

**BOROUGH OF SPRING LAKE HEIGHTS
PLANNING BOARD MINUTES May 17, 2017**

The meeting was called to order by Chairman Eileen Eilenberger at 7:00 p.m. and opened with a Silent Reflection and Pledge of Allegiance.

Roll Call:

Roy Francolino – absent
James Hackett – present
Nancy Hayduk – present
Frederic Manger – present
Councilman Merriken - absent
Nathaniel Novak – present
Mayor O'Brien - present
Eileen Eilenberger, Chairman - present

Also Present:

Mark Kitrick, Attorney, Planning Board
Joseph May, Engineer – Planning Board
Brent Papi, Engineer
Janine Gillis, Board Secretary

Alt. #1 Open

Alt. #2 Stephen Clark - present

Chairman Eilenberger announced:

THIS MEETING IS CALLED PURSUANT TO THE PROVISIONS OF THE OPEN PUBLIC MEETING LAW. NOTICE OF THIS MEETING WAS INCLUDED IN A LIST OF MEETINGS SENT TO THE COAST STAR AND ASBURY PARK PRESS, POSTED ON THE BULLETIN BOARD IN THE MUNICIPAL BUILDING AND ON THE BOROUGH WEB-SITE.

Approval of Minutes: March 15, 2017

Ms. Hayduk made a motion to approve the minutes of March 15, 2017, seconded by Mr. Hackett; roll call taken:

AYES: Mr. Hackett, Ms. Hayduk, Mr. Manger, Mayor O'Brien & Chairman Eilenberger
NAYS: None
ABSTAIN: Mr. Novak & Mr. Clark

April 5, 2017

Ms. Hayduk made a motion to approve the minutes of April 5, 2017, seconded by Mayor O'Brien; roll call taken:

AYES: Ms. Hayduk, Mr. Manger, Mr. Novak, Mayor O'Brien, Mr. Clark & Chairman Eilenberger
NAYS: None
ABSTAIN: Mr. Hackett

Correspondence and Discussion:

- Letter from MidAtlantic Engineering on 101 Old Mill Rd Block 1 Lot 1 Re: CAFRA Permit 10

Mrs. Eilenberger explained that this was regarding a new bulk head at The Mill. The Planning Board requested that they hold off until the herring running season is over. Ms. Hayduk explained that the time period is March 15th to July 1st.

- Copy of letter forwarded to Mayor & Council regarding revision to B3 zone, which was approved on March 27, 2017.

Old Business: None

New Business: Spring Lake Golf Club Application # PB2017-02
901 Warren Avenue
Block 25 Lots 11, 13 & 27

Mr. Peter Ragan introduced himself as attorney for the applicant: Spring Lake Golf Club. He reviewed that the Planning Board has jurisdiction to hear the application. Attorney Kitrick announced that the publication and notice to property owners is in order. Mr. Ragan reviewed the application which includes realigning the entrance and landscaping, a parking lot and 2 silos. He added that it requires a variance for the size of the parking lot, a new sign. He stated that the entrance will be safer, and if approved work wouldn't start until the fall and be completed as quickly as possible as to not disturb the neighbors.

The following were introduced as exhibits:

- A-1 Zoning Denial
- A-2 Development Application & Certification of Taxes Paid
- A-3 Engineering
- A-4 Storm Water Management Report
- A-5 Site Plan
- A-6 Thumb Drive of Video Presentation
- A-7 Survey dated 12/1/2016 revised 1/26/17
- A-8 Topographical Survey
- A-9 Aerial Map

Mr. Lobosco, Mr. Eric Ballou, Mr. Hickey, Mr. Brian Hatfield, Mr. Mark Westfield, Mr. Josh Reiger and Joseph May were sworn in by Mr. Kitrick.

Eric Ballou, Engineer-In-Site Engineering, reviewed his credentials for the board; they were accepted.

Mr. Ballou explained that the use of the golf course is not changing, just looking to make improvements to the site. He described the site as it exists. He stated that the site is 142 acres.

Councilman Merriken arrived at 7:14 pm.

Mr. Ballou stated that the present entrance is like a fork; the new entrance will have a center boulevard and will mimic the driveway on the other side of Warren Avenue, the Fairway Mews entrance. The proposed makes for a safer environment. He explained that the club has sufficient parking according to the borough's code but when there is a large event there is a shortage. The proposal is for a lot with an additional 106 parking spaces to be used by the employees and for valet parking. A goal was to find a way to hide the parking lot so the neighbors didn't see it; there will be a buffer around the lot. There's a distance of 63 ft. from the right of way to the parking lot; the closest building is 180 ft. away and the next closest is 230 ft., across a county road. There will be a 5 ft. berm surrounding the parking lot area with landscape plantings on top of the berm. There will be a solid waste container in the corner of the new parking lot. Presently, the container is located adjacent to the club house for both deliveries and waste pick up. In its present location it's difficult to operate with the trucks coming and going. The waste container doesn't have a fence and gate; he feels that the landscape buffer is sufficient. A lot of times the fence and gates are damaged by the trucks. The impervious coverage today is just about 7% and will increase to 7.6%. The water flow in the parking lot will flow north to south and collect in an infiltration

basin. Mr. Ballou stated that he feels there will be less runoff and will improve in that area. The parking stalls in the lot will measure 9 X 18 where 9 X 20 are required, this requires a variance. Mr. Ballou stated that the lot will be used for valet parking and employees and is comfortable with the size. Mr. Ballou explained that the lighting fixtures are 25 ft. high and are LED. The LED lighting is focused; light spillage is minimal except at the entrance. The average illumination levels do slightly exceed borough code and require relief. The new entrance sign will be stone veneer with the logo of the club, it is not in the sight triangle. He added that the sign is 60 sq. ft. and requires a variance. Mr. Ballou stated that the letters will be metal and are back lite; it's a soft look. Mr. Ballou explained the existing area that the dumpster is located will be replaced with landscaping. Mr. Ballou discussed the proposed silos. He explained that they would be for bunker sand; presently the sand is stored outside and exposed to elements, which is not ideal. The silos would be located in the maintenance area off Highway 71. The proposal is for 2 - 25 ft. high silos. At the top of the silos is a rail for a staircase to the top. They would be set back 120 ft. from Rt. 71 and 188 ft. away from the closest building; with minimal visual impact. Wreck Pond had to be considered in the placement of the silos.

Mr. Brian Hatfield- By Design Landscape introduced himself. He stated that he did the design lay out. He explained that the goal of the entrance was to make it safer for ingress and egress. It will include a belgian block apron and several plantings. The berm around the parking lot will have 4-5 caliper trees and a natural seashore look, some of which grow quickly. He testified that it would be a substantial buffer to Warren Avenue. He added that the re-design is very showy, all flowering trees. He added that the area where the dumpster is proposed will not be seen from Warren Avenue.

A slide show of the proposed landscape plan at the entrance and parking lot was viewed.

Mr. May commented that the proposed parking stall size and proposed sign require a variance. Mr. Ballou addressed comments from the Engineer's review letter.

Mr. Ballou stated that in the parking lot drainage will flow to the catch basin and that those parking stalls will have wheel stops. He added that it will be employees using that lot who will be familiar with the setup. Mr. Hackett asked who will maintain the storm drain Mr. Ballou replied that the golf course will maintain; he feels that they will be diligent about it based on their maintenance now of the site.

Mrs. Eilenberger asked about the infiltration, she asked if it's from the south and west side; Mr. Ballou replied yes. He added that there will be wheel stops on the basin side of the lot. Mr. May added that he doesn't object to this proposal. Mr. Ballou added that the basin is about 3 ft. down.

Ms. Hayduk asked about the percolation rate is; she is concerned for water sitting. Mr. Ballou stated that it's a great rate and the sand is the media to purify the water. Mr. Ballou stated that if water is sitting, the golf club would need to check and possibly sand needs to be replaced, this is corrected easily.

Mr. Manger asked how the garbage will be delivered to the new proposed area. Mr. Ballou replied via a golf cart. Mr. Westfield replied that the garbage only will go to the dumpster; he added that all food waste is saved and picked up by a pig farmer. Mr. Manger asked how many times the trash & recycling is picked up, Mr. Westfield stated 2 times a week.

Mayor O'Brien asked about the wheel stops; he wanted to clarify that the wheel stops will be on the side where the catch basin is; Mr. Ballou replied yes. Mayor O'Brien asked about the west side, Mr. Ballou replied they could put them there as well.

Mr. Ballou stated that they have submitted to Monmouth County Planning Board and Freehold Soil Conservation; they are awaiting approvals from both.

Mrs. Eilenberger asked to clarify that the electric conduits will be underground, Mr. Ballou replied yes which is a change from the existing condition.

Mr. Ballou stated that presently there aren't signs about the cart path by the proposed parking lot. Mr. Ballou explained that the path will be designated by the new belgian block but will adhere to the board's recommendation. Mayor O'Brien asked if there is a history of accidents; board discussed the placement of a sign. Mr. Ballou offered that if the board desired a sign could be placed there.

Mrs. Eilenberger stated that the ordinance states that it should be fenced and gated. Mr. Ballou replied that it's screened on 2 sides but it could be gated if desired on the front. Mr. Manger asked if the height of the dumpster is about a foot higher than the berm, Mr. Ballou replied yes. Mr. Hackett confirmed that the berm is 5-6 ft.; Mr. Ballou replied yes.

Mr. Ballou stated that a comment about a spigot near the solid waste area. A product that they would use is a tube that would act like a silt and capture any debris prior to going to the catch basin. This would be maintained by the golf club. Mr. Manger stated that typically the dumpster has fluid when lifted, Mr. Ballou replied that based on that the food is held for the farm this would be more dry solid waste so that would be minimal. Mr. Ballou replied that the spigot would be used to wash down the area.

Ms. Hayduk asked why the dumpster isn't in the northwest corner; Mr. Ballou explained that the infiltration basin has to be at the lower grade and the truck circulation of the truck dictates its location. Ms. Hayduk stated that she feels that the southeast corner would be better. It would be closer for the garbage to be delivered there and least impact to the residents across the street. Mr. Merriken expressed that with the landscape buffer it wouldn't be seen. Mr. Westfield added that the buffer would send the sound out to the golf course. Ms. Hayduk confirmed there would be no food; Mr. Westfield replied minimal food waste, it's kept in the refrigerator for pick up by the farm. He added that the grease and oil is picked up for recycling, both picked up at the clubhouse. Mr. May asked for clarification on the dumpster location now. Mr. Westfield stated that the garbage compactor is adjacent to the clubhouse and that now that the loading area is congested that the pickup and deliveries cannot maneuver at the same time. The proposed is to have a dumpster located in the proposed parking area. Mr. May asked if the compactor will be used going forward; Mr. Westfield replied no. Mr. May asked if pick up will be more frequent; Mr. Westfield no. Mr. Westfield explained that there will be 2 dumpsters and will increase if needed. Mr. May expressed concern that it won't be enough; that it would need additional pick-ups. Mr. Westfield added that the compactor isn't ever completely full.

Mr. Novak asked why the elimination of the compactor; a dumpster generates a lot of fluid. Mr. Westfield explained that the compactor requires electricity and does elude some fluid. He added that with non-compacted trash, the truck received most everything in the dumpster.

Mr. Manger asked about moving to the southwest corner, Mr. Westfield explained that the truck wouldn't be able to turn around very easily, it would take multiple maneuvers. There was discussion about the location of the dumpster and other possible locations. Mr. May added that the proposed spot for the dumpster in the lot is the best but asked if consideration was given to any other location on the site. Mr. Reiger stated that various locations on the site were looked at; this spot seemed to make the most sense. For aesthetics they didn't want it by the clubhouse. Mr. Reiger added that in its present location the space is limited; the truck has knocked down the fence enclosure several times. There also is an issue with more than one truck delivering product at the same time. Mayor O'Brien asked for an explanation how the trucks come in Mr. Ballou indicated it on the site plan. Mr. May asked about an area by the building, Mr. Reiger replied that you're about 20 yards away from the course.

Mayor O'Brien asked when the previous expansion was done why wasn't consideration given to this issue then; Mr. Westfield replied that it was a mistake.

Mrs. Eilenberger asked about the grease pit; how is grease delivered to the pit; Mr. Westfield replied that it would be transported via a golf cart. Mrs. Eilenberger asked about the collection process. Mr. Westfield stated that options are being reviewed. Some companies pump it out or some companies take it with a caliper. Mrs. Eilenberger added that she lives by The Mill and the pump can be noisy.

Mr. Manger asked for a description of the clubhouse and its surrounding parking lot and whether or not the dumpster could be located in that area. Mr. Hickey replied that he didn't think it was possible; the area is tight which is why they're here.

Mr. May asked for a description of the garbage collection now, are there cans and how many tons of garbage is produced now. Mr. Westfield replied about 2 tons and fees are about \$745.00 a month. Mr. May expressed concern for large events will the dumpsters be enough; Mr. Westfield stated that he does.

Mr. May asked if consideration was given to having the compactor in the proposed parking lot. He replied that consideration could be given to that but noise was a concern.

Ms. Hayduk confirmed that there's 180 ft. to the next residence, she feels it's too close. She would like consideration to moving it elsewhere.

Ms. Hayduk asked if there will be an additional 106 parking spaces, can't we take parking spaces from the original parking area for the dumpster. Mr. Ballou stated that you need space for the dumpsters and for the proper screening; he feels that this is the best option.

Mr. Clark asked Mr. May when the board reviewed another application and discussed a dumpster what the distance was between the property line and the dumpster, Mr. May replied about 5 ft., Mr. Clark stated in this case it's 180 ft. Mr. May stated that in brings this for discussion purposes in his opinion that there may not be areas that they prefer but there must be other location to place the dumpster.

Mr. Merriken asked about a decibel level, Mr. May replied that he wouldn't get into noise standards. He added that the berm will assist with the noise.

Mr. Ballou stated Mr. May recommends a water spigot be placed near the refuse area to have the ability to wash down the area. He agreed

Mr. Ballou stated that the silos are about 25 ft. high.

Mayor O'Brien asked about the height of the existing buildings, Mr. Ballou replied 25 ft. Mr. Hackett asked if they will be visible from Monmouth Avenue. Mr. Ballou replied they can be seen but will be somewhat protected from the buildings in the maintenance yard.

Ms. Hayduk stated that the area doesn't have that many trees; she added that in fact trees have been removed. Mr. Josh Reiger replied that trees were taken out for safety; they weren't healthy and was advised to remove them. He added that any trees in the riparian buffer haven't been touched. Ms. Hayduk asked if the silos will be visible from Park Avenue, Mr. Reiger replied that they will blend with the buildings in fact that will be the same color.

Mr. Manger asked if the dumpster could be placed at this site, Mr. Ballou replied that the area isn't large enough for the truck with buildings and their maintenance trucks.

Attorney Kitrick asked for an explanation of what the silos will be used for. Mr. Reiger replied strictly for sand. The sand used on the course must be maintained properly, kept dry at all times. He explained that right now it's stored outside and gets wet. In order to use it on the course it must be dried first. Ms. Hayduk asked how much sand each silo holds, Mr. Reiger replied about 50 tons. Mr. Reiger explained the use of the sand. Mr. Kitrick asked if the silo is a common use by other golf clubs; Mr. Ballou replied yes. Mr. Kitrick asked why a silo is used, Mr. Reiger replied it's air tight.

Mr. Manger asked the diameter of the silos; Mr. Reiger replied 12ft.

Mr. Ballou agreed that Mr. May's request for the Fire Official and EMS to review the plan for emergency vehicle access would be done.

Mr. Ballou stated that the lights will be on a timer, they would typically be on until 11:00 pm. If an event went later for safety of the employees leaving for the evening, the lights may be on a little later. Mr. Westfield stated that it would occur more in the summer season. Mayor O'Brien asked if the parking lot is not being used can the lights not be on, Mr. Westfield replied yes. Mr. Manger asked if a compactor would be used; Mr. Ballou replied that a compactor isn't being used; it's a dumpster but that it would be considered if necessary. Mayor O'Brien asked how many trees will be removed for the new area; Mr. Ballou replied about 200 with 105 coming back. Mr. Hatfield reviewed the proposed plantings which include trees that range from 0 to 12" in diameter with red maple, hollyies and rhododendrons.

Mr. Ballou stated that a traffic study was not done because there isn't a change to the traffic demand. He added that all approvals by other agencies will be obtained including Monmouth County.

Mayor O'Brien asked if they presently use the parking area and how many events dictate the need to use that area to park. Mr. Hickey replied yes for about 4-5 events. Mayor O'Brien asked if that could increase; Mr. Hickey replied possibly.

Ms. Hayduk asked if in the off season the proposed parking area is closed and no lights what would happen with garbage. Mr. Westfield replied that garbage could be brought the following morning.

Mrs. Eilenberger stated that the club was before the board in 2007 and at that time parking was discussed and that it was sufficient, what has changed. Mr. Ballou stated that he wasn't the engineer on the project, but that interest in the club has changed and that it has hosted more events. Mr. Ballou explained that this is for overflow for the limited events.

Ms. Hayduk asked about water runoff with the installation of the new driveway with the Belgian block. Mr. Hatfield stated that there is a new high point in the roadway, it'll be captured from the new driveway into an inlet and delivered to the catch basin. She asked about the plantings on the berm; if they are all evergreens. Mr. Hatfield replied no, it's some evergreens and a mix of various other species. Mr. Ballou added that in the winter months when there are no leaves on the trees the parking lot in all likelihood will not be used. Mr. Manger asked if you'll see the vehicles in the parking lot, Mr. Ballou replied no. Mr. Hatfield added that the berm is sculptured and will have plantings on it. He stated that the berm height could be increased. The board members agreed that it was a good idea.

Ms. Hayduk asked about the lighting. Mr. Ballou explained that he viewed the borough's ordinance and designed the lighting to meet the requirements, but is open to changing them. Ms. Hayduk confirmed that they are 25 ft.; Mr. Ballou replied yes. She asked if they could be reduced in size, he replied yes. Mr. Novak thought the lighting height could be reduced to be less intrusive. Mr. May asked about using ballard lighting at only 3ft. Mr. Ballou didn't think that based on the size of the parking lot it wouldn't be sufficient. Mr. Ballou offered that they could lower to 15 ft. in height, Mr. May had no issue with reducing the size but it's the board's decision. Mr. May stated that it would require relief for that.

Mr. Kitrick requested Mr. Ballou to review the berm height and lighting. Mr. Ballou described the berm as having a minimum of 6 ft. on the North side; the balance will be a minimum of 5 ft. The light fixtures will be set at a height of 15 ft. with a minimum illumination of 0.5.

Mr. May asked if shields are available for the lights and are they necessary. Mr. Ballou stated that usually not used with LED lighting but he will submit a revised lighting plan with the analysis with Mr. May.

Mr. Manger asked if they found that a compactor is needed will they re-visit; Mr. Ballou replied yes.

Mrs. Eilenberger asked about signs designating the entrance and exit. Mr. Ballou stated that he and the applicant struggled with this subject. The application is before the Monmouth County Planning Board and if required they will install. Mrs. Eilenberger confirmed that silt fencing will be installed, Mr. Ballou replied yes. She stated to make sure that it is maintained.

The meeting was open to the public for questions.

Thomas Basile 40 Dogwood Drive stated that he appreciates the due diligence of the golf club, they have been good neighbors. He asked if Monmouth County will have requirements. Mr. Ballou stated that the plans have been submitted but they haven't received any comments yet. Mr. Basile asked if the garbage could be relocated; Mr. Ballou replied that various other locations were reviewed and that this was the best.

Kris Kley 65 Dogwood Drive stated that he sees the need for parking when there is a special occasion but why would employees have to park there daily. Mr. Ballou replied that the patrons would have access to the parking closest to the club building.

Kat Crippen 564 Atlantic Avenue offered that they should check with the Monmouth County Shade Tree Commission about removing trees along Warren Avenue.

Jared Lackemacher 819 Park Avenue asked why the need for silos that are 25 ft. high can't they be reduced to a smaller size. Mr. Ballou stated that based on the size of the course the demand is there. Ms. Hayduk asked about a landscape buffer on the Park Avenue side. Mr. Reiger stated that arborvitaes have

been planted there. Mr. Reiger added that trees were removed from the course to bring it back to it's original look.

John Tangeman 564 Atlantic Avenue stated that improvements are being made to the aesthetics of the course but what about the neighbors. He stated that the fence along Park Avenue & Warren Avenue is rusty, the top bar is missing and it's dropping. Mr. Reiger replied that there are long range plans to replace the fence and plant but the front entrance was planned first with perimeter improvements to come.

Arthur Martone 719 Park Avenue stated that he does not see the justification for the silos; it's a residential area. Mr. Ballou stated that silos are a standard for golf courses

Joe Martone 719 Park Avenue asked if there is a color rendering of the area where the silos will be, you have one for everything else. Mr. Ballou replied no just a black & white picture. Mr. Martone asked if the neighbors will see the silos; Mr. Ballou replied that the maintenance area has always been there and the silos will blend in. Mr. Martone asked when the sand is delivered where will the air go; Mr. Reiger replied that there is a relief valve.

Joan Stemble 801 Park Avenue asked why there is a wood pile along Park Ave. Mr. Reiger replied that it's a staging area, when the trees were cut down the wood is stored there for members to have delivered to their homes; he believes it will all be gone by the fall.

Betty Sturdy 47 Maple Drive stated that the letter sent out residents stated that it will be 160 parking spaces; Mr. Ballou replied that it was a typo it's only 106 parking spaces.

John Tangeman 564 Atlantic Avenue asked if consideration was given to 3 – 15 foot silos. Mr. Reiger replied that they weren't available and wouldn't work as they need the 25 ft for the bulk amount of sand that the course needs. Mr. Merriken asked if one truck would fill both silos; Mr. Reiger replied no, two.

Sharon Prudhomme 33 Walnut Drive showed a picture of a silo she had on her phone to Mr. Reiger to clarify what they would look like; Mr. Reiger stated yes.

Sharon McGowan 4 Cherry Court expressed concern about the entrance across from the Fairway Mews entrance/exit. Mr. Ballou replied that it actually makes it safer, lining the 2 driveways up makes it look like a boulevard. The entire daily garbage would be disposed of just at night. Is there a way to get a definite number of events that would require using the parking area. Mr. Ballou replied that the club is made up of Spring Lake Heights residents. Mr. May pointed out that the parking lot requires no variance. Attorney Kitrick added that they are able to utilize the facility, this is a permitted use and there are no restrictions for the proposed parking area. Attorney Ragan pointed out that the special events like the fireworks always have police & fire personnel on hand. He added that at any other special event if it was felt to be necessary that would have them there as well.

Mayor O'Brien made a motion to close the public, seconded by Mr. Novak, roll call taken, all ayes.

The meeting was recessed for 5 minutes.

Mr. Ballou stated that there was a question previously asked about reducing the size of the silos, it was looked at during the break. They actually can't be smaller as a vehicle needs to get under the silo to collect the sand. He also addressed the question about plantings on the Park Avenue side but was concerned about the riparian buffer.

Mr. Hackett expressed that he has a problem with the silos. Ms. Hayduk asked about the trees that were cut down and are stored for future delivery to members; the wood pile is an eyesore. She added that you've addressed the entrance with this million dollar entrance and yet haven't considered the neighbors on Park Avenue.

Mr. Ballou requested a break.

Attorney Ragan agreed that the silos are a difficult situation; he offered that the group will work to get more options. He asked for consideration to approve without a decision on the silos. Attorney Kitrick

replied that it is not permissible. Mayor O'Brien asked if they could come back with a rendering of what the maintenance area would look like; maybe it isn't really an issue.

Chairman Eilenberger asked Attorney Kitrick about accepting public comments now; Attorney Kitrick replied to hold till the next meeting.

Attorney Ragan clarified that the next meeting would be for silo testimony only. Attorney Kitrick announced that there would be no further notice required and that the applicant waives all time constraints.

Mayor O'Brien made a motion to carry application, seconded by Mr. Novak, roll call taken all ayes.

Adjournment:

On a motion by Mr. Novak and seconded by Mr. Manger, the meeting was adjourned without objection at 10:32 p.m.

Respectfully submitted and approved:

Jarvis Lee

Date: June 21, 2017