

PLANNING BOARD MEETING
Meeting Minutes
September 19, 2016
DRAFT

MEMBERS PRESENT: Boland, Lazzaro, Masi, Palombi, Prommel, Richardson

MEMBERS ABSENT: Green, Rome, Haff

ALSO PRESENT: Lyn Aaroe, Esq.
Eileen Banyra, P.P.
David Simmons, P. E.

Vice-Chairman Masi called the meeting to order at 7:03 P. M. with the statement that this meeting is in compliance with the Open Public Meetings Act, Public Law 1975, Chapter 231, Sections 4 and 13, as advertised by Annual Notice. If the applicant is a partnership or corporation, an attorney must represent it. No new applications will be heard after 10:00 P. M. No new testimony will be heard after 11:00 P. M.

Mr. Masi invited all present to participate in the salute to the flag.

MINUTES

Mr. Lazzaro moved acceptance of the minutes for the August 31, 2016 meeting as amended and waived reading. Mr. Boland second. Roll call vote: In favor, Boland, Lazzaro, Prommel, Richardson, and Masi. Opposed, none. So moved.

CORRESPONDENCE

As shown on the attached agenda.

RESOLUTIONS

None

ADJOURNED CASES

23 Players Blvd, LLC, Block 1802, Lot 8.02, Preliminary & Final Major Site Plan, Application # 710-2016

Mr. Webster, Esq., representing Empire Tax Fund, LLC stepped forward to make a statement at this time. He stated that his client is only concerned with the number of parking spaces for the banquet facility. He noted that the applicant has changed the parking space count from 119 space to 136 spaces and added a limit of 395 guests. Mr. Webster stated that he would like language prohibiting parking and truck traffic on adjacent streets. Mr. Aaroe stated that the Board would require no on-street parking. Mr. Steven Schepis, attorney for the applicant stated that they will accept that condition should the Board move to approve the application.

Mr. Schepis stated that plans have been modified based on Board and public comments. The porte-cochere has now been included in the overall architectural plans. Mr. Egarian, P. E. stepped forward at this time for testimony. He noted that the site plan is based on a survey prepared by Morgan Engineering. The site plan, dated September 16, 2016 encompasses 52 acres, which was part of the golf course. The colorized survey was marked into evidence as Exhibit A-12. Mr. Egarian noted that the entrance will now be on the east side of the building. Exhibit A-13, the colorized site plan, was marked into evidence. Mr. Egarian noted that the closest residence is approximately 660 feet from the facility. The property that serves as a buffer is the property owned by the applicant.

Mr. Egarian, referring to Exhibit A-14, colorized sheet #5, explained that stormwater from the site goes into the pond, which was developed for stormwater management. He noted that potable water is provided by Aqua NJ which is held privately. The applicant has provided Aqua NJ with demand information and they have received verbal approval, but are waiting for a written "will serve" response.

Referring to Exhibit A-15, colorized sheet #5, Mr. Egarian spoke of the handicapped spaces that are located at the front of the building. Concern had been raised by Mr. Simmons regarding fire department access to the stand pipe. Mr. Egaian stated that there are no parking spaces that will block access to the stand pipe.

Mr. Egarian noted that 17 additional parking spaces for employees have been provided along the storage building. The area will be improved with asphalt and striped. Stormwater from the area will be directed into the pond area. Referring to sheet 9 of the site plan, Mr. Egarian addressed the proposed signage along Route 94, noting that the only modification will be the wording change to "Bear Brook Valley". Marked into evidence was Exhibit A-16, two photos depicting the existing Bear Brook sign on Route 94 and the signage rock. Both signs will be up lit. The rock photo was taken from Players Blvd. There are no new variances requested based on the changes proposed.

Mr. David Simmons, P. E. reviewed his report dated September 14, 2016. He stated that a main point of concern was that the Board condition any approval subject to confirmation of water service from the utility, Aqua NJ.

Ms. Banyra asked about the on-site generator, noting that they are usually exercised weekly and asked that the run time be scheduled during the daytime of the work week.

Mr. Simmons noted that parallel spaces are shown on the west side of the building. He requested input from John Richardson, as a representative from the fire department Mr. Richardson noted the current requirements state that the fire department connection shall not be obstructed by parking spaces. Mr. Schepis stated that they would accept as a condition of approval that they comply with the fire department requirements.

Mr. Egarian noted that there are no permits required by the NJDEP.

Ms. Banyra asked that as a condition of approval that revised plans be provided. Mr. Simmons added that the additional lighting under the porte-cochere be shown, test holes for underground utilities be completed and the fire hydrant be installed. Mr. Richardson commented that he will get back to Mr. Egarian regarding the type of fire hydrant to be installed.

Mr. Masi opened the meeting to the public at this time. There were no questions at this time.

Mr. Smetana, Licensed Professional Architect, stepped forward for testimony, and was considered to be still under oath. Mr. Smetana stated that he had incorporated drawings for the porte-cochere into the plans. The exterior of the building is proposed to be board and batten siding, stone, copper roof – all natural materials. He went on to explain that the lower level seats 248 in the main cocktail lounge, 8 seats in the men's lounge and 64 seats on the deck. The upper level will seat 352 with an additional 23 seats in the bridal lounge. There have been no changes to the architectural plans since the last meeting. He explained that the two air conditioning units will be recessed into the right upper side of the building. Mr. Smetana commented that the cupola is an existing condition, and felt that no variance was required. Ms. Banyra questioned the noise associated with the rooftop air conditioning units, asking if they needed to be screened or buffered. Mr. Schepis offered, as a condition of a Certificate of

Occupancy to have Mr. Simmons come out and look at the site. Mr. Simmons asked that they send him the manufacturer's details for the air conditioning units. Ms. Banyra asked about testimony regarding the "way finding" signage. Mr. Schepis stated that Mr. Bonadies will address that.

Mr. Perry Bonadies, owner of Bear Brook Valley stepped forward for testimony at this time. Mr. Bonadies explained how the facility will work and the flow of guests through the building will occur. He commented that guests will enter the main entrance through the lower silo area into the cocktail lounge for the cocktail hour. Following the cocktail hour guests will be directed upstairs to the main ballroom. He explained that guests do not each need a seat during the cocktail hour. Some will be at the bar or walking around. Upstairs everyone will have a seat. The main ballroom could have as many as 395 seats. Mr. Bonadies stated that there would only be one main party (wedding) at a time, adding that these are all private parties that are prearranged.

Mr. Bonadies spoke of proposed employee parking, referring to Sheet #3. There are 17 spaces proposed. Mr. Bonadies explained that they will transport their employees safely to and from the parking area via valet parking. There will not be the occasion that employees will have walk up to the parking area.

Regarding the proposed loading area, Mr. Bonadies stated that there is one main food truck in the morning, and a liquor delivery in the afternoon, with these deliveries generally being fairly scheduled. Mr. Bonadies believes that 136 parking spaces for the facility is more than adequate. He stated that trash will be taken the following day to the dumpster area, so as not to create any unnecessary noise at night. There is a 10 yard recycling dumpster and a 7 yard bear-proof trash dumpster proposed. Trash pick-up will be on Monday.

Mr. Bonadies spoke of the proposed signs at the entrance at Route 94, the stone sign, the fountain in the middle of the traffic circle and the one in the front of the building. He explained that their hours would be 7 A.M. to 2 P. M., 7 days a week, but mainly Thursday, Friday, Saturday and Sunday, with one event per day. He anticipates 20-30 employees per function.

Ms. Banyra asked what type of directional signage would be used. Mr. Bonadies stated that they would reuse the existing golf cart signage, just reword the signs. They plan to work that out with the Homeowner's Association.

Mr. Simmons asked how the gate is functioning. Mr. Boandies said that once the gate opens it stays open, but he plans on having personnel at the gate. He explained that guests will be directed to leave via Route 94.

Mr. Bonadies was asked if, as a condition of approval, he would consent to there being no parking on Players Boulevard. Mr. Bonadies stated yes, they will comply and all parking will be on their property.

Mr. Masi asked if there were any questions at this time.

Mr. Boland made a motion to grant the waivers sought by the applicant. Mr. Palombi second. Roll call vote: In favor, Boland, Lazzaro, Palombi, Prommel, Richardson, and Masi. Opposed, none. So moved.

Mr. Lazzaro made a motion to find the application complete. Mr. Boland second. Roll call vote: In favor, Boland, Lazzaro, Palombi, Prommel, Richardson, and Masi. Opposed, none. So moved.

Vice-chairman Masi opened the meeting to the public. There were no questions or comments at this time. Mr. Lazzaro made a motion to close the public portion of the meeting. Mr. Boland second. Roll call vote: In favor, Boland, Lazzaro, Palombi, Prommel, Richardson, and Masi. Opposed, none. So moved.

Mr. Lazzaro made a motion to grant the design waiver of the loading space. Mr. Boland second. Roll call vote: In favor, Boland, Lazzaro, Palombi, Prommel, Richardson, and Masi. Opposed, none. So moved.

Mr. Richardson made a motion to grant the sign variance requests. Mr. Lazzaro second. Roll call vote: In favor, Boland, Lazzaro, Palombi, Prommel, Richardson, and Masi. Opposed, none. So moved.

Mr. Lazzaro made a motion to grant Preliminary and Final Site Plan approval to 23 Players Blvd, LLC, Block 1802, Lot 8.02, Application #710-2016. Mr. Richardson second. Roll call vote: In favor, Boland, Lazzaro, Palombi, Prommel, Richardson, and Masi. Opposed, none. So moved.

Mr. Simmons asked what the applicant's time frame was for completion of the project. Mr. Bonadies stated Spring of 2017.

OTHER BUSINESS

None

LIAISON REPORTS

Township Committee

Mr. Richardson reported that an ordinance amending the PRRD zone was adopted recently.

Zoning Board of Adjustment

Mr. Boland commented that the Zoning Board had recently approved a set-back variance for a three car garage.

Environmental Commission

Mr. Haff was not present to give his report.

There being no further business before the Board, Mr. Boland made a motion to adjourn at 9:08 P. M. Mr. Richardson second. All in favor. So moved.

Respectfully submitted,

Debra Prommel

Acting Planning Board Secretary