

SPECIAL MEETING: 7:00 P.M. Public Meeting Room
Deal and Monmouth Roads
Oakhurst

MEMBERS PRESENT:	Tracy Berkowitz, Alt. I Jane Grabelle (arrived at 7:07 p.m.) Warren Goode, Chair Russell Malta David Messer Henry Schepiga, Vice Chair Richard Van Wagner (arrived at 7:12 p.m.)	MEMBERS ABSENT:	Mario Delano, Alt. III Leon Pflaster, Alt. II
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OTHERS PRESENT	Mark A. Steinberg, Marianne Wilensky, William Fitzgerald, James Higgins, Rachel Goncharko,	Zoning Board Attorney Planning Administrator Board Engineer Board Planner Board Secretary Recording Secretary
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Chairman Warren Goode announced that the notice requirements for the Open Public Meetings Act have been satisfied, a copy of the notice was sent to the Asbury Park Press, the Coaster, and the Atlanticville, posted in the Township Hall, and filed in the Office of the Township Clerk on July 26, 2011.

APPOINTMENT A motion to appoint **Rachel Goncharko as Board Secretary** for the period running August 3, 2011 through June 30, 2012, was made by Warren Goode and seconded by Henry Shepiga.

In Favor: Berkowitz, Malta, Messer, Schepiga, Goode
Opposed: None
Ineligible: None
Absent: Delano, Grabelle, Pflaster, Van Wagner

MINUTES FOR APPROVAL A motion was made to approve the **minutes from the meeting of July 14, 2011**, by Henry Shepiga and seconded by Russell Malta.

In Favor: Berkowitz, Malta, Messer, Schepiga, Goode
Opposed: None
Ineligible:
Absent: Delano, Grabelle, Pflaster , Van Wagner

NEW CASE

<u>Hollywood Golf Club</u> Block 40, Lots 1, 2, 34, 111 510 Roseld Avenue West Deal Zone R-1	This is an application for a minor site plan approval with "d" and "c" variances in order to rebuild and expand the clubhouse. Attorney for the applicant: Peter S. Falvo, Jr., Esquire
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The Board's information packet was marked into **evidence B-1**.

Board Planner James Higgins summarized his report into the record. He explained that the proposed changes do not pose a significant impact and there is no need for a review of the site plan for the entire site. The proposed application does not change any of the areas of the site nor does it create any new variances. However, the applicant should submit a single landscape plan showing all the changes and modifications that have been made.

Board Engineer William Fitzgerald said that there are no changes that need to be made in regards to engineering. He advised that barrier free parking should be van

accessible to ensure accessibility for handicapped people. Mr. Fitzgerald was also concerned about the illumination of the ramp.

Mr. Falvo said that the snow during the winter of 2010 did substantial damage to the men's club house, also called the winter club house or the locker room. He introduced Charles Logan, Architect for the applicant, to go over the proposed changes that were made to the plan.

Mr. Falvo marked the architectural plans for the men's locker room as **evidence A-1**. The survey of the area was marked as **evidence A-2**. A separate sheet marked EL-HB-1 prepared by the Architect's firm, The Aztec Corporation, showing the elevation of the building was marked as **evidence A-3**.

Mr. Falvo asked Mr. Logan to explain the existing structure and the proposed plans to the Board. Mr. Logan described the existing building as three sections consisting of A, a two-story section, B, the middle, one-story section connecting A and C, and C, a two-story section. He explained that snow load on the roof caused structural damage and made it uninhabitable. Mr. Logan described the existing layout of the club house. The first floor consists of a lounge and locker room. The second floor is currently unoccupied residential dorm space. The proposed plan connects A, B and C to make a two-story lounge and locker room.

Mr. Logan described the proposed plan for the exterior work to be done. He addressed Mr. Fitzgerald's comments regarding van accessibility in the parking lot and said that space will be made. He pointed out three points of access to the building, including a ramp for handicap accessibility. The HVAC will be moved. The existing fence will be replaced with a new fence of the same design and the color will match the building. Plantings such as skip laurel and cherry laurel will be used to screen that area.

Mr. Logan described the existing building as made of elder brick and peanut stone. The first and second floor has a stucco base and the roof is made of asphalt. The porch overhang and the chimney are also made of peanut stone.

Mr. Logan explained that the proposed plans will make the one-story section of the club house a two-story section. The existing stucco appearance, window styles and shutters will be maintained. The roof will be new. The brick used for patches and repairs will be maintained. The handicap accessible ramp will be made of peanut stone and lighting on the ramp is along the inside and only lights the walkway. Additional lighting will be taken care of.

Mr. Fitzgerald inquired about the lights in the ramp and how far they will illuminate. Mr. Logan explained that the lighting is in the ramp itself so there is no shadowing. Additional lighting will be at the entrance itself. He adds that the lights will only shine 30 feet in one direction and 35 feet in another and it will not impact neighboring homes.

Mr. Logan described the proposed plan as consisting of two phases, Phase 1 and Phase 2. He referred to the floor plan of the lower level to describe Phase 1. Currently, the first floor has a laundry room, mechanical room, storage room and a crawl space.

Mr. Falvo reminded the Board that this is considered the first floor in the ordinance.

Mr. Logan continued that to be economical in implementing the project, the first floor will maintain the existing mechanical, laundry and electrical room. He addressed the concerns of Mr. Fitzgerald and said that the building is accessible according to ADA standards. The building has also been brought up to code as far as use. A change of

Board of Adjustment
Township of Ocean

use is only on the second floor, from R-2 to an assembly space. The lower level in Phase 1 will become a basement that meets all the needs for code compliance.

Mr. Logan described Phase 2 as maintaining the same layout. The only difference is that the space has been built out with telephone booths, meeting areas and a business center so that people can use their phones in a separate area from the lounge and locker room. Everything else is staying the same.

Mr. Logan described the proposed first floor as having a lounge area in the front with an overhang on the porch, a locker room area, showers, storage and exercise areas. It has been modified to meet ADA requirements for accessibility. Egress and exit requirements have been addressed. The first and second floors meet assembly requirements. The lounge and bar have been redesigned, but access to the locker rooms is similar to what currently exists. The restrooms will be completely brought up to code to meet ADA standards for accessibility and to have the required amount of lavatories and water closets.

Mr. Logan described the A section of the second floor as currently unoccupied, unused dorm space. The second floor will match the first floor with one exception. The first floor has a steam room and the second floor has a sauna.

Mr. Logan explained that the roof will be the same shape and configuration and the gables will face in the same direction as the existing gables. The difference in the proposed plan is that the middle, B section of the roof has been brought up to meet sections A and C, but is 10 inches lower. He adds that the footprint of the building has not changed with the proposed changes to the height of the building.

Mr. Falvo and Mr. Steinberg discussed the height of the building. Mr. Steinberg reminded the applicant that there is a roof height ordinance that must be met. Mr. Logan informed the Board that the current roof is 38 feet, 3 inches in height. Mr. Steinberg inquired about the maximum height allowed in the Township of Ocean. Mr. Higgins informed the Board that the maximum height allowed for a roof is 35 feet. Mr. Steinberg explained that a "c" variance will be required to exceed the maximum height requirement of 35 feet by less than 10%. Mr. Higgins explains that the applicant is under the 10% limit by 2 inches and can, therefore, obtain a "c" variance.

Mr. Logan explained that the building meets all wind and hurricane code requirements, which is necessary due to the close proximity to the ocean.

Mr. Falvo said that this is a straightforward case. He referred to the Traffic Department's report regarding faded signage, traffic control and parking. He said that they will be replaced in accordance with the uniform standard codes for traffic control signs. Other items such as video surveillance and warning signs have been discussed but are not offered at this time.

Mr. Falvo said that the Architect has gone to great lengths to maintain the character of the building, so much so that it will be difficult to notice a difference. It is a three story structure as proposed when only two stories are permitted, but when it is viewed as it presently is, it will look like a very compliant building. They have gone to great lengths to comply with the architecture and materials of the building and maintain the character of the building.

Mr. Steinberg asked if a landscape plan would be required as requested by Mr. Higgins. Mr. Falvo said that he would rather not, as supplementing a landscaping plan would be an undue expense as Hollywood Golf Club is not lacking in landscaping. Mr. Higgins clarified that he is not asking for a plan of the landscaping, as in greenery and shrubs, but a plan of all existing structures showing the approved modifications on one sheet. Ms. Wilensky, Director of Community Development, said that an as-built can be added at the end to survey **A-2**. Mr. Fitzgerald agreed to facilitate that with the surveyor. Mr. Steinberg agreed that a landscape plan is not going to be required.

Board of Adjustment
Township of Ocean

A motion to close the public hearing was made by Vice Chairman Henry Schepiga and seconded by Jane Grabelle.

In Favor: Berkowitz, Grabelle, Malta, Messer, Schepiga, Van Wagner, Goode
Opposed: None

A motion of approval for a "d" variance for a third story was made by Chairman Goode and seconded by Henry Shepiga.

In Favor: Berkowitz, Grabelle, Malta, Messer, Schepiga, Van Wagner, Goode
Opposed: None
Ineligible: None
Absent: Delano, Pflaster

A motion of approval for a "c" variance height in excess of 35 feet was made by Henry Shepiga and seconded by Jane Grabelle.

In Favor: Berkowitz, Grabelle, Malta, Messer, Schepiga, Van Wagner, Goode
Opposed: None
Ineligible: None
Absent: Delano, Pflaster

A motion of approval for a minor site plan, with modifications for an as-built survey and requirements regarding lighting and handicap accessible parking was made by Henry Shepiga and seconded by Jane Grabelle.

In Favor: Berkowitz, Grabelle, Malta, Messer, Schepiga, Van Wagner, Goode
Opposed: None
Ineligible: None
Absent: Delano, Pflaster

To be memorialized on August 25, 2011.

Meeting adjourned at 7:40 P.M.

Rachel Goncharko
Board Secretary
Recording Secretary