

**BOROUGH OF SPRING LAKE HEIGHTS  
REGULAR PLANNING BOARD MEETING MINUTES  
December 19, 2018 at 7:00 PM**

Flag Salute

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 website.

**Roll Call:**

Eileen Eilenberger, Chairperson - Present  
Stephen Clark - Present  
Councilman Diver – Absent  
Roy Francolino - Present  
Nancy Hayduk - Present  
Frederic Manger - Absent  
Mayor O’Brien – Present

**Also Present:**  
Marc Leckstein, Board Attorney  
Brent Papi, Board Engineer  
Mary Ellen Karamus, Board Secretary

Alt. #1 Carlos Santos – Absent  
Alt. #2 Erik Gardner - Absent

**Approval of Minutes:** September 19, 2018 – Mayor O’Brien made a motion to approve the minutes; seconded by Mr. Clark  
In Favor: Chair Eilenberger; Mr. Clark, Mayor O’Brien  
Opposed: None  
Abstain: Ms. Hayduk, Mr. Francolino

**Correspondence and Discussion:** 10.30.18 Monmouth County Planning Board Re. Fairway Mews  
11.07.18 Monmouth County Planning Board, Re. The Mill  
11.15.18 Freehold Soil Re. Fairway Mews  
11.26.18 East Point Re. Fairway Mews  
12.6.18 East Point Re. The Mill –Resolution Compliance Review - Chair Eilenberger asked if Mr. Papi had received everything needed. Mr. Papi stated they did provide what was needed  
12.6.18 East Point Re. The Mill Performance Bond Requirements – Chair Eilenberger stated work has begun on The Mill.

Chair Eilenberger stated that Council voted a change ordinance under Land Use regarding fees for zoning permits, 22-702. Ms. Hayduk asked if the Planning Board fee adjustment previously discussed was included in that. Chair Eilenberger said no.

Chair Eilenberger stated that the Master Plan review is ongoing. Chair Eilenberger added that hopefully there will be something to present at the January meeting.

**Old Business:**

**New Business:**           **Application No. PB 2018-02**  
554 Church Street, LLC  
Block 59 Lots 20, 21 & 31  
554 Church Street

Mr. Leckstein stated that the application is not being heard at tonight's meeting based on the Borough planner's discussion with applicant discussing that the application would not go forward in light of anticipated changes to their plan.

Ms. Hayduk made a motion to carry the 554 Church Street, LLC. application to the January 16, 2019 meeting without further notice; seconded by Mayor O'Brien.

Approved by the following vote:  
All in favor  
None opposed  
No abstentions

Attorney Leckstein announced that 554 Church Street, LLC will not be heard tonight; if anyone is present for the application, the Applicant will be before the Board at the January 16, 2019 meeting; there will be no further notice.

**Application No. PB-2018-04 - Informal**  
Spring Lake Golf Club  
901 Warren Ave.  
Block 25 Lot 11

Keith Henderson introduced himself as attorney for the applicant. He stated an informal hearing was being sought because the existing maintenance facilities are deteriorating. They would like to demolish 5 buildings and replace them with one maintenance structure. He stated that the 5 buildings which currently exist violate the existing front setback requirements. Mr. Henderson added that there are only two places for them to put the new maintenance facility; either closer to Park Avenue or to seek a front yard setback variance to replace them closer to 71. Mr. Henderson stated that no other variances are needed. He added that applicant is looking for guidance from the board. Mr. Henderson referred to a rendering of the proposed building, as well as the buildings they are proposing demolishing. Mr. Henderson added that applicant will work with the board on landscaping and other issues but they cannot avoid the setback variance. He added that applicant has met with the borough engineer, as well as the zoning officer regarding the building.

Ms. Hayduk stated that her concern with them not coming back more is the pedestrian route, especially with children going to school and trucks coming in and out. Mr. Henderson stated that the engineer would address that. He added that the setback will be double from what exists. Ms. Hayduk stated 9 feet is far from 50 feet.

Ms. Hayduk asked if the fence from the entrance southward will be replaced. Mr. Henderson stated that members from the Golf Club Board were present and they were all nodding yes. Mr. Henderson added that landscaping would be worked on within constraints of what exists. He added that the sidewalk and curbing is close together.

Chair Eilenberger asked what will be visible from the road with the buildings and the silo that are staying. Mr. Josh Reiger stated that the entrance will be moved closer to the water, and with the way the building will be laid out, what is staying would be blocked by the building. Chair Eilenberger asked if there is just 1 entrance in and out. Mr. Reiger said yes. Ms. Hayduk asked if the view from Park Avenue would be of the parking lot. She added that she is concerned with what will happen to the vegetation and trees and the effect on the view off of Park Avenue. Robert Ballou stated that he, Rich Tokarski, the architect; Mark Lescavage, the engineer and Peter Regan were present at the meeting as well representing the golf course's board.

Mr. Lescavage referred to Sheet 3 of the site plan. He stated that they are not building anywhere within 25 feet on top of bank but they are putting in a driveway that will be within the 50 foot riparian zone; the building will be outside of that. Ms. Hayduk asked since the parking lot butts up to the riparian land, will there be any filter for oil, sand, dirt. Mr. Lescavage stated that the engineering is not complete. He added that there is a stone trench which will catch runoff from the area and that will be distributed towards the pond. He added that landscaping will be used to create a vegetative filter strip. Ms. Hayduk added that if it is a trench, runoff will be going into the pond so how will it be cleaned. Mr. Lescavage said the runoff will be collected at the trench, evenly distributed, and then it will go to a filter strip. Ms. Hayduk asked if since the filter strip is made up of plantings, would that mean there will be no engineered storm water plan. Mr.

Lescavage said no, since it is a rebuild project and not a major development, there will be no structural solutions. Ms. Hayduk asked, including the parking area, what the change in the existing and proposed impervious will be. Mr. Henderson stated 3/100ths of a percent. Ms. Hayduk asked if there will be any additional paving; is the existing footprint going to cover exactly what is covered now. Mr. Lescavage stated there will be a small increase in the pavement area. Chair Eilenberger added that there is an ordinance regarding new construction and stormwater requirements. Mr. Henderson said when they come before the board, all ordinances would be met other than the setback and they will have fully engineered plans.

Mr. Francolino asked the distance from the existing sidewalk to the proposed building. Mr. Henderson stated that the proposed building is 9 feet off of the driveway. Mr. Francolino clarified that the proposed building will be 30 feet high, 200 feet long, 4 or 5 feet off of the existing sidewalk. Chair Eilenberger stated maybe the building can be broken up a little bit. Mr. Henderson stated it is a work in progress. Mr. Tokarski stated that they met with the borough engineer and zoning officer and that what is before the board now is a work in progress. Ms. Hayduk clarified that they are proposing moving the entrance down closer to the water. She asked if there would be any impact on the existing conditions when there are storms in the area by moving closer to the water. Mr. Reiger stated that is not their issue.

Ms. Hayduk asked what would be parked in the parking area facing north which is visible from 71. Mr. Reiger stated employees.

Ms. Hayduk asked if the old house is coming down. Mr. Reiger stated yes. Ms. Hayduk stated that the proposed building is big. Chair Eilenberger agreed. Mr. Henderson stated that there is a branch of architects who calculate needs of golf courses based on equipment and size of golf courses. He added that they have looked around at other golf courses in the area and feels that their proposal is similar to what they are proposing.

Mayor O'Brien asked where equipment would be stored during construction. Mr. Reiger stated that they would fence in a portion of the new parking lot by Warren Avenue.

Ms. Hayduk stated that she would like to see more architectural detail and more details on what building material is being used for the building. Mr. Ballou stated that those details would be

included in a formal application. Ms. Hayduk said it is a beautiful building but maybe it could be more in keeping with the area. Chair Eilenberger stated that residents do have an issue with buildings being close to the road. She added they do not want to set precedence. Mr. Henderson stated that can all be worked on.

Mr. Papi stated from an engineering perspective, what stands out is how close to the pond they are and applicant's status regarding FEMA and DEP requirements.

Chair Eilenberger mentioned that the entire chain link fencing on the golf course is unattractive. Ms. Hayduk asked if there would be a gate, a fence or will it be open. Mr. Reiger stated from a maintenance standpoint, he prefers to not have a fence.

Ms. Hayduk asked if the handicap spot adjacent to the sidewalk has adequate room for someone backing out of the spot and someone pulling in. Mr. Lescavage said yes but it is tight. Ms. Hayduk asked for the 8 spots being created, how many employees would park there. Mr. Reiger stated 28; half of whom drive cars. Ms. Hayduk stated that adequate on-site employee parking is always a concern of the board.

Chair Eilenberger asked about the timing of the project with respect to alternate parking. Mr. Reiger stated they would like to start in August and go through winter which is off peak so parking would be less of an issue. He added that there will still be 3 buildings in the area where they can keep equipment as well as have parking available. Mr. Francolino asked what the 3 buildings will be used for in the future. Mr. Reiger stated the pump station for irrigation will stay the same; the existing most west building will be used as the mechanic shop during construction. He added that after construction, there will be some upgrading such as insulation that will be added; once complete, the building will be used for cold storage for mowers and some equipment. Mr. Reiger stated that the third building is for chemical and fertilizer storage.

Ms. Hayduk asked how equipment is cleaned at night. Mr. Reiger stated a recycled water system is used; oil and water is separated, grass and water is filtered out and the water is reused. Mr. Reiger also stated that the pump station built 5 years ago holds the tank that holds the water and that there is a wash station outside.

Chair Eilenberger asked if they will repave or resurface the existing pavement. Mr. Reiger stated they will repave what exists. Mr. Papi asked if they have spoken to the DOT regarding the new access. Mr. Lescavage said they started the process of submitting for a minor access permit.

Mayor O'Brien asked what the change in square footage is between the 5 buildings being demolished and what is being built. Mr. Reiger said 8,000 to 14,000. He added that includes the 5 buildings they are demolishing and 4 metal containers. Ms. Hayduk confirmed they are going from 8,000 to 14,000 in building space. Mr. Francolino stated that is almost double.

Mayor O'Brien stated that the public will have questions on why they need a building that big. He stated that applicant should have their data showing that. Mr. Henderson stated they will have statistics and be able to explain why and how calculations have been arrived at. Ms.

Hayduk stated this is a massive building with a 9 ½ foot setback from 71 even though they are at 4 ½ feet now so there will be questions of why they can't move the building back and what the hardship is. She added she would like to hear why they can't move it back.

Mayor O'Brien stated that based on the presentation, he feels the application makes sense but questions need to be answered on how it will look and what it will be used for and why the size and location is justified, Ms. Hayduk stated she feels that there is concern with pedestrians' view and their safety.

Mr. Henderson stated that they will proceed and the necessary proofs will be given at a hearing. Mr. Henderson added that the applicant cannot continue with the deteriorating conditions that

currently exist. Chair Eilenberger suggested breaking up the building. Ms. Hayduk stated she would like to see it slid back a little bit.  
Mr. Henderson thanked the Board.

**Voice of the Public – Open**

**Voice of the Public – Closed**

Chair Eilenberger referred to the rough draft of the 2019 meeting schedule which was given out at the meeting. Mr. Leckstein stated it would be a good idea to look at the schedule and let the board secretary know before the January meeting if there are issues.

**Adjourn:** On a motion by Ms. Hayduk; seconded by Mayor O'Brien, the meeting was adjourned without objection at 7:52 p.m.

Respectfully submitted and approved:



Mary Ellen Karamus  
Board Secretary

Date: January 16, 2019