proposed improvements will comply with the Borough’s Prevailing Height Regulations and therefore, no Height Variance is necessary.
- Subject to the conditions contained herein, approval of the within Application will improve the overall appearance of the area.
- Approval of the within Application will make the existing home more functional, and approval will also improve the quality of life for the Homeowner and anticipated guests.
- Additionally, the architectural / aesthetic benefits associated with the proposal outweigh the detriments associated with the Applicant’s inability to comply with all of the specified Bulk Zoning Standards.
- The architectural design of the proposed addition will not be inconsistent with the architectural character of other single-family structure / additions in the area (on similarly situated / sized lots).
- Subject to the conditions set forth herein, the benefits associated with approving the within Application outweigh any detriments associated with the same.
- Approval of the within Application will have no known detrimental impact on adjoining property owners and, thus, the Application can be granted without causing substantial detriment to the public good.
- Approval of the within Application will promote various purposes of the Municipal Land Use Law; specifically, the same will provide a desirable visual environment through creative development techniques.
- The Application as presented satisfies the Statutory Requirements of N.J.S.A. 40:55D-70(c) (Bulk Variances).

Based upon the above, and subject to the conditions contained herein, the Board is of the unanimous opinion that the requested relief can be granted without causing substantial detriment to the public good.

### Conditions

During the course of the Hearing, the Board has requested, and the Applicants' representatives have agreed, to comply with the following conditions:

- a. The Applicant shall comply with all promises, commitments, and representations made at or during the Public Hearing process.
- b. The Applicant shall comply with the terms and conditions of the Leon S. Avakian, Inc. Review Memorandum, dated July 31, 2025 (A-5).
- c. The Applicant shall comply with any prevailing affordable housing rules / regulations / contributions / directives / payments as the Borough may require.
- d. Stormwater management shall be contained in accordance with prevailing Borough regulations, and in accordance with details reviewed / approved by the Board Engineer.
- e. There shall be no adverse drainage impact (on surrounding properties) associated with the development approved herein.
- f. Upon completion of the improvement authorized herein, the Applicant's design professional shall submit a certification confirming that the improvement was installed in accordance with the testimony presented, in accordance with the approved plans, and in accordance with the Resolution approved herein.
- g. Unless waived by the Board Engineer, grading and drainage details shall be reviewed and approved by the Board Engineer.
- h. The Applicants shall comply with all Prevailing Building and Construction Code Requirements.
- i. If applicable, the renovation shall comply with applicable / prevailing FEMA Regulations.
- j. The Applicant shall obtain any applicable permits / approvals as may be required by the Borough of Interlaken - including, but not limited to, the following:
  - Building Permit
  - Plumbing Permit
  - Electric Permit
  - Fire Permit
- k. The construction / renovation shall be strictly limited to the Plans which are referenced herein, and which are incorporated herein at length. Additionally, the construction shall comply with Prevailing Provisions of the Uniform Construction Code.
- l. The Applicant shall obtain any and all approvals (or Letters of No Interest) from applicable outside agencies - including, but not limited to, the Department of

Environmental Protection, the Monmouth County Planning Board, and the Freehold Soil Conservation District. (To the extent the Application materially changes as a result of any such outside approvals, then, in that event, the Applicant shall be required to return to the Planning Board for further / amended relief.)

- m. The Applicant shall, in conjunction with appropriate Borough Ordinances, pay all appropriate / required fees and taxes.
- n. If required by the Board Engineer and / or the NJMLUL, the Applicant shall submit appropriate performance guarantees in favor of the Borough of Interlaken.
- o. Unless otherwise agreed by the Planning Board, the within approval shall be deemed abandoned, unless, within 12-months from adoption of the within Resolution, the Applicant obtains a Building Permit for the construction / development approved herein.

**BE IT FURTHER RESOLVED**, that all representations made under oath by the Applicant's representatives shall be deemed conditions of the approval granted herein, and any misrepresentations or actions by the Applicants contrary to the representations made before the Board shall be deemed a violation of the within approval.

**BE IT FURTHER RESOLVED**, that the Application is granted only in conjunction with the conditions noted above - and but for the existence of the same, the within Application would not be approved.

**BE IT FURTHER RESOLVED**, that the granting of the within Application is expressly made subject to and dependent upon the Applicant's compliance with all other appropriate Rules, Regulations, and / or Ordinances of the Borough of Interlaken, County of Monmouth, and State of New Jersey.

**BE IT FURTHER RESOLVED**, that the action of the Board in approving the within Application shall not relieve the Applicants of responsibility for any damage caused by the subject project, nor does the Planning Board of the Borough of Interlaken, the Borough of Interlaken, or their agents / representatives accept any responsibility for the structural design of the proposed improvements, or for any damage which may be caused by the development / construction.

UPON MOTION of Mr. Wasilishen to include the stipulations as discussed, seconded by Ms. Heinz, carried, the Board memorialized the resolution.

ROLL CALL:

In Favor: Vice Chairwoman Umfrid, Mr. Tilton, Ms. Dalton, Mr. Wasilishen, Ms. Kane, Ms. Kapp, Ms. Cernigliaro and Ms. Heinz

Opposed: None

Ineligible: None  
Abstain: None  
Absent: Chairman Papp and Councilman Blasucci

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

In Favor: Vice Chairwoman Umfrid, Mr. Tilton, Ms. Dalton, Mr. Wasilishen, Ms. Cernigliaro, Ms. Kane, Ms. Kapp and Ms. Heinz  
Opposed: None  
Ineligible: None  
Abstain: None  
Absent: Chairman Papp and Councilman Blasucci

Approved: \_\_\_\_\_  
Vice Chairwoman Umfrid

Attest: \_\_\_\_\_  
Gina Kneser, Secretary