

**Collings Lakes Civic Association  
General Meeting Minutes  
Monday, July 12, 2021**

Call to Order

The meeting was called to order by President, Kyle Smith, at 7 p.m. He asked all in attendance to join the Board in reciting the Pledge of Allegiance to the Flag. It was noted that, due to COVID-19, this meeting was held via Zoom.

Roll Call of Officers & Committee Chairpersons

President, Kyle Smith addressed the roll call with the following Board Members being present: Kyle Smith, President; Stephen Naegle, 1st Vice President; Nick Ninfa, Trustee; Tom Veneziale, 2<sup>nd</sup> Vice President; Donna Sutts, Trustee; and Shauna Schneeman, Secretary.

Kyle announced that Steve Slimm had made his recognition since the last meeting. Kyle opened the nominations for a tier one representative to take over Steve's place for the rest of the term that will be up for election for the next term in the upcoming election.

After no nominations were given Kyle explained that there were two people that showed interest in the position however that had additional questions. Kyle noted that he believed many were deterred from the position because they thought they would have to take over the position of treasurer. Kyle explained that this would only be a tier one representative position and that whomever held the position was not required to take over as treasurer. Kyle suggested that we can hold off on this after giving this information to give time for those thinking of taking on the position.

A resident tried to make a nomination, but it was explained board members would have to be the ones to provide the nomination.

Donna Sutts asked if the new representative could be a part of the election committee, Kyle said that his would not be possible if that person would be in the election.

Steve Neagle suggested waiting on this replacement to allow more interest after answering more questions for those who are interested. He also suggested doing an email blast to let others know that this is an available position to those who are interested in serving. He then made the motion to wait on this. Nick Ninfa seconded the motion. Roll call vote was done and all were in favor.

The board then was asked to nominate a new treasurer. Steve Neagle nominated Nick Ninfa, Donna Sutts seconded the nomination. Nick Ninfa accepted the nomination. Roll call vote was performed. All were in favor.

Kyle then explained that Tom Veneziale being accounts receivable began being slightly inappropriate given that Lynn Veneziale was now going to be more actively involved in her role. So to keep that from being an issue Kyle Smith put the accounts receivable position up for nomination Steven Neagle nominated Donna Sutts, Nick Ninfa seconded the nomination. Donna accepted the nomination. Roll Call vote was performed and all were in favor.

#### Reading of Minutes from Last Meeting

Secretary Shauna Schneeman read the June 2021 Meeting Minutes. President Kyle Smith asked the Board if there were any comments, questions, or corrections. Nick Ninfa made a motion to approve the minutes, Nick Ninfa seconded the motion. Minutes were anonymously approved.

President Kyle Smith read the special meeting minutes regarding the Dam financing from May 17, 2021. President Kyle Smith asked the Board if there were any comments, questions, or corrections. Steve Slimm made a motion to approve the minutes, Steve Neagle seconded the motion. Minutes were anonymously approved.

#### Accounts Receivable Report

The Accounts Receivable Report was presented by Donna Sutts (taken over through the report by Nick Ninfa as Donna's voice was strained) who stated, through June 21, 2021, the account balances are as follows:

Late Fees	\$4,138.26
Legal Fees Collected	\$14,059.27
Special Assessment	\$199.65
New Resident Set-Up Fee	\$450.00
Association Fee (Past Due)	\$573.20
Tier 2 Association Fee	\$2,645.81
Tier 3 Association Fee	\$505.86

Tier 1 Association Fee	\$668.48
Tier 1 Dam Fee	\$5,809.97
Tier 2 Dam Fee	\$18,063.40
Tier 3 Dam Fee	\$2,966.33

<b>Total Income</b>	<b>\$50,080.23</b>
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Kyle Smith asked if there were any questions about the Accounts Receivable Report. Kyle then called for a motion to accept the Accounts Receivable Report. Tom Venziale made a motion to approve the Report, and Steve Neagle seconded. All Board Members were in favor.

#### Treasurer's Report/ Bills for Approval

Nick Ninfa stated that the following bills were paid during the month of June 2021:

Bonnie Slimm	\$71.89	Office Supplies
Bill Wallack	\$14,441.55	Legal Fees
Kyle Smith	\$31.96	Zoom Meeting
Lynn Venziale	\$321.33	Office Supplies
Lynn Venziale	\$1,000.00	Bookkeeping
Liberty Bell Bank	\$132.22	Checks
My Tree Boyz	\$700.00	Beach Maintenance
RD Zeuli Inc.	\$109,929.0	Dam Contractor
TAPCO underwriters	\$27,196.10	Insurance
USPS	\$990.00	Postage

Lynn Venziele

\$159.49

Office Supplies

**Total**

**\$86,042.17**

Nick Ninfa presented the Treasurer's Report through June 30, 2021. The account balances were as follows:

Checking (TD)	\$33,385.78
Checking (LibertyBell)	\$83,908.41
Dams	\$308,433.77
Money Market	\$80,053.41
Games of Chance	\$2,752.05
<b>Total</b>	<b>\$508,543.32</b>

Kyle Smith asked if there were any comments, questions or concerns. He also clarified that we are in the process of switching all of our accounts to Liberty Bell bank as a condition of our loan that we obtained for the second Dam replacement. As of now out of our 4 accounts with TD 3 have been closed as of Wednesday July 7th. The remaining TD account will be used to pay bills until the balance is \$0 at which point it will be closed. Kyle expects that to be at a 0 balance over the next month or so. Kyle called for a motion for the Treasurer's Report; Tom Venziele made the motion, and Donna Sutts seconded. All Board Members were in favor.

### Dams Update

Beth Grasso, our engineer, came on for an update. Beth came on and shared screen and provided a wonderful detailed explanation explaining the design and water levels of the Dam. She provided documentation and photos from a 2012 survey that was done showing that water elevation levels were at 71.5 per the stain and scour lines that were present at the time of the survey. She noted that the levels that the water is at now is accurate and her and the team are very proud of the work that was done.

She then went on to explain the purpose of the secondary spillway and discussed when we can expect the water to come over that area. She gave a full explanation of the levels that the dam was designed for and how it is expected to perform.

Beth also went on to explain the difficulty they are having with the articulated block as it was designed to level with two different planes. They have come up with a solution that will make this area more aesthetically pleasing by adding 3ft concrete and additional rebar which will allow for the contour that the area needs.

Beth opened the floor for any questions that anyone may have.

Mr. Landers came on to thank Beth for the wonderful explanation of the plans and the project as he said he could now very clearly understand what is being done.

Nick Ninfa also thanked Beth for a detailed explanation.

Beth said that if anyone speaks to any other community members that have questions or are concerned because they don't understand what is going on she would be happy to talk to them.

Katherine Grace asked what the blocks that are wired together were made of, she was referring to the articulated block that was being discussed as it was not able to contour to the curves. Beth said they are 4.7inch thick concrete blocks with rebar cable through them. Katherine then asked for the size of the cable. Beth explained it is no bigger than .5in thick steel.

Kyle asked if any other community members had any questions.

Kyle Smith came on to say that after months of numerous community members contacting him through all types of methods with complaints and questions regarding the construction of the dam it was decided amongst the board that a second opinion would be obtained to determine if the dam was in fact engineered and installed correctly. The engineer that provided the second opinion was from Princeton Hydro and he formulated a report. Mark Herrman was on the call to provide the details of the report and be available for any questions.

Mark Herrman explained that he walked the site and reviewed the plans. He described this almost like a dam inspection that he completed to formulate his report. Mark Herrman said that the project was built as designed. He said the hydraulic calculations report was "spot on". He said that the water level was measured correctly at 2 inches below the apron. He noted the issue regarding the articulated block and was pleased to hear Beth explain their repair plan for that area before he came on to speak. He summarized that in his opinion the project was done in

compliance with the approved plans and documents he was provided and that he did not see anything to indicate otherwise.

Mark brought up the community members that were concerned about the water levels being too high or low. Mark noted that he was actually impressed that the levels on rise or fall within a few inches after a rain event. He said with the Dam being so old and the rain events changing over time that only being within a few inches was impressive.

Mark said that during his review there was nothing done improperly regarding the design or the build of the Dam.

Kyle Smith said that at the beginning of gaining the second opinion with Mark they discussed the project and Mark noted that Beth was highly respected in their line of work. Kyle noted that this was great to hear. Kyle said that he was happy they have such a great project going on and although it is not completed yet as the spillway needs to be refinished and refurbished a bit.

Beth came on to say that the fish ladder should be in about 4 weeks from the meeting and to expect the concrete to be added to that area within that time frame as well. Beth said that she is still monitoring the spillway and she often receives images of water going over that spillway. She noted that water is supposed to be going over that spillway. She showed that the previous dam also had water over that spillway. She explained that in the images she provided of the previous spillway showed stain lines that provided proof that it was normal then just as it is now. She said that the measurement was for 71.5 at the planning and that the measurement that was taken after no rain for 3 days was “spot on” to what the plans were. She also noted that when the elevation does go higher it could also rain upstream causing the rise. Although it may not rain in Collings Lakes rain upstream can cause a rise in our water levels.

Nick Ninfa came on and noted he was very pleased with the explanation, but that he was disappointed that only 24 people were on the call after numerous complaints regarding the project. Of the 24 there are 6 board members and 2 engineers. So he believes we will still get many complaints.

Joanne came on to ask if there was a way to get the information to the “Naysayers”  
Kyle responded that he will be posting it on the website, but knows that he will still find that people will have issues with the project. Kyle said that Nick Ninfa who recently joined the board said that he was just trying to find a way to make everyone happy where Kyle had to respond that after 6 years on the board he knows there is no way to make every person happy.

Beth came on again and offered again to answer any questions she would be happy to answer. Kyle said that if someone has a question and is not comfortable coming on the meeting to ask they can email ahead of time and he can ask on their behalf.

Kyle thanked Mark Herrman for his time.

Donna Sutts asked before he leaves the meeting he reiterates that the project was built as designed. She also made a statement that if anyone has any questions to please stop texting and calling your board members that it would be more efficient if community members email the board members so the board can forward the questions to the appropriate professionals to get answers. Donna said herself and other board members should not be answering questions about the dam, the professionals should. Kyle agreed.

Kyle Smith noted that Mark's report very clearly reiterates that the project was built as designed. Kyle also said that he was very impressed with Beth as she was very acceptable of the board getting an inspection from a third party. She was very accommodating and noted she could provide anything that was needed for them to formulate a report. Beth did not know who the third party was until the time of the meeting.

## Committee Reports

### Dams

Kyle noted that the board will be meeting at the Cushman Dam to discuss moving along with the project as it will be starting very soon. This project can not start until September.

Mr. Landers came on to ask if the first dam is completely paid for. Kyle Smith said that it is not yet completely paid for because it is not completed at this time. Kyle noted it is less than \$300k sitting in that balance at this time. Kyle noted that with the loan of \$1m that was received we are in a good position to move forward.

### Grounds

Nick came on to thank Shauna for her work on removing the tires. Shauna updated that her husband who was helping her move the tires has been sick a few days and is waiting for him to get better to move more of the tires.

Nick noted the first beach swing set was painted the weekend of the 4th of July. He is currently looking for a company to replace the chains and swings. He is having a hard time finding a company that can handle commercials because the swing sets have a particular bolt that needs to be replaced. Nick was clear he wanted a professional to replace the swings to ensure it was safe. He hopes that he gets a call back shortly.

Nick also plans to call the insurance company to see if there is a liability that we should be aware of with the swing sets.

Nick updated that the landscaping company was almost completed with the clean up at first beach. They cut the grass, cleaned the leaves and the junk so far. Tom plans to do a stop by to review the work that was completed in the coming week. He should be moving onto a second and a third beach soon. Nick plans on getting an estimate for this company to continue to cut our grass as well as a third estimate from another company.

#### Welcoming Committee

Kathryn Nodolski said that she was out of the country last month and apologized for not making it to the last meeting. She said that she completed the list from last time. She asked if there is an updated list of people that needs to be visited.

Kyle said that with the election coming up she should have a new list shortly.

#### Fundraising/Elections

Kyle noted that the 50/50 ticket sales were well under way

Donna Sutts said that Jen from Bears Country Custard offered to do a fundraiser night on Wednesday July 21st from 5-9pm and plans to donate a percentage of each sale of anyone who comes and says they are there for the CLCA fundraiser. Donna said that this fundraiser can go toward the fundraising account or directly towards the Dams account. They also hope to set up a table at this event to sell 50/50 tickets. Donna plans to get with Steve to get 100 or more tickets to sell at the custard stand on Wednesday July 21, 2021. Jen offered to post on Facebook and Instagram about the fundraiser if we approve the date.

Anna Marie offered to put the sign back up at the first beach to which Donna said absolutely!



Donna also noted that the attorney approved the timeline that was set for the elections. Kyle asked when the nomination sheets would be going out. Donna said Sept 1 and asked that Kyle forward her the letter that was used last year so they can get the ball rolling on that letter.

### President's Report

Kyle said the Braddock spillway bricks are unacceptable and has been working with Beth and the contractor to get them corrected to make it more aesthetically pleasing. He also noted that the dam is not done. We are still waiting 3-4 more weeks for the fish ladder. Beth said they will be doing the fish ladder and spillway fix at the same time.

Kyle noted that the beach is not open and the water has not been tested and there are no lifeguards.

The board approved a second opinion and Mark Herrman sent that opinion over today. Kyle asked Steve to post that report on the website for community members to review.

The board plans to meet with the engineer at cushman to discuss the next project.

The contractor is planning to meet with a tier one community member tomorrow (July 13) regarding some damage which occurred to their property while the project was being completed. No expense will be incurred from the CLCA the contractor will be handling it.

Kyle asked that we get more volunteers involved on the board. We have lots of seats up for election this year. We need volunteers from each dam and lake to be a part of the dams committee. These volunteers will be appointed. Kyle hopes we can get 2 volunteers per Dam/Lake to oversee the properties.

Nick hopes that those volunteers would help with trash as well at the beaches.

### Old Business

No old business to report.

### New Business

No New business to report.

### Trustee Reports

- Stephen Naegele – nothing to report.
- Nick Ninfa – nothing to report.
- Tom Veneziale – Noted he obtained the lights for the first beach basketball courts. Also Tom asked if there was a contract with Jersey Green that does our lawn mowing. Kyle responded that he believes there was an as needed contract with them. It was clarified that the contract was actually just a verbal contract. Kyle said that he was unaware there was an issue with the current company that has been used the past three years. He noted that if Nick can find another company to do the job cheaper it should be put in place. Tom agreed that he does not want Jersey green to cut our grass any longer. Nick and Tom agreed to work on getting Bids together. Tom also noted that we may also need new nets at the basketball courts, he would check in on that when the lights were installed. It was also discussed that the courts may need new paint as well, but we are going to focus on that another time and just work on the lights for now.
- Shauna Schneeman– Noted that 57 tires were removed from the beach and about 20 or so tires remain and she expects they will be gone in the next 2 weeks. Shauna explained that Buena households have been picked up by trash collection. The Mayor of Folsom called and said no more tires will be collected in the Folsom Trash.
- Donna Sutts – nothing to report

### Open Floor to Members Questions / Comments / Issues.

- Larry offered the hall if needed for elections.
- Mark Wainwright offered to be apart of the board for Dams and will be contacting Kyle separately
- Anna Marie also volunteered to be apart of the board for Dams and will be contacting Kyle separately
- Mr. Landers just noted he was very happy with the meeting and hopes that the video gets posted for other community members to view.
- Katherine Grace offered to help with painting if it is needed, Nick asked her to email him her contact information.

- Larry asked about the difference of the water level when the fish ladder is installed. Kyle noted he believes that the Engineer said 1 inch difference in water level but asked that Larry bring that question up at the next meeting so we can get a definite answer. Larry also if any of the negativity regarding the dam deterred the engineer and contractor from continuing with us on the dams. Kyle said they were a little upset, but Kyle has kept very open communication with the engineer and the contractor and he believes they will be on board to continue work with our community.

### Adjournment

President Kyle Smith stated that the next monthly meeting will take place on Monday, August 2, 2021 at 7 p.m., via Zoom. There being no further business to discuss, Steve Neagle made a motion to adjourn, and Nick Ninfa seconded. All were in favor. The meeting was adjourned at 8:32 p.m

8:14 PM  
07/11/21  
Cash Basis

Collings Lakes Civic Association  
**Profit & Loss**  
June 2021

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	<u>Jun 21</u>
Ordinary Income/Expense	
Income	
LATE FEES	4,138.26
LEGAL FEES COLLECTED	14,059.27
2020 SPECIAL ASSESSMENT	199.65
NEW RESIDENT SET UP FEE	450.00
ASSOCIATION FEE	573.20
TIER 2 ASSOCIATION FEE	2,645.81
TIER 3 ASSOCIATION FEE	505.86
TIER 1 ASSOCIATION FEE	668.48
TIER 1 DAM FEE	5,809.97
TIER 2 DAM FEE	18,063.40
TIER 3 DAM FEE	2,966.33
Total Income	<u>50,080.23</u>
Gross Profit	<u>50,080.23</u>
Net Ordinary Income	<u>50,080.23</u>
Net Income	<u><u>50,080.23</u></u>

8:15 PM  
07/11/21

**Collings Lakes Civic Association  
Transaction List by Vendor  
June 2021**

Type	Date	Num	Memo	Account	Clr	Split	Amount
<b>Bonnie L Slimm</b>							
Bill	06/07/2021	1639		ACCOUNTS PAY...		SUPPLIES	-71.89
Bill Pmt -Che...	06/07/2021	1639		TD OPERATING ...	X	ACCOUNTS PAYABLE	-71.89
<b>COLLING LAKES CIVIC ASSOCIATION</b>							
Bill	06/01/2021	110		ACCOUNTS PAY...		OPENING BALANCE EQUITY	-2,785.60
Bill Pmt -Che...	06/01/2021	110		TD GAMES OF ...	X	ACCOUNTS PAYABLE	-2,785.60
Bill	06/01/2021	1633		ACCOUNTS PAY...		OPENING BALANCE EQUITY	-418,280.12
Bill Pmt -Che...	06/01/2021	1632		TD OPERATING ...	X	ACCOUNTS PAYABLE	-80,033.45
Bill Pmt -Che...	06/02/2021	1633		TD OPERATING ...	X	ACCOUNTS PAYABLE	-418,280.12
Bill	06/02/2021	1632		ACCOUNTS PAY...		OPENING BALANCE EQUITY	-80,033.45
Bill	06/03/2021	1637		ACCOUNTS PAY...		OPENING BALANCE EQUITY	-25,000.00
Bill Pmt -Che...	06/03/2021	1637		TD OPERATING ...	X	ACCOUNTS PAYABLE	-25,000.00
<b>HILL WALLACK</b>							
Bill	06/01/2021	1635		ACCOUNTS PAY...		LEGAL FEES (COLLECTIO...	-14,441.55
Bill Pmt -Che...	06/01/2021	1635		TD OPERATING ...	X	ACCOUNTS PAYABLE	-14,441.55
<b>K SMITH</b>							
Bill	06/09/2021	951		ACCOUNTS PAY...		INTERNET - ZOOM MEETING	-31.96
Bill Pmt -Che...	06/09/2021	951		LIBERTY BELL C...	X	ACCOUNTS PAYABLE	-31.96
<b>L VENEZIALE-NON 1099 ITEMS</b>							
Bill	06/03/2021	1636		ACCOUNTS PAY...		SUPPLIES	-321.33
Bill Pmt -Che...	06/03/2021	1636		TD OPERATING ...	X	ACCOUNTS PAYABLE	-321.33
Bill	06/10/2021	953		ACCOUNTS PAY...		SUPPLIES	-159.49
Bill Pmt -Che...	06/10/2021	953		LIBERTY BELL C...	X	ACCOUNTS PAYABLE	-159.49
<b>LIBERTY BELL BANK</b>							
Bill	06/09/2021	ACH		ACCOUNTS PAY...		CHECKS	-132.22
Bill Pmt -Che...	06/09/2021	ACH		LIBERTY BELL C...	X	ACCOUNTS PAYABLE	-132.22
<b>LYNN VENEZIALE</b>							
Bill	06/01/2021	1634		ACCOUNTS PAY...		ACCOUNTING/BOOKKEEPI...	-1,000.00
Bill Pmt -Che...	06/01/2021	1634		TD OPERATING ...	X	ACCOUNTS PAYABLE	-1,000.00
<b>MY TREE BOYZ</b>							
Bill	06/01/2021	1631		ACCOUNTS PAY...		BEACH MAINTENANCE	-700.00
Bill Pmt -Che...	06/01/2021	1631		TD OPERATING ...	X	ACCOUNTS PAYABLE	-700.00
<b>RD ZEULI INC.</b>							
Bill	06/07/2021	1		ACCOUNTS PAY...		DAM CONTRACTOR	-109,929.00
Bill Pmt -Che...	06/07/2021	1		LIBERTY BELL D...		ACCOUNTS PAYABLE	-109,929.00
<b>TAPCO UNDERWRITERS</b>							
Bill	06/07/2021	1638		ACCOUNTS PAY...		GENERAL LIABILITY INSUR...	-27,196.10
Bill Pmt -Che...	06/07/2021	1638		TD OPERATING ...	X	ACCOUNTS PAYABLE	-27,196.10
<b>USPS</b>							
Bill	06/09/2021	952		ACCOUNTS PAY...		POSTAGE	-990.00
Bill Pmt -Che...	06/09/2021	952		LIBERTY BELL C...	X	ACCOUNTS PAYABLE	-990.00

July 9, 2021

Collings Lakes Civic Association  
PO Box 475  
Williamstown, NJ 08094

Attn: Kyle Smith, President  
Email: ksmith@collingslakes.org  
Phone: 609-374-4184

**RE: Braddock Lake Dam (NJ Dam File No. 31-97)  
Dam Assessment  
Borough of Folsom, Atlantic County, NJ  
PH #2016.001**

Dear Mr. Smith:

Princeton Hydro has been contracted to perform an individual assessment of the construction at Braddock Lake dam, to obtain a third-party opinion prior to closing out the project. I have repaired this report summarizing my findings based on a review of existing information and a site visit.

#### Document Review

Our office was provided with the following documentation:

- Plan set entitled "Braddock Lake Dam Proposed Dam Modifications," prepared by Pennoni Associates and Lippincott Jacobs, revised through September 23, 2020.
- Technical Report, Amended Design Report for Braddock Lake Dam, prepared by Pennoni Associates, dated September 23, 2020.
- Plan entitled "As Built" prepared by Pennoni Associates, dated June 24, 2021.
- Plan entitled "Braddock Lake Dam As-Built" prepared by Mountain View Layout, dated June 7, 2021.

The earthen embankment dam has two spillways. The function of the primary spillway is to maintain a consistent water surface elevation during a normal day without precipitation. During rainfall events, the primary spillway will discharge more water as the elevation of the lake rises. The function of the secondary spillway is to convey water downstream during rainfall events. On a typical day, the water surface elevation should be about two to three inches below the top of the secondary spillway.

As a Class III dam, Braddock Lake Dam must safely pass the runoff from the 100-year storm event, which is approximately 8.8 inches of rain in a 24-hour period. According to the Technical Report, the 100-year flow is 4,450 cubic feet per second (approximately two million gallons per minute as a reference). Therefore, a significant spillway structure is required to provide the capacity and control the water surface elevation.



1200 Liberty Place  
Sicklerville, NJ 08081



908-237-5660





### Site Visit Observations

On June 28, 2021, I met with Kyle Smith, Nick Ninfa, and Tom Veneziale at the Braddock Lake Dam. At the time of the inspection, there had been no rainfall within the previous 24-48 hours.

The earthen embankment of Braddock Lake Dam is generally level and has been stabilized with an erosion control mat and straw. Grass has begun to grow. Proper stabilization will be achieved when the grass has fully matured.

The primary spillway is an arch spillway constructed with sheet piling. At the time of the visit, water was flowing through the low flow weirs, with a depth of approximately two inches. Water was trickling over the pile cap. The sluice gate was in the closed position. The primary spillway appears to be of sound construction. No debris in or around the spillway was observed.



Figure 1. Primary Spillway operating at normal pool level.  
Lake elevation  $\pm 2$  inches above low-flow weirs

The secondary spillway has been armored with articulated concrete blocks (ACB), which are anchored to the slope by concrete at the lake level and toe of slope. The water level of Braddock Lake was approximately two inches below the top of the concrete. At the toe of the slope is a long riprap stilling basin, which serves to dissipate energy and prevent erosion from discharge during rainfall events. The stilling basin had standing water, approximately one foot deep. The side slopes are concrete, which tie the ACB mats to the dam crest and abutment. No debris in or around the spillway was observed.





Figure 2. Secondary Spillway operating at normal pool level.  
Lake elevation 2" below upstream concrete apron

A 30" sluice gate has been installed on the river left wall of the primary spillway. The purpose of this sluice gate is to provide a means to lower the lake to perform maintenance along the shorelines or to drawdown the lake during emergency conditions. This is a typical device used in the construction of many dams, as a low-level outlet is generally required by the Bureau of Dam Safety.

### Findings

I reviewed the as-built surveys and evaluated them against the approved construction plan set. The following table compares the design elevations to the as-built conditions:

Feature	Design Elevation (ft)	As-built Elevation (ft)
Top of Embankment	75.10	74.8*
Top of Primary Spillway Cap (At embankment)	75.60	75.60
Top of Primary Spillway Cap (At lake level)	71.50	71.50
Primary Spillway Low Flow Weir	71.17	71.17
Secondary Spillway Entrance	71.70	71.66
Secondary Spillway Toe of Slope	66.00	66.0*
Rip Rap Stilling Basin	64.50	65±





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*\*Elevations along the dam crest and toe of slope are variable; values represent an average. Range of elevations are within one to two inches of the averages*

As you can see from the table, the as-built survey confirms that the construction generally complies with the construction plan set. However, it does appear that the dam does not have the required freeboard of one foot. The 100-year storm elevation of Braddock Lake is 73.98. Therefore, although the design elevation is 75.10, the minimum elevation the berm could be is 75.00. The as-built survey prepared by Pennoni Associates shows spot elevations of 74.7 and 74.8 to either side of the proposed spillway. This may be questioned by the NJDEP Bureau of Dam Safety when the as-builts are submitted as part of the close-out procedure.

Another area of concern is the river right corner of the secondary spillway. If you look at Figure 2 above, there are loose pieces of the articulated concrete block. The area has been backfilled with stone. I was unable to confirm that the ACB mats are properly toed in under the concrete apron in this spot. This area could be susceptible to erosion and undermining if storm events wash away the stone and block. I would recommend reaching out to the contractor to discuss and ensure that it was constructed properly or that it will be corrected.

### Conclusion

Based on the information obtained from the Collings Lakes Civic Association and from the site visit, it is my opinion that the Braddock Lake Dam has been constructed as designed and approved by the NJDEP Bureau of Dam Safety.

If you have any questions or comments, please feel free to contact me at 609-413-4033 or [mhermann@princetonhydro.com](mailto:mhermann@princetonhydro.com).

Sincerely,

A handwritten signature in blue ink, appearing to read 'M. Herrmann'.

Mark Herrmann, PE, CFM  
Senior Project Manager