

**CITY OF NORTHFIELD  
PLANNING BOARD**

**RESOLUTION AND FINDINGS OF FACTS AND DECISION**

RE: Atlantic City Country Club  
900 Shore Road  
Block 175, Lot 48  
Northfield, New Jersey

Application for Preliminary and Final Major  
Site Plan Approval with “c” Variance Relief  
GRANTED  
Hearing Date: June 4, 2020

This matter having been heard by the Planning Board of the City of Northfield on Thursday, June 4, 2020, at a duly scheduled virtual meeting held via an electronic Zoom meeting, and a hearing having been conducted with a quorum present on the application submitted by ACCC Properties, LLC (the “**Applicant**”); and

**WHEREAS**, the Applicant is the owner of the real property located at 900 Shore Road, identified as Lot 48 in Block 175 on the tax map of the City of Northfield, Atlantic County, New Jersey (the “**Property**”), which Property contains the golf course known as “Atlantic City Country Club”; and

**WHEREAS**, the Applicant was represented at the hearing by Eric S. Goldstein, Esquire of Nehmad, Perillo, Davis and Goldstein, PC; and

**WHEREAS**, the Applicant submitted an application, together with a Major Site Plan dated October 25, 2019, prepared by Engineering Design Associates, P.A., and a Stormwater Management Report dated February 12, 2020, prepared by Engineering invariance relief to permit the Applicant to reconfigure and expand the existing Atlantic City County Club parking lot and construct six (6) canopies over the reconfigured parking area containing solar panels, including the installation of lighting, drainage improvements, landscaping, and other related site improvements (the “**Project**”); and

**WHEREAS**, the application of the Applicant included the following documents and Exhibits: Exhibit A-1, Applicant's Application; Exhibit A-2, Site Plan consisting of 8 pages; Exhibit A-3, Stormwater Management Plan; Exhibit A-4, ACCC Panel Exhibit; and Exhibit A-5, ACCC Site Plan (colored rendering of Page 3); and

**WHEREAS**, at the time of the hearing, Applicant presented testimony on behalf of the application from Steven L. Filippone, a qualified New Jersey licensed professional engineer, and Nick Borro, General Manager of Atlantic City Country Club; and

**WHEREAS**, the Board received a report from Matthew F. Doran, Board Engineer dated April 14, 2020, a copy of which is attached hereto as **Exhibit "A"** and which was entered into the record as Exhibit B-1; and

**WHEREAS**, one member of the public spoke in favor of the Project; and

**WHEREAS**, after completing a full and thorough hearing on the application, the Board considered the evidence presented and made the following findings and conclusions which are reflected in the record:

1. Application has been made by the Applicant, ACCC Properties, LLC through its attorney, Eric S. Goldstein, Esquire. The Applicant is the owner of the Property, which is located at 900 Shore Road, and is shown as Lot 48 in Block 175 on the tax map of the City of Northfield. The Property, which contains the "Atlantic City Country Club", is located in the CC Zone which allows for country club uses.

2. The Applicant has submitted a properly filed application, all required documents and has paid all required fees and has complied with the Advertising and Notice Requirements of the New Jersey Municipal Land Use Law ("**MLUL**") and City's Land Use and Development Regulations (the "**Zoning Ordinance**").

3. The application before the Board is for preliminary and final major site plan approval and bulk or “c” variances pursuant to N.J.S.A. 40:55D-70c to allow: (i) the renovation, reconstruction and expansion of the existing country club parking lot, including the installation of lighting, drainage improvements, landscaping, and other related site improvements; and (ii) the construction of six (6) solar canopies over portions of the proposed reconstructed parking lot, as more fully shown on the Site Plan referred to as Exhibit A-2.

4. The Applicant, through the testimony of its licensed engineer, Steven L. Filippone, who was duly qualified as an expert, referring to Exhibit A-5, described the location and current use of the Property and the proposed reconstruction and reconfiguration of the existing parking lot. Mr. Filippone described how the reconfigured parking lot will have a central drive aisle running to the existing porte-cochere, noting an improved lighting plan.

5. Mr. Filippone described the look of the proposed solar panels, referring to Exhibit A-4. The structures holding the solar panels were designed to blend in with the existing clubhouse entryway, containing a brick base on the columns and a LED lighting system designed with an antique look to resemble the 1800’s era. Mr. Filippone explained how variances would be needed for the width of the internal roadway, which is proposed to be 15 feet in width where a minimum of 20 feet is required and for the proposed height of the angle of the solar panel canopies at 19 feet where only 15 feet is allowed.

6. Mr. Filippone also explained the existing number of parking spaces and the proposed number of spaces that will exist after reconfiguration of the parking area, noting that the total number of parking spaces at the Property would be increased from 106

existing spaces, which is less than the minimum number required under the City Zoning Ordinance, to a total of 155 parking spaces, which would exceed the number of spaces required by and would comply with the City's Zoning Ordinance. He also explained the proposed stormwater management improvements that will alleviate flooding on the Property.

7. Mr. Nick Borro, General Manager of the Atlantic City Country Club, after being duly sworn, explained how the country club currently struggles with the current parking lot layout and number of parking spaces. Mr. Borro explained the Applicant's desire to create a boulevard-style entranceway to the clubhouse, with improved lighting, and the inclusion of solar panels intended to have a beneficial financial impact on the country club.

8. Mr. Borro testified that the Applicant's goal was to blend the solar panel canopies with the country club's existing look. He described the materials to be used in construction of the solar panel canopies and that the highest part of the solar panel will be towards Shore Road to allow an open look to the front of the country club.

9. The Applicant confirmed that any proposed changes to signage contained in the Application was being withdrawn by the Applicant from the current application.

10. Mr. Filippone addressed the variances required for the Project, which include variances for the minimum width of the internal roadway and the maximum permitted height of the solar panel canopies, as well as the positive and negative criteria for variances to be granted. Mr. Filippone confirmed that the solar panels represent an inherently beneficial use under the MLUL, are esthetically pleasing, provide lighting improvements and the proposed Project will not cause a substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and the zoning ordinance

and represents a very substantial improvement to the Property. Mr. Filippone also confirmed that the application satisfied the criteria in the Zoning Ordinance for the granting of site plan approval.

11. Mr. Geiger, who resides at 905 Shore Road, Northfield, New Jersey, spoke in favor of the Project.

12. The Board determined that preliminary and final major site plan approval, “c” variance relief for the required bulk variances for the minimum required width of the internal roadway and solar panel canopy height of 19 feet, and site plan waivers for sidewalk installation, submission of an environmental impact statement, installation of curbing except as shown on the Site Plan, and for the creation of a loading zone are justified due to the fact that this Project will result in beneficial improvements to the Property and the improvements will advance several purposes of zoning as set forth in the MLUL of the State of New Jersey and that the benefits of the deviations would substantially outweigh any detriments.

13. The Board also found, based upon the testimony presented, that the required bulk or “c” variances may be granted without substantial detriment to the public good and without substantially impairing the intent and the purpose of the zone plan and zoning ordinance.

NOW, THEREFORE, a Motion having been made and seconded, and for all of the above reasons, the City of Northfield Planning Board hereby grants to ACCC Properties, LLC preliminary and final major site plan approval, “c” or bulk variances for the proposed internal roadway width and solar panel canopy height, specifically, 15-foot wide internal

roadway where 20 feet is required in the CC Zone, and solar panel canopies of 19 feet where a 15 feet maximum height is allowed, with conditions as follows:

1). Applicant shall conform with all conditions and requirements set forth in the Board Engineer’s report dated April 14, 2020, a copy of which is annexed hereto as **Exhibit “A”**, unless modified at the hearing and as modified by this Resolution.

2) Applicant shall replace any specimen trees removed as a result of the construction of the Project.

3) Applicant will install low shrubbery to shield and diminish the impact of car headlights in the parking lot from Shore Road. Shrubs will be approximately 3’ in height. Applicant shall submit a revised landscaping plan for review and approval of the Board Engineer.

4) Any new signage shown on the proposed Site Plan is hereby removed from the current application.

5). Applicant must comply with all other state, county and local agencies having jurisdiction over the Project.

MOTION MADE BY:  
SHARFF

SECONDED BY: SHIPPEN

CHAIRPERSON LEVITT	- YES
CHAU	- ABSENT (RECUSED)
BROPHY	- YES
LEEDS	- YES

NEWMAN - YES  
NOTARO - YES  
ROEGIERS - YES  
ROWE - ABSENT  
SHARFF - YES  
SHIPPEN - YES  
UTTS - YES  
VAIN - ABSENT

---

ROBIN ATLAS  
PLANNING BOARD  
SECRETARY

---

DR. RICHARD LEVITT  
CHAIRPERSON

Date of Adoption: July 2, 2020

**EXHIBIT "A"**  
**Engineering Report dated April 14, 2020**

**DORAN**  
**ENGINEERING, PA**  
**ENGINEERS • PLANNERS • SURVEYORS**

840 NORTH MAIN STREET • PLEASANTVILLE, NJ 08232  
(609) 646-3111 FAX (609) 641-0592

**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.