



## E. Application:

### 1. Application #2023-09 - Spring Lake Golf Club

901 Warren Avenue, block 25 lot 11, Zone R-1

Bulk Variances and Preliminary and Final Major Site Plan to construct two maintenance buildings – one building measuring 6,000 square feet and one building measuring 5,903 square feet and 11 parking spaces.

Peter Wolfson, Esq., Attorney for the applicant – requesting site plan and a bulk variance for the construction of two maintenance buildings on block 25 lot 11. Nothing is proposed for the Golf Course. The property consists of 139 acre parcel located in the R1 Zone. Applicant will demo 5 of the 8 maintenance buildings totaling 5,453 square feet and construct two buildings totaling 11,903 square feet. The architecture is attractive. Building A-6,000 square feet, will be for storage and Building B- 5,903 square feet, will be for the employee lounge, locker rooms with bathrooms, office for super and assistant. Will have a 6 foot high board on board fence and a new motorized galvanized steel gate between the two new buildings and new pavement for the parking and have 11 new parking spaces and underground utilities. Will install benches and decorative lamp posts. There will be storage for the equipment and get it out of the parking area. Requesting one C Variance for 15.7 feet and 16.8 feet for the front setbacks where 50 feet is required. Not improvements proposed for the remainder of the property. Currently, the buildings have 4.7 feet to Highway 71. The existing structures have been close to the road for years. Will first be calling the architect- David Collins to testify. Then Mark Lescavage, Engineer and will also give testimony as the Planner. Then the President of the Golf Course will testify. Will review the Board letter dated 8/11/23. Had a Technical Review Meeting with the Board Staff. Have submitted to NJDOT, Freehold Soil and the Sewer Authority.

Mark – reviewed the notices and they are in order and the Board has jurisdiction.

Sworn In- Lou Lobosco, Board Engineer; Christine Bell, Board Planner; Thomas Havelka, Golf Course Superintendent; Mark Lescavage, Engineer and Planner; David Collins, Architect

Havelka, Superintendent of the Golf Course- it is a 75 year old building as the existing maintenance building. It has the fertilizer and chemicals and irrigation pump for the golf course. This will be an improvement for the storage of the golf carts, equipment and shovels. There is not sufficient storage and this building will improve the standard of living of the staff. Now only one restroom for the staff. In the summer we have 26 employees and some work only 15 hours a week and 12 full time employees. Many employees use bikes or share rides. The golf course is open from 7 am to sunset. Deliveries are by passenger vans or pick up trucks and a monthly tractor trailer delivery for fertilizer. And silo delivery is monthly and garbage is twice a week. Some sales people come by but it's not frequent.

Dennis – what is paved?

Havelka – the area is primarily paved

Dennis – Is that where the employees park?

Havelka – they park in the paved area – there is also parking on the street south of the property, not defined

Dennis – can the parking spaces be smaller?

Wolfson – the engineer will address that

Brian – is there sleeping quarters?

Havelka – no

Eileen – are there lockers for the employees?

Havelka – yes, after the add on is built

Eileen – how much of the yard equipment is going into the new storage building?

Havelka – most, the dump truck or excavator could be used more

Eileen – so the yard will be clean?

Havelka – a big improvement

Nancy – have 11 parking spots and one handicap with 26 employees, do the employees park on Monmouth Ave, important to know where they all park, if 12 full time employees and 26 in the summer, do they park on the south side on the gravel?

Havelka- can fit 6 cars on the gravel

Sara- do the employees have shift work between 7 am to 6 or 7 pm, with a 12 hour span in the summer? Will they use the facility overnight

Havelka- the summer start is 6 am and employees don't sleep over, entire staff works the same hours – 6 am to 2:30 pm and 7 or 8 people stay until 7 pm., no night shifts.

Eileen – is the gravel area the golf course property?

Christine- prior resolution issued for the maintenance of South East corner of Park Ave, need update on status of clean up

Havelka- have the berm installed and it is regularly mowed and cleaned up and replaced 6 foot arborvitae

Wolfson- Mr. Rubino requested to move the firewood, not sure where moving to

Nancy- they were to clean up and remove the firewood from the entire site, disappointed there is still a lot of wood, and were promised to take of it – the condition was not met

Wolfson- it will be removed from the site

Nancy – it #26 says to move off site

Brian – don't you burn the firewood

Havelka – yes, in the fireplace

Wolfson-the pile will be removed, will not have an obtrusive amount, just a cord or 2 at time to be stored

Dennis- any in ground gas tanks in the area of the new construction – if so they could be removed

Havelka – on the plans, they show they are moved

Joe- are the fuel tanks the same size

Halvelka – same size but will be checked

#### Public Questions:

Joe Layton- 801 Park Avenue- questioned the parking

Mark Lescavage, Engineer and Planner, 1991 Civil Engineer Environmental Management, 30 years as an engineer, NJ Licensed since 1997 and Planner since 1998

Eileen – accept qualifications

Lescavage – plan is different than plan of 2018, longer building and only one structure (Sheet 4 discussed)  
Block 25 lot 11 has 139 acres, located in the R1 Zone, Golf Course is a permitted use. Fairway Mews is located to the north, Old Mill Road with residential homes to the west, Park Ave with single family homes to the south, and to the east is Highway 71 with a mixture of residential and commercial. Access to the Club House from Warren Ave, north of Wreck Pond, maintenance building entrance on Rte 71. The Pond is a natural constraint, the maintenance building has been there for many years.

Exhibit A-1 – Spring Lake Golf Course rendering, layout of aerial from Google maps

Propose 2 buildings – Building A is for storage 6,000 square feet and Building B to the north is 5,354 square with a 549 square foot mezzanine. Buildings are oriented on an angle- better shelter for existing uses and creates more green space. Utilizing some of the driveway, improving the radius for trucks to have more space to make the turn, 28 foot width.

Lou- will you need a DOT permit?

Lescavage- yes, on path for approval

Lou- Board has approved another project and DOT denied it

Lescavage – DOT considered this minor

Wolfson – if receive approval will seek all outside agency approval as a condition.

Nancy – don't see the letter from DOT

Lescavage – Have the DOT Flood Hazard application with the second round of communications

Eileen- does the structure and apron comply?

Lescavage – complies with the DOT details for a State Highway

Lou- the property line starts at the curb, normally 10 foot back.

Lescavage- the curb is on the Golf Course property with the split rail fence. Will be doing improvements but is not required, will comply with street scape for the 325 feet.

Eileen- going north, start at north end of building, end of south building to the end, the fencing area has overgrowth and is not in good condition, our Main Street needs improvement

Wolfson – will check with the client but it is not required

Brian- does the 325 feet start from the building?

Lescavage – edge of Monmouth Avenue to the south frontage of the property

Eileen- North Wreck Pond is part of the property, where is the split fence

Lescavage – where chain link fence is will connect to new motorized gate, fence to retention basin

Wolfson – chain link fence is for security

Eileen – what is the purpose of the canopy?

Lescavage – the canopy is south of Building A for the fuel storage and car patrol. They are cleaning up the area with the large space inside to get more inside. Shed is south of the car port

Eileen – shed requirements are maximum 100 square feet and 10 feet high

Christine – treat all the buildings as principle buildings

Nancy- is the canopy for the fertilizer is it closed to the Pond

Lescavage- west of Maintenance Building B

Nancy- how close is the closest building to the sidewalk?

Lescavage – 11 feet from the sidewalk to buildings at the closest point, 20 feet to other location

Dennis – why are they angled, if both were back 20 feet, how would that affect the project?

Lescavage- the sand silo needs a trailer to get to it and the canopy to get the trucks in and out, need a minimum of 20 feet for turning. They deliver once a month and the back in. Can't expand unless go into the golf course, then create more impervious coverage. Need to get trucks to the sand silos

Nancy – part of the Circulation Plan, if put buildings straight can't do that. Is it possible to get tractor trailer in if the buildings are straight?

Lescavage – it would be very difficult

Nancy – but north to south is a big area.

Lescavage – limited on what can be close to the Pond

Brian- what is the White Building?

LesCavage – the storage building, will have landscaping and street trees in front of the building on Route 71 for street scape. There will be mulch beds and a trash enclosure, north of the irrigation building with one dumpster pick twice a week.

Christine – the trash will be changed to PVC fence enclosure- won't have a lot of public view in the parking lot, lights will be building mounts, downward facing lights. 2 decorative colonial fixtures on the street side with LED lights by the entrance. There are 16 fixtures on the buildings, everything meets ordinance requirements. They propose two benches in the front of building A and B and will be repaving the parking area. Parking stalls are to be 20 feet per ordinance – they will have 18 by 9 for the employee parking. Requesting a waiver for the 20 feet, 18 feet is standard for residential parking

Lou- common to have 18 feet for a parking space length. They will have 11 new parking space including EV spaces for electric cars. Storm water – have 2 main systems underground for run off from both buildings, then into big detention along the south end – sand, silt and bio mix for water filtering, then goes into Wreck Pond

Nancy – buildings are large, are they are large enough to handle it?

Lou- yes, it will meet the requirements

Nancy – will it hold enough before it goes into the Pond?

Lou- the two new buildings will have the run off into the recharge system. County determined it was not significant enough to change.

W- applicant will deal with the County, DEP and DOT

Nancy – concerned with the run off from the parking lots into the bio retention area and then the Pond. Will all the impervious run off into the bio retention basin be accommodated, not just filtered.

Lou- existing flow will not cause additional flooding

Nancy- concerned with quantity of flood water and quality of equipment. Need to make sure it is clean before it gets into the Pond

Lou- storm water plan was reviewed by DEP, the system was designed for this area

Mike – concerned about the water run off into the Pond, can it accommodate chemicals? Is it normal for these basins?

Lou- designed for storage, filtered, treatment – Best Management Practices

Nancy – does it meet the new State Regulations?

Lou- yes as of July 17. The impact on the County is minimal, County Structure is downstream, Warren is County Road and has minimal impact.

Nancy- have a big concern with the Atlantic Ocean as well as Wreck Pond.

Lou – there is a Maintenance Manual for the times to be impacted. It is maintained and working as designed.

Brian- Maintained? What is the time period to drain

Lou- if too much sediment then it has to be dug up

Brian- not one and done

Lou- GC responsible to do

Public Questions:

Hugh Meehan, 530 Highway 71 – questioned the benches

Mark said to discuss at the end not now, questions only now for this witness and testimony

David Collins, Architect- creating separate masses with buildings of various heights. The building was purposely built so the equipment could fit, created a back pitched floor so anything that drops will be filtered and recycled water. Will filter the fuel, not rainwater, anything created will be filtered and cleaned.

Building B needs a higher ceiling, didn't want two big buildings. Will have varying heights, using Lap vinyl siding with AZEC trim and cupola on the roof with standard roof leader. (described the layout of the staff building)  
Don't need the height for the staff building but it will have a mezzanine for storage over the office.

Exhibit A-2 – Sheet A3.-01 – rendering of view from the street with both existing and proposed view  
Gate will have a metal frame with wood and be 95% solid going from building to building and block the view.  
Will have circular windows and have the same colors as the Club House – white trim, masonry base concealed with landscaping. Heights – Building A=24.1 feet and Building B=26.3 feet

Sheet A1.01 – gate with motorized opener  
Nancy – will the gate be open? Or only certain times?  
Collins – only one of the gates will be left open regularly unless there is a delivery  
Nancy – so half open all day? How far is the gate from the sidewalk  
Collins – 46 feet  
Nancy- concerned with the major thoroughfare sidewalk for the children on bikes  
Sara- should coordinate the deliveries with school times  
Public Questions – None  
Dennis- front landscaping will mask building from the road?  
Collins – To enhance the building with layers – will have attractive landscaping  
Dennis – looks like the back of the building from the street, can it be made to look more like a front?  
Collins – good idea, can do shutters along the roadway  
Nancy – there is old tires, dumpsters, trucks  
Collins – the goal is to hide all of this, taking storage inside, will have one dumpster near the silo  
Eileen – what are the waivers? Storm water pipe?  
Lou - 15 inch pipe in the roadway, pipe is for roofing so its not a problem  
Wolfson – building is angled to get more green space. Requesting the variance for the front setbacks and waivers. Can go over the August Review Letter listing the variances and waivers  
Lescavage- Main variance is for the front setback which requires 50 feet and the existing is 4.7 feet, 16.8 feet and 16.9 feet, proposing 15.7 feet and 15.8 feet at the closest points but the building angles out  
It fits for both for a C-1 Variance for a hardship and for C-2 Beneficial Plan – the Project fits both criteria, reason is for extraordinary situation. The strict application of the required setback would hurt the circulation and increase pavement and take away more parking area. It would cause an undue hardship to conform to the setback and would interfere with the golf course and circulation to be a conforming building. Can grant the variances under these circumstances.  
C-2 – The benefits outweigh the detriments and will advance the purpose of Zoning and the Master Plan and promote the benefits for the general welfare and reuse of the area. Section C - It advances the purpose and promotes light and open space, purpose G – is for open space for the public and private use and a reduction in the impervious coverage - 6,800 square feet existing and 6,196 square feet proposed with a 604 square foot reduction. Motor vehicle surface-2,636 square feet. Will have water quality benefits, no storm water management in place – plan will improve the quality of the water.  
Section i- promotes visual benefits, more of a residential design for the maintenance building, more aesthetically pleasing, high end design for a maintenance building.  
J – conservation of natural space to prevent urban sprawl, really is a redevelopment project.  
Applicant has met the burden of proof for positive criteria, no substantial detriment to the public good or to adjacent property owners and cleaning up the property. It is a permitted use in the R-1 Zone, will improve the setback requirement and reduce the number of structures in the setback, it is an appropriate variance. Will

want a larger fence for screening purposes. Will have a retaining wall around the retention basin, only the top of the wall will be visible.

Sara – fence – is it a 4 foot high split rail?

Lescavage- only at the location, connecting to the existing fence, not in the front of the building

Sara – will you rebuild the fence and repair sidewalk, it is bad and is a main thoroughfare for the children. Is the split rail fence going there?

Lescavage – split rail with a mesh

Nancy – it is dangerous there, is it state property?

Wolfson – if its on our property will repair, if not will work with the State. Have submitted to County, Sewer, DOT and DEP.

Nancy – will you repair the sidewalk? Who will fix it?

Christine – sidewalk is 4 feet wide, design requires 5 feet, will you be expanding that?

Dennis – don't need the benches

Public Comments – Layton- 801 Park Ave – don't think it's a hardship to meet the setback, Sidewalk is in bad shape, what are the benefits to the community? The fence from the maintenance building to the creek is in bad shape, should widen all the way.

Nancy – big ask to widen the sidewalk, setback at 5.7 feet and 15.7 feet but really 10 or 11 feet to the sidewalk, no right of way, could cut back the building

Wolfson – doubt that they will widen the entire sidewalk, expensive process to clip off a corner of the building

Nancy – that's a lot of building 10 feet from the sidewalk

Sara – according to calculations will be taking 5 buildings down – 5,453 square feet and have 2 new buildings with 11,903 square feet – gaining 6,453 square feet and still keeping the other buildings. Would like to see the buildings come back a little further. Its expensive but not comfortable with the buildings that close. With all this extra square footage, can make a consideration.

Wolfson – the extra square footage is to get all this equipment inside the buildings. Request a break to discuss with the applicant.

Took a 10 minute break

Meeting resumes at 9:29 PM Attendance taken

Wolfson – is a State Jurisdiction for the sidewalk but will join with the Borough to fix the area. Will extend the sidewalk will cost hundreds of thousand of dollars. Going south, will put in new black chain link fence to the State jurisdiction then to the end of the property to edge of the dam to the spillway.

Lou- fence is only one foot to the sidewalk, expand to 5 feet in front of the project area

Eileen – any more comments?

Wolfson – believe we have provided compelling testimony and me the burden of proof and hope you all agree that this is an upgrade in site conditions. Combing 5 buildings into 2 and it will be more appealing to the traveling public, will have 2 decorative lamps. The orientation of the buildings is for sight and sound benefit and to store more machinery inside.

Public Comments:

Joe Layton – 801 Park Place - golf course is a good neighbor would like the sidewalk widened

Hugh Meehan – 530 Highway 71- happy with the new plan

Motion to approve with conditions: Bruce Waitzel                      Seconded by: Brian Brendle

Nancy – Conditions: no more than a cord of wood stored, PVC fence by the dumpster, EV Parking, shutters on the windows fronting on Highway 71, contact DEP regarding the water, fence southbound to DOT jurisdiction and on the other side to the end of the property.

Dennis – vote yes, the proposed project looks better and more efficient.

Nancy – vote yes, need new buildings and the indoor storage, better buildings, an improvement to the community.

Brian – yes, it's a tough site to work with

Bruce – yes, improvement to the community and to the golf course

Eileen – improvement to the community, appreciate the great job done, nice building on Highway 71

Voted in Favor: Chair Eileen Eilenberger, Councilwoman Sara King, Nancy Maclearie, Bruce Waitzel,

Councilwoman Sara King, Dennis Pearsall, Michael Milano, Brian Brendle, Joseph Tompey, Dennis Pearsall

Opposed: None

Application approved for preliminary and final site plan with variances and waivers

Conditions: applicant to comply with all provisions of the engineering report. The sand truck deliveries shall be scheduled so as to not take place during school arrival and departure times, a new 5 foot high black chain link fence installed along the sidewalk south of the new building to the end of the property excluding the State culvert area, shutters provided to the buildings facing Highway 71, provide 2 decorative lights for the area fronting on Highway 71, no benches required. Parking space will be 18 feet long. There will be an EV – Electrical Vehicle, parking space. Dumpster will be enclosed with PVC fence. No more than 2 cords of wood stored on site. The proposed water infiltration system will be submitted for review and approval to the Land Use Board Engineer. No sleeping quarters in any of the buildings, a pre-construction meeting required. A one foot concrete paver edge on the plans to create a 5 foot wide sidewalk instead of replacement of the sidewalk to be determined by the Board Engineer.

Wolfson- on behalf of the applicant, thank you for your consideration

**Motion to adjourn:** Brian Brendle

**Seconded by:** Bruce Waitzel

Voted in favor to adjourn: Chair Eileen Eilenberger, Councilwoman Sara King, Nancy Maclearie, Bruce Waitzel, Councilwoman Sara King, Dennis Pearsall, Michael Milano, Brian Brendle, Joseph Tompey, Dennis Pearsall

Meeting adjourned at 9:42 PM