

May 12, 2016

To: Legal Public Notices, The Hunterdon County Democrat
P.O. Box 32, 8 Minneakoning Road, Flemington, NJ 08822

Legal Public Notice (one time only): May 19, 2016

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East Amwell
Planning Board
Notice of Decision

Pursuant to NJSA 40:55(D)-17:g and The Code of East Amwell Township, please take notice that the following Resolution was adopted by the East Amwell Planning Board at their regular meeting on May 11, 2016:

The Ridge at Back Brook, LLC -- Block 25 Lot 10 -- 211 Wertsville Road, Ringoes, NJ 08551:
Resolution PB#2016-08 Approval of Amendment to Condition #33 of Resolution PB#2001-10 (Part I of II)

A copy of this Resolution is on file in the Planning Board Office and is available for public inspection during regular office hours.

Hunterdon County Democrat: May 19, 2016

Maria Andrews
Administrative Officer

TOWNSHIP OF EAST AMWELL
PLANNING BOARD
RESOLUTION #2016-08

**The Ridge at Back Brook, L.L.C.
Block 25, Lot 10
Approval of Amendment to Condition #33 of Resolution PB #2001-10
(Part I of II)**

WHEREAS, an application was submitted by The Ridge at Back Brook, LLC seeking amendment to certain conditions of previously granted Preliminary and Final Major Site Plan Approvals for the Ridge at Back Brook golf-course property, located at Block 25, Lot 10 on the East Amwell Township Tax Map; and,

WHEREAS, Applicant specifically requested a Revised Plan for Water Quality Monitoring at the Ridge at Back Brook modifying the frequency and sampling methodology approved pursuant to the Water Quality Monitoring Plan required under the previously granted Preliminary Major Site Plan Approval in Resolution PB #2000-22, which condition is delineated at Section IV, Paragraph 1 (at pages 36-37 of 42); and,

WHEREAS, Applicant also requested relief from Condition #33 of PB Resolution #2001-10 granting of Final Major Site Plan Approval to remove the restriction requiring Township Committee approval if more than 250 people are anticipated to be present at the property at any one time in connection with any event; and

WHEREAS, public hearings were held on January 13, 2016 and April 14, 2016 to consider the application to modify the aforementioned conditions upon appropriate public and private notice to all property owners within 200 feet in accordance with the requirements of *N.J.S.A. 40:55D-12* and applicable sections of the Township Land Management Ordinance (LMO); and,

WHEREAS, the Planning Board determined at the April 13, 2016 public hearing to bifurcate the application, since the two aforementioned conditions from which relief is requested by the Applicant involve completely discrete issues and the modification to Condition #33 of Planning Board Resolution #2001-10 is ripe for determination, whereas additional public hearing(s) will be necessary for the Planning Board to render an informed determination on modifications to the Water Quality Monitoring Plan, after referral of the matter to the East Amwell Township Board of Health for recommendations; and

WHEREAS, the Applicant consented to the bifurcation of its Application at the April 13, 2016 public hearing to allow for a determination on the requested amendment to Condition #33 of Planning Board Resolution PB #2001-10 and deferral of decision on the proposed Revised Plan for Water Quality Monitoring at the Ridge at Back Brook to the May 11, 2016 public hearing;

WHEREAS, the following exhibits were entered into the record with respect to the relief sought from Condition #33 of Planning Board Resolution PB #2001-10:

A-1 Parking Plan for 2015 4H and Agricultural Fairground, consisting of one sheet;

A-2 Email from George Wagner of Hunterdon County regarding availability for parking at County Fairground;

A-3 Email from Bill Oakley of PGA Champions Tour, dated 1/12/16;

A-4 Application Form, dated October 15, 2015, with cover letter dated December 29, 2015;

A-5 Affidavit of Publication and Public and Personal Notice, by Applicant's Attorney, dated January 8, 2016;

A-6 Description of Application, by Applicant's Attorney with attached exhibits of Planning Board Resolutions of Preliminary and Final Major Site Plan Approval for the Ridge at Back Brook, dated October 28, 2015;

A-7 Report of Planning Board Engineer, Ferriero Engineering, Inc., dated January 8, 2015, consisting of two (2) pages; and

A-8 Report of Planning Board Planner, Banisch Associates, Inc., dated January 7, 2015, consisting of three (3) pages; and

A-9 "Golf Events At The Ridge At Back Brook", with PGA Charities, prepared by Applicant.

WHEREAS, after hearing and considering the testimony of Applicant, and the arguments of Applicant's attorney and after hearing the comments and reports of the Township Planning Staff and the testimony of nearby residents, the Planning Board finds as follows:

1. Applicant requests relief from condition #33 of PB Resolution #2001-10 granting Final Major Site Plan Approval in order to remove the restriction requiring Township Committee approval if more than 250 people are anticipated to be present at the property at any one time in connection with any event.
2. Applicant requests such relief in order to pursue a commitment for third-party approval of a prestigious PGA/LPGA professional or USGA amateur golf tournament event. Applicant testified that such relief from the condition is requested pursuant to changed circumstances that have occurred since The Ridge at Back Brook County Club was developed. Since the original site plan approvals were granted in 2000-2001, The Ridge at Back Brook has earned a reputation as one of the top private golf courses in the United States, making it a desirable location for a prestigious golf tournament event. In addition, the Hunterdon County Freeholder Board has

provided an endorsement for such an event through its willingness to provide assistance by allowing the County Fairgrounds to be utilized for off-site parking.

3. Applicant presented emails from the County Freeholder Board and testimony that the County Fairgrounds could be utilized for off-site parking of 7,800 motor vehicles to accommodate 15,000 to 20,000 persons per day for the golf tournament event. Applicant provided, by way of illustration, that a recently conducted Shop-Rite LPGA event drew 62,000 people for a 7-day golf tournament event. Volunteers for such events would largely be recruited from the Club Membership, and possibly PGA/LPGA members, depending on the size of the event. Occupancy within the clubhouse would be limited to 397 persons for golf professionals and VIP's based upon the Certificate of Occupancy issued by the New Jersey Department of Community Affairs (DCA). No sound systems would be utilized other than an announcer at the first tee to identify the golf professionals at the start of a golf-round for each foursome.

4. In addition, Applicant presented evidence of the Hunterdon County Board of Freeholders expressing a willingness to assist with the provision of parking and traffic controls. Such parking and traffic control would be proposed at the County Fairground (for general public parking), Son Bob Farms (for parking across the street for golf course staff, players, sponsor, VIP's and volunteer workers) and at The Ridge at Back Brook entrance. Admission to such golf tournament event(s) would be by "ticket only" sold in advance with the number of tickets limited to available parking. Public transportation from the County Fairgrounds to The Ridge at Back Brook would be restricted to school buses (accommodating 50 passengers) transporting the general public at designated places for pick and drop-off throughout the day. Golf tournament events are anticipated to last 3-4 days.

4. Applicant anticipated utilizing New Jersey State Police, the local fire company and private security to provide additional traffic control and private security services required during golf tournament events. An ambulance and first-aid tent would be stationed on-site.
5. Applicant proposed to service the golf course event with portable toilets, to be serviced and maintained daily, with the number of portable toilets to be determined based on the anticipated size of the event. Concession stands and trucks would also be present to provide food and beverages to ticketed guests. The Ridge at Back Brook clubhouse would be utilized for food and beverage service and other amenities for golf professionals, VIP's and special guests.
6. Applicant indicated the process for obtaining approval for such a golf tournament event from the PGA/LPGA or USGA is very complex and highly competitive, and would take approximately a year before such event could likely be approved and scheduled.
7. Applicant indicated that The Ridge at Back Brook is adequately designed to accommodate the large crowds for such an event. Access to the golf course is effectively restricted to ticket paying customers only by fencing around the perimeter of the entire golf course and the lengthy front-gate entrance drive. The general public and onlookers will be discouraged from making an uninvited appearance.
8. Applicant indicated that nearby Bedminster Township conducts a prestigious LPGA golf tournament event at Trump National Golf Course, which is periodically approved, pursuant to a Special Events Permit Ordinance. To alleviate the concerns of nearby residents to the golf course and East Awmell Township residents as a whole, Applicant proposed it would be amenable to a new condition of approval: a Special Events Permit, pursuant to a duly adopted special events ordinance, would be required for any golf tournament event at The Ridge at Back Brook golf course.

9. Members of the Planning Board from the Township Committee (Class I and III) indicated that the Township Committee will give consideration to adoption of a Special Events Ordinance, which, if adopted, would apply generically to any "Special Event" in East Amwell Township that might attract large crowds on private property.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of East Amwell that the within application seeking relief from the 250 person restriction at The Ridge at Back Brook for any event is granted, conditioned upon: 1) the subsequent adoption by the East Amwell Township Committee of a Special Events Ordinance to which Applicant must seek a Special Events Permit to conduct a golf tournament event; and 2) Applicant paying any taxes, fees and required escrow deposits which may be due and owing.

DATED: 5/11/16

TOWNSHIP OF EAST AMWELL
PLANNING BOARD

ATTEST:

MARIA ANDREWS, SECRETARY


DON REILLY, CHAIRMAN