

**TOWNSHIP OF WEST ORANGE
PLANNING BOARD
MEETING MINUTES
September 6, 2017**

The Township of West Orange Planning Board held a regular meeting on September 6, 2017 at 7:30 P.M. in the Council Chamber, 66 Main Street, West Orange, New Jersey.

Chairman Bagoff called the meeting to order at approximately 7:30 P.M. He announced that notification of the meeting was given to the Township Clerk, and posted on the Township Bulletin Board, sent to the West Orange Chronicle and the Star Ledger, and posted on the Township's website calendar. This meeting has been properly noticed to the public in accordance with the Open Public Meetings Act. No new matters will start after 10:30 P.M.

PLEDGE OF ALLEGIANCE

Chairman Bagoff requested all persons stand for the Pledge of Allegiance.

ANNOUNCEMENTS

The next Planning Board regular meeting will be October 4, 2017 in the Council Chamber at 7:30 P.M.

ROLL CALL

PRESENT: Chairman Robert Bagoff, John Cardoza, Jerome Eben, Tekeste Ghebremicael, Michael Keigher, Councilwoman Susan McCartney, Gary Wegner, Ron Weston

ABSENT: Vice Chairman Lee Klein, Andrew Trenk, William Wilkes II

ALSO PRESENT: Paul Grygiel, AICP, PP, Township Planning Director
Eric Keller, PE, PP, LEED AP, Bowman Consulting, Township Consulting Engineer
Patrick J. Dwyer, Esq., Board Attorney
Robin Miller, Board Secretary
Harvey Grossman, Esq., Public Advocate

ADOPT MINUTES

The minutes of the April 5, 2017 and August 2, 2017 Planning Board meetings were unanimously adopted.

SWEARING IN

Township Professionals: Paul Grygiel, AICP, PP, Township Planner and Eric Keller, PE, PP, Township Consulting Engineer.

RESOLUTION

PB-17-07C/ Essex County – Flamingo Exhibit @ the Turtle Back Zoo

Block: 163; Lot: 1; Zone: R-1

560 Northfield Avenue

Courtesy review for a new Flamingo Exhibit at the Turtle Back Zoo

Application approved on 8/2/17.

Motion: Chairman Bagoff

Second: Mr. Cardoza

Cardoza:	Yes	Eben:	-	Ghebremicael:	Yes	Klein:	Absent
Keigher:	Yes	McCartney:	Yes	Trenk:	-	Wegner:	Yes
Weston:	Yes	Wilkes:	Absent	Bagoff:	Yes		

APPLICATION(S)

PB-17-08/Crestmont Country Club

Block: 174, Lots: 1 & 1.01, Zone: R-2

750 Eagle Rock Avenue

Preliminary and Final Site Plan with "C" variances.

APPLICANT EXHIBITS

- A-1:** Main Level Furniture Floor Plan, Page 4A, dated 9/1/17, JGA Architectural Design;
- A-2:** Lower Level Floor Finishes Plan, Page 2, dated 9/1/17, JGA Architectural Design;
- A-3:** Main Level Floor Finishes Plan, Page 4, dated 9/1/17, JGA Architectural Design;
- A-4:** Proposed Exterior Renderings (2) Guest & Member Entry View, Course View, Page 6, dated 9/1/17, JGA Architectural Design;
- A-5:** Proposed Exterior Color Rendering – Finishes for Guest Entry, Roof, Ladies Lounge, Front & Side Elevations, Page 7, dated 9/1/17, JGA Architectural Design;
- A-6:** Pool Plan, Page 26, dated 9/1/17, JGA Architectural Design;
- A-7:** Exterior Pool Rendering, Page 27, dated 9/1/17, JGA Architectural Design;
- A-8:** Lower Level Floor Plan, part of response letter dated 9/4/17; 3 drawings A1.0, A1.1, A3.1 (undated) issued in response to Bowman Memo dated 8/31/17 (Exhibit for Testimonial Purposes only);
- A-9:** Color Rendering Site Plan, Drawing No. 17-126-SP-1, dated 8/31/17, Boswell Engineering;
- A-10:** Color Rendering Steep Slope Analysis-Existing Conditions, Drawing No. 17-126-SS-1, dated 9/1/17, Boswell Engineering;
- A-11:** Site Plan Drawing Set, 17 Sheets, Revised 8/24/17, Boswell Engineering

DISCUSSION

Richard J. Angowski, Jr., Esq., Olender Feldman, appeared on behalf of Applicant. He stated the Application was for improvements to the Club including renovations to the existing clubhouse main and members' entrances, renovations to the pool deck, the parking lot, and substantial improvements to the overall site. He introduced Mr. Alan R. Ackerman, President, Crestmont Country Club.

Mr. Ackerman was sworn in; he explained he was present to discuss the reasons and necessity for the major renovations. He stated the club was sixty-four years old; there had been two or three major renovations in the past. The proposed renovation would ensure the club's existence and its facilities for at least the next twenty to twenty-five years. Renovations included upgrades for the existing interior infrastructure, adding some exterior renovations, slightly increase the size of the Donald Ross Room in the clubhouse, and enhancing the pool deck. In response to question from Mr. Angowski, Mr. Ackerman stated the parking lot would be upgraded to conform to current code. Currently there were 244 parking spaces; the upgrade would include increasing the number of spaces to 250. Club membership capacity was 250; currently there were 220 full-time golf members. He stated he had never seen the lot full; he estimated 70-80 cars were the most in the lot at events including major holidays or catered parties with up to 280 people (full capacity). He stated the Club intended to be a good member of the community for a long time but without the renovations, the long-term viability of the Club was questionable. He concluded his testimony.

Chairman Bagoff asked the Board if they had questions for Mr. Ackerman.

Mr. Weston asked if an issue regarding parking were to happen, would the Club make arrangements so it would not be a nuisance off-site. Mr. Ackerman stated there would not be an issue with off-site parking.

Chairman Bagoff asked if there was valet or self-parking during events. Mr. Ackerman stated valet parking.

Chairman Bagoff stated the previous application for the tennis courts discussed fencing off the pool area and parking lot for safety concerns. Mr. Angowski stated the Applicant would work in conjunction with the previous applicant; the renovations would not conflict with the fencing off the pool area during the winter months.

Mr. Eben stated he visited the site a couple of times; he voiced concern about its general appearance. He stated huge areas of the site had materials laying around; there were several unscreened dumpsters; it appeared that an area of the property was used to dump cut down trees and tree debris. He produced two photographs from his site visit. Chairman Bagoff asked Mr. Dwyer if the photographs should be marked as exhibits. Mr. Dwyer said they could be marked for identification purposes as Board Exhibits 1 and 2. Mr. Eben described the Exhibits as follows:

B-1: Photograph off of maintenance area –view of truck and cut trees.

B-2: Photograph off maintenance area – additional view.

Mr. Eben stated at the Site Plan Review Advisory meeting there was discussion that staff was living on the property during the summer months; he stated it appeared the staff was cooking outside under some type of tarp. Mr. Angowski stated the matter of living facilities was part of a prior resolution adopted in 1997. Chairman Bagoff stated the prior resolution was so noted.

Mr. Eben stated he was hesitant to grant approval based on the existing property maintenance issues. He stated he wanted commitment from the Applicant that the property would be cleaned up.

Mr. Angowski asked Mr. Ackerman questions related to Mr. Eben's statements about trees and debris. Mr. Ackerman stated there were thousands of trees on the property; no outside entity was dumping wood on the property. The golf course managed and maintained its property. The trees shown in Mr. Eben's photographs were all dead or dying. Together with the Club's golf course manager and agronomists from Rutgers University, and a golf course architect identify trees that have a negative impact on the course. The Club had an ongoing project - it retained the company "Tree Tech" to take down unhealthy trees, chop them up and remove them from the property; it was not the Club's intention to have the stumps and tree debris remain on the property in perpetuity.

Mr. Eben asked if the Club had a tree report from its tree specialist that it could share with the Board. Mr. Ackerman stated the Club had several tree reports.

Mr. Grygiel asked if there was any plan to expand the Club's hours existing of operation. Mr. Ackerman stated no.

Chairman Bagoff asked the Public Advocate and the Public if they had questions for Mr. Ackerman.

Harvey Grossman, Esq., Public Advocate, asked Mr. Ackerman if the Club anticipated replacing the trees that had been removed as part of its overall maintenance plan. Mr. Ackerman stated no, because those specific trees were dead or dying. There was an ongoing program of replanting with fescues because they were more beneficial to a golf course. Mr. Ackerman confirmed that when dead, dying or overgrown trees were removed, they were replaced with other types of sustainable plantings.

Chairman Bagoff asked the Public if they had had questions for Mr. Ackerman. He advised the Public their question(s) must address Mr. Ackerman's sworn testimony on the Public record.

Robert Daniel, Buckingham Road, asked what was the estimated cost of the project. Mr. Angowski stated that would be a question for the Applicant's professionals; it was not part of Mr. Ackerman's testimony. Mr. Daniel stated that he understood that the country club sat on Block 174, Lot 1 and Lot 1.01; he asked what was the difference between the two lots, and why was the club divided between the two lots. He stated one lot had a greater primary assessed value; he asked if the values of the two lots could be explained. Mr. Angowski stated the he or the Applicant's Planner could address the question, but it was not a question for Mr. Ackerman. Chairman Bagoff told Mr. Daniel to address the question to the Applicant's Planner. Mr. Daniel asked what were the club's gross revenues. Chairman Bagoff stated the question was not part of the Application. Mr. Dwyer told Mr. Daniel the Application before the Board was for site plan approval with potential variance; the question was not relative to a land use application.

Joyce Rudin, 38 Woodland Avenue, said Mr. Ackerman stated that only dead and dying trees were being removed from designated areas. She asked him to clarify where the designated areas were located; how many trees had been removed; and from what disease were the trees dying. Mr. Ackerman stated he could not identify the disease. There was not one specific location because that was for the tree expert to identify and determine. If a tree in the woods was identified as dying and impacting surrounding trees, then that tree would be removed; likewise if a tree along the fairway was identified, that tree would be removed. Ms. Rudin asked how many trees were removed in the last two weeks. Mr. Ackerman stated an answer would be a speculation; he surmised it was not a lot. He clarified his original statement; he stated designated trees that were negatively affecting the *surrounding area* were removed from the property. Ms. Rudin stated she had been on the property today and had seen at least six enormous trunks. Chairman Bagoff directed Ms. Rudin to ask a question; she was not to testify. Ms. Rudin asked if Mr. Ackerman could produce a report indicating why the (six) trees had been removed. Mr. Ackerman stated he had not seen the trees; he said was unable to answer the question or provide a report. Mr. Angowski asked Ms. Rudin to confirm she had been on Crestmont property today; she answered yes. Mr. Angowski asked if she had been granted access to the property. She answered no. Mr. Ackerman stated Crestmont was private property. Ms. Rudin stated people were allowed to visit country clubs. She asked if Mr. Ackerman had a report that certified that the trees she saw on the property were dead. Mr. Angowski stated there was no foundation for the question.

Sally Malanga, 57 Ridge Road, asked Mr. Ackerman if any member of the Planning Board had met with him at the site. Mr. Ackerman stated no. She asked if there was any plan in the near-term or in the next few years to apply for further land-use development on the site. Mr. Ackerman stated not that of he was aware. She asked if there had been discussion with Township officials or developers concerning any matters related to the proposed development of the West Essex Highlands. Mr. Angowski stated the question was beyond the scope. She asked if Mr. Ackerman had seen the (Crestmont) landscaping plan. Mr. Ackerman stated yes. She asked if the landscaping plan would be presented tonight. Mr. Angowski stated the Engineer would talk about landscaping. Ms. Malanga asked what landscaping improvements were planned for the "A" parking lot. Mr. Ackerman stated there was only one parking lot; the professionals would answer the question. Ms. Malanga stated the applicant was seeking to build a road from Eagle Rock Avenue on a steep slope that would require taking down numerous trees; she asked what was the economic reasoning for the road. Chairman Bagoff stated the question was not related to land use. Ms. Malanga asked how the road would benefit the property. Mr. Ackerman stated it would benefit the property by creating a better egress; the current site line was difficult for exiting drivers. He stated the new road would create a better site line and create a better traffic flow for people exiting the country club. In response to Mr. Angowski's inquiry, Mr. Ackerman confirmed that it was the intention of the club to improve the safety of the site, and he based his statements solely on his personal observation. Ms. Malanga asked Mr. Ackerman how long had he been using the (egress) road. He stated since he had been a member; it was the same road that all members had been using to exit for the past sixty years. She asked how many accidents had occurred at the exit. He stated he was not

aware of one. Ms. Malanga stated (the club) hired a tree service that told them what trees to take down; she asked for clarification regarding the club's tree removal process. He stated the club retained a tree service; the tree service did not tell the club which trees to remove. Ms. Malanga stated that the club was not processing its tree removal through the Township Forester under the Tree Ordinance; she asked if Mr. Ackerman was aware that golf courses did fall under the Tree Ordinance. Chairman Bagoff advised Ms. Malanga she was testifying. Mr. Angowski stated a layperson was asking a question that was legal in nature, and there was no foundation for the question. Chairman Bagoff asked if any Board professionals had an answer to the legal question. Mr. Grygiel stated that based on his review of the Tree Ordinance, golf courses were exempt from getting tree removal permits for trees further than 75 feet from the edges of the property line; he cited Section 25-27.4(c)(5.). Ms. Malanga asked if Mr. Ackerman was aware that some of the trees to be removed were within the 75 feet limit. Mr. Angowski stated the question called for speculation. Ms. Malanga asked a question related to Essex County/Climate Control which both Mr. Angowski and Chairman Bagoff stated was outside the scope of Mr. Ackerman's testimony. Ms. Malanga asked how fescue grass was considered a tree replacement, and what did it look like. Mr. Ackerman stated it was a knee-deep grass. He had read articles from the United States Golf Association that said fescue helped the course, maintained the ecology of the area, helped other small plants, animal life, and was better for the environment. He stated the fescue was used only to replace the dead or dying trees that had been removed; the application was limited to the clubhouse area, not the actual course.

There were no further questions for Mr. Ackerman.

Mr. Angowski called his next witness to the podium.

Wayne J. Jacques, AIA, JGA Architectural Design, was sworn in, stated his professional credentials, and was accepted by the Board to be an expert witness in architecture. Referring to Exhibit A-1, Mr. Jacques indicated the brown areas represented the proposed improvements. He gave a brief description of the clubhouse existing conditions and the improvements including the removal of old porticos and construction of new porticos at the main entrance and members' entrance, expansion of the Donald Ross room, and restrooms (north side of the club members entrance). Referring to Exhibit A-2, he described the minor interior changes including where a new deck would connect with existing deck, stairs, and the new ADA accessible ramp. Mr. Angowski stated the revisions were based on Township professionals responses to Applicant's submissions dated 8/26/17; the revisions had not yet been submitted to the Board. Exhibit A-3 represented the proposed floor finishes. Exhibit A-4 indicated two views; the top was a rendering of the guests and members entry view at the north side of the club facing the parking lot. Mr. Jacques confirmed the dumpster area previously noted by Mr. Eben would be enclosed. The bottom rendering was the view from the golf course; he noted there would be some adjustments to the roofline. Mr. Jacques stated that Exhibit A-5 was based more on the architectural drawings; it showed two renderings - the top view represented the guest entry front elevation, and included construction materials. The roof materials would match existing materials; two exterior building colors would match those existing stucco colors. In response to question from Mr. Angowski, Mr. Jacques stated the renovations were not intended to change the character of

the club. Referring to Exhibit A-6, Mr. Jacques described the improvements to the pool building site including a new ADA accessible ramp; a re-built deck area, all exterior finishes would be upgraded to match the main clubhouse, a new mushroom splash pad play feature in the existing kiddie pool area, and a new sitting bar area with a covered trellis. Exhibit A-7 was a 3-D rendering of the proposed improvements to the pool area. In response to questions from Mr. Angowski, Mr. Jacques stated the entire area of improvement would total 4,279 square feet for additions. Mr. Jacques concluded his testimony.

Chairman Bagoff asked the Board if they had questions for Mr. Jacques.

Councilwoman McCartney asked for clarification regarding whether a new outside bar would be installed; Mr. Jacques stated yes, behind the fenced in area near the pool deck.

Captain Keigher stated he had been on site today; he asked if the existing truck loading dock was to be moved. Mr. Jacques said no, it would remain in the same location, but the area decking would be extended with gates.

Mr. Weston asked if the building height would be increased over its (current) highest point as a result of the proposed renovations. Mr. Jacques stated the renovations were approximately the same height as the existing roof. Regarding the overall mass of the building, Mr. Weston asked if the renovations represented less than 10% of the overall building. Mr. Jacques answered yes; there was not a significant built out. Mr. Weston asked if exterior lights were proposed around the building that would be visible. Mr. Jacques stated lighting was proposed just at the entrances. Mr. Angowski stated the Engineer would testify to the lighting.

Mr. Eben stated the ramp that was being added was about 120 feet. He asked if a chairlift had been considered. Mr. Jacques said he would review the matter with his client. Mr. Eben stated the front renderings indicated trees where there currently were none. Mr. Angowski stated the trees in the rendering were for artistic value.

Mr. Wegner asked if there were any structures, features or other changes indicated on the exhibits now being shown that were not in the plans previously distributed to the Board. Mr. Jacques stated to the best of his knowledge, nothing had been deleted from the original submissions. Mr. Wegner asked if any additional trees were to be removed other than from the original plan. Mr. Angowski said the Engineer discuss the tree plan; tree removal was not part of Mr. Jacques's testimony.

Referring to Exhibit A-2 (Sheet A1.0) Lower Level Floor Plan, Mr. Keller asked if Mr. Jacques previously stated that an ADA ramp improvement was being made there. Mr. Jacques said yes, it was an exterior ramp on the golf course side up to the deck. Mr. Keller referred to Sheet A1.1, he asked Mr. Jacques to clarify if it was the one that came up to the deck level outside the grill room (Sheet A1.1). Mr. Jacques confirmed it was the new ramp on the golf course side of the building.

Chairman Bagoff asked Mr. Keller to give the Board a recapitulation of his review memo dated 8/31/17, and the Applicant's response (dated 9/4/17). Mr. Keller stated he had just yesterday received a copy of a response letter. Mr. Jacques stated drawings had been

updated yesterday. There was discussion that Exhibit A-8 would be considered for testimonial purposes only, the drawings reflected the proposed updates based on the response letter. Mr. Keller stated the drawings had been submitted tonight, he was not going to review them at this time for compliance. He said he would look at them to make sure they were sufficient to address the technical review comments. He listed the items in his 8/31/17 memo:

Item #53 – The dumpster enclosure detail should be revised to include its width and footing information. Mr. Keller stated that the response letter dated 9/4/17 stated the service yard footings were graphically shown on drawing A0.1, however, Mr. Keller did not have a copy of the drawing. Mr. Jacques said the drawing should be identified as A1.0.

Item #54 – The floor plans and elevations should indicate which building is being illustrated. Mr. Keller stated Item #54 had been addressed.

Item #55 – The architectural plan should show roof leader drain locations to confirm coordination with the site plans. Roof discharge for the porte cocheres shall also be shown. Inverts for the roof drains should be shown on the utility plans. Mr. Keller said he would review the item. The site engineer would have to incorporate the item in to his plan. There should be testimony as to whether the drains are being discharged to the pavement or tied in to an inlet.

Item #56 – Architectural plans should show materials and colors for proposed improvements. Mr. Keller stated there was testimony regarding this item, he said a note should be put on the final plans that the materials will be of a similar tone and esthetic as the existing materials.

Chairman Bagoff asked the Public if they had questions for Mr. Jacques.

Robert Daniel, Buckingham Road, asked if there was a Technical Review meeting on August 15, 2017. Mr. Grygiel stated the Site Plan Review Advisory Board met on that date and reviewed the application. In response to question from Mr. Daniel, Mr. Angowski stated that plans were submitted to the Planning Board on August 25, 2017. Mr. Daniel asked Mr. Angowski to confirm that Exhibit A-8 was three miniaturized drawings – A1.0, A1.1 and A3.1; Mr. Angowski stated Exhibit A-8 was submitted for testimonial purposes only, and not considered part of revised plans of the application. Mr. Angowski stated the plans were prepared on September 4, 2017 as per Mr. Jacques testimony.

Rosary Morelli, Ralph Road, asked why ADA upgrades just now being made to make the club. Mr. Dwyer stated the upgrades were required only when improvements were made to an existing structure. Mr. Angowski said it was a pre-existing, non-conforming condition; he explained that the law required that when renovations were proposed for older structures, plans must also include upgrading to ADA compliancy. She asked why a chair lift was not being considered instead of a ramp; Mr. Jacques stated he would review the option with the client.

Joyce Rudin, 38 Woodlands Avenue, asked how many trees would be removed from the parking lot. Mr. Angowski said the applicant's engineer would answer the question. Mr.

Jacques said he did not know how many trees would be removed from the parking lot. Ms. Rudin asked why Mr. Jacques put trees in the rendering; was it because the applicant was doing environmental damage. Mr. Jacques stated it was just an artistic interpretation. She asked if Mr. Jacques took any other artistic liberties in the renderings; including fake trees in drawings. Mr. Jacques stated not that of he was aware.

Chairman Bagoff announced a brief recess at approximately 8:55 P.M. He reconvened the meeting at approximately 9:08 P.M.

Mr. Angowski called his next witness to the podium.

Jeffrey Morris, PE, PP, Boswell Engineering, was sworn in, stated his credentials, and was accepted by the Board to be an expert witness in engineering and planning, licensed in the State of New Jersey.

Referring to Exhibit A-9, Mr. Morris described the overall site plan. The proposed area of improvement was primarily the northern portion of the club off Eagle Rock Avenue. He stated Mr. Jacques had previously testified to the clubhouse and pool house improvements shown in dark brown. Additional improvements included the main parking lot, restriping of what he called the auxiliary parking lot, abandonment of the existing egress roadway, and a proposed egress roadway on to Eagle Rock Avenue. In response to question from Mr. Angowski, Mr. Morris said 250 parking spaces were proposed; 244 currently existed. Proposed parking lot improvements included making it more organized; current striping was not very organized. Vehicles would enter the lot from Laurel Avenue to the main dining area where there would be valet parking; or vehicles could access the new member only entrance area. The improved parking lot would have curbed landscaped islands at the end of each parking bay with trees and lighting.

Improvements to the pool house would include a 1,200 square-foot pool deck and accessible ramp directly south of the pool house extending out over the grassy area along the north side of the pool, and reorganization the auxiliary parking lot near the pool area.

Mr. Morris stated one of the primary tasks associated with the plan was to find an appropriate new area of egress from the club on to Eagle Rock Avenue. He stated in engineering terms the existing egress had a few problems; it was on a curve that limited sight visibility, it was downhill from a high point of a vertical curve, and it was not opposite another roadway. He stated engineers preferred organizing streets that lined up. The proposed egress lined up to a straight portion of Eagle Rock Avenue, lined up high enough to see over crest of the vertical curve, and made the egress more perpendicular to the roadway thereby increasing site distance and increasing visibility. The proposed roadway maintained an 8.3% grade so as not to be excessive. Additional improvements included upgrades to gas and water utilities to the clubhouse for increased fire protection and affordable water, and the installation of a new fire pump along the northern area of the parking lot.

In response to question from Mr. Angowski, Mr. Morris explained the proposed roadway change had been done for safety purposes; additionally, the new roadway would create better visibility for passing motorists on Eagle Rock Avenue. He stated the new egress had

been widened out to accommodate the turning radius for a fire-ladder truck, tractor-trailer or garbage truck without having to cross over the yellow line on Eagle Rock Avenue. He noted that a 30-ft box trucks was the typical delivery vehicle.

Mr. Morris stated that with the building editions and proposed parking layouts the bulk requirements had been maintained for front yard and side yard coverage; total site disturbance for proposed improvements was 1.3 acres; with the removal of the existing driveway they would only be expanding the impervious coverage by 0.18 acres or 7,900 square feet. The current driveway surface would be milled, grinded, soil added and trees planted.

In response to questions from Mr. Angowski; Mr. Morris stated the project would include the removal of sixty-nine trees total; forty-seven were beyond the 75-foot set back. nine trees would be removed from the pool deck area for the purpose of extending the deck; he noted those trees would be exempt from the 75-foot setback. four trees would be removed from within the parking area, two trees would be removed from where main porte cochere would be extended, four trees from the vicinity of the trash compactor, and the remaining fifty trees would be removed as part of the new egress road. Mr. Angowski advised the Board he had been in contact with the Township Forester and the Applicant had agreed to work with him regarding the removal of those trees as a condition of approval. Mr. Angowski stated the Township Forester would have the opportunity to work with Crestmont on which trees would be removed. In response to Mr. Angowski's question, Mr. Morris stated those trees to be removed within the 75-foot setback were because of their proximity to off-site utilities (NJ American Water & PSE&G), Eagle Rock Avenue, and the proposed driveway.

In response to question from Mr. Angowski, Mr. Morris confirmed that Exhibit A-11 was the Site Plan submitted to the Board dated August 24, 2017.

Referring to Sheet 10 of 17, Grading, Drainage and Landscaping Plan (Drawing No. 17-126-GD-1), Mr. Morris described the proposed parking lot plan. End islands would be installed to break up the appearance of a "sea of asphalt". The main and auxiliary areas of the parking lot would be optimized. The new driveway would create the need for storm water management; an underground detention system would be provided and had been submitted to the County for review. Limited, more organized 14-foot pole lighting improvements were proposed for the parking lot. Referring to Sheet 13 of 17, Lighting Plan, (Drawing No. 17-126-LT), Mr. Morris indicated the foot candle 2 ½ feet off the ground concrete that addressed Mr. Keller's memo of August 31, 2017. Mr. Morris discussed the proposed lighting near the pool deck area; he stated the lighting would not impact any neighbors.

Referring to Sheet 14 of 17, Overall Site Utility Plan, (Drawing No. 17-126-SU), Mr. Morris stated the Applicant was proposing a fire and water connection to Eagle Rock Avenue. He discussed the connection to the proposed pump house; he stated the plans for the pump house had already been submitted the Township Fire Official and NJ American Water.

Mr. Morris stated the site generally sloped from southwest to northeast, but there were two areas that had relatively steeper slopes. He stated those two areas were not natural slopes; one was the right of way line at Eagle Rock Avenue which seemed to have a man-

made berm. Additionally, along the northeast side of the parking lot there was an artificial steep slope that was probably the result of the cutting of the auxiliary area of the lot. In response to question from Mr. Angowski, Mr. Morris stated the construction of the new driveway would be intercepting those two slopes; the new slope of the driveway would be 8.3%.

Referencing his memorandum dated August 31, 2017, Mr. Keller asked Mr. Morris what was the reason the water and gas lines did not follow the new roadway and cut through the new retaining wall and up the slope. Mr. Morris answered that originally, the plan was to keep the lines in their original trenches, and the issue was still being discussed. Mr. Keller said it would reduce the number of trees to be removed. Mr. Angowski stated the Applicant would be willing to consider the matter and potentially save seven to ten trees.

Regarding his testimony on steep slopes, Mr. Keller advised Mr. Morris that Township ordinance made no differentiation between man-made slopes and natural slopes. He advised Mr. Morris the Board still needed a steep slope map to identify where the steep slopes were located and were there disturbances in excess of 25%, and secondly, were any trees being removed on slopes greater than 15%, both which would trigger variances.

Mr. Keller stated he had spoken with Mr. Linson (Township Forester) this date; he would be issuing a memo to the Board. The Tree Removal Ordinance required identification of major and minor trees as they related to ones within 75-feet of the property line. Mr. Morris stated there were a total of sixty-nine trees being removed, twenty-two trees were within the 75-feet. Mr. Keller asked if the sixty-nine trees total included those within the retaining wall geogrid/excavation area in compliance with OSHA requirements. Mr. Morris answered in the affirmative.

Referring to Exhibit A-9, Mr. Keller stated one of the goals was to add landscaping and improve circulation. He stated he still had concern about the area of main porte cochere service corridor and then the big, open paved area. He asked if the Applicant had explored some additional modifications to better define travel paths, circulation and additional landscaping. Mr. Morris stated he and the applicant had reviewed the issue; one of the problems was maneuverability of trucks. Mr. Keller suggested the area be better defined. Mr. Keller stated in the eastern most parking isle there was an existing tree surrounded by paving. It might be more viable with some deep root feeding and expanding the size of its island; he suggested the club consult its arborist. Mr. Morris stated it appeared the tree was listed for removal but he agreed to look in to the matter to try to save it. Mr. Keller stated there was also utility pole in that area; he stated the circulation plan should show clarity as to how to drive. He suggested looking at the auxiliary parking area for further enhancements to reduce the pavement area; he noted there were there were some code issues near the maintenance building.

Mr. Keller stated that Mr. Morris testified that he would mill out the existing driveway and put back topsoil; he asked what was the plan for the remainder of the parking lot. Mr. Morris stated there would be some milling; he stated he would have to look at the edges; the way the lot was currently graded was a problem. He did not know how much asphalt was in the lot; some of the grids would have to be revised. Mr. Keller stated that could be a condition

of approval; however, the Board would first have to know what was going to be milled and what was not going to be milled before the start of construction. Mr. Morris stated he would investigate the thickness of the asphalt and determine if there would be a milling problem. Mr. Keller stated he was concerned about ponding around the building because it was fairly flat. Mr. Keller asked if there were any plans for any additional walkways in the parking area; Mr. Morris said no, there was usually a valet on duty.

Regarding the proposed landscaping, Mr. Keller stated if the plan was to keep arborvitae, he suggested Green Giant.

Mr. Keller asked if the light fixtures were all the same, and were they shoebox fixtures. Mr. Morris stated the fixtures were all the same; they were not shoebox, they were full cutoff. Mr. Keller asked Mr. Morris to confirm that no lights were proposed for the exit driveway. Mr. Morris stated no, they were not. He said there was no pedestrian activity; there were no lights along the current exit driveway. Mr. Keller voiced concern about the short curve at the end of the proposed driveway. Mr. Morris stated it was only a 6-ft high wall. Mr. Keller asked if there was lighting in the auxiliary parking lot. Mr. Morris stated there were some existing floodlights on the buildings but not any formal lighting. Mr. Keller said that since a new lighting system was being installed in the main parking lot area, had any thought given to not having them on all night. Mr. Angowski stated the Applicant would prepare a plan. Mr. Keller suggested the Board consider the item a condition of approval. Mr. Keller stated the tennis bubble would be open until 10 PM during the winter months; those hours should be considered when discussing the timing system.

Mr. Keller stated the plans indicated a new Crestmont Country Club sign; he asked where the sign would be located. Mr. Morris stated the sign would be located at the exit. Mr. Keller voiced concern that a vehicle would mistake the exit driveway for the entrance if it were located at the exit.

Chairman Bagoff asked the Board if they had questions for Mr. Morris.

Mr. Ghebremicael asked why there was no plan for lighting the exit driveway. Mr. Morris stated the current exit driveway was not lit, it was not a pedestrian area; however, if the Board wanted the driveway lit, the Applicant would agree.

Councilwoman McCartney stated there seemed to be many unresolved issues related to the shade trees, the elevation of the roadway and steep slope. Mr. Morris indicated the area of steep slope that was part of the application. Councilwoman McCartney stated that Mr. Morris had yet to work with the Township Forester; she asked where would the replacement shade trees be located. Mr. Morris stated the applicant was removing sixty-nine trees and replacing with twenty-four trees, but more trees could be added.

Captain Keigher asked if there was any plan for pedestrian access from the main parking area to the overflow auxiliary parking area; he said the piece was narrow. Mr. Morris stated the piece was about 20-feet wide; it could be widened. Referring to the bag drop area where the tennis courts/pool entrance location, Captain Keigher asked if there was parking. Mr. Morris said no, but he indicated where the parking was in proximity to the area. Captain

Keigher asked if the proposed driveway would be curved. Mr. Morris stated the new exit driveway would have walls on either side; the road would be curved to protect the walls.

Mr. Weston stated the applicant was removing sixty-nine trees; he asked if Mr. Morris had counted how many replacement trees could be planted in the area of the re-landscaped egress driveway. Mr. Morris said no, but twenty more trees could easily be planted in the area. Mr. Weston stated that given the size of the property, the club might consider honoring the spirit of the Township ordinance of one to one replacement where possible, around the perimeter, the clubhouse. Mr. Weston stated the utilities were important; he asked if the upgrades were clearly a safety imperative. Mr. Angowski answered yes, the current conditions were not sufficient; the plan was to make the site better and safer for its members.

Chairman Bagoff asked Mr. Morris if he would be testifying to the "C2" variance as an Engineer. Mr. Morris said yes. Chairman Bagoff stated there were a pre-existing number of a parking spaces; a proposed increase in the number of spaces, and Mr. Morris testified that for major events there was valet parking. Mr. Morris said yes. Chairman Bagoff asked Mr. Morris knew the current slope of the exit driveway. Mr. Morris stated the current slope ranged from 9% at either end to 4% or 5% in the middle. Chairman Bagoff asked if Mr. Morris thought the slope of the new driveway would be safer. Mr. Morris said yes. Chairman Bagoff asked who would be responsible for the underground water retention system in perpetuity. Mr. Morris stated the club would be responsible. Chairman Bagoff requested the item be a condition of approval.

Mr. Eben stated he was in favor of the new egress driveway and a new traffic light; he asked Mr. Morris to confirm if he had previously stated at the Site Plan Review Advisory Board meeting that he would apply to the County for the traffic light. Mr. Morris stated that at the Site Plan meeting he said he would check to see if the plan warrants a new traffic light. Mr. Eben asked if the snow removal would be lifted; Mr. Angowski said yes. Mr. Eben stated he did not see elevations of the retaining wall on the plan. Mr. Morris stated the grading plan did not have specific elevations; with the contours the upper wall was approximately 6 feet, the next wall was approximately 3 feet. Mr. Eben asked if the testing of the fire hydrants had yet been done. Mr. Morris said no, but it was being coordinated with the Fire Department. Mr. Eben asked if the size of the auxiliary parking lot could be reduced. Mr. Morris stated he had discussed the issue with Mr. Keller to make the area more efficient and eliminate approximately 2,000 square feet of asphalt.

Mr. Wegner asked Mr. Morris to confirm the exterior lighting would not affect the surrounding neighbors. Mr. Morris said it would not.

Chairman Bagoff stated the previous application for the Crestmont tennis bubble conditioned trees and greenery along the long strip of land so to improve the buffer between the bubble and the adjacent residential homes.

Mr. Grygiel stated the plan indicated 268 parking spaces; the testimony was 250 spaces; he counted 251. He asked Mr. Morris to confirm the correct number of spaces on the revised plans. Mr. Morris stated the correct number was 250 spaces.

Mr. Weston asked if the variances and the testimony for the steep slopes had been properly entered in to the record. Chairman Bagoff stated that would be part of the Applicant's planning testimony. Mr. Angowski asked if Mr. Morris could present his planning testimony at this time. Mr. Dwyer stated it was the Chairman's decision; Chairman Bagoff directed Mr. Morris to proceed with his planning testimony.

Referring to the proposal for "C2" parking variance submitted as part of the application package, Mr. Angowski asked Mr. Morris if based on the testimony presented, the number of proposed spaces (250) would satisfy Crestmont's needs for any type of event and would not be detrimental to the Township. Mr. Morris answered in the affirmative. He stated it was a private club, it did provide open space, he saw no detriment whatsoever; the request for relief met Section G of MLUL.

Mr. Angowski said the other variance was regarding the Steep Slope Ordinance. Referring to Exhibit A-10, Mr. Morris identified several different areas of slope: gray=0-10%, blue=10-15%, lighter orange/tan=15-20%, green=20-25%, and orange=greater than 25%. Mr. Morris identified the narrow orange strip along Eagle Rock Avenue and along the parking lot that was in excess of 25%. He stated the proposed roadway would cross two of the steep slope areas in excess of 25%. He said all of the areas on the eastern side of the property were in excess of 25%. Mr. Angowski asked Mr. Morris if it would be impossible to create a new driveway without crossing the two areas. Mr. Morris stated yes; for safety concerns and to meet Section B of MLUL. The applicant proposed the driveway to be opposite the street, which would make it lined up to an intersection. He stated the current utilities were not sufficient and needed to be upgraded. He stated he saw no detriment with crossing the slopes. It was a very small, narrow section, right at the edge of the pavement. He stated the area of disturbance would be only 20 feet maximum. He identified the steep slope areas where trees were to be removed (tan, green and orange), all along Eagle Rock Avenue. He estimated the majority were between 6-15 inches. In response to question from Mr. Angowski, Mr. Morris confirmed it would be impossible to make the improvements without violating the ordinance.

Chairman Bagoff asked the Board if they had questions for Mr. Morris based on his planning testimony.

Mr. Ghebremicael stated he was concerned about the proposed exit; he asked if the Applicant had conducted a traffic study. Mr. Morris said no. Mr. Angowski asked Mr. Morris if he considered the current exit unsafe. Mr. Morris said yes. Mr. Ghebremicael asked how long had the club been in existence. Mr. Angowski said previous testimony stated around sixty-six years. Mr. Ghebremicael asked if any accidents had occurred during the sixty-six years. Mr. Angowski said he did not have the information.

Councilwoman McCartney stated she was concerned about the steep slope testimony.

Chairman Bagoff asked Mr. Morris if it was his testimony that the new driveway would be a lower grade than the existing driveway. Mr. Morris stated there were two areas of the existing driveway that were steeper. The new driveway would have a lower grade at the intersection. Chairman Bagoff asked how many square feet of the proposed driveway would intersect the 25% steep slope or greater. Mr. Morris stated 5,000 square feet.

Mr. Cardoza asked for clarification regarding applying to the County for a traffic light. Mr. Morris explained there were several criteria to warrant the installation of a traffic light. It was governed by the Department of Transportation. Mr. Morris said that he was investigating if the road met any of the warrants. In response to question from Mr. Cardoza, he stated that a traffic study was a part of the process.

Mr. Ghebremicael asked why the Applicant had not done a traffic study before presenting the application. Mr. Morris stated he did not believe a traffic light or a traffic study was necessary, there would be no increase in traffic with the development, there would be no increase in membership as a result of the application. In reply to question from Mr. Angowski, Mr. Morris confirmed he would follow up with the County to see if the road met any of the required warrants. It was an involved process. Mr. Keller stated the application would not increase the traffic. The driveway was a design issue to improve site distances to exit in a safe manner. The club had taken this on to make an improvement; they had probably looked at this issue for a while and had determined the existing location was not good. He stated the club had picked a new location, he stated he agreed with Mr. Morris it was a better location. He stated the County did have the final say on the matter; the County had a longstanding policy not to comment on an Application until the local Board made its decision.

Chairman Bagoff announced the time was 10:43 P.M.; the Board would not be voting on the Application. However, the Board would allow the Public to ask Mr. Morris questions based on his Planning and Engineering testimony. He stated all questioning would end at 11:00 P.M.

Kevin Malanga, Ridge Road, asked Mr. Morris if he was testifying in respect to the line of sight of the current driveway. Mr. Morris stated yes, for both a car exiting the current driveway going in either direction and for the traffic on Eagle Rock Avenue. Mr. Malanga asked if he had done a calculation as to that line of sight. Mr. Morris said no, he had not done a physical calculation; he said he had been on the driveway and observed the line of sight was very limited. Mr. Malanga asked what was his expertise with regard to traffic safety. Mr. Morris stated he had been a civil engineer and site engineer for thirty-seven years. Mr. Malanga asked if he was certified to testify on traffic safety to land use boards. Mr. Morris stated there was no such certification. Mr. Malanga stated Mr. Morris was not so certified; he asked did Mr. Morris not consider himself an expert in traffic safety. Mr. Morris stated he was an expert in traffic. Mr. Malanga stated that Mr. Morris had not performed a measurement for the Board. Mr. Morris stated he knew enough to know it was limited. Mr. Malanga stated Mr. Morris had not presented any evidence to the Board as to the limitations or lack thereof of the site. Mr. Angowski objected; he said Mr. Malanga had just presented five minutes of testimony. Chairman Bagoff directed Mr. Malanga to ask a question. Mr. Malanga said with respect to parking lots, how many square feet of asphalt was there for the proposed parking lots. Mr. Morris stated he did not understand the question; he said there was existing asphalt that was being removed; none was being added. He stated "off the top of his head", he did not know how many square feet total. Mr. Malanga asked if there was a plan for planting trees in the overflow (auxiliary) parking lot. Mr. Morris stated not at this time. Mr. Malanga asked if he had a done calculation of the existing lumens

created by the parking lot lighting, and a calculation of the proposed lumens. Mr. Morris stated he had not done an existing calculation; he had done a calculation of the proposed lumens. He stated the proposed lighting pattern would be better than the existing one. In response to question from Mr. Malanga, he stated he did not know if the new lighting would emit a greater percentage of lumens. Mr. Malanga said that Mr. Morris said the new driveway exit location was being relocated primarily for safety reasons. Mr. Morris said yes. Mr. Malanga said he had presented no evidence that automobile collisions had occurred at the existing location driveway. Mr. Morris answered in the affirmative. Mr. Malanga said a traffic study had not been presented. Mr. Angowski said the question had been asked and answered. Mr. Malanga asked how many members were at Crestmont Country Club. Mr. Angowski said that was part of Mr. Ackerman's testimony. Mr. Morris said he believed Mr. Ackerman said there were 220 full golf members. Mr. Malanga asked what was the number of employees. Mr. Morris said he did not know. Mr. Malanga asked where was the location of the current water utility lines in to the club. Mr. Morris stated they came from a variety of locations. He indicated the gas line location on the existing driveway. He was unable to indicate the water line. Mr. Malanga asked if any attempt had been made to locate the line. Mr. Morris said no because he knew it was insufficient and a new domestic supply was needed.

Tal Ben Zvi, 5 Allsop Court, asked if the current exit on to Eagle Rock Avenue was right-turn only. Mr. Morris stated it would be both right and left turn. Mr. Ben Zvi asked if the new exit would also be both right and left turn. Mr. Morris said yes. Mr. Ben Zvi asked if Mr. Morris was aware that when the club hosted big events, people parked across the street on Barton Drive and walked to the club. Mr. Morris said no. Mr. Ben Zvi asked if the right-of-ways were currently being maintained along Laurel Avenue and Eagle Rock Avenue. Mr. Morris stated he could not answer the question. Mr. Ben Zvi asked if Mr. Morris was aware that in the past month there were four complaints made to both the Township and Essex County regarding the unattended right-of-ways. Mr. Morris said no. Mr. Ben Zvi asked if Mr. Morris knew the number of pedestrians that traveled Eagle Rock Avenue per day. Mr. Morris said no.

Mr. Angowski asked the Board if the Applicant was willing to remove the proposed driveway from the plan, would the Board consider voting on the Application at this time. Chairman Bagoff stated the Board would not vote at this time.

Sally Malanga, 57 Ridge Road, stated no one had seen a landscaping plan. Would a formal plan be submitted by a qualified tree expert that conformed to the tree ordinance. Mr. Morris stated there was a landscape plan that indicated the size, location, and species of the trees. Ms. Malanga asked if Mr. Morris was aware he was required by ordinance to prepare an environmental impact statement, and had he done so. Mr. Morris said no. Ms. Malanga asked what was the cost of the proposed new exit driveway. Mr. Morris stated he had not prepared a cost estimate. Ms. Malanga asked where was the 75-ft. mark indicated on the site plan. Mr. Morris stated it was not shown.

Joyce Rudin, 38 Woodland Avenue, asked what was the club's paramount safety concern regarding egress that had not occurred in 66 years. Mr. Angowski said there was no foundation that there had never been an accident; he said it was an unknown. Mr. Morris

described the existing egress conditions; he stated his client, the applicant had voiced concern about the existing condition and had requested a safer place to locate the driveway. Ms. Rudin asked if the new driveway would be wider than the existing one. Mr. Morris said it would be approximately the same width. Ms. Rudin asked if Mr. Linson had been on site and written a report. Mr. Morris said he did not know if Mr. Linson had been on site. Mr. Keller said the report was forthcoming. Ms. Rudin asked if any trees would be impacted by the steep slope. Ms. Rudin asked the Township professionals for clarification regarding tree removal on steep slope.

Chairman Bagoff announced the time was 11:01 P.M. The application would be carried to the next regular meeting.

Chairman requested the Township professionals and Mr. Dwyer prepare memos within 7 days to distribute to the Board and Applicant recapping all items to be further discussed/revised at the October 4th meeting including Forester Report, Landscaping Plan, Lighting, Utilities and Tree Removal. He requested the Applicant submit revisions to the Board prior to the next meeting. He requested that at the next meeting Mr. Morris present proof that he was a traffic expert.

DISCUSSION

Master Plan Reexamination

Administrative Update.

Councilwoman McCartney advised the Board the Council unanimously decided to go forward with the Master Plan Reexamination Plan; however, funds were not appropriated for the 2017 budget. She suggested the Board wait until January to request funding at that time. The Board concurred.

MEETING ADJOURNED at approximately 11:07 P.M.

Minutes adopted October 4, 2017.



Robin Miller, Secretary
Township of West Orange Planning Board

**THE NEXT REGULAR MEETING OF THE PLANNING BOARD WILL BE
WEDNESDAY NOVEMBER 1, 2017 AT 7:30 P.M. IN THE COUNCIL CHAMBER.**