

# DORAN

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**MEMO TO:** City of Northfield Planning/Zoning Board

**FROM:** Matthew F. Doran, Board Engineer

**DATE:** September 12, 2024

**RE:** Atlantic City Country Club  
Doran #9736

**LOCATION:** Block: 175, Lots: 1.01, 2, 48, 54, 17, 5, 39  
Block: 179.01 Lots: 1.01, 16, 17, 18

**STATUS:** Preliminary and Final Site Plan approval with “c” variance request

**BASIS FOR REVIEW:** The materials submitted and subject to review are as follows:

NO.	TITLE	PREPARED BY	DATE
7	Site Plan	Arthur Ponzio Company	7/9/24
20	Architectural Schematic Design	DAS Architects	undated
23	Architectural Colored Schematic Design	DAS Architects	undated
1	Application Form	-	undated
1	Certificate of Owner	-	8/8/24
1	Disclosure Statement	-	8/8/24
1	Certificate of Paid Taxes	-	7/25/24
1	200' Owners List	-	7/26/24
1	Cover Letter	Nehmad, Perillo, Davis & Goldstein	8/13/24

**USE:** Golf Course and Parking/ Proposed Expansion of the Existing Building

### PROJECT DESCRIPTION:

This is an application for Preliminary and Final Site Plan approval for the construction of a ballroom addition to the Atlantic Country Club Building.

The Applicant seeks approval to construct a ballroom addition plus a cupola, which will be 11.2 feet above the height of the roof ridgeline. “C” variance relief is required for maximum building length, where 240’ maximum is permitted, and 385’ is proposed.

The Applicant also seeks three (3) bulk variances from the sign requirements.

No changes to the parking are proposed at the site.

The Applicant is also proposing outdoor seating behind the new addition, and newly proposed walkway.

The following is a list of variances needed for the project:

1. Total length of building- 240' maximum is permitted; 385' is proposed.
2. Number of signs- one (1) is permitted; two (2) are proposed.
3. Size of sign- 16 SF maximum is permitted; 45.5 SF for each sign is proposed.
4. Sign setback- 25' is required; 0' is proposed for each sign

**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:

Regulations for Golf Courses **§215-155 E**

<b>Item (All Accessory Buildings)</b>	<b>Required</b>	<b>Proposed</b>	<b>Conformity</b>
Lot Area	95 AC	102.6 AC (Uplands)	C
Course Bldg. Area (max)*	11,000 SF	19,822 SF	ENC
Building Height	1 ½ STY/16'	20' +/-	ENC
Frontage	200'	790.56'	C
Parking – 60 spaces for 18-hole golf course	60	-	C

\*All buildings not including the clubhouse.

\*\* Where a golf course is associated with a clubhouse, this requirement may be satisfied by the availability of required clubhouse parking.

Regulations for Clubhouses **§215-155 F**

<b>Item</b>	<b>Required</b>	<b>Proposed</b>	<b>Conformity</b>
Area	5 AC of uplands, in addition to 95 AC	102.6 AC	C
Frontage	200'	>200'	C

Parking- 1 space for each 200 SF.

“Parking shall consist of not less than one (1) space per 200 SF of clubhouse plus 1.5 spaces for each golf suite. The spaces provided for the clubhouse shall be in addition to those provided for other principal uses, except that they may be used to satisfy the golf course parking. A maximum of 40% of the required spaces may be set aside as overflow spaces. These spaces need not be surfaced with bituminous pavement, but may be surfaced with reinforcement turf, brick pavers or porous concrete in accordance with recommendation and approval by the City Engineer and Planning Board.”

Total building area both existing and proposed, not including the basement is 36,824 SF/200 SF/spaces = 184 spaces; the plan shows 186 parking spaces of the 186 spaces, 34 spaces (stacked parking, are existing as stone parking under a canopy to be utilized as overflow or valet spaces.

Principle Building Setbacks

Setbacks	Required	Existing	Conformity
CC- Zone Line	50'	440' +/- (to existing building)	C
Site Boundaries	20'	>20'	C
Lido Drive	80'	400' +/-	C
Shore Road	150'	400' +/-	C
Hemsley Road	100'	>550'	C
Argo Lane	100'	>100'	C
Other Public 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 Public Street			
Internal Roadway	15'	0'	ENC
Parking Lot	10'	11'	C

\*ENC- Existing Non-Conformity

(b) Maximum building length, 240 feet, 385 feet is proposed. A variance is required.

(c) Maximum building height

[1] Principal Building 35'2 ½ sty <35'; conforms; The proposed cupola is above 35', However, it is exempt.

[2] Accessory Building 16'1 ½ sty is permitted, 25' is an existing non-conformity.

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

3) Landscaping.

The majority of the site contains existing landscaping. Additional trees, shrubs, and ground cover have been provided around the entire new building.

The Applicant should discuss the new landscaping with the Board.

The new landscaping is consistent with the types and number of plantings at the existing site.

4) Lighting.

There does not appear to be any new freestanding light fixtures proposed at the site.

The Applicant should discuss with the Board the type of any new exterior lighting at the site.

5) Signs. (§215-113 K)

The applicant has proposed two (2) freestanding signs, along the Shore Road frontage.

As stated in §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 two (2) freestanding signs, with a gross area of 45.5 SF (7' x 6.5') for each sign, which requires a variance for each sign.

The height of the signs are 15'.

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

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

The variances associated with the sign package is as follows:

- 1) Number of signs- 1 is permitted; two (2) signs are proposed.
- 2) Size- 16 SF is permitted; 45.5' is proposed for each sign.
- 3) Setback- 25' is required; 0' is proposed for each sign.

6) Access to the site is gained utilizing an existing two-way driveway and access road off of Shore Road. No changes are proposed.

7) §215-94 gives the Board the latitude to request an Environmental Impact Statement if the Board deems it necessary in their evaluation of the project.

This should be discussed with the Board.

8) 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.

- 9) The ordinance requires six (6) ADA compliant spaces for this site. The plan proposes six (6) which complies. The appropriate signage details have been provided.

No changes are proposed to the overall parking that exist.

The site presently contains 186 spaces, where 184 spaces are required.

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

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

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

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

The Applicant should discuss if any new solid waste area is proposed at the site.

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

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

- 15) The Design Engineer should discuss with the Board how the additional storm water generated by the new addition will affect the site. A written statement regarding the drainage should be supplied for the file.

The project is a minor development, as classified by the storm water regulations.

- 16) As per **§215-126**, all new utilities should be installed underground.

- 17) 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.

18) 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

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

Very truly yours,

A handwritten signature in black ink, appearing to read 'Matthew F. Doran', written in a cursive style.

Matthew F. Doran, PE, PP, PLS, CME  
Planning Board Engineer