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MEMO TO: City of Northfield Planning/Zoning Board

FROM: Matthew F. Doran, Board Engineer

DATE: April 14, 2020

RE: Atlantic City Country Club
Doran #9680

LOCATION: BLOCK: 175 LOT: 48

STATUS: Preliminary and Final Site Plan Approval Request

BASIS FOR REVIEW: Plans prepared by Engineering Design Associates, P.A.

Sheet 1 of 8	dated 10-25-18
Sheet 2 of 8	dated 2-5-20
Sheet 3 of 8	dated 10-25-19
Sheet 4 of 8	dated 10-25-19
Sheet 5 of 8	dated 10-25-19
Sheet 6 of 8	dated 10-25-19
Sheet 7 of 8	dated 10-25-19
Sheet 8 of 8	dated 2-5-20

USE: Golf Course and Parking

PROJECT DESCRIPTION: This is an application for Preliminary and Final Site Plan Approval for the re-alignment reconstruction and addition of parking spaces for the Atlantic City Country Club.

The applicant proposes to construct canopies over a majority of the new parking to be used for the mounting of solar panels.

No changes are proposed for entrance to the site from Shore Road.

A new Handicapped parking area is also proposed at the front of the existing building.

The applicant also proposes a new freestanding sign along Shore Road.

ZONING REQUIREMENTS: This property is located in the CC zone which allows primarily for country club uses. The following is a review of the bulk requirements for the proposed project:

G. (1) (a) Section 215-155

- 1) Following are the general regulations for golf course club house as outlined in Section 215-155 of the ordinance:

Item	Required	Proposed	Conformity
Lot Area	95 AC	102.6 AC	C
Course Bldg. Area (max)	11,000 SF	19,822 SF	ENC
Golf Course Building Height	1 ½ STY/16'	20' +/-	ENC
Areas	5 AC	5 AC	C
Frontage	200'	790.56'	C
Parking – 1 space for each 200 SF of Clubhouse 28,804 SF/200 SF	144	155	

Principle Building Setbacks

Setbacks	Required	Existing	Conformity
CC- Zone Line	50'	440' +/-	C
Site Boundaries	20'	>20'	C
Lido Drive	80'	640 +/-	C
Shore Road	150'	317 +/-	C
Hemsley Road	100'	>100'	C
Argo Lane	100'	>100'	C
Other Pubic Street	150'	>150'	C
Internal Roadway	20'	0'	ENC
Parking Lot	20'	2' +/-	ENC

*ENC- Existing Non Conformity

Accessory Building

Setbacks	Required	Existing	Conformity
CC- Zone Line	25'	15'	ENC
Site Boundaries	15'	41.6'	C
Lido Drive	60'	735' +/-	C
Shore Road	40'	41.6'	C
Hemsley Road	60'	>60'	C
Argo Lane	60'	>60'	C
Other Pubic Street			
Internal Roadway	15'	0'	ENC
Parking Lot	10'	11'	C

*ENC- Existing Non Conformity

(b) Maximum building length, 240 feet, 225 feet is existing.

(c) Maximum building height

[1] Principal Building 35' 2 ½ sty <35' ; conforms

[2] Accessory Building 16' 1 ½ sty is permitted, 25' is existng; Non Conformity

- 2) The plan should be submitted to the Fire Chief for review of height clearances, circulation, etc.

All entrance road widths should be 20' minimum, 15' is proposed.

A design variance is required.

- 3) Landscaping -

The majority of the site contains existing landscaping. Additional trees, shrubs, and ground cover have been provided throughout the new parking areas.

The ordinance requires that a planted buffer be installed between dissimilar uses. There presently exists single family residences across Shore Road that faces this site.

The Board should discuss the need for a buffer strip of plantings along the access drive in the vicinity of the proposed parking area.

This plan changes the direction of cars (headlights) from what presently exists.

- 4) Lighting-

The applicant has supplied a lighting plan with the site plan.

The plan proposes 11 foot freestanding light poles around the perimeter of the new solar covers that comply.

The applicant should discuss with the Board what type of lighting is proposed under the canopies. Any light fixtures that can be seen from the residences, should be shielded from view as required.

The applicant should provide a sketch of the proposed canopy, showing the height and finish detail, for the Board to review.

- 5) Signs-

The applicant has proposed one (1) freestanding sign, along the Shore Road frontage.

As stated in Section 215-113 (k) one (1) non-flashing sign, with a size not exceeding 16 SF, and a 25' setback is allowed.

The applicant has proposed a 2' 8" x 6' mounted sign, 16 SF in size and setback 25' from the property line which complies.

The applicant should discuss with the Board how the sign will be lighted, if any.

The address of the property should be added to the sign.

There presently is an existing sign at the entrance drive. The applicant should discuss with the Board if this sign will be removed or to remain. If it is to remain, a variance is required.

- 6) The general improvements will be reviewed as outline in Article VIII of the Code.
- 7) As Section 215-82 of the ordinance, the following items need to be discussed:
 - D) (2) Performance Guarantee equal to the cost of all onsite improvements, plus 20% shall be posted if needed.
 - (4) A Inspection Escrow equal to 5% of the estimated cost of construction, shall be posed with the City Clerk, prior to start of work.
- G. (4) All parking areas and drives, are required to be paved with concrete or asphalt. The applicant has proposed 2" of asphalt over a 6" gravel base, which is acceptable.
- G. (6) Sidewalks are required, 4 feet wide, are required to be constructed between parking areas, along aisles and driveways, and where ever pedestrian traffic will occur.
No sidewalks are proposed. The applicant shall discuss this with the Board.
- 8) An architectural rendering of the canopy's and solar panels should be provided, as per Section 218-83 of the ordinance.
- 9) The applicant should discuss with the Board if any buffers are required for canopies. There are residential properties across the street.
- 10) Access to the site is gained utilizing an existing two-way driveway and access road off of Shore Road. No changes are proposed.

Due to increase of designated parking at the site. A sight triangle should be supplied for Shore Road. The sight easement will be required to be approved by Atlantic County, since Shore Road is a County Road.

One-way drives, 18' wide are proposed.
- 11) As per Section 215-92, all internal drive aisles are 25' minimum as required.
- 12) Section 215-94 gives the Board the latitude to request an Environmental Impact Statement if the Board determine deems it necessary in their evaluation of the project.

This should be discussed with the Board.
- 13) The plan shows the locations of the various traffic control signs ("STOP", "ONE WAY", "DO NOT ENTER") on the plan. These signs are acceptable.
- 14) The plan provides a landscape plan for review.

The site is presently landscaped and contains many shrubs, trees and flowers.

The plan provides a planting schedule that includes low shrubs, trees, etc.

The applicant should discuss with the Board the overall plantings at the site.

- 15) The applicant has provided a lighting plan as part of the site plan. Various freestanding light poles and under canopy lights, are proposed as part of the application.

The light coverage as shown appears adequate for the parking area.

A note should be added to the plan that light shields should be provided to prevent glare on adjoining properties. (Section 215-101)

- 16) The perimeter of all parking areas and internal islands within the parking areas should contain concrete curbing.

The applicant has curbed the islands for traffic control and has provided areas of partial curbing at other traffic areas. The existing main driveway entering and existing the site remain with no new curbing.

This should be discussed with the Board for acceptability.

- 17) The ordinance requires five (5) ADA compliant spaces for this site. The plan proposes six (6) which complies. The appropriate signage details have been provided. A detail of painted stalls, showing colors, etc. should be provided on the plan.

- 18) All mechanical units should be screened from public view, as per Section 215-110 of the ordinance.

The applicant should discuss with the Board if any additional screening can be installed.

- 19) The site is presently serviced with water and sewer, no changes are proposed.

- 20) The applicant should discuss with the Board where onsite the solid waste is store, and how often it is picked up. The type of screening of this area should be discussed.

- 21) The applicant should discuss how loading occurs at the site. There does not appear to be designated a designated loading zone onsite.

- 22) The applicant has submitted a drainage plan and report along with the application.

The plan proposed 2.85 AC of disturbance, which requires that the drainage portion of the design is subject to the requirements of the New Jersey Best Practices.

- A) The total site of the club house and golf course contain 102.6 AC, with the total disturbance area of 2.85 AC in order to expand the existing available parking to 155 paved spaces.

- B) At present, the water from the existing paved area flows to the grassed low areas known as the practice driving range.

With the newly proposed parking, the storm water will be collected utilizing a services of inlets and outfall system that drains to the same practice driving range.

Three (3) new outlet structures will be installed in order to release the water.

The plans shows the appropriate scour design at each outfall pipe, as required. I recommend a flared end section to be installed at the end of each of the three (3) pipes.

- C) The calculations have included the proper design criteria, that being, the TR-55 method and a type III storm. Calculations will be make from each of the 2, 10, and 100- year storm, as required.

All storm water flows directly on to the depressed practice driving range.

The applicant has requested a waiver from N.J. AC. 7:8. The requirement for the rate of reduction where the rate of runoff for the 2, 10, and 100 year storms have been reduced by 50%, 75%, 80, respectively over the predevelopment condition has been met, however, a waiver form 80% water quality requirement is not met since release of the storm water, only accounts for 60% to 80% removal of total suspended solids (TSS).

I would recommend that a small retention swale be added to infiltrate the volume of the water quality storm, in order to elevate the need for the waiver.

- D) The design engineer should supply calculations that there will be zero (0) runoff for the water quality design storm, and allows for complete infiltration in 24-hours.
- E) A description of the ground recharge method should be supplied for review. The design engineer should demonstrate that any increase in the projects site's storm water runoff volume for the two-year, twenty-four- hour storms from predeveloped to post developed conditions is infiltrated onsite.
- F) The design engineer should supply a copy of the low impact development checklist along with the low impact development point worksheet.
- G) The ordinance requires that a maintenance schedule, including, methods and tasks for the project. Due to the fact that this is a golf course, in my opinion, a description of the time frame and method of cleaning the pipe network should be sufficient.
- 23) As per Section 215-126, all new utilities should be installed underground.
- 24) An Engineer's Estimate should be supplied for all work associated with this site plan.

A Performance Guarantee, in required, in the amount of 120% of the estimate should be posted prior to signing of plans and start of work.

An inspection escrow, equal to 5% of the estimate shall be posted with the City Clerk, prior to signing of the plans and start of work.

25) Approval or letters of availability of service should be provided for the file.

- a) Atlantic County Division of Planning
- b) Cape Atlantic Soil Conservation Approval
- c) City of Northfield Fire Department
- d) City of Northfield Building Department

26) The primary use of the canopy's to be installed in the parking area, is for the roof top installation of solar panels.

Solar panels and accessory structures supporting the solar panels are allowable, as an accessory use, if the panels are used solely by the primary use of the principal use at the site.

This should be discussed with the Board.

[1] Setbacks

Front-50' required; 250' proposed
Side-20' required; 400' proposed
Rear-20' required; >20' proposed

[2] Ground array shall not be permitted in a front yard setback, or in front of a Residential Structure.

[3] Ground array shall not be located as to create glare on adjoining property.

[4] Ground array shall not exceed 15' in height. This need to be clarified for the Board.

If you have any questions or require further information, please do not hesitate to contact me.

Very truly yours,

Matthew F. Doran, PE, PP, PLS, CME