

Applicant's Exhibits marked during the course of this hearing:

- A-1: Cover Sheet drawing C-1 prepared by McGowan Engineering, dated 8/28/13.
- A-2: Existing Condition Plan (Proposed Parking) drawing C-3 prepared by McGowan Engineering dated 8/28/13.
- A-3: Existing Condition Plan (Maintenance Facility & Relocated Tennis Courts) drawing C-2 prepared by McGowan Engineering dated 8/28/13.
- A-4: Site Plan (Maintenance Facility & Relocated Tennis Courts) drawing C-4 prepared by McGowan Engineering dated 8/28/13.
- A-5: Site Plan & Grading Plan (Proposed Parking) drawing C-6 prepared by McGowan Engineering dated 8/28/13.
- A-6: Architectural Plan of Turf Care Maintenance Facility-Exterior Elevations, drawing A3 prepared by Keith R. Davignon, AIA dated 1/3/12, last revised 8/2/13.
- A-7: Architectural Plan of Turf Care Maintenance Facility-Exterior Elevations, drawing A2 prepared by Keith R. Davignon, AIA dated 1/3/12, last revised 8/2/13.
- A-8: Architectural Plan of Environmental Management Center-Exterior Elevations, drawing A6 prepared by Keith R. Davignon, AIA dated 1/3/12, last revised 8/2/13.
- A-9: Architectural Plan of Fueling/Equipment Washdown Center-Exterior Elevations, drawing A8 prepared by Keith R. Davignon, AIA dated 1/3/12, last revised 8/2/13.
- A-10: Aerial views of subject property and photos of areas of proposed work, Sheets P-1 through P-3, photos 1-8, submitted by Peter G. Steck, P.P.
- A-11: Grading, Utility & Erosion Plan (Maintenance Facility & Relocated Tennis Courts) drawing C-5 prepared by McGowan Engineering dated 8/28/13.

Appearing on behalf of the Applicant is Joseph Basralian, Esq. of Winne, Banta, Hetherington, Basralian & Kahn, P.C. Mr. Basralian stated that the applicant is proposing construction of three new accessory maintenance buildings, depicted on Site Plan drawing C-4 (Exhibit A-4) as follows:

Building A: Turf Care Maintenance Facility is a 16,050 square foot structure which will house all the equipment for the golf course. Most of the equipment, which is very expensive, is now stored outside. The new facility will allow them to store, maintain and repair the equipment indoors.

Building B: Fuel & Wash Center is a 1,301 square foot structure to be utilized for the fueling of the club's equipment, and as a washing facility.

Building C: Environmental Management Center is a 1,945 square foot structure to be utilized for storage of fertilizers and chemicals used on the golf course.

The current maintenance structures are very inadequate for the intended purposes or do not exist. The proposed new structures will enable all of the functions to be done within the confines of the buildings. The displaced tennis courts will be relocated in the area that is currently part of the parking lot and the parking lot will be brought back to the current 281 spaces. The location of the accessory buildings was selected because of its proximity to the golf course and the roadway, and it eliminates having to create more driveways or impervious areas. According to our ordinance, it could have been located very deep in the rear yard but it would have been too close to the surrounding residences.

Mr. Basralian wished to clarify a reference on the Zoning Data Table which listed 450 club members. That is the maximum permitted under the ordinance, not the actual membership. Parking has never been a problem over the years. All parking is done by a valet service who maximize the parking spaces. All use of the facility is by reservation. The largest ballroom allows 180 people maximum and is used primarily during the evening when there is no golf or tennis.

The Applicant's Engineer, Michael McGowan, P.E. of McGowan Engineering, 645 Westwood Ave., River Vale, NJ was sworn by Attorney Phillips and accepted as an expert witness. Mr. McGowan referred to Exhibit A-1, Cover Sheet C-1 and identified the subject property as a 135 acre parcel, bordering the Boroughs of Tenafly and Cresskill, and Route 9W. He stated that the project will replace the existing undersized and outdated maintenance facilities with new facilities. Mr. McGowan referred to Sheet C-3 (Exhibit A-2) to show the location of the existing facilities, and Sheet C-2 (Exhibit A-3) depicting the proposed locations. Existing tennis courts and some parking areas will be relocated for construction of the new buildings. The number of tennis courts and parking spaces will not change. Mr. McGowan referred again to the

existing maintenance facilities shown on Sheet C-3 and stated that many of the maintenance services and operations are presently performed outside and in close proximity to the driving range and clubhouse. The proposed locations will allow all the operations to be performed inside and will limit the visibility of these operations. Mr. McGowan referred to Sheet C-4 (Exhibit A-4) and stated that the maintenance facilities will be located along Montammy Drive, on the left as you are entering the facility. A new driveway access will be constructed for the maintenance facility. The facility will be more esthetically pleasing and separate from the club area.

Mr. McGowan referred to Sheet C-6 which shows the proposed parking area. A total of 49 spaces will be created, to replace the 49 spaces to be displaced by the new buildings. For Attorney Phillips, Mr. McGowan stated that the spaces at present are mostly 9 x 19 to 9 x 20. The new spaces to be located by the tennis facility will be 9 x 20. The spaces by the maintenance facility will be 9 x 18. A total of eleven parking spaces are proposed for the new maintenance facility.

Attorney Phillips asked if the existing maintenance facilities will remain. Mr. McGowan responded that the building for cart storage will remain as cart storage. The building with the pro shop will remain, and the plan is to redo the building as part of the next phase of upgrades. Mr. Basralian added that the long range plan is to replace those facilities.

Mr. Mattes asked what the size is of the existing maintenance building. Mr. McGowan replied that it is about 5,500 square feet. The administrative offices on the second floor will move to the new facility. Mr. Mattes asked what prompted the plan revision dated 2-26-13 on Sheet A2 of the Architectural Drawings (Exhibit A-7). Mr. Basralian responded that the original plan was to have the maintenance facility on two stories; they subsequently elected not to do that. Mr. McGowan mentioned that the three buildings are within the allowable height limitations.

Engineer Vander Veer asked if the stormwater management comments in his letter dated September 16, 2013 will be addressed. Mr. McGowan stated that he will respond directly to Mr. Vander Veer's office regarding those issues.

Roger Mulloy, President of Golf Structure Alternatives, 225 Chapman Street, Providence, RI was sworn by Attorney Phillips. Mr. Mulloy stated that he is a Registered Engineer and is licensed in the State of Massachusetts. The plans submitted were sealed by an employee of his firm who is a Licensed Architect in the State of New Jersey. Mr. Basralian asked Mr. Mulloy to describe the buildings depicted on Sheet A3 of the Architectural Drawings (Exhibit A-6). Mr. Mulloy referred to Building A, the largest facility of the three, and stated that it will house the administration offices, equipment maintenance and equipment storage. Mr. Mulloy referred to Sheet A2 (Exhibit A-7) and stated that there is landscaping between the building and the access road. There is a very low profile when entering from the access road. The color of the building and its concrete foundation with a brick pattern were designed to match the clubhouse.

Mr. Mulloy then referred to Sheet A6 (Exhibit A-8) and described the Environmental Management Center, which will be used to store herbicides, pesticides, insecticides and fertilizers that are applied to the golf course. There is an overhead door so that a forklift can unload pallets of fertilizers directly into the building. One of the concerns in storing chemicals is fire, so this is a fully fire rated building. Another concern is spills. This building will have sumps in the floor which will collect spills. If it is a chemical that was to be applied to the golf course, the superintendent can recover and filter the material and put it back in the spray equipment to apply to the course. If mixers spill on the floor and become a waste product, it can be pumped to the other building for treatment, recycling and reuse. These buildings are zero discharge; no sewerage or waste material leaves the building. The construction inside the building is explosion proof which meets NFPA codes.

The third building, referred to on Sheet A8 (Exhibit A-9) is the Fueling/Equipment Washdown Center. This building is the same construction as the Environmental Management Center. When the golf equipment comes off the golf course it is refueled at one end of this building and washed down at the other end. The washdown system collects the water in a sump,

The sump pumps it up to the equipment where the grass clippings are separated and are composted. The water goes into a solid separator where any grit and dirt settle to the bottom and are disposed of as hazardous waste. The water goes through a microbial treatment system where the microbes break down the waste into clean water that can be reused to wash the

equipment. In the fuel end there are provisions for spills, where a floor drain/oil-water separator will remove the fuel and oil. It then goes into the treatment system which is capable of treating hydrocarbons.

In response to Mayor Tomasko's question concerning the value of the maintenance equipment that is currently stored outdoors, Mr. Mulloy stated that a typical fairway mower runs about \$50,000.

The Applicant's Planner, Peter G. Steck, P.P., 80 Maplewood Ave., Maplewood, NJ was sworn by Attorney Phillips and accepted as an expert witness. Mr. Steck stated that he reviewed the application and plans submitted and in his opinion the variances requested can be granted without substantial detriment to the public good and without substantially impairing the

intent and purpose of the zoning ordinance. Mr. Steck distributed a handout in support of this opinion, which was marked as Exhibit A-10 as referenced above. The first page is an aerial view of the subject property; below that is a blow-up of the "hard surface" portion of the property. On page 2, photos 3 & 4 are aerial photos with the proposed new buildings, tennis courts and parking areas superimposed. Photo 5 shows minimum required setbacks. On page 3, photo 6 shows the location of the new tennis courts, photo 7 shows the tennis courts to be removed and photo 8 shows the existing maintenance area.

Mr. Steck stated that this application is not to expand the club or the membership; it is simply to accommodate maintenance needs. The borough's most recent master plan recommended a recreation/open space category, and it indicated that should the subject golf course or the Alpine Country Club be redeveloped it would be in a residential mode. It also referenced the 200 foot buffer along Route 9W. The more recent reexamination report mentioned some changes to the land use plan, but not to this designation. Golf clubs with no more than 450 members in all classifications are permitted and the language clearly allows ancillary uses such as the proposed maintenance facility.

It is difficult to measure the membership as it goes up and down, but the basic membership as of today is approximately 288 members. There are additionally some honorary members and those who just use the tennis court or the pool, but overall the membership has been fairly stable. According to our ordinance, 346 parking spaces would be required where 281 are proposed. The number of parking spaces will remain as existing and the size of the new stalls will be no less than 9 x 18. Parking has never been an issue and if an overflow should occur, vehicles could easily be parked along Montammy Drive, which is wide enough for emergency vehicle access.

A variance is requested for accessory buildings in the front yard. According to our ordinance, accessory buildings are allowed only in rear yards. However, our yard definitions apply to residential dwellings. In this instance, the principal use is the golf course. Using the clubhouse as the principal building, the accessory buildings technically are proposed in the front yard, but will be located in an area that is not visible to any residents and represent a significant improvement over the current facilities.

Mr. Steck opined that the benefits of approving the application, including limiting the amount of paving and the safety and environmental benefits of putting the equipment indoors, substantially outweigh any detriments.

Mayor Tomasko commented that he agrees that it would not be in the Borough's interest to require additional parking spaces and paving when it is unlikely that they will be needed.

Ms. Mattes asked for clarification of the number of parking spaces. Mr. Steck replied that there are 281 spaces, and 281 will remain. Ms. Mattes commented that there has been an influx of people in the area recently, and asked if they anticipate an increase in membership. Mr. Basralian called his next witness to address that question.

Frederick Krieger, President of Montammy Golf Club, was sworn by Attorney Phillips. Mr. Krieger stated that he has been a member of the club since 1993 or 1994. Mr. Basralian asked Mr. Krieger to discuss the plans for the existing maintenance facilities. Mr. Krieger began by offering some background information about the club and stated that the last major work done was in 1995, when the clubhouse was renovated. The swimming pool complex was renovated two years

ago. Membership has fluctuated due to economic conditions and trends, but has stabilized recently, and they are hoping that the aesthetic improvements will attract good staff and new members.

Regarding plans for the existing maintenance facility, the pro shop will remain there for now. The long range plan is to demolish the old facility and construct a new pro shop and bag room. This will also allow them to move the driving range back an additional forty yards from the property line.

Regarding the parking issue, Mr. Krieger stated that they have not experienced any usage of the club that has overburdened the parking, since it is highly unlikely that all members would be at the club at the same time.

Mr. Basralian had no further witnesses.

Mr. Mattes asked for the quantity of soil to be moved. Mr. Basralian replied that they will be back in October with the Soil Moving Application, as they did not file that application in time for it to be heard this evening.

Mr. Mattes asked for a description of the Stormwater Management Plan. Mr. McGowan responded that they have two stormwater management systems; the catch basins in the parking area run through 42” pipe below grade and discharge to the water quality basin for treatment. The roof runoff is collected by a roof drain system that goes into 36” pipe and then ties into the stormwater system.

There were no further questions and no members of the public in attendance. Chairperson Parilla asked for a motion. The motion was to approve the Site Plan with variances, conditioned upon Soil Movement approval and the conditions of Engineer Vander Veer’s September 16, 2013 letter. A motion was made by Mayor Tomasko and seconded by Ms. McGuire.

Mayor Tomasko commented that this has been a full presentation and a lot of expertise has been shared, which is appreciated. A vote was taken. The motion was carried unanimously.

BILLS:

Sills Cummis	\$200.00	August meeting attendance
Sills Cummis	\$480.00	Nadjafian (escrow)
Sills Cummis	\$920.00	Alpine Three (escrow)
Azzolina & Feury	\$190.25	Alpine Three (escrow)

A motion to approve the bills was made by Ms. McGuire and seconded by Ms. Mattes. All were in favor.

COMMUNICATIONS: None.

COMMITTEE REPORTS:

Northern Valley Mayors & Planners Assoc.: Mayor Tomasko reported that a meeting will be held this Thursday. A representative of the Bergen County Division of Mental Health & Addiction Services will discuss substance abuse & related social indicators.

Board of Health: A meeting was held last Tuesday. The main subject of discussion was standards for septic installers’ licenses.

Environmental Commission: Ms. Mattes reported that she and June Froncillo attended a presentation by the NJ Forestry Group on tree problems and challenges, which was very informative.

Building Department: Report noted.

NJ Transit Update: No report.

COAH Update: No updates.

EXECUTIVE SESSION: A Resolution providing for a Meeting Not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12.

Upon a motion by Mayor Tomasko, seconded by Catherine McGuire:

WHEREAS the Alpine Planning Board is subject to certain requirements of the Open Public Meetings Act NJSA 10:4-6 et seq. more particularly NJSA 10:4-12 which provides an Executive Session not open to the public may be held for certain specified purposes when authorized by Resolution and

WHEREAS it is necessary for the Alpine Planning Board to discuss:

1) a matter of potential litigation as authorized by NJSA 10:4-12b subsection 7.

NOW, THEREFORE, BE IT RESOLVED by the Alpine Planning Board assembled in public session on Tuesday, September 24, 2013, that an Executive Session closed to the public shall be held to discuss the aforesaid matter and

BE IT FURTHER RESOLVED that the deliberation conducted in closed session may be disclosed to the public upon determination of the Alpine Planning Board that the matter has been resolved and the public interest will no longer be served by such confidentiality.

The Planning Board entered into Executive Session at 9:02 PM.

The Planning Board concluded the Executive Session and resumed open session at 9:05 PM.

ADJOURNMENT:

A motion to adjourn the regular Planning Board meeting was made by Ms. McGuire and seconded by Ms. Mattes. All were in favor. The meeting adjourned at 9:05 PM.

Respectfully submitted,

Marilyn Hayward
Recording Secretary