

MASTER PLAN

BOROUGH OF INTERLAKEN

MONMOUTH COUNTY

NEW JERSEY

Prepared Under the Provisions of

Municipal Land Use Law

Chapter 291, Laws of N.J. 1975

INTERLAKEN PLANNING BOARD

Prepared May, 15, 1989

Reexamined July 19, 1995

Reexamined April 30, 2001

Reexamined March 19, 2007

Reexamined October 17, 2016

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**2016 MASTER PLAN
REEXAMINATION REPORT**

and

Background Studies

**Borough of Interlaken
Monmouth County, NJ**

October 17, 2016

A Master Plan
Reexamination Report
Prepared in accordance with
N.J.S.A 40:55D-89

Prepared by:

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Reexamination Report

Borough of Interlaken, Monmouth County, NJ

This report is prepared in compliance with the Municipal Land Use Law (MLUL), and represents statutory reexamination of the Borough's Master Plan and Development Regulations at least once every ten years. The purpose is to have regular reviews in the context of changing conditions and to keep long-range planning and the implementing ordinances as up-to-date as possible.

The following reexamination report was prepared taking into consideration each of the sections of the Municipal Land Use law identified below.

Section 40:55D-89 of the Municipal Land Use Law states:

"The governing body shall, at least every ten years, provide for a general reexamination of its Master Plan and Development Regulations by the Planning Board which shall prepare a report on the findings of such re-examination, a copy of which shall be sent to the County Planning Board and the municipal clerks of each adjoining municipality.

There have been amendments to some elements of the Master Plan, with the last reexamination report completed in 2007.

C.40:55F-89a "The major problems and objectives relating to land development in the municipality at the time of such adoption, last revision or reexamination, if any."

C.40:55D-89c "The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for such plan or regulations as last revised, with particular regard to the density and distribution of popular and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, and changes in State, county and municipal policies and objectives."

C.40:55D-89d "The specific changes recommended for such plan or regulations, if any, including underlying objectives, policies and standards or whatever a new plan or regulations should be prepared."

Redevelopment of existing lots along the Deal Lake Shoreline should be reviewed to insure that adequate setbacks are required so as to maintain the appearance and visual view of the Lake, and to provide adequate setbacks for top of bank conditions adjacent to State open waters. Development shall be in accordance with NJDEP regulations governing construction within riparian buffer areas.

In compliance with the Municipal Land Use Law, a copy of this report is to be forwarded to the municipal clerks of each adjoining municipality and the Monmouth County Planning Board.

MASTER PLAN REEXAMINATION REPORT DRAFT RECOMMENDATIONS

September 12, 2006
Revised November 22, 2006
Revised March 19, 2006
Revised October 17, 2016

The following items were reviewed and discussed as the Borough of Interlaken Planning Board as the Master Plan Reexamination Report evolved over the past year. This report is created as a working document, including subcommittee review and revision, though its adoption.

This report is intended to provide a commentary on the master plan, identifying items that must be addressed and studied further, including those recommenced for action. In its final form, it is compatible with the statutory requirements of the Municipal Land Use Law.

LAND USE PLAN

The Borough of Interlaken has historically maintained a neighborhood appearance of single family residential homes and properties. There is an increased concern regarding the construction of oversized homes on compliant residential lots, increasing the percentage of property development. This has the potential to create significant aesthetic and environmental impacts that warrant the need for implementation of controls to prevent overdevelopment.

Some land use measures that have been implemented for control of the construction of oversized homes include building coverage, impervious coverage and building height ordinance regulations identified in the following housing plan element.

Additional land use regulations that may be considered for implementation include the development of a floor area ratio ordinance, preventing the bulk and size of a dwelling extended above the first floor area, to second and third, or half story elevations.

Aside from the aesthetic implication of over development or increased lot coverage, a concern has been focused on the maintenance and environmental oversight of our ocean waters. Deal Lake borders the northerly and southerly shoreline of the Borough of Interlaken. Over development of lots relates directly to an increase in stormwater runoff, which translates directly to negative environmental impacts on our receiving waters. Controls must be implemented, as identified in the stormwater management plan section, to prevent degradation of our ocean waters and natural resources.

HOUSING PLAN

The potential for over utilization of property through the construction of oversized homes and improvements on existing lots or combined lots must be evaluation and controls recommended.

The overdevelopment of residential properties changes neighborhood tendencies and has negative impacts on adjacent property owners and lots. Oversized dwellings impact light and air, distort the balance between development and open space, and created excessive stormwater runoff, leading to drainage problems and stormwater management issues.

Types of controls to be considered should include the consideration of implementation of building and impervious coverage ordinance regulations, dwelling height regulatory control, and mandatory stormwater management compliance.

The housing plan element should recommend development of an architectural design guide, with an emphasis of creating a compatible aesthetic link between housing stock and existing natural environmental features found in the Borough. This should include utilizing the tree lined roadways, and Deal Lake shoreline in the development of housing plans.

CIRCULATION PLAN

No changes recommended to this plan element.

UTILITY SERVICES PLAN

No changes are recommended to this plan element.

COMMUNITY FACILITIES PLAN

Current municipal facilities include the municipal complex which houses administrative offices and the municipal library. Improvements have recently been completed with the addition of handicapped accessible bathroom facilities, and handicapped access to administrative areas.

Additional facilities operated by the Borough include the Public Works Department located at Bridlemere Park.

RECREATION AND CONSERVATION PLAN

Bridlemere Park includes active recreational facilities, including baseball, soccer, tennis, and playground equipment, and passive facilities, including grassed public areas.

Control over the preservation of trees has been given a high emphasis in the Borough. A replacement plan or tree preservation and/or replacement ordinance was adopted, to insure constant replacement of the tree inventory when an existing mature tree is removed.

RECYCLING PLAN

No changes recommended to this plan element.

STORMWATER MANAGEMENT PLAN

The Borough adopted a stormwater management plan in April, 2005, and subsequently a stormwater management ordinance in June 2006.

The purpose of this document is to provide management and control over three major components of stormwater discharge; groundwater recharge or infiltration; water quality control or removal of suspended solids; and water quantity control or reduction in peak discharge.

The municipal stormwater management plan was complemented by a watershed management plan, approved by NJDEP, which recommends and prioritizes improvements within the Deal Lake watershed to improve the environmental condition of the lake. This plan governs the seven municipalities located within the Deal Lake watershed.

PURPOSE AND POLICY

The purpose of this plan is to help guide the use of the remaining lands of the Borough of Interlaken and to assure its continued development in a manner in harmony with its history, preserve its neighborhood environment, protect the community's quality and character, its public health and safety, and promote the general welfare.

It is the policy of this Master Plan to attempt to remain in harmony with the Borough's historical development and with the planning of contiguous municipalities and the Monmouth County General Development Plan.

LAND USE PLAN

The Borough of Interlaken lies in the coastal plain area of New Jersey. There are no unusual topographical features, the area being relatively level with natural drainage into the bounding branches of Deal Lake. The Borough does have a relatively high water table. Considerable portions of Interlaken are located within the flood hazard area as determined by the Department of Housing and Urban Development, Federal Insurance Administration. These areas are subject to any present or future regulations governing flood plain areas. These designated flood hazard areas are shown on a map entitled "100 Year Flood Plain Map," attached herein as Figure 6.

Interlaken historically has been a community of detached single-family dwellings. Data provided by current Municipal Tax Records indicates that Interlaken has 393 residential parcels, several of which are multi-family. These multi-family units are non-conforming garage apartments carried over from an earlier time of servants' quarters or summer quarters of owners. Thus, for all practical purposes, the use of privately owned land to date has been for detached single family dwelling units. In effect, the municipality is, in reality, a homogeneous neighborhood in the overall complex of the surrounding municipalities of the City of Asbury Park, Township of Ocean, Village of Loch Arbour, and the Borough of Allenhurst.

The publicly owned lands of Interlaken are used (1) for parks and recreation areas, (2) for garaging and storage of public works equipment, (3) for the Borough Hall site, and (4) set aside as areas to be preserved in the natural state. A map entitled "Land Use Map," delineating the privately and publicly owned lands of Interlaken is attached herein as Figure 4.

Although the only type of use of privately owned land in the past has been for single family detached dwelling units, the feasibility of other types of use within the Borough was considered. However, there was no sentiment or recommendation for any other type of use. Sufficient supporting activities exist within a reasonable walking distance of the Borough.

Data available from the Monmouth County Planning Board indicated that according to most recent available U.S. Census preliminary estimated figures, the population of the Borough of Interlaken was 820, and these residents had the 10 highest per capita income of any municipality in Monmouth County. The Economic Base report for Monmouth County, also published by the Monmouth County Planning Board, show employment in the limits of the Borough as 21, all employed in Borough Government. There is no permitted retail or business activities within the Borough.

A study of present Borough land use shows that of all residential parcels (which may include more than one lot), 25.9% are less than 10,000 square feet in area, 35.7% have an area of 10,000 square feet or more, but less than 15,000 square feet, 19.01% have an area of 15,000 square feet or more, but less than 20,000 square feet, and 19.3% are greater than 20,000 square feet in area, as indicated on the following data table. *

PARCEL SIZE	NUMBER OF PARCELS	PERCENT OF TOTAL
Less than 10,000 sq. ft.	106	25.9%
10,000 up to 20,000 sq. ft.	146	35.7%
15,000 up to 20,000 sq. ft.	78	19.1%
20,000 sq. ft. or greater	79	19.3%
TOTAL	409	100%

* Data obtained from the Borough Engineer as derived from current Tax Map of the Borough of Interlaken

** A parcel represents a lot or combination of lots in a single ownership.

In view of the past development of Interlaken and considering the economic level of its residents, it is recommended that:

- (1) all privately owned lands continue to be used solely for detached single family dwelling units;
- (2) density be limited to not more than one dwelling unit per 15,000 square feet.

The minimum lot areas for single family dwellings are controlled by the "Land Use and Development Ordinance of the Borough of Interlaken." The two developmental zones contained in this ordinance are the R-1 Single Family Residential Zone, which allows a minimum lot area of 15,000 square feet, and the R-2 Single Family Residential Zone, which allows a minimum lot area of 12,000 square feet. This ordinance also limits building coverage to a maximum of 25% and total impervious coverage to 45% of a lot occupied by buildings and impervious features.

These designated developmental zones are shown on a map entitled "Zoning Map of the Borough of Interlaken," attached herein as Figure 3.

This density is in harmony with the Monmouth County General Development Plan which recommends for Interlaken a density range of 1.2-4 dwelling units per acre. The Monmouth County Plan also recommends this same density range for the neighboring communities of Loch Arbour and Allenhurst.

HOUSING PLAN

Orderly and harmonious development and neighborhood protection require zoning and construction standards.

As stated in the Land Use Plan element, density is limited to not more than one dwelling unit per 15,000 square feet. Further, it is stated that:

- (1) dwelling units have a living area of not less than two thousand (2, 000) square feet;
- (2) all dwelling units have access by private driveway to an established street
- (3) any new dwelling unit(s) be in harmony with the established character of present dwellings.

All housing shall be built to the specifications of the New Jersey Uniform Construction Code.

CIRCULATION PLAN

A map entitled “Circulation Plan,” delineating the local streets and County highways lying in the Borough of Interlaken is attached herein as Figure 5.

Most of the north-south traffic bypasses the Borough using the boundary streets of Main Street (Asbury Park – Loch Arbour axis) on the east and via Wikapecko Drive on the western boundary.

However, Monmouth County Route #16 does enter Interlaken from the north and connects with Interlaken’s main east-west thoroughfare, Grasmere Avenue. Grasmere Avenue east of Westra Street is also County Route #15. Corlies Avenue, on the north boundary, is a formerly designated County Route. All other streets are used, in the main, for local traffic.

North-south commuter service is available by the New Jersey Transit North Jersey Coast Line trains from neighboring Asbury Park, Allenhurst or the Elberon section of Long Branch. Bus service is available from Asbury Park.

UTILITY SERVICE PLAN

WATER

Interlaken's water is supplied by the New Jersey-American Water Company (formerly Monmouth Consolidated Water Company).

ELECTRICITY

Jersey Central Power and Light Company supplies electrical service to the Borough. It is recommended that any future extensions of electric service be along back property lines or underground.

GAS

Gas service is supplied by the New Jersey Natural Gas Company.

SEWAGE

Sewage collection and treatment is provided by contract with the Township of Ocean Sewage Authority (TOSA).

SOLID WASTE DISPOSAL

The Borough co-operates with the Borough of Allenhurst in a regional garbage pick-up service. Miscellaneous trash leave, etc, are picked up periodically by Borough Public Works employees. All refuse is disposed of in the Monmouth County Waste Reclamation Center, or other authorized disposal location.

DRAINAGE

Interlaken has a system of storm sewers for surface water drainage, with discharge into Deal Lake. Environmental control over lake and watershed areas contributing to Deal

Lake, is overseen by the Deal Lake Commission, of which the Borough is a member.

TELEPHONE
AND ELECTRONIC
SERVICES

Telephone and electronic data transmission services, including fiber optic service, is provided through both underground and overhead lines owned by Verizon New Jersey, Inc. Cable TV and electronic data transmission services are provided by Cablevision Corporation.

COMMUNITY FACILITIES PLAN

The only community building in the Borough of Interlaken, (other than the public works garage) is the Borough Hall. The Borough Hall formerly maintained the police headquarters and municipal court, and presently houses Borough Administrative offices, and a community meeting room with a small kitchen. The meeting room also houses a small branch library.

The Borough of Interlaken is currently served by the Borough of Deal Police Department. Fire protection, first aid services and emergency services are provided by the Allenhurst Volunteer Fire Company and First Aid Squad.

Control over trees and vegetation located on properties and roadway rights-of-way owned by the Borough are controlled by the municipal Shade Tree Commission, in compliance with a recently adopted Tree Removal Ordinance. This includes plantings and maintenance, as well as oversight of designated arboretum areas. Borough resident volunteers, on their own initiative, enhance the aesthetics of Borough lands by the planting of flowers and shrubs.

There are no schools in Interlaken. The Borough is a sending district to West Long Branch which maintains a K-8 school system, and Shore Regional High School.

RECREATION AND CONSERVATION PLAN

The Borough has a recreational park located on Bridlemere Avenue and consisting of approximately 6.4 acres. The park is equipped with two tennis courts and playground equipment. The area is large enough for football and baseball games, and is utilized by the Borough for municipal functions.

Certain other areas, generally bordering the branches of Deal Lake, are set aside to remain in their natural state including the Interlaken Arboretum located at the Eastern gates of town.

The Land Use Plan attached as Figure 4 shows these designated recreational and conservation areas.

RECYCLING PLAN

The New Jersey Statewide Mandatory Source Separation and Recycling Act was adopted in 1987, requiring that Municipal Master Plans include a recycling element which incorporates State Recycling goals. These goals include provision for the collection, disposition and recycling of recycling materials designated in The Municipal Recycling Ordinances.

Effective October 1, 1987, the Borough has required that all occupants of residential properties separate newspapers, leaves, glass bottles and jars and aluminum cans from all other solid waste for collection and recycling.

Effective April 1, 1988, the Borough has required the separating of newspapers, leaves, glass bottles and jars, tin and bimetal cans, aluminum, corrugated cardboard and/or high grade paper from all other solid waste for collection and recycling, as well as the separating of plastic containers from all other solid waste for collection and recycling.

Since February 13, 1995, the Borough has required the separating of "Mixed Paper" from all other solid waste for collection and recycling.

The Borough collects all recyclable materials and has designated a Recycling Coordinator with the authority to promulgate rules and regulations for the separation, collection, sorting and transportation for sale and/or marketing of recyclable materials in order to encourage the preservation of material resources.

Violation of separation requirements shall be punishable upon conviction of monetary fine, jail sentence or as an alternate penalty, performance of community service in the recycling program.

The Borough has publicized the recycling program and has notified residents of these requirements. All revisions or updates shall be publicized by special communications.

STORMWATER MANAGEMENT PLAN

Pursuant to the requirements of the Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq., the Borough of Interlaken adopted the Stormwater Management Plan Element of the Master Plan on April 1, 2005, revised through December 15, 2008, to guide the use of lands within the municipality in a manner that protects public health and safety and promotes the general welfare. The complete Stormwater Management Plan Element is hereby incorporated in its entirety into this document.

The municipal stormwater management plan was complemented by a watershed management plan, approved by NJDEP, which recommends and prioritizes improvements within the Deal Lake watershed to improve the environmental condition of the lake. This plan governs the seven municipalities located within the Deal Lake watershed.

FIGURES AND MAPS

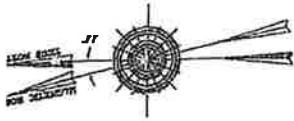


FIGURE 1

LEON S. AVAKIAN INC.
CONSULTING ENGINEERS
NEPTUNE, N.J.

PETER R. AVAKIAN, P.E.
PROFESSIONAL ENGINEER N.J. LIC. NO. 28448

Handwritten signature: Peter R. Avakian

BOROUGH OF INTERLAKEN

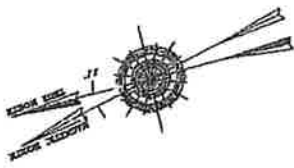
U.S.G.S. TOPOGRAPHIC MAP

FOR

BOROUGH OF INTERLAKEN

MONMOUTH COUNTY, NEW JERSEY

SCALE	DATE	DRAWN BY	CHECKED	JOB NO.
1" = 100'	April 23, 2001	ATL	PLA	01-08



OCEAN TOWNSHIP

AVENUE

CORLIES

WICKAPECKO DRIVE

BOROUGH OF ALLENHURST

VILLAGE OF LOCH ARBOUR

CONRAIL (FORMERLY C.R.R. OF NEW JERSEY) NEW YORK & LONG BRANCH RAILROAD CO.

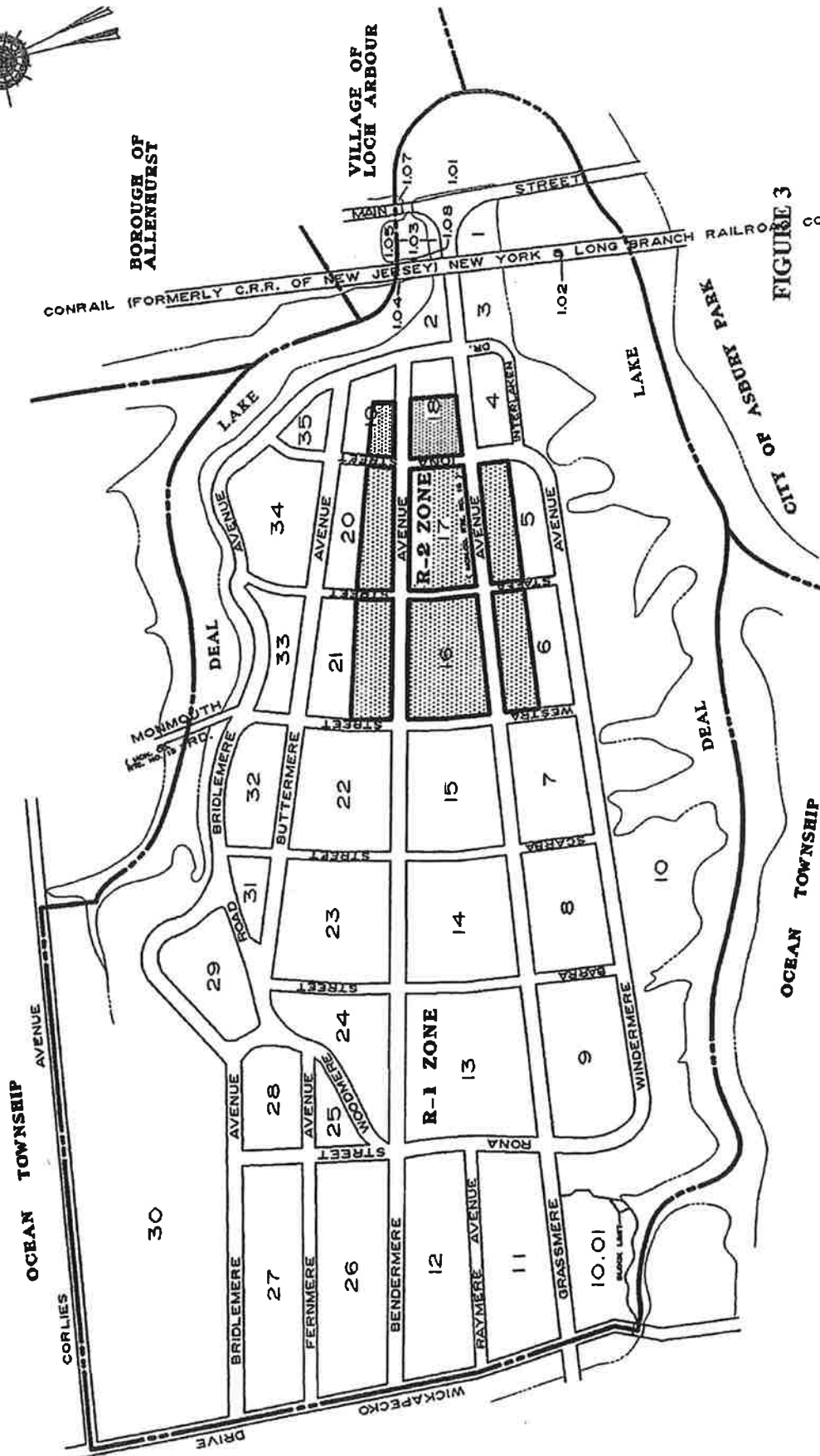
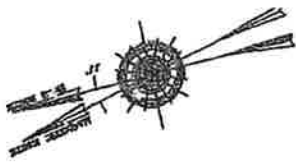
LAKE

CITY OF ASBURY PARK

OCEAN TOWNSHIP

FIGURE 2

LEON S. AVAKIAN INC. CONSULTING ENGINEERS NEPTUNE, N.J.		BOROUGH OF INTERLAKEN ROAD MAP FOR BOROUGH OF INTERLAKEN MONMOUTH COUNTY, NEW JERSEY	
PETER R. AVAKIAN, P.E. PROFESSIONAL ENGINEER No. LIC. NO. 28842		DATE: April 20, 2001 DRAWN BY: M.T.B. CHECKED: P.N.A. JOB NO.: 2 OF 6 SHEET: 2 OF 6 IN CHARGE: M.T.B.	



LEON S. AVAKIAN INC. CONSULTING ENGINEERS NEPTUNE, N.J.		BOROUGH OF INTERLAKEN	
PETER R. AVAKIAN, P.E. PROFESSIONAL ENGINEER NO. 100, 2844		ZONING MAP OF THE BOROUGH OF INTERLAKEN MONMOUTH COUNTY, N.J.	
DATE APR 24, 2003	SCALE 1" = 100'	DESIGNED BY P.A.A.	CHECKED BY P.A.A.
DATE APR 24, 2003		JOB NO. 100-2844	

REF. 100-2844

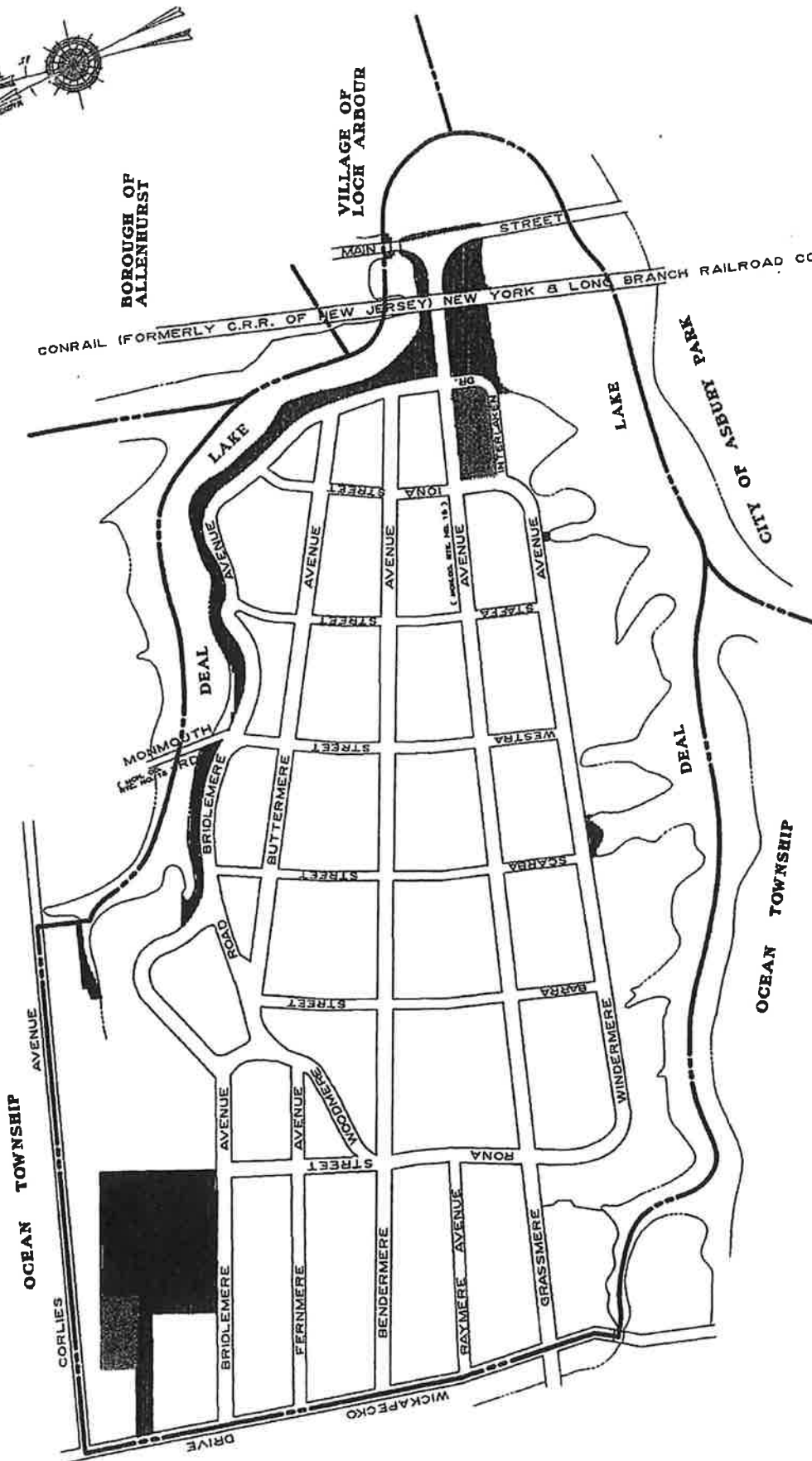
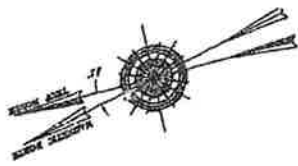


FIGURE 4

LEON S. AVAKIAN INC. CONSULTING ENGINEERS NEPTUNE, N.J.		BOROUGH OF INTERLAKEN LAND USE MAP FOR BOROUGH OF INTERLAKEN MONMOUTH COUNTY, NEW JERSEY	
PREPARED BY Peter R. Avakian, P.E. PROFESSIONAL ENGINEER N.J. LIC. NO. 28842	DATE April 20, 2000	DRAWN BY M.T.S.	CHECKED P.A.V.
SCALE Not To Scale	DATE April 20, 2000	DRAWN BY M.T.S.	CHECKED P.A.V.
SHEET 4 OF 6	JOB NO. 00-01	SHEET 4 OF 6	JOB NO. 00-01

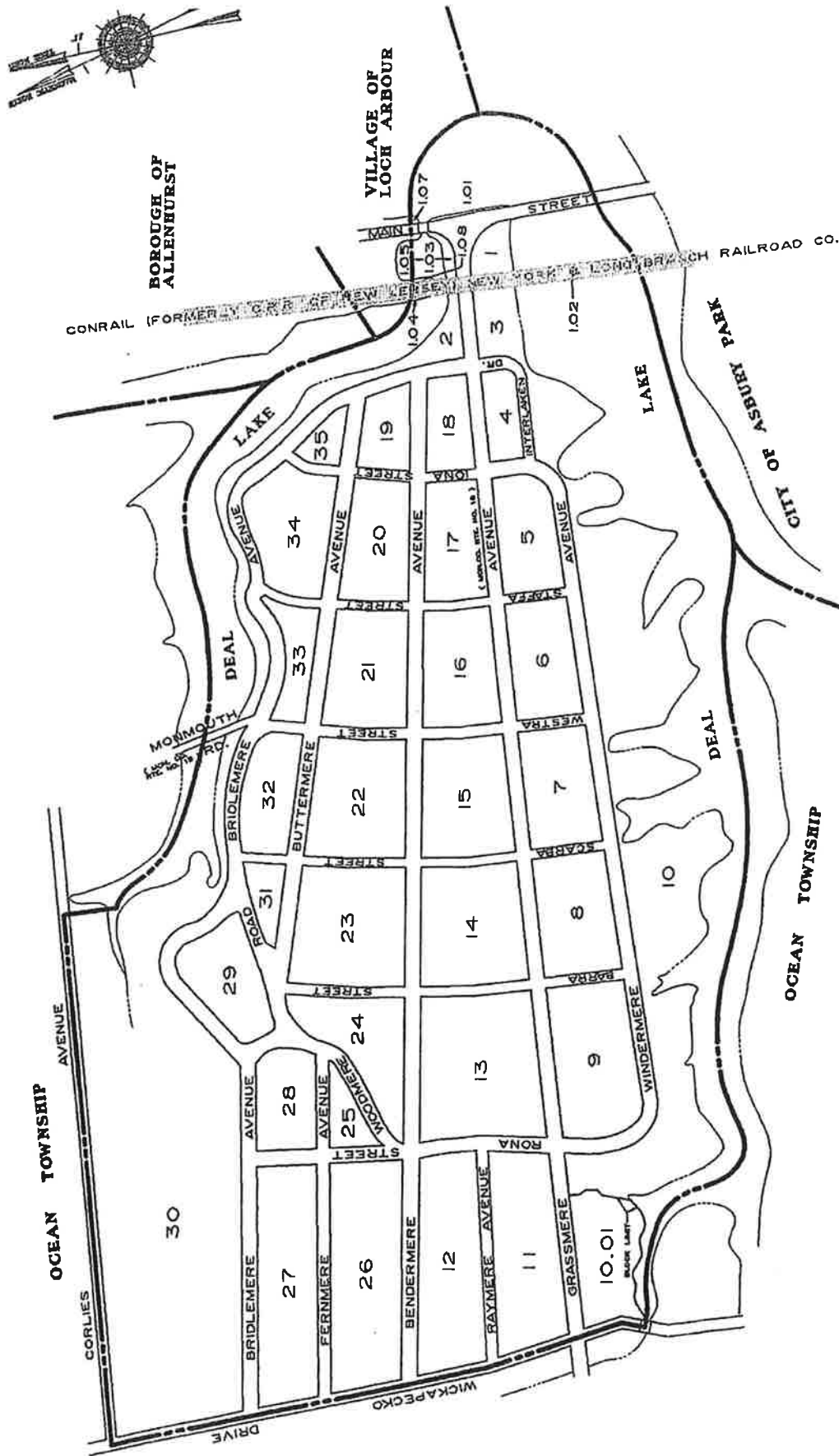


FIGURE 5

LEGEND RAILROAD - NORTH JERSEY COAST LINE		LEON S. AVAKIAN INC. CONSULTING ENGINEERS NEPTUNE, N.J.		BOROUGH OF INTERLAKEN CIRCULATION PLAN FOR BOROUGH OF INTERLAKEN MONMOUTH COUNTY, NEW JERSEY	
PETER R. AVAKIAN, P.E. PROFESSIONAL ENGINEER N.J. LIC. NO. 28412 <i>[Signature]</i> 4/20/01		DATE: April 20, 2001 DRAWN BY: JAV CHECKED: PAV SCALE: 1" = 100' DATE: 4/20/01 SHEET: 5 OF 8		DATE: 4/20/01 DRAWN BY: JAV CHECKED: PAV SCALE: 1" = 100' DATE: 4/20/01 SHEET: 5 OF 8	

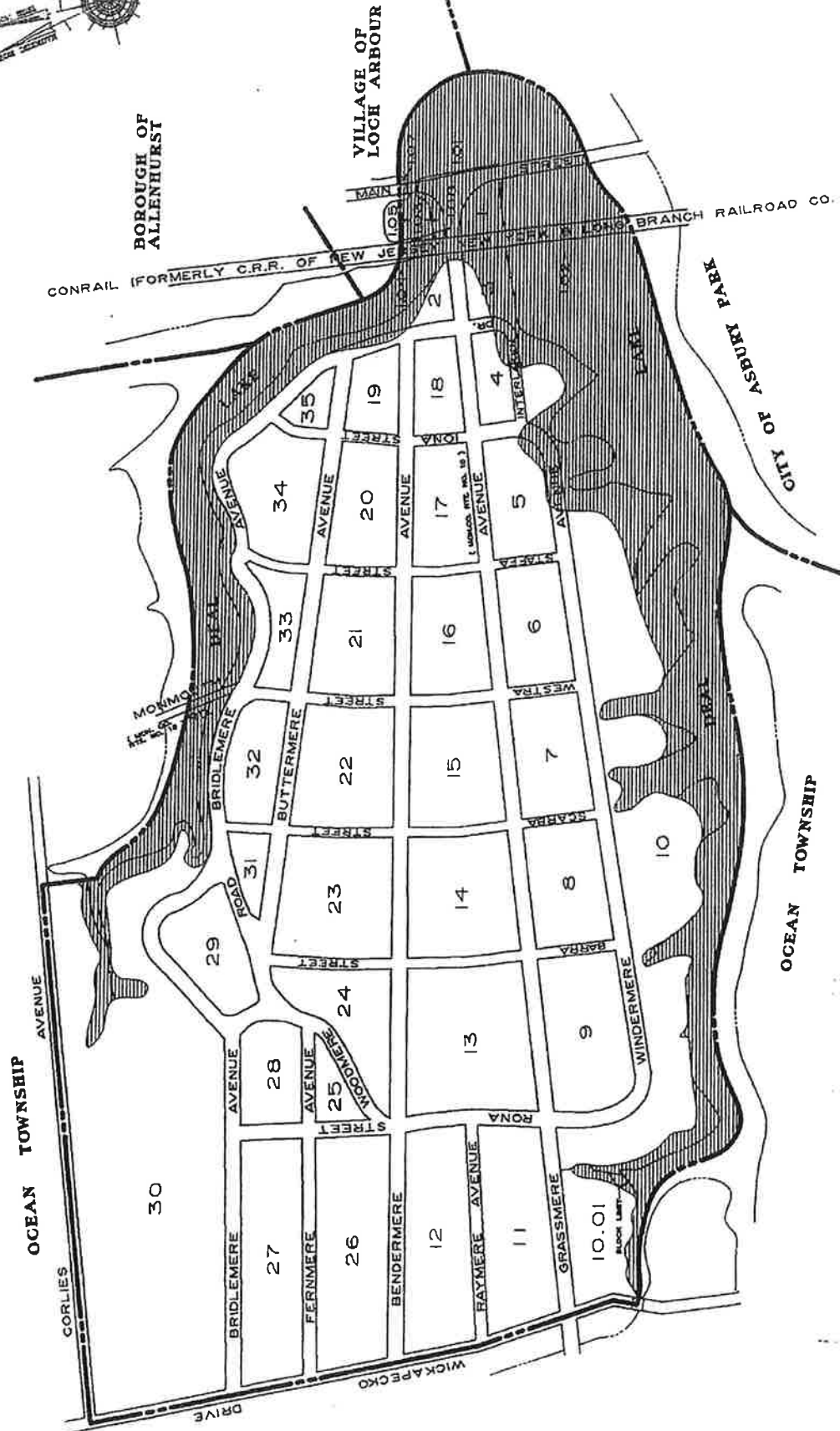
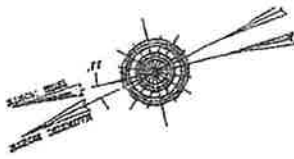


FIGURE 6

GENERAL NOTES:

PLOTTING OF F.E.M.A. FLOOD HAZARD AREA BOUNDARY LINE IS MADE IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP FOR THE BOROUGH OF INTERLAKEN, COMMUNITY PANEL NUMBER 340302-0001-A

THIS MAP SHALL BE UTILIZED FOR INFORMATION PURPOSES ONLY, AND NOT FOR DETERMINATION OR CERTIFICATION OF FLOOD INSURANCE REQUIREMENTS.

LEON S. AVAKIAN INC. CONSULTING ENGINEERS NEPTUNE, N.J.		BOROUGH OF INTERLAKEN	
PETER R. AVAKIAN, P.E. REGISTERED PROFESSIONAL ENGINEER N.J. LIC. NO. 28642		100 YEAR FLOOD PLAIN MAP	
FOR BOROUGH OF INTERLAKEN MONMOUTH COUNTY, NEW JERSEY		SHEET 6 OF 6	
SCALE As Shown	DATE April 20, 2007	DRAWN BY M.T.E.	CHECKED P.R.A.