

**BOROUGH OF SPRING LAKE HEIGHTS
REGULAR PLANNING BOARD MINUTES
FEBRUARY 19, 2020 – 7:00 P.M.**

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:

Stephen Clark - Present
Roy Francolino – Present
Nancy Hayduk – Present
Frederic Manger – Present
Mayor Campion- Absent
Adam Anzzolin – Present
Peter Gallo - Present
Councilman Christopher Willms - Present
Eileen Eilenberger, Chairperson - Present

Also, Present:

Marc Leckstein – Board Attorney
Christine Bell – Board Planner
Mary Ellen Karamus, Board Secretary

Alternate #1 Elizabeth Stader - Present

Approval of Minutes:

November 13, 2019 - On a motion by Councilman Willms; Seconded by Ms. Stader, the minutes were approved by the following vote:

AYES: Mr. Clark; Councilman Willms, Mr. Manger; Mr. Anzzolin, Mr. Gallo, Ms. Stader; Chairperson Eilenberger

OPPOSED: None

ABSTAIN: Mr. Francolino, Ms. Hayduk

January 15, 2020 – On a motion by Ms. Hayduk, seconded by Mr. Manger, the minutes were approved by the following vote:

AYES: Mr. Clark; Councilman Willms, Ms. Hayduk, Mr. Francolino, Mr. Manger; Mr. Anzzolin, Mr. Gallo, Ms. Stader; Chairperson Eilenberger

OPPOSED: None

ABSTAIN:

Correspondence:

12/12/2019 PS&S Correspondence

01/30/2020 Monmouth County Mosquito Control Division

01/28/2020 American Littoral Society Correspondence

- Chair Eilenberger stated the fish ladder being put up at the Mill is a current project coming from the Wreck Pond Brook Stormwater Committee. Chair Eilenberger added that there will be an educational outreach to the community. Chair Eilenberger added that comments can be sent to the DEP regarding the project.

Discussion:

Old Business:

New Business:

Application Number 2019-04

Spring Lake Golf Club - Clubhouse

901 Warren Avenue

Block 25 Lots 11 ,13 & 27

Addition to existing clubhouse, covered patio, uncovered patio and parking area modifications.

Chair Eilenberger asked Mr. Leckstein to explain the application procedure. Mr. Leckstein reviewed the procedure for the public. Mr. Leckstein stated that there would be no new testimony after 9:00 p.m.

Mr. Keith Henderson, attorney for the applicant, stated and described a jurisdictional package that he submitted to the board. Mr. Leckstein stated that he had reviewed the jurisdictional packet and the Planning Board does have jurisdiction.

Mr. Leckstein reviewed the following pre-marked Exhibit List

- A-1: 10/11/2019 Development Application
- A-2: 12/1/2016 Plan of Survey revised 1/26/2017 prepared by Robert L. Vallee, P.L.S. of Vallee Surveying, Inc.
- A-3: 7/30/2018 As-Built Survey revised 9/7/2018 prepared by Justin J. Hedges, PLS of Insite Surveying
- A-4: 12/11/2019 Partial Topographic Survey prepared by Craig Black, P.E., P.L.S. of Dynamic Survey, LLC
- A-5: 10/10/2019 Preliminary and Final Site Plan, revised 12/16/2019 prepared by John A. Palus, P.E. of Dynamic Engineering (consisting of 15 sheets)
- A-6: 11/28/2016 Clubhouse Detail Plan revised 1/26/2017 prepared by Robert L. Vallee, P.L.S. of Vallee Surveying, Inc.
- A-7: 12/13/2019 Overall Clubhouse Plan, Ground Floor Plan & Roof Plans prepared by Rogers McCagg, Architects and Planners
- A-8: 10/11/2019 First Floor Plan & Exterior Renderings prepared by Rogers McCagg, Architects and Planners
- A-9: Revised Roof Plan & Fire Protection Plan revised 1/17/20 prepared by Rogers McCagg, Architects and Planners
- A-10: 2/3/20 Vehicle Circulation Exhibit dated February 3, 2020 prepared by Dynamic Engineering
- A-11: 2/7/2020 ADA Accessible Routes drawing
- A-12: 1/31/20 Grass Swale Sketch
- A-13: 8/21/19 Architectural Renderings of Clubhouse prepared by Rogers/McCagg

- A-14:** 10/2019 Stormwater Management Report revised December 2019 prepared by John A. Palus, P.E., P.P., of Dynamic Engineering
- A-15:** 10/2019 Environmental Impact Report prepared by John A. Palus, P.E., P.P., LEED
- A-16:** 10/2019 Drainage Statement prepared by John A. Palus, P.E., P.P.
- A-17:** 1/27/2020 Correspondence from Anthony Silva, PWS, Sr. Environmental Scientist of DuBois & Associates to Luiza Guzzelli of Dynamic Engineering Consultants
- A-18:** Application for Flood Hazard Area Verification submitted to DEP on January 30, 2020.
- A-19:** 12/3/2019 Initial Application Review prepared by Freehold Soil Conservation District
- A-20:** 11/25/19 Final Approval from the Monmouth County Planning Board
- A-21:** 5/23/2019 Site Plan - Aerial View of Club House prepared by Rogers/McCagg
- A-22:** 2/19/2020 Colorized overlay rendering of proposed site plan upon aerial image
- B-1:** 10/30/2019 Preliminary and Final Site Plan – Completeness Review # 1 prepared by Brent N. Papi, Jr., P.E., C.M.E. of East Point Engineering, LLC.
- B-2:** 2/14/2020 Preliminary and Final Site Plan - Engineering Review # 1” Letter prepared by Brent N. Papi, Jr., P.E., C.M.E. of East Point Engineering, LLC.
- B-3:** 2/6/2020 Planning Review Letter prepared by Jennifer C. Beahm, P.P. of Leon S. Avakian, Inc.
- B-4:** Borough of Spring Heights Planning Board Resolution No. 2017-07, adopted by the Planning Board on July 19, 2017, granting preliminary and final major site plan and variance approvals to the Spring Lake Golf Club.

Board Engineer Mr. Papi, and Board Planner Ms. Bell sworn by Mr. Leckstein

Mr. Henderson described the application stating that it is a moderate project affecting less than 1% of the Spring Lake Golf Club property. Mr. Henderson stated a brief history of the Club.

Mr. James Rogers, licensed architect in New Jersey, sworn by Mr. Leckstein.

The board accepted Mr. Rogers’ credentials.

Mr. Rogers stated that he represents Rogers McCagg Architects and Planners and has been retained for the renovation by the Golf Club. Mr. Rogers stated this is a typical project for his firm; that they have completed 2 new clubhouses out of state. His firm has completed renovations, additions, and alterations to approximately 70 clubs in the metropolitan area.

Mr. Rogers stated his firm had been retained as architects for the application plan.

Mr. Rogers reviewed A-21, a site plan, aerial view of the clubhouse. Mr. Rogers stated that there is a two-fold focus of the project before the board. Mr. Rogers stated one is to create a gracious member entrance to the clubhouse. Mr. Rogers stated that if an event is taking place, members are cut off from entering the club in a practical way. Mr. Rogers stated applicant is proposing a member entrance with a traffic circle to allow member and guest cars to come in, drop off passengers and proceed to parking. Mr. Rogers described the newly enclosed footprint. Mr. Rogers stated that 3,000 square feet of the proposed plan takes place within the existing overall footprint of the clubhouse. Mr. Rogers added that the façade of the building is not being expanded. Mr. Rogers added that the façade’s height, as well as the width of the building from right to left is not being changed. Mr. Leckstein asked Mr. Rogers if the two buildings are being merged. Mr. Rogers stated yes.

Mr. Rogers described the proposed terrace replacement area with level changes for handicap access and a replacement of existing outdoor terrace/patio areas.

Chair Eilenberger asked if the proposed entrance area extends from the existing building. Mr. Rogers stated yes, approximately 14 feet.

Mr. Rogers stated that new carpet and some other finishes will be added to the newly enclosed area.

Ms. Stader asked about the proposed stairs. Mr. Rogers described the area of the existing stairs and the proposed location with new stairs and a handicap lift. Mr. Manger asked if there will be a change in the traffic flow with the proposed changes. Mr. Rogers stated that the existing parking outline is not being changed.

Mr. Rogers stated that there will be handicap access through a new door at grade. Mr. Rogers added that there will be a ramp and ADA lift to get to the clubhouse.

Mr. Rogers stated that at the member entrance of the existing building there are cedar shakes, an asphalt roof and white printed trim. Mr. Rogers added that the existing clubhouse is a combination of cedar shakes and stucco. Mr. Rogers stated that stucco will be reduced and that cedar shakes will be added. Mr. Rogers added that the existing architecture will be improved upon, and that there will not be a contrast between the existing and proposed architecture. Mr. Rogers added that the cedar shakes and the roof will match.

Mr. Rogers stated that there will be mechanicals on a flat roof that will not be seen from the ground.

Mr. Rogers stated that they intend to start the project in October and finish by Memorial Day. Chair Eilenberger opened the voice of the public for questions from the public of Mr. Rogers. Fanchea Jordan, 510 Route 71, sworn by Mr. Leckstein asked Mr. Rogers about his experience with golf courses. Mr. Rogers repeated his credentials as stated earlier in the hearing regarding golf and country clubs.

Chair Eilenberger asked for further questions from the public of Mr. Rogers.

Chair Eilenberger closed the voice of the public

Chair Eilenberger asked for the applicant to proceed.

Elizabeth Culligan sworn by Mr. Leckstein.

Elizabeth Culligan, President of Spring Lake Golf Club stated she is familiar with the application and has worked with the architect and engineer.

Ms. Culligan gave a history of the application. Ms. Culligan stated that the proposed renovation is exclusively for purposes of improving the member dining area of the club for use by club members and their guests, not the banquet side. Ms. Culligan stated that the number of club members will not change.

Ms. Culligan described the parking needs which were approved regarding Warren Avenue in the club's previous application versus the present application. Ms. Culligan stated that at the time there was a need for expanded parking. Ms. Culligan stated that that parking lot is not really used. Ms. Culligan stated that currently members use Uber, ride services and carpooling for dinner and events creating a need for the proposed circle for dropping off members. Ms. Culligan stated that the club is proposing a nicer, easier entrance for members, especially for older members to drive up and enter the building and get to the member side of the building.

Ms. Culligan stated that the existing outdoor patio area is 3,900 square feet and that the club would like to rework the area to make a 1 or 1 ½ level for easier use by members and servers.

Ms. Culligan stated that they are proposing a 1,772 square foot increase to the existing area.

Ms. Culligan stated that currently the club consists of a banquet side and a member side. Ms. Culligan stated that at times an event can occur on the banquet side at the same time as member dining going on in club areas.

Ms. Culligan stated that she feels that there will be some additional staff needed but will not know until the club reopens. Ms. Culligan stated that hours of operation comply with town ordinances. Ms. Culligan stated that dining hours differ by season and days of the week.

Ms. Culligan stated that there is trash and recycling pick up twice a week during daytime hours in off-peak hours. Ms. Culligan stated that it is picked up from a receptacle in an outer parking lot in a covered, fenced-in area by the Warren Avenue parking lot. Ms. Culligan stated there is a utility cart that transports garbage and recycling to the receptacle.

Ms. Culligan added that during construction, there would be golf cart and car access to the rear for the locker and pro shop area for members. Ms. Culligan added that members will be

encouraged to use the front side of the building, which will not be disturbed during construction. Ms. Culligan described that applicant is proposing that delivery trucks pull straight into the delivery yard, come out the other side and come around the back of the parking lot. Ms. Culligan stated that will be an improvement; that trucks will not sit outside and unload their deliveries outside the delivery yard. Ms. Culligan added that the delivery yard will be gated and automatically open.

Mr. Henderson stated that the applicant is seeking land bank parking and asked Ms. Culligan when that would be triggered. Ms. Culligan stated that if the town agrees, when the town or the club sees a need for more parking, it would be triggered. Mr. Henderson stated that the applicant would like to avoid tearing up land if it is not necessary. Mr. Leckstein asked how much bank parking is being looked for. Mr. Henderson stated land bank parking is shown in the plan. Mr. Henderson added that Mr. Muller will discuss the specifics.

Chair Eilenberger asked proposed total seating capacity. Ms. Culligan stated that 280 currently exists and an additional 98 is proposed for 378 total.

Chair Eilenberger asked if any parking spaces, other than the land bank are being added. Ms. Culligan stated they are losing 2 or 3 spaces due to the proposed circular drive. Ms. Culligan added that the club would like to keep parking as close to the clubhouse and locker rooms as possible. Chair Eilenberger stated that the Warren Avenue parking is strictly for valet and employees. Ms. Culligan stated not strictly but that is how it is mostly used. Ms. Hayduk stated the previous resolution stated, "employees or valet parking only". Mr. Leckstein asked applicant if the applicant is looking for relief from that condition. Ms. Culligan stated no. Mr. Leckstein stated that if not, it is a continuing condition. Ms. Hayduk asked if the 280-seating capacity is inside only. Ms. Culligan stated inside and outside. Ms. Hayduk asked of the proposed additional 98 seating, what is the break down in percentage for inside and outside. Ms. Culligan stated about half and half.

Mr. Gallo asked what road delivery trucks use for entering and exiting. Ms. Culligan stated Warren Avenue.

Ms. Manger asked about delivery box trucks. Ms. Culligan stated that box trucks come in from Warren Avenue, into the delivery yard, straight out and around the parking in the back. Ms. Culligan added that it does not intrude on the new member entrance. Mr. Henderson stated Mr. Muller will show an exhibit that shows it.

Chair Eilenberger opened the voice of the public for questions of Ms. Culligan.

Fanchea Jordan, 501 Highway 71, asked Ms. Culligan what the proposed square footage is. Ms. Culligan stated that 3,117 for the clubhouse, plus 1,722 for the patio.

Chair Eilenberger asked for further questions by the public of Ms. Culligan.

Chair Eilenberger asked for the applicant to proceed.

Thomas Muller, Dynamic Engineering, Professional Planner, Professional Engineer sworn by Mr. Leckstein.

Mr. Muller's credentials were accepted by the board.

Mr. Muller stated that his firm was retained by the club, other than the architecture portion of the application, to assist with site plan preparation. Mr. Muller described the current conditions of the overall property, its dimensions, existing parking, topography, zone, utilities and stormwater management.

Mr. Muller described A-22, a site plan overlay rendering of the proposed clubhouse renovation.

Mr. Muller stated that an approximate 3,000 square foot building addition connecting the existing clubhouse buildings is being proposed as well as approximately 4,000 square feet of new covered patio areas and 1,600 square feet of uncovered patio areas.

Mr. Muller added that there are proposed improvements to modify the putting area on the eastern side of the building. Mr. Muller stated that there are no proposed changes to the southern side of the building. Mr. Muller stated that there are proposed modifications to the existing parking area for a new member drop off area which consists of the parking area being

reorganized to provide an oval drop off area to allow passenger-side drop off. Mr. Muller stated that a reorganized loading area is being proposed in the northwestern corner of the clubhouse which will work better with delivery vehicles. Mr. Muller stated that a new fenced-in area with automatic open and closing gates is being proposed in the loading area.

Mr. Muller stated that less than 1% of the club's overall property is being disturbed. Mr. Muller added that about 6,400 square feet of impervious coverage is being increased, which is less than .1 % of an increase on the overall property. Mr. Muller added that they are well below the ordinance requirements. Mr. Muller added they are proposing 7.6% total impervious on the entire property.

Mr. Muller stated that he will work with the Board Engineer regarding preparing a construction phasing plan showing existing member access to the site and the parking area.

Mr. Papi added that his review comment was intended to have applicant address how to allow club members to get from the front of the building to the back area where locker rooms are during construction.

Mr. Muller stated that on the western side of the clubhouse, the existing parking area will be modified. Mr. Muller stated that applicant is proposing providing 7 ADA compliant, federal standard parking stalls which include Federal compliant curb transitions and access to the existing and new building. Mr. Muller stated that there are 18 land bank parking stalls on the northern side of the clubhouse proposed.

Mr. Muller stated that based on parking calculations and the zoning ordinance, the project design complies with the borough zoning ordinance. Mr. Muller stated that applicant is proposing 283 parking spaces and that there are 204 required by ordinance. Mr. Muller added that the 283 does not include the proposed 18 land bank spots. Mr. Muller stated that there are 7 proposed ADA parking stalls which complies with Federal standards. Mr. Leckstein asked if applicant will agree to the condition that if the town requests that they be unbanked, they will do so. Mr. Henderson stated yes, as well as if they see the need themselves, they would like the right to do that. Mr. Leckstein agreed.

Mr. Muller stated that public access will remain on Warren Avenue only and not be modified.

Mr. Muller described the proposed route for tractor trailers, delivery trucks and passenger vehicles accessing the club from Warren Avenue on the aerial exhibit. Mr. Muller stated that route does not affect the drop-off area. Mr. Francolino asked about emergency vehicles going through the area shown on the plan. Mr. Muller stated the plan was designed for WB50 tractor trailer so yes. Ms. Hayduk asked if an emergency vehicle can make a circle turn in both the loading and drop-off area. Mr. Muller stated that emergency vehicles can access the entire front of the clubhouse and exit by reversing out of the area or making a turning maneuver. Mr. Manger asked if a firetruck could pass the circle where the new entrance will be by the locker room and pro shop. Mr. Muller stated that emergency vehicles could continue past the oval area and access the opposite side of the clubhouse where the pro shop is.

Mr. Muller stated that the proposed addition connecting the existing clubhouse buildings protrude into the western side of the addition and that parking stalls are being removed. Mr. Muller added that landscape islands will be reorganized to offset parking loss. Mr. Muller added that new parking spaces will be restriped.

Mr. Papi asked Mr. Muller to explain to the board how vehicles coming for banquets would come into the drop off area. Mr. Muller stated that there is an existing drop off area on the northern side that will not be modified but coming in from Warren Avenue, a member can make a left in front of the clubhouse under a covered drop-off area and continue to exit beyond there.

Mr. Manger asked if the kitchen area is accessible to fire vehicles. Ms. Culligan stated yes.

Mr. Papi asked Mr. Muller to address direction of play toward the back of the building where proposed improvements are. Mr. Muller stated that to the east of the existing clubhouse on the site plan rendering is the tee box area and the direction of play would be beyond, out of the way of the clubhouse. Mr. Muller added that it is not directed to the new clubhouse area. Mr. Muller

stated that on the western side of the clubhouse there is a practice range which is directed away from the proposed improvements.

Mr. Papi asked Mr. Muller to address stormwater management. Mr. Muller stated that the project would be considered a major development in terms of stormwater management rules set forth by the state. Mr. Muller stated that applicant is currently in the process of preparing their design and reviewing it with Mr. Papi. Mr. Muller added that the stormwater management design focuses directly within the limited disturbance of the development as required by state code and local ordinances. Mr. Muller added that they are proposing taking roof leaders from most of the proposed building additions, through a conveyance system into an underground infiltration system located on the eastern side of the clubhouse within the existing lawn area. Mr. Muller added that will comply with the stormwater management water quantity requirements for the state. Mr. Muller added that they will address meeting groundwater recharge requirements by using the underground infiltration basin. Mr. Muller stated they will meet water quality requirements by the state and the town by providing a grass swale. Ms. Hayduk asked if that deals with all water off the building or just the addition. Mr. Muller stated the addition of the existing clubhouse. Ms. Hayduk stated 1,700 square feet. Mr. Muller stated it would be more than the 1,700 feet. Mr. Muller stated that it is much more because there is a need to over-detain some of the area to meet the code. Mr. Francolino asked if that includes the banked parking spaces. Mr. Muller stated yes, that the stormwater design does address future construction of the land bank parking stalls if they are needed. Mr. Muller showed the location of the 18 land bank spots in response to a question by Mr. Manger. Ms. Hayduk asked how the water knows it's part of the new building; what happens to the rest of the water from the roof of the building, where does it go. Mr. Muller stated that currently there are several roof leader systems on the perimeter of the clubhouse which are piped to Wreck Pond. Ms. Hayduk asked if that is across ground, underground, through the parking lot. Mr. Muller stated it is a combination. Ms. Hayduk asked if there has been any consideration for filtration systems to protect water quality. Ms. Hayduk stated that the rest of the water should either be recharged or filtered before it's fed directly into Wreck Pond tributary. Mr. Muller stated that applicant is addressing requirements by over-detaining a majority of the northern side clubhouse existing parking area and treating that through grass swale system. Mr. Muller added existing runoff is being addressed within the parking area.

Mr. Papi stated that the system described by Mr. Muller does not have an outfall pipe; volume is stored and that takes credit for the roof areas which makes up for pavement area. Mr. Muller added that at the end of the grass swale, they will provide a yard inlet to drain water back into the conveyance system which will then go to the brook.

Ms. Hayduk asked where the water goes from the other parking areas Mr. Muller stated that the entire drainage area eventually drains to the stream area. Mr. Muller stated that existing drainage patterns will not be modified.

Mr. Gallo asked how many additional bathrooms, sinks or toilets are being proposed. Ms. Culligan stated the application proposes changing where restrooms are, adding 1 woman's, 1 men's, 1 handicap unisex.

Mr. Francolino asked if the existing roof leaders discharge directly into the back of the pond. Mr. Muller stated they drain through existing perimeter drains throughout the perimeter of the building and eventually drain to the stream or parking area in front

Mr. Papi asked Mr. Muller to discuss the relocation of a fire hydrant to the board. Mr. Muller stated that in order to modify the parking area in the front, they are realigning curb lines. Mr. Papi stated he recommended an upgrade of the hydrant.

Mr. Papi asked Mr. Muller to describe any proposed mechanical equipment and where it will be. Mr. Muller stated that there will be no new mechanical equipment outside of the parking area that would be visible. Mr. Muller added there may be some mechanical equipment relocated in a

screened loading area that will not be visible. Mr. Muller stated there will be no new equipment on the roof.

Councilman Willms stated if the fire hydrant is relocated, there would be parking in front of the fire department connection. Councilman Willms added that there should be no parking there; however, the plan shows parking spaces there. Mr. Muller stated that that is an existing condition; that the new parking would not have any more of a negative impact than what exists. Councilman Willms stated that currently you can easily get from the fire truck to the hydrant to the fire department connection. Councilman Willms added that with the proposed plan, if there are parked cars, the fire department would have to go around the cars.

Mr. Leckstein stated a condition of approval could be that a relocation of the fire hydrant is to be approved by the fire marshal. Councilman Willms stated he is concerned with the fire department connection, not the location of the fire hydrant. Mr. Muller stated they will work on that with the architect and fire department. Mr. Leckstein stated that there can be a condition to remove the parking spot by the fire department connection which would mean losing one proposed spot and leaving 282 spaces, not including the land bank, which is over what is required.

Mr. Muller stated they are proposing new landscaping within the disturbed areas similar to prior approval by the board with the parking lot expansion two years ago. Mr. Muller stated there is a total of 114 new plantings of various types proposed. Mr. Muller stated that based on total number of parking they need 30 trees but the golf course has many more trees, so they are in compliance with ordinance requirements. Mr. Muller stated that they are adding 5 additional trees. Mr. Muller added that they are losing 2 trees.

Mr. Muller stated that they are proposing modifying lighting slightly in the disturbed areas. Mr. Muller added that they are matching the existing light fixtures and heights. Mr. Muller added that they are proposing 5 new area lights and relocating 2 area lights.

Mr. Muller stated they are requesting two design waivers regarding lighting in parking areas. Mr. Muller stated that the increased lighting levels will not be visible from any surrounding public right-of-way or adjacent properties.

Mr. Muller stated they are not proposing any new signage. Mr. Muller stated there is a small directional sign directly adjacent to the loading area that will be relocated slightly.

Chair Eilenberger asked about lighting on the uncovered new patio area. Mr. Muller stated that there will be modest lighting. Mr. Muller added that he will work with board professionals to provide more details on lighting. Ms. Hayduk asked if the only lighting being touched on is just in the new area. Mr. Muller stated yes, immediately adjacent to the new drop-off area. Mr. Papi added that the lights will be down and/or shielded.

Mr. Muller stated that they are seeking waivers for the parking ordinance requiring 9 by 20-foot-long parking stalls. Mr. Muller stated they are proposing 9 by 18-foot parking stalls to be consistent with the existing parking stall size. Mr. Muller stated that 9 by 18 is the standard size for this type of project and it supports the project.

Mr. Muller stated that there is an ordinance requirement for parking areas to be within 300 feet of principle use. Mr. Muller stated that that is related to the Warren Avenue parking area, which is not the subject of this application. Mr. Muller added they are condensing the parking area immediately adjacent to the proposed building addition. Mr. Muller stated that is more of a technical waiver. Mr. Henderson asked Mr. Muller if these are written up as C variances and not waivers. Mr. Henderson asked Mr. Muller if he feels they are supportable under Section C2. Mr. Muller said yes. Mr. Leckstein asked if they are waivers or variances. Mr. Henderson stated he would be happy to treat them as waivers. Mr. Leckstein asked Mr. Papi and Ms. Bell if they agreed they are waivers. Mr. Papi and Ms. Bell agreed they are waivers. Mr. Leckstein stated all agree they are waivers.

Mr. Papi asked Mr. Muller to explain the status of DEP permits to the board. Mr. Muller stated that the project is under the jurisdiction of the New Jersey DEP in terms of flood hazard area

control act rules, as well as freshwater wetland protection act rules. Mr. Muller stated that the applicant is currently in the process of obtaining a freshwater wetlands letter of interpretation to delineate the wetlands within the immediate vicinity of the clubhouse. Mr. Muller stated that they have prepared reports and are in the process of getting DEP verification. Mr. Muller added that at this time the stream on the east of the clubhouse is identified as a state open water which has no freshwater wetlands buffer. Mr. Muller stated that applicant is seeking flood hazard area verification to verify the limits of the riparian zone and flood hazard limits on the site. Mr. Muller stated that the anticipated riparian zone is 50 feet and the flood hazard area does not encroach beyond the limits of the state open water. Mr. Muller added that applicant is not proposing wetlands or flood hazard area disturbance and that will be verified through applicant's DEP applications.

Mr. Papi asked Mr. Muller if all conditions in his report will be addressed. Mr. Muller stated yes.

Mr. Leckstein asked Mr. Papi to address Item 78 in his report. Mr. Papi stated that the first half of the comment is a misprint and will be stricken. Mr. Papi added that the only portion to stay is the comment regarding firetrucks turning and obtaining a review from the fire code official.

Mr. Manger clarified that the connection for the sprinkler system is currently in front of the existing fire hydrant. Mr. Manger asked if it would be better to move the sprinkler system connection to the new hydrant location. Mr. Muller stated that the existing fire hydrant will be moved back closer to the fire department connection similar to what currently exists.

Councilman Willms asked Mr. Muller if there is any intention of ever putting planters or anything in the mountable Belgian block circular area. Mr. Muller stated no. Councilman Willms asked if the paved areas will be maintained when it snows so that there will be access at all times and that it can be seen. Mr. Muller stated yes.

Chair Eilenberger asked Ms. Bell if she had anything to add. Ms. Bell stated that from a planning standpoint, applicant meets all requirements of the zone district and the use except for the waivers which were addressed through the testimony that has been given and that applicant has shown how they are enhancing the site.

Chair Eilenberger asked for questions from the board of Mr. Muller.

Chair Eilenberger asked for questions from the public of Mr. Muller.

Fanchea Jordan, 510 Highway 71, stated she lives across the street and can hear when the best man gives the couple best wishes. Ms. Jordan stated that with the addition of covering the patio, the noise level will increase. Mr. Leckstein asked Mr. Muller to respond. Mr. Muller stated that they are enclosing parts of the patio and proposing a breezeway and the noise level may be less. Ms. Jordan stated currently there are noise, light and water drainage issues. Ms. Fanchea stated that improvements to the club will be a quality of life issue. Ms. Jordan stated that the front end of the club is nice; the back side is horrendous. Ms. Jordan stated that there is noise, there is chopping wood at 7 in the morning. Ms. Jordan stated that for the last 5 years the club has not been good neighbors. Ms. Jordan stated that the club's interpretation of rules and regulations is not good. Mr. Muller stated there are local ordinances and state code requirements that will be met. Ms. Jordan mentioned the club has another application before the board. Mr. Leckstein stated that is not the application currently before the board. Ms. Fanchea stated she is concerned with water issues and noise. Mr. Muller stated regarding water, there will be a benefit after construction is complete. Mr. Muller added that since the patio will be covered with hardscapes, noise may be improved. Mr. Muller stated that the lighting will not be impacted because of the improvements because they are 2,000 feet from the corner of the property.

Ms. Hayduk asked if there will be live or amplified music outside. Ms. Culligan stated there will be no changes regarding events or weddings. Ms. Culligan added that the outside patio will mostly be covered and that they are extending inside usage of the club. Ms. Culligan added that there is nothing different. Ms. Hayduk asked if there will be weddings outside. Ms. Culligan stated nothing new will happen; there have been weddings and they have been going on. Mr. Leckstein clarified that there has always been outside music and outdoor weddings. Ms. Culligan

stated yes, there currently is and that will not increase. Chair Eilenberger asked if they are following the borough noise ordinance. Ms. Hayduk asked if amplified music will be shut down by 10. Ms. Culligan stated the club follows the ordinance but does not know the exact hours of music. Mr. Manger asked if there can be bushes or trees to help with noise. Ms. Culligan said that is not possible because it is a golf course.

Ms. Hayduk referred to Resolution 2017-07. Ms. Hayduk added that the resolution states that as of April 1, 2018 there was to be removal of all firewood from the site and that the southeast corner was to be cleaned up. Ms. Hayduk stated that there is still noise, equipment and the firewood, which are outstanding conditions of the approval from the previous application. Ms. Hayduk asked if the golf club will take care of those items now. Ms. Hayduk added that arborvitae was to be planted for a more pleasing view due to the silos. Mr. Henderson stated they will stipulate that they will comply with those prior requirements. Mr. Henderson stated that the applicant was not aware that conditions had not been met from a prior resolution.

Mr. Leckstein stated there can be a condition that previous conditions of approval need to be complete before they can get building permits.

Mr. Manger asked if something can be done with the berm on Park Avenue. Mr. Henderson stated that is not part of the current application. Mr. Manger asked if applicant could think of how to handle noise in the back of the club on Park Avenue. Mr. Henderson stated that can be looked at but everything cannot be done at once. Chair Eilenberger stated that the fence on Old Mill Road is not attractive at all.

Councilman Willms asked if, with the new terraced area and firepit, there will be additional events during the winter in the evenings on the outside terrace. Ms. Culligan stated no. Ms. Culligan added that the club has events all summer long which tend to be outside. Ms. Culligan added that the firepit is a new feature for members. Councilman Willms asked if it will be used during winter months. Ms. Culligan stated that the club hopes to use it in shoulder seasons but it would not be significant.

Chair Eilenberger asked for further questions from the public of Mr. Muller.

Fanchea Jordan, 510 Highway 71, asked Mr. Muller what the definition of a tree is with regard to water filtration. Mr. Muller stated they are replacing 2 trees that are being moved with 5 trees that have canopy cover and that will over time grow similar to what is being moved.

Chair Eilenberger asked if there were further questions of Mr. Muller.

Chair Eilenberger asked for comments from the public.

Kathy Bradley, 713 Park Avenue sworn by Mr. Leckstein stated that the plans are lovely and are great for club members. Ms. Bradley added that members come and go and neighbors stay. Ms. Bradley stated that over 1,000 trees have been taken down by the club. Ms. Bradley stated there is currently unsightly equipment, a dilapidated fence and the mound is a horrendous, nasty berm. Ms. Bradley stated that the berm is at the 16th green and is for privacy for members golfing. Ms. Bradley stated that the berm is unkempt, 12 feet high and up to the road. Ms. Bradley described the location of the berm to her property. Ms. Bradley stated there are no trees there and that the berm is up to the fence. Ms. Hayduk stated maybe arborvitae should be placed there. Mr.

Leckstein asked if the applicant will remove the berm and put arborvitae in. Mr. Henderson stated that the club will take a look at the berm. Mr. Henderson added that they did not know it was a problem. Ms. Hayduk stated that during the last application, Josh had promised a certain size arborvitae along Park Avenue and that the berm would be manicured. Ms. Hayduk added that Josh had promised it would be manicured and that firewood would be cleared.

Mr. Leckstein stated that the club can carry the meeting to look at the berm and decide what they will do. Ms. Hayduk stated that the mound is a bone of contention with neighbors. Ms. Hayduk added that it is approximately 30-40 feet long. Ms. Hayduk asked if the berm can be managed or landscaped, taken down or shrubbery added onto it to make neighbors satisfied. Mr. Henderson stated it has to be looked at. Ms. Hayduk stated that cleanup had started and then stopped. Mr. Henderson stated that they cannot comment on it until it is looked at. Mr. Henderson stated he

does not want to delay the present application. Mr. Henderson stated that the current application has nothing to do with the berm. Mr. Leckstein stated that if the board is concerned with a proper site plan and that everything will function properly, if the board does not feel it is an appropriate site plan until it is addressed, then the board can decide not to vote. Mr. Leckstein added it is up to the board. Mr. Henderson stated that the site plan is proper and will function correctly and has nothing to do with the berm. Mr. Leckstein stated the board seems to be concerned that it is not. Mr. Leckstein added if the board does not feel it is an appropriate site plan until it is addressed, it should be addressed and the board does not have to decide tonight., Mr. Leckstein stated the board can decide.

Ms. Hayduk stated that conditions of the previous resolution have not been complied with. Ms. Hayduk added that the board is asking the applicant to come up with a reasonable solution. Mr. Leckstein stated that the board can decide if the application should be carried. Ms. Culligan stated that they need to look at the resolution and the situation and confirm for themselves. Ms. Culligan added that they want to comply with the previous resolution and will comply with it. Ms. Culligan added that there are additional things that they were not aware of.

Mr. Leckstein stated that compliance to the old resolution will be a condition of the new resolution; but the berm is not mentioned in the previous resolution. Ms. Hayduk discussed grass being discussed at the previous application. Ms. Eilenberger, Mr. Manger and Ms. Hayduk stated it was in testimony. Mr. Leckstein stated that if the board is concerned with the berm as part of the overall site plan and they cannot give an answer tonight, then they should not vote on the application tonight. Mr. Leckstein added that he is not telling the board what to do, but they can have applicant come back.

Chair Eilenberger asked if anyone in the public had any further comments.

Owen Quinn, 917 Park Avenue, sworn by Mr. Leckstein, stated he lives on Park Avenue. Mr. Quinn stated that he does not want to see the golf club enclosed. Mr. Quinn added that he bought his house for the club view and does not want to see arborvitae. Mr. Quinn added that he would like to see the berm taken care of but that the club is a huge asset to the neighborhood. Mr. Manger asked Mr. Quinn about the noise. Mr. Quinn stated that during a wedding or a larger event he can hear music in the distance, but it does not affect his life. Mr. Quinn added that they sit on their front porch and listen to the music and walk down the street to watch fireworks on the 4th of July. Mr. Quinn stated he is a member of the club and a property owner. Mr. Quinn added that the plan is within the footprint and he thinks that it works well.

Ms. Bradley stated she is not happy with the lack of maintenance of the berm. Ms. Bradley stated she did not mention arborvitae, the board did. Ms. Bradley stated it is the eye soreness of the berm that she is concerned with. Mr. Quinn added that he feels that the berm is a small part of the club and can be addressed.

Michael Steinle, 318 Fox Hollow Drive, sworn by Mr. Leckstein, stated he would like to thank the golf course for looking to beautify themselves and the plan looks wonderful. Mr. Steinle added that he thinks it will be a great outcome when it happens. Mr. Steinle stated that along Old Mill Road, the fence looks horrible. Mr. Steinle added that he has photographs available for people to see. Mr. Steinle stated that he does not understand why a fence is needed along Old Mill Road but not Warren Avenue. Mr. Steinle stated that there are tree stumps that are cut down and not cleared out. Mr. Steinle asked why the perimeter is an eyesore. Mr. Steinle stated that he does not agree that a roof will cut down noise. Mr. Steinle stated that he feels a roof will reflect noise further down and increase sound. Mr. Steinle added that based on the plan, there will be a bigger venue with a larger band and louder music so it is not true that it will be the same use.

Chair Eilenberger stated that there is a noise ordinance and that if anyone feels it has been violated, the proper authorities should be called. Mr. Manger asked how authorities determine noise level. Mr. Leckstein stated it depends on what the ordinance says. Chair Eilenberger stated it is reasonable man standard. Mr. Leckstein stated that an officer would determine noise and can then write a summons.

Chair Eilenberger asked if there were any further comments.

Mr. Henderson stated that the applicant will agree that a condition to maintain the berm be made a condition of the resolution. Mr. Gallo asked if firewood would be removed. Mr. Leckstein stated that that is a condition in the prior resolution. Mr. Leckstein stated that maintenance of the berm can be included in the resolution as a condition before permits are given. Mr. Gallo asked what other conditions have not been met from the old resolution. Ms. Hayduk stated basic things such as firewood being cleared. Ms. Hayduk added that the zoning officer can go through it.

Chair Eilenberger stated that she feels the berm is more than a berm based on its height and that the firewood is a huge stack and it is very unattractive. Mr. Henderson stated in addition to the firewood stated in the previous resolution, the berm will be maintained. Mr. Henderson added that they do not know what maintain the berm means without seeing the berm.

Mr. Leckstein asked if the board wants to carry the application. Mr. Clark stated that he feels that no building permit should be issued until compliance to the prior resolution is met and regarding maintaining the berm, it can be stated that the berm is to be maintained as other berms on the golf club are maintained. Mr. Gallo stated that that assumes there is more than one berm. Mr. Gallo added that the members do not see the backside of the berm on Park Avenue, but they do see the other berms on the course, and they are not unsightly. Mr. Gallo added that if a condition is to match the back side of the berm with what the other berms look like, then the members and public will be happy with it. Mr. Clark stated that he does not want to hold up the applicant with something that is 2,000 feet away from the application before the board. Ms. Hayduk stated if they want the two waivers, the board has a right to ask that the berm be maintained as the rest of the club is on the inside.

Ms. Bradley stated that she sees the high berm from every window of her home. Ms. Bradley added that she had a lovely view for 20 years until the last 2 years. Ms. Bradley added that it is not right. Ms. Hayduk stated that the berm was never permitted. Ms. Hayduk added that the berm was not part of the application before the board; that it needs to be seen where the berm came from and why it was put there. Mr. Henderson stated that they will maintain the berm and use grass that can be cut back. Ms. Hayduk stated it is a great idea to keep it pretty but not use fescue. Ms. Culligan stated that the grass will be maintained to 3 inches.

Tom Havelka, Golf Course Superintendent, sworn by Mr. Leckstein, stated that fescue grass serves an environmental purpose. Mr. Havelka stated that it needs no fertilizer and does not need many pesticides. Mr. Havelka added that it is low maintenance, does not need water and is used in areas to add irrigation and it lessens the area to be maintained. Mr. Havelka added that it is used all over the golf course. Mr. Havelka stated that it can be maintained low at 3 inches on the berm backside but it will not be as appealing because then it needs more water and probably more fertilizer. Mr. Havelka added that for presentation it can be done. Ms. Hayduk asked the purpose of the berm's location. Mr. Havelka stated it is a design feature for the 16th hole. Ms. Hayduk asked its purpose. Mr. Havelka deferred to the architect but stated he thinks it is to keep your eye on the hole, encapsulate the hole and give it a stadium feature. Mr. Manger stated it is a design of the golf course. Mr. Havelka stated it is a big part of the 16th hole. Mr. Gallo asked when the berm was added. Mr. Havelka stated he thinks 2015 or '16 but does not know. Ms. Hayduk asked if the berm gets added to. Mr. Havelka stated no but grass can grow 12 inches or so.

Chair Eilenberger asked Mr. Leckstein to read the conditions of the resolution. Mr. Leckstein stated that all conditions from Resolution 2017-07 must be completed before building permits are issued, especially Item 24, cleanup has not occurred and the berm has to be maintained to the condition of other berms on all sides before building permits can be issued. Mr. Leckstein stated a relocated fire hydrant will be placed in a location acceptable to the board engineer, move or relocate the parking spot near the fire department connection subject to board engineer approval, lighting of patio area subject to engineer approval and applicant will work with board engineer for a construction paving plan. Mr. Manger added no pavers or curbing in the island area. Ms.

Culligan stated they will work with the fire department on the fire connection. Mr. Leckstein stated the connection position has to be acceptable to the board engineer. Ms. Culligan stated she thought they would work with the fire department. Mr. Leckstein stated that the board engineer would probably say if it is acceptable to the Fire Marshall, it is acceptable to him as well.

On a motion by Mr. Manger to approve the application with the conditions as stated; seconded by Mr. Francolino; roll call taken as follows:


AYES: Mr. Clark, Councilman Willms, Mr. Francolino Ms. Hayduk, Mr. Manger, Mr. Anzzolin, Mr. Gallo, Ms. Stader, Chair Eilenberger.

NAYS: None.

ABSTAIN: None

Adjourn: On a motion by Councilman Willms; seconded by Ms. Stader, the meeting was adjourned without objection at 9:24 p.m.

Respectfully submitted and approved:



Date: September 16, 2020

Mary Ellen Karamus
Board Secretary