

THIS AGENDA IS SUBJECT TO CHANGE
BOROUGH OF SPRING LAKE HEIGHTS
REGULAR PLANNING BOARD AGENDA
APRIL 17, 2019 – 7:00 P.M.

Flag Salute

Swearing in of newly appointed or re-appointed members:

Carlos Santos, Erik Gardner, Elizabeth Stader, Christopher Willms

Roll Call:

Eileen Eilenberger, Chairperson

Stephen Clark

Roy Francolino

Nancy Hayduk

Frederic Manger

Mayor O'Brien

Carlos Santos

Erik Gardner

Christopher Willms

Alt. #1 Elizabeth Stader

Approval of Minutes: January 16, 2019, Re-organization and Regular Meetings

Correspondence and Discussion: January 25, 2019 B. Papi Correspondence re. Fairway
Mews Resolution Compliance Review #2

February 27, 2019 B. Papi Correspondence re. Fairway
Mews Resoluton Compliance Review #3

2019 Member/Professional Contact List

Master Plan Review discussion

Old Business:

New Business: Resolution 2019-05 Appointing Jennifer Beahm of Leon S.
Avakian, Inc. Planning Board Planner

Voice of the Public – Open

Voice of the Public – Close

Adjourn:



January 25, 2019

VIA EMAIL

Chairman
Planning Board
Borough of Spring Lake Heights
555 Brighton Avenue
Spring Lake Heights, NJ 07762

**RE: Preliminary and Final Major Plan – Resolution of Compliance Review #2
Fairway Mews Community Association
Block 42.07, Lot 1
Borough of Spring Lake Heights, Monmouth County, New Jersey
EPE Project Number: SLHPB-2018-03**

Dear Chairman and Board Members:

Please be advised that we are in receipt of revised plans for the above entitled application, including the following:

1. Plan entitled “Preliminary & Final Major Site Plan for Fairway Mews Community Association, Portion of Block 42.07, Lot 1, Borough of Spring Lake Heights; Monmouth County, New Jersey”, Prepared by R.C. Associates Consulting, Inc., signed and sealed by Ray Carpenter, P.E., dated January 23, 2018, revised **December 19, 2018**, consisting of 5 sheets;
2. DVD of existing roof drain inspection;
3. Review letters from Spring Lake Heights Public Works, Police Chief and Fire Chief;
4. Copy of Monmouth County Planning Board Approval dated November 13, 2018;
5. Copy of Freehold Soil Conservation District Certification dated November 15, 2018.

Please note that the applicant did not provide a written response to each review comment as requested in our letter, therefore, we have included a detailed response to each comment below.

Project Overview:

The subject property known as Block 42.07 - Lot 1 contains 13.98 acres and is located in the R1 Residential Zone of the Borough of Spring Lake Heights. The property has frontage on Warren Avenue, N.J. State Highway Route 7 and Allaire Road. The property is currently developed with a 560-home gated community, an 18-hole executive golf course, a clubhouse building, a swimming pool, two tennis courts and associated parking lot areas. The North Branch of the Wreck Pond Brook is located just south of the property across Warren Avenue.

The applicant is requesting Preliminary and Final Major Site Plan Approval to construct a 16' x 74' clubhouse expansion, two (2) proposed covered entryways and an outdoor paver patio at the existing clubhouse building located off of Linden Drive. The existing paved parking area is proposed to be expanded 72' in length by 65.57' in width to accommodate 16 additional parking spaces. Associated lighting and

landscaping are proposed at the area of the parking lot and clubhouse addition. The applicant is proposing to connect the proposed drain pipes from the addition and patio to an existing underground tank located at the front of the building within the paved drive. A variance for parking is required as well as several design waivers. See Zoning Schedule.



Aerial Showing Subject Property

ZONING SCHEDULE

The following is a summary of the Bulk Zoning Requirements of the R-1 Zone as it relates to this application.

Bulk Standards	Required	Existing	Proposed	Complies
§22-612: HEIGHT, YARD AREA & BULK REQUIREMENTS				
Maximum Building Height (Stories)	2.5 Stories	1 Story	NO CHANGE	YES
Maximum Building Height (FT)	32 FT	<25 FT	<25 FT	YES
Maximum Building Height Accessory (FT)	15 FT	NA	NA	NA
Minimum Front Yard Setback (FT)	50 FT	>130 FT	NO CHANGE	YES
Minimum Rear Yard Setback (FT)	25 FT	NP	NO CHANGE	YES
Minimum Side Yard Setback (FT)	30 FT	NP	NO CHANGE	YES
Minimum Lot Area (SF) – Spring Lake Hts Portion Only	40,000 SF	14±AC	NO CHANGE	YES
Minimum Lot Width (FT)	150 FT	Varies	NO CHANGE	YES
Minimum Lot Frontage (FT) – Allaire Road	150 FT	109 FT±	NO CHANGE	(e)
Minimum Lot Frontage (FT) – Warren Ave	150 FT	400 FT±	NO CHANGE	YES

Minimum Lot Depth (FT)	200 FT	NP	NO CHANGE	NP
Maximum Impervious Coverage (SF)	50%	25.45%	26.52%	YES
Maximum Building Coverage (SF)	25%	8.16%	8.42%	YES
Design Standards	Required	Existing	Proposed	Complies
§22-520, 525, 507 & 611: PARKING AND LOADING REQUIREMENTS				
Minimum Parking Stall Dimensions (§22-520.5a)	9' x 20'	9' x 18' (e) (exist spaces)	10' x 20' (16 prop. spaces)	(e)
Minimum Parking Spaces				
Golf Course (4 spaces/green)	18 greens x 4 spaces = 72 spaces			
Pro Shop (1,162 SF) (1/300 SF)	4 spaces			
Assembly (6,224 SF) (1/800 SF)	8 spaces (TBD – applicant to confirm number of seats for multi-purposes)			
TOTAL SPACES	84 (TBD)	39	55	(V)
Vehicles		39	55	
Golf Carts (not counted)		29	29	
ADA Accessible Parking Spaces (55 Spaces)	3	3	3	YES
Minimum Drive Aisle Width (Two-Way)	24 FT	28 FT	24 FT	YES
Minimum Off-Street Loading Spaces	14' x 60'	NP	NP	(W)
Minimum Sidewalk Width	4 FT	4 FT	NO CHANGE	YES
Minimum Driveway Setback	3 FT	60 FT±	NO CHANGE	YES
§22-520, 505, 516 & 610: LANDSCAPING AND LIGHTING REQUIREMENTS				
Min. Shade Trees: Existing (1 Tree/10 Spaces)	2 Trees	NP	2 Trees	YES
Buffer: Planting	6'-8'. Evergreen	NA	NA	NA
Illumination Levels (Average)	0.5 - 1.0 FC	1.18	4.01	(W)
Maximum Flag Pole Height	35 FT	NA	NA	NA
Maximum Development Sign Size	1 SIGN/24 SF	NP	NP	NA
Permitted Principal Use	----	GOLF COURSE	GOLF COURSE	YES

(V) – VARIANCE REQUIRED

(W) – WAIVER REQUIRED

(e) – existing non-conformity

NA - Not Applicable

NP- Not Provided

TBD – To Be Determined

Based upon our review, it appears the following variances and waivers are required in accordance with the Schedule of Zoning Regulations Chapter XXII of the Development Regulations of the Borough of Spring Lake Heights:

§22-611 MINIMUM OFF-STREET PARKING AND LOADING REQUIREMENTS – The applicant must provide a revised parking calculation to account for the number of seats within the multi-purpose rooms.

Additional room spaces within the building and employees must also be included. The number of golf cart spaces does not count toward the parking requirement. (Variance Required)

§22-520.5(b) OFF-STREET PARKING AND LOADING - Minimum Off-Street Loading Space Dimensions: where 14' x 60' is required. A loading space is not proposed. (Waiver Required)

§22-520.9 LANDSCAPING - Trees shall be staggered and/or spaced so as not to interfere with driver vision, have branches no lower than six (6) feet above grade and be placed at the rate of at least one (1) tree for every ten (10) parking spaces. No trees are proposed. (Waiver Required)

§22-516 LIGHTING - The light intensity provided at ground level shall average from five tenths (0.5) to one and zero tenths (1.0) foot-candle over the entire area. The average exceeds the limits. (Waiver Required)

SITE PLAN REVIEW

Site Plan – Sheet 2

4. The applicant has computed the required parking based on the golf course, pro-shop (SF) and assembly (SF) to be 84 spaces. The parking lot adjacent to the pro-shop building has a total of 39 existing parking spaces and 16 new spaces are proposed to bring a new total of 55 spaces. The applicant is including 29 golf cart spaces in the table which is not consistent with the ordinance. Additional room spaces within the building and employees must also be included. The parking calculation for the multi-purpose rooms must be computed based on the number of seating. **This item has been addressed, however, the ADA parking space dimensions must be labeled on the plan. All other space dimensions must be labeled typical. It should be clarified if the parking space for club pro will be signed as such and that any pavement gore striping will be removed. The width of the pro space also appears to be only 7-foot-wide which does not meet the ordinance requirement.**

Satisfied:

9. All sidewalk widths must be dimensioned on the plan and the surface material must be labeled (conc. vs pavers). In accordance with ADA requirements, the running slope of all walking surfaces shall not be steeper than 1:20 (approx. 5%), the cross slope shall not be steeper than 1:48 (approx. 2%) and the width shall be 4 foot minimum. A note indicating same must be added to the plan. **This item has not been completely addressed. The sidewalk widths have not been dimensioned or labeled (conc. vs. pavers). The area proposed to be resurfaced must be keyed into the existing asphalt. A detail for same must be provided with a minimum 24-inch keyway. Since limited spot elevations and topography have been provided within the parking area, we are unable to confirm that the proposed resurfacing will transition smoothly into the existing pavement. The limits of resurfacing should be extended further beyond the ADA parking area to ensure smooth pavement transitioning and a note must be added to the plan indicating same.**

Continuing Comment:

The ADA parking spaces have been reconfigured to provide for the correct widths and dimensions have been added to the plan. A detail for pavement keyway has also been added to the plan.

The pavement resurfacing limits have not been extended further beyond the ADA parking area to ensure smooth pavement transitioning. Please update the plan accordingly.

It also appears the ADA parking space nearest to the pro space has a slope greater than 2% from front to back.

Continuing Comment:

The plan notes a 2% cross slope at the ADA parking spaces. The note should be revised to indicate maximum 2% cross slope.

17. All handicap ramps must have detectable warning surface and they must be labeled on the plan. It should be clarified if new concrete will be poured for the warning surface installation.

Satisfied:

It appears the existing concrete ramp will remain; however, new handrails and warning mat will be fasted to the concrete.

The Detectable Warning Mat Detail notes indicate that the warning mat will be surface mounted per manufactures specifications. This item has been addressed.

Grading/Drainage/Utility Plan – Sheet 3

28. The proposed increase in impervious coverage is 6,569 SF. The applicant is proposing to connect the new roof and patio drains to an existing underground tank. A drainage report and drainage area maps were not submitted with the plans. The applicant must provide testimony as to the condition and adequacy of the existing storage tank and what existing drains (ie. roof drains) are connected to the tank. A television inspection DVD should be provided. **This item has not been addressed. A television inspection DVD has not been provided to verify the location, size and condition of the existing tank. In additional a general note must be added to the plan indicating that the stormwater collection system must checked and maintained at least once every six months. Please add this bold note to the cover sheet general notes. A maintenance access lid must be installed on the top of the tank. A detail for same must be provided on the plans.**

Continuing Comment:

Based on the television inspection DVD provided, it was determined that the existing roof drain pipe connects directly to a larger diameter tank or existing storm pipe system located beneath the entrance drive at the front of the clubhouse. The DVD also revealed that the roof leader pipe was partially filled with water along its length toward the entrance drive. We recommend that the leader pipe be replaced for the entire length since it appears to be sagging.

The plans have been revised to include a precast drainage manhole detail with access lid to be installed over the existing pipe/tank at the point of connection beneath the drive. The detail must note that the lid will be reinforced to withstand vehicle loading. It must also be clarified how the access lid will be constructed over the existing storm pipe/tank. A doghouse structure may be more appropriate.

30. The grate and invert elevations for the proposed trench drain must be provided. **This item has been addressed, however, the paver hatch was turned off on sheet 3 but also turned off on sheet 2 where it should appear.**

Continuing Comment:

The paver hatch must be turned off on sheet 3 and stay on for sheet 2.

31. Top and bottom curb elevations must be provided within the proposed parking lot expansion area. Proposed spot elevations must be provided at the patio and where it meets existing. **This item has not**

been fully addressed. The pavement cross slope within the parking lot expansion area is less than 0.5% which is not sufficient for stormwater runoff and raises concerns for icing hazards. Drainage arrows should also be added to the plan to demonstrated the intended direction of flow.

Satisfied:

The existing contours within the parking lot appear to have been changed to demonstrate sheet flow towards the entrance drive.

35. Based on the spot elevations provided it appears the uncovered portion of the existing sidewalk at the side entry is back pitched toward the building which presents a concern for drainage (TC 22.98 / BC 22.50) is equal to 5.76 inches. The slope to the doorway also exceeds the allowable ADA ramp slope. **This item has not been addressed. The slope of the ramp at the front entrance appears to be greater than 5.0% which requires a handrail. In addition, the spot elevations indicate that are slopes greater than 2% at the ADA parking spaces. The plan must be updated to conform with all ADA requirements for handicap accessible routes.**

Continuing Comment:

The plans have been revised to include a handrail at the ADA ramp. A detail of the ADA compliant handrail must be provided on the plan.

Approvals or letters of no interest should be obtained from the following:

- Monmouth County Planning Board – **This item has been addressed.**
- Freehold Soil Conservation District – **This item has been addressed.**
- Local Fire and Police Officials – **This item has been addressed.**
- Department of Public Works Director – **This item has been addressed.**
- All other agencies having jurisdiction

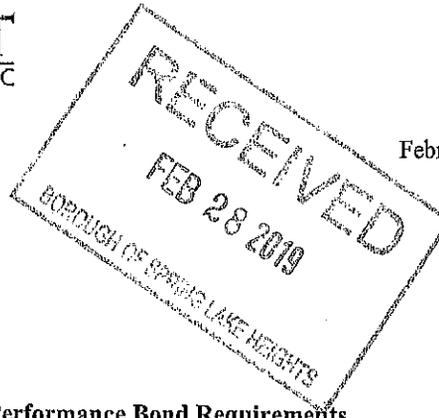
Any approvals granted by the Board should be conditioned upon the following:

- Proof of payment of real estate taxes to date.
- Payment of outstanding fees, if any.
- Payment of performance guarantees and inspection fees.

Our office kindly requests the applicant to provide a written response to each review comment for any future resubmissions.



February 27, 2019



VIA EMAIL

Chairman
Planning Board
Borough of Spring Lake Heights
555 Brighton Avenue
Spring Lake Heights, NJ 07762

**RE: Preliminary and Final Major Site Plan – Performance Bond Requirements
Fairway Mews Community Association
Block 42.07, Lot 1
Borough of Spring Lake Heights, Monmouth County, New Jersey
File No.: PB-2018-03**

Dear Chairman and Board Members:

This office has received a Construction Quantity Takeoff from R.C. Associates Consulting, Inc. for the proposed site work.

Based on N.J.S.A. 40:55D-53, et seq., only those improvements to be dedicated to a public entity shall be required to furnish a performance bond. Since the entire project falls entirely within the property limits of the Fairway Mews Community Association a performance guarantee or bond will not be required.

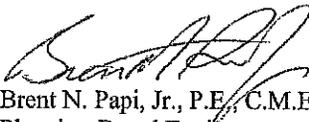
Notwithstanding, we have included the Construction Inspection Fee estimate herein and recommend the applicant post inspection fees for this project in accordance with N.J.S.A. 40:55D-53, et seq. The initial deposit required is equal to **\$4,186.25** (See attached estimate).

The Construction Inspection Fee is based on a construction cost estimate for the overall project to perform the inspections of the proposed improvements. Additional inspection escrow fees may be required to be posted with the Borough as the project construction progresses with amounts to be determined.

Should any member of the Board have questions or require additional information on this application, please do not hesitate to contact me.

Very truly yours,

EAST POINT ENGINEERING, LLC


Brent N. Papi, Jr., P.E., C.M.E.
Planning Board Engineer

cc: Mary Ellen Karamus, Planning Board Secretary (via email)
Marc A. Leckstein, Esq. Planning Board Attorney (via email)
Joseph C. May, P.E., Borough Engineer (via email)
Harvey L. York, Esq. Applicant's Attorney (via email)
Ray Carpenter, P.E., P.P., Applicant's Engineer (via email)

East Point Engineering, LLC | 11 South Main Street | Marlboro, NJ 07746
Phone: 732-577-0180

Prepared By: East Point Engineering, LLC
 11 South Main Street
 Marlboro, NJ 07746



ENGINEER'S CONSTRUCTION INSPECTION FEE ESTIMATE

PREPARED FOR: FAIRWAY MEWS COMMUNITY ASSOCIATION
 BLOCK 42.07, LOT 1
 LOCATED IN THE BOROUGH OF SPRING LAKE HEIGHTS
 DATE: February 27, 2019

Line No.	Description	Qty.	Unit	Cost	Total
SITE PREPARATION					
1	Soil Erosion and Sediment Control	1	LS	\$ 2,500.00	\$ 1,500.00
2	Sawcutting, Removal and Disposal of all Asphalt Driveway Concrete and Paver Areas	1	LS	\$ 7,000.00	\$ 4,500.00
PAVEMENT					
3	HMA Surface Course, 2" Thick	582	SY	\$ 10.00	\$ 5,820.00
4	Stab. Base Course, 4" Thick	582	SY	\$ 15.00	\$ 8,730.00
5	Dense Graded Aggregate 6" Thick	582	SY	\$ 15.00	\$ 8,730.00
6	Pavement Milling, 1" Thick	170	SY	\$ 10.00	\$ 1,700.00
7	Pavement Overlay, 1" Thick	170	SY	\$ 5.00	\$ 850.00
STRIPING					
8	Traffic Signs and Striping	1	LS	\$ 3,500.00	\$ 2,500.00
CONCRETE					
9	6" Concrete Curb	226	LF	\$ 25.00	\$ 5,650.00
10	Detectable Warning Mats	60	SF	\$ 5.00	\$ 300.00
11	ADA Hand Railings	30	LF	\$ 25.00	\$ 750.00
12	Concrete Pavers	1688	SF	\$ 15.00	\$ 25,320.00
13	Patio Block Edging	100	LF	\$ 30.00	\$ 3,000.00
DRAINAGE					
14	6" PVC SDR60, Roof Drain Pipe	55	LF	\$ 25.00	\$ 1,375.00
15	NDS Trench Drain	50	LF	\$ 20.00	\$ 1,000.00
16	Clean out with Concrete Collar	1	EA	\$ 150.00	\$ 150.00
17	Connection to existing storm pipe	1	EA	\$ 500.00	\$ 500.00
LANDSCAPE & LIGHTING					
18	Shrubs	9	EA	\$ 50.00	\$ 450.00
19	Trees	2	EA	\$ 200.00	\$ 400.00
20	Topsail, Seed & Mulch	1	LS	\$ 500.00	\$ 500.00
21	Light Fixtures (Inc. Foundations and Poles)	4	EA	\$ 2,500.00	\$ 10,000.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$ 83,725.00
Inspection Fee = 5% Est. Construction Cost					\$ 4,186.25

1. Based upon site plan prepared by R.C. Associates Consulting, Inc., dated last revised February 27, 2019.
2. This estimate is for the construction costs associated with the proposed improvements and is approximate.
3. The unit prices include: removal of existing improvements, all materials and labor to install the work indicated, the removal of excess debris, and site restoration.
4. The unit prices utilized in this estimate were taken from estimates and on similar projects. These prices are approximate and may not necessarily represent the actual costs to the developer.