

**BOROUGH OF SPRING LAKE HEIGHTS
PLANNING BOARD MINUTES June 21, 2017 at 7:00 PM**

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

Also Present:

Mark Kitrick, Attorney, 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: May 17, 2017

On a motion by Mr. Merriken and seconded by Mr. Hackett, the minutes of May 17, 2017 were approved by the following vote:

AYES: Mr. Hackett, Ms. Hayduk, Mr. Manger, Mr. Novak, Mayor O'Brien, Mr. Clark & Chair Eilenberger

NAYS: None

ABSTAIN: Mr. Francolino & Mr. Merriken

Correspondence and Discussion:

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

Attorney for the applicant Mr. Ragan started with the explanation that this was a continuation of the meeting on May 17th. The Spring Lake Golf Club was applying for a site plan revision which included a realignment of the entrance, a parking area with refuse containers, a revised loading area and 2 sand silos at the maintenance area.

Mr. Ragan asked Mr. Josh Reiger, the Grounds Supervisor to come up. Attorney Kitrick reminded him that he was still under oath.

Mr. Reiger made a presentation of various photos marked as Exhibit #10.

Mr. Reiger described the silos as being 26' 7" inches high and 12 ft. in diameter, the sand is pumped into the silo. The exhibit showed a series of pictures of the silo in green, and one in beige. Mr. Reiger

stated that a color choice hasn't been made. He presented a picture of what the truck that pumps the sand into the silo as well as a picture of the maintenance yard with a crane and its bucket extended to 27 ft. to demonstrate the height of the silo. Mr. Reiger stated that driving down Route 71 past the entrance to the maintenance yard, going the speed limit gives you a fraction of a second to actually see into the facility. He then showed a series of pictures starting with an aerial view of the maintenance yard followed with pictures taken from the north & south corners of the property of 530 Route 71, 600 Monmouth, 423 Route 71, 705 Park Avenue, 707 Park Avenue, 709 Park Avenue, 711 Park Avenue, 713 Park Avenue, 715 Park Avenue, corner of Park Avenue & Eighth Avenue, 807 Park Avenue and 905 Park Avenue; all of which according to his judgement, had very limited or no visibility of the crane.

Mr. Merriken stated that the trees that are shown are how it looks now, in the winter the silo would be more visible.

Ms. Hayduk stated that she went to another golf course and stated that the silo wasn't visible. She asked if there could be additional buffering around the silo in particular along the south end of the maintenance yard. Mr. Reiger replied that the area is designated as wetlands. Ms. Hayduk thought that adding landscaping along Park Avenue would buffer the neighbors on Park Avenue.

Mr. Hickey offered the painting of the silo would help with making it not visible.

Mr. Novak suggested that painting the silo green would be best.

Mr. Reiger pointed out that there has been fence repair along Park Avenue; he added that they could consider adding landscaping.

Ms. Hayduk asked if the fescue mound will be remaining; Mr. Reiger replied yes. Ms. Hayduk added that when the wood pile is removed then plantings would work there; he replied that yes that they would plant in that area.

Mr. Merriken asked about the size of the trees that would plant; Mr. Reiger replied about 6-7 ft. high

Mr. Ragan reviewed the exhibits A-1 through A-10; he added that this is a site plan revision that includes realigning the front entrance, additional parking with lighting, relocation of the refuse and the installation of the 2 silos. He added that the application is conforming except for the size of the parking spaces, the new sign and lighting which was a request of the board. He added that the goal of the new entrance is to make it safer and the parking lot is to accommodate the occasional overflow of parking. He added that the work wouldn't begin until the fall. He added that at the previous meeting the board heard testimony from Mr. Balleu- Engineer and Mr. Hatfield-Landscape Designer during which time the applicant agreed to the recommendations by the board and this which will be memorialized in the resolution.

Mr. Ragan respectively requested that the board approve the application.

Mr. Manger asked if the new entrance is directly across from the Fairway Mews, Mr. Ragan replied yes, it actually makes for a safer entrance and exit for both facilities.

Ms. Hayduk asked about the parameters of limiting the trash coming out and keeping the trash at clubhouse until morning. Mr. Kitrick pointed out that at this time is the time period for questions of Mr. Reiger.

Mrs. Eilenberger asked about the letter from Monmouth County Planning Board and their comments.

Mr. Papi reviewed and stated that it would have to be up to the board if they wanted to wait until that is determined. Mr. Kitrick pointed out that it could be a condition of approval. Mr. Ragan announced that there is a meeting with the County tomorrow.

Attorney Kitrick announced that when the meeting is open to the public, it is for questions of Mr. Reiger's testimony only; there were other witnesses that testified at the May meeting, that was the time for questions of those witnesses. Mr. Kitrick stressed that this is questions strictly of Mr. Reiger's testimony. At the end of the applications presentation there will be a time for comments.

Evelyn Condello 807 Park Ave commented that the work at the golf course has been improved. She expressed concern that the silos would be used for fertilizer; she also expressed concern over the noise when events go late. Mr. Reiger stated that he couldn't address how late events would extend to but he stated that the silos are only for sand. He added that at the expense the course incurs for sand, the silos would only be used for that purpose.

Joan Stemple 801 Park Avenue, she pointed out that the photos of the homes along Park Avenue are higher up from the street and commented about the new trees, she asked how tall will the trees grow. Mr. Reiger stated that when he took the pictures it was not on ground level, whenever possible he stood on the front porch of homes or stood on top of the golf cart he used for that exact reason Mrs. Stemple points out about the elevation of the homes. He added that the trees are about 5 ft. now and will grow about a foot to a foot and half each year.

Mayor O'Brien pointed out that at the last meeting there was testimony about additional buffering along Park Ave. Mr. Reiger replied yes and that the long range plan of the golf club is to improve the entire perimeter.

Ms. Hayduk wanted to clarify about the removal of the wood pile and adding a landscape buffer along the fence on the Park Avenue side; adding a condition of a completion date for that. Mr. Reiger stated yes.

Janice Gross 10 Maple stated that she was concerned about Warren Avenue; she asked the applicant consider an artistic mural on the silo.

Jared Lackmacher Park Ave stated he missed the picture presentation, he asked when all the trees along perimeter of the course would be done. Mr. Reiger replied that he couldn't say.

Arthur Martone 719 Park Ave asked why the applicant couldn't use silos that weren't so high. Mr. Reiger replied that he wouldn't work.

Ms., Hayduk asked how often are the sand deliveries; Mr. Reiger replied about 20 deliveries throughout the year.

Mrs. Eilenberger stated that changing the silos to a smaller in size would mean that you would need more of them and would possibly make them more visible.

Mr Ragan added that the silos are conforming.

Joe Martone 719 Park Avenue stated that he feels that this application before the board should be in front of the Board of Adjustment; he feels that the silos are for commercial use. He asked how much each silo holds, Mr. Reiger replied 50 tons. Mr. Martone showed a picture of the golf course that he took of the 2 existing garages in the maintenance area where the silos will be placed; he feels that you will be able to see them. He asked when he took pictures why there weren't any from Monmouth Ave towards the railroad tracks. Mr. Reiger replied that he didn't think it was necessary because they wouldn't be seen. Mr. Martone asked about the truck being able to turn around in the yard; he feels the silos should be located somewhere else. Mr. Reiger replied that for logistics this is the best place.

Attorney Kitrick reviewed that this application is within the jurisdiction of this board; the applicant is not requesting an exception to the zoning ordinance, this is permitted, the silo is an accessory use.

Jared Lackmacher 909 Park Ave asked how many deliveries of sand; Mr. Reiger replied it would start in February and the last would be in November. How many trips would it take to empty the silo, Mr. Reiger couldn't say; he explained that during prime season it's more frequent. Mr. Lackmacher felt that the delivery and use could be the same day therefore a silo wouldn't be necessary. Mr. Reiger stated that he couldn't accept delivery and bring out to course at the same time.

Mr. Ragan stated that this discussion is more of an operational discussion. He added that tonight was only about the silos and questions should be limited to that.

Evelyn Condello 807 Park Avenue asked about the noise level of deliveries; Mr. Ragan replied that the applicant will conform to the Borough's noise ordinance. There was discussion about noise at the golf course before 8 am; she pointed out that they start cutting grass at 7am. It was discussed that they have the ability to start cutting grass at 7:00 am.

Ed Hannon lives at Fairway Mews he's concerned about the refuge and having rats. Mr. Kitrick pointed out that there was testimony at the last meeting about this subject. He stated he didn't get a notice about the other meeting. Mr. Hackett pointed out that the food garbage would be kept at the kitchen and given to a farm.

Tom Basile 40 Dogwood Drive thanked the board for their diligence at the meeting. He offered that the golf club is a good neighbor. Mr. Kitrick stated that this is for questions only of tonight's witness.

Chair Eilenberger stated that this had been testified at the last meeting.

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

Chair Eilenberger reviewed the stipulations put forth: silos would be used for sand only, the lights in the parking light would be on a timer and off at 11:00 pm, the dumpsters will be enclosed on 4 sides, the infiltration system will be monitored and maintained, the trash collection will conform to the Borough's ordinance, a water spigot will be installed and maintained in the approved parking area, the berm will be 6 feet high on the north and west side and 5 feet on the remaining sides, the lighting fixtures will not exceed 15 feet with 0 % spillage, there will be silt fencing during construction, the parking lot is for employees and valet parking. Ms. Hayduk added that in off season lights or club not open the lights will not be on in new parking area and wanted to include a date by which the wood along Park Ave is removed by. It was discussed that by April 1st wood will be removed and additional staggered plantings of arborvitaes. Mr. Hackett added that food waste will be kept at clubhouse and given to the farms and the dumpster will be surrounded by the berm. Mr. Hickey pointed out that one of the holes is actually closer to the dumpster than the residences; the last thing they want is for their neighbors across the street or the members to have to see the dumpster.

Attorney Kitrick pointed out to add the condition of any conditions set by Monmouth County Planning Board.

On a motion by Mr. Merriken, seconded by Mayor O'Brien the meeting was open to the public.

Attorney Kitrick announced to the public when they approach to announce their name & address and that they would be sworn in.

Thomas Basile 40 Dogwood expressed concerns about the traffic and the refuse area.

Pat Van Ness 42 Walnut Drive expressed her concern about the area and traffic.

Joe Crum 50 Maple Drive expressed concern over the lighting in the proposed parking lot.

Brenda Kuhene 71 Maple Drive expressed concern about the lighting in the proposed parking lot.

Kathleen Walk 80 Rosewood Court expressed concern about food in the dumpsters.

Lynn Basile 40 Dogwood Drive stated that the refuse in the parking lot shouldn't be there.

Patrick McGowan 4 Cherry Court expressed concern over traffic.

Evelyn Condello Park Ave raised concern over the garbage and recycling pick up.

Joe Martone 719 Park Avenue opposed the entire application.

Arthur Martone 719 Park Ave asked that the board members deny the application; they always seem to get what they want.

Elenia Basile 40 Dogwood she has lived here for 15 years and has loved living across from the golf course and all its green space. She is very concerned about the garbage location and the impact it may have.

On a motion by Mr. Merriken, seconded by Mayor O'Brien the voice of the public was closed.
Roll Call Taken;

AYES: Mr. Hackett, Ms. Hayduk, Mr. Francolino, Mr. Merriken Mr. Manger, Mr. Novak,
Mayor O'Brien, Mr. Clark & Chair Eilenberger

NAYS: None

ABSTAIN: None

Chair Eilenberger asked if board members had any questions.

Mayor O'Brien stated that he has heard everyone's concerns but was making his decision based on the testimony

Mr. Merriken stated to the public that all of the stipulations will be included in the resolution if the board approves

Mr. Clark thanked the applicant's professionals for all of their work and presentations at both meetings.

On a motion to approve the applications with all of the stipulations stated was made by Mr. Hackett, seconded by Mayor O'Brien, roll call taken as follows:

AYES: Mr. Hackett, Ms. Hayduk, Mr. Merriken, Mr. Manger, Mr. Novak, Mayor O'Brien,
Mr. Clark & Chair Eilenberger

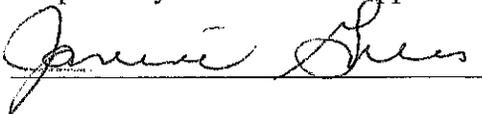
NAYS: None

ABSTAIN: Mr. Francolino

New Business: None

Adjournment: On a motion by Mr. Novak and seconded by Mr. Merriken, the meeting was adjourned without objection at 9:26 p.m.

Respectfully submitted and approved:



Date:

