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Millburn, NJ 07041

**Law Offices of
Richard Schkolnick, LLC**

973-232-5061

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May 22, 2023

VIA Lawyer's Service Overnight Delivery and Email

Jamilet Baquerizo Vite, Secretary
Planning Board
Township of West Orange
66 Main Street, Room 210
West Orange, NJ 07052

**Re: Crestmont Country Club
750 Eagle Rock Avenue
Block 174, Lot 1.01**

Dear Ms. Baquerizo Vite:

This Firm represents Crestmont Country Club, Inc. In support of Crestmont's application for minor plan approval to construct three pickleball courts on an existing 'gravel' area at the Country Club, enclosed please find five sets of the following:

1. Application Form.
2. Site Plan Checklist
3. Waiver Request Letter, prepared by Van Cleef Engineering, dated May 8, 2023.
4. Verification of Taxes and Sewer Charged Paid, dated May 11, 2023.
5. Buffer Report (property owners list), dated May 17, 2023. We have requested lists from Roseland and Livingston and will provide them upon receipt.
6. W-9 form.
7. Proposal/Narrative Statement, dated May 18, 2023.
8. Drainage Statement, prepared by Van Cleef Engineering, dated May 2023.

Jamilet Baquerizo Vite, Secretary
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9. Planning Board Resolution for site plan application PB-17-03, dated October 4, 2017.
10. Planning Board Resolution for site plan PB-17- 08, dated October 3, 2018.
11. USB Stick.
12. Site Plans (10 sheets), prepared by Van Cleef Engineering, dated May 4, 2023.

Please note that we have requested a submission waiver related to the Sustainability Checklist, as we do not believe it is relevant to this matter given that no structures are proposed and the pickleball courts will be constructed on otherwise disturbed areas. .

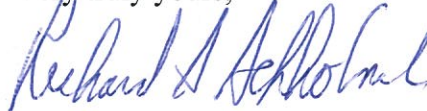
I have enclosed the application fee of \$408.00 (preliminary site plan (\$300 + \$108 (0.02 x 5,400 sf of proposed pickleball courts) and \$2,500.00 for escrow.

The Applicant is submitting an electronic copy of this application and is therefore requesting a waiver of the digitizing fee. Please advise if any additional fees are required.

The property is located in the Township's R-2 zone. We are not aware of any variance relief required for this application.

Thank you for consideration of this matter.

Very truly yours,



Richard S. Schkolnick

RSS/lp
Enclosures
Crestmont Country Club

TOWNSHIP OF WEST ORANGE APPLICATION FORM FOR THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT

A. APPLICANT INFORMATION

Full Legal Name: Crestmont Country Club, Inc. _____
(Last) (First)
Mailing Address: 750 Eagle Rock Avenue _____
(Street) (City) West Orange (State) NJ (Zip) 07052
Telephone Number: (973) 232-5061 (attorney) Email: rick@schkolnicklaw.com

Is the Applicant an: ☐ Individual, ☒ Corporation, ☐ Partnership Other X - 501C7 Not for Profit

If the Applicant is a corporation or partnership, a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership must be attached. **See attached disclosure

Relationship of the applicant to the property: ☒ Owner, Tenant or Lessee, ☐ Purchaser under contract (with consent of owner, ☐ Other (please specify) _____

If the applicant is not the owner of the property in question, the applicant must submit an affidavit with the owner(s) authorization to proceed with this process.

B. PROPERTY OWNER INFORMATION

☐ Check here if same as applicant. If the owner is not the applicant, please complete the following:

Owner's Name: Same as applicant _____
Address: _____ Telephone Number: () _____
Email: _____

C. PROPERTY INFORMATION

Street Address: 750 Eagle Rock Avenue _____
Block Number(s): 174 _____; Lot Number(s): 1.01 _____;
Tax Plate: _____; Zone of Property: R-2 _____ The
location of the property is at intersection of Eagle Rock Avenue and Laurel Avenue _____ and _____
(closest intersection .) Has there been any previous Zoning Board of Adjustment
or Planning Board hearings involving this property?
X Yes, Date(s): See attached resolutions of approval _____; No
If yes, please attach copies of the written decisions adopted by the Board to each application. ☐

Please attach a list of all contiguous or adjacent property owned by the applicant or owner. ☐ None **

Is this property listed in "The Historic Sites Survey" prepared by Robert Guter 7/9/1992 ☐ Yes ☒ No

D. TYPE OF APPLICATION

Indicate the type of application being submitted, check all boxes that apply. Note that more than one variance may be necessary, please indicate the number of each type needed:

- 1) ☐ Interpretation of ordinance or map.
- 2) ☐ Appeal of action of Zoning Officer.
- 3) ☐ Variance "C1" Reason: ☐ shape of property; ☐ physical features; ☐ exceptional situation.
- 4) ☐ Variance "C2".
- 5) ☐ Variance "D".
- 6) ☐ Subdivision without variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 7) ☐ Subdivision with variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 8) ☒ Site Plan: ☐ preliminary; ☐ final; ☐ preliminary and final; ☐ with variances; ☒ without variances.
- 9) ☐ Amended Site Plan. **Minor site plan**
- 10) ☐ Conditional Use.
- 11) ☐ Conceptual.
- 12) ☐ Home Professional Office.
- 13) ☐ Home Occupation.
- 14) ☐ Soil Removal Permit.

Please list the specific Sections of the Ordinance for which a variance is sought. If additional space is required, please attach a list.

Section: _____; Proposed: _____; Description: _____

Section: _____; Proposed: _____; Description: _____

Section: _____; Proposed: _____; Description: _____

Section: _____; Proposed: _____; Description: _____

E. DESCRIPTION OF PROPERTY

Existing Use of the Property Country Club/Golf course

Briefly describe the major elements of your proposal: (a more detailed description is required in Section G.)

Proposal is to construct three pickleball courts. See attached narrative statement

The property is 146.7 acres (square feet); _____ (acres)

Impervious Surface Coverage: Present: 6.72%; Proposed: 6.76%

Building Coverage: Present: 18.87%; Proposed: 18.87% no change

Is the property located:

Within 200 feet of another municipality?	☒ Yes	☐ No
Adjacent to an existing or proposed county road?	☒ Yes	☐ No
Adjacent to other county land?	☐ Yes	☒ No
Adjacent to a state highway?	☒ Yes	☐ No

F. EXPERTS	
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The following information is respectfully requested to enable the Board to facilitate the processing of this application:

APPLICANT'S ATTORNEY: Richard Schkolnick, Esq.

Telephone Number: (973) 232-5061 Email: rick@schkolnicklaw.com

Address: Law Offices of Richard Schkolnick, 75 Main Street, Suite 201, Millburn, NJ 07041

APPLICANT'S ENGINEER : Van Cleef Engineering Associates, LLC

Telephone Number: (609) 689-1100 Email: jbash@vancleefengineering.com

Address: 4 AAA Drive, Suite 103, Hamilton, NJ 08691

APPLICANT'S ARCHITECT: _____

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S PLANNER _____

Telephone Number: () _____ Email: _____

Address: _____

OTHER EXPERT(S): _____

Telephone Number: () _____ Email: _____

Address: _____

If necessary, please list any additional experts below, including address, telephone number and email address.

G. REQUIREMENTS FOR VARIANCES					
1.	Is the proposed variance necessary for the efficient operation of the business?				
2.	Does the proposed variance conform to the intent of the zoning ordinance?				
3.	Will the proposed variance cause undue hardship or detriment to the neighborhood?				
4.	Has the applicant made every effort to comply with the zoning ordinance?				
5.	Are there other properties in the vicinity which are similarly situated?				
6.	Has the applicant demonstrated that the proposed variance is the minimum necessary to allow the property to be used?				
7.	Has the applicant demonstrated that the proposed variance will not result in a change of the character of the neighborhood?				
8.	Has the applicant demonstrated that the proposed variance will not result in a decrease in the value of adjacent properties?				
9.	Has the applicant demonstrated that the proposed variance will not result in a health, safety or general welfare hazard to the community?				
10.	Has the applicant demonstrated that the proposed variance will not result in a traffic hazard to the community?				
11.	Has the applicant demonstrated that the proposed variance will not result in a fire hazard to the community?				
12.	Has the applicant demonstrated that the proposed variance will not result in a public nuisance to the community?				
13.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable laws or regulations?				
14.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable codes or ordinances?				
15.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable rules or regulations?				
16.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable standards or criteria?				
17.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable requirements or conditions?				
18.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable provisions or stipulations?				
19.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable terms or conditions?				
20.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable restrictions or limitations?				
21.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable covenants or agreements?				
22.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable obligations or duties?				
23.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable responsibilities or liabilities?				
24.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable rights or interests?				
25.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable powers or authorities?				
26.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable privileges or immunities?				
27.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable benefits or advantages?				
28.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable losses or damages?				
29.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable costs or expenses?				
30.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable gains or profits?				
31.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable revenues or income?				
32.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable assets or resources?				
33.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable debts or obligations?				
34.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable claims or demands?				
35.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable suits or actions?				
36.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable judgments or decisions?				
37.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable orders or decrees?				
38.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable awards or settlements?				
39.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable resolutions or compromises?				
40.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable arrangements or understandings?				
41.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable agreements or contracts?				
42.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable promises or commitments?				
43.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable assurances or guarantees?				
44.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable warranties or indemnities?				
45.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable releases or disclaimers?				
46.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable acknowledgments or admissions?				
47.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable confessions or statements?				
48.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable declarations or affirmations?				
49.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable representations or assertions?				
50.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable allegations or accusations?				
51.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable charges or imputations?				
52.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable aspersions or slanders?				
53.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable defamations or libels?				
54.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable injuries or offenses?				
55.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable wrongdoings or misdeeds?				
56.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable crimes or misdemeanors?				
57.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable felonies or infractions?				
58.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable violations or breaches?				
59.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable transgressions or trespasses?				
60.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable infringements or encroachments?				
61.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable interferences or disturbances?				
62.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable obstructions or hindrances?				
63.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable impediments or barriers?				
64.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable obstacles or difficulties?				
65.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable hindrances or setbacks?				
66.	Has the applicant demonstrated that the proposed variance will not result in a violation of any other applicable delays or postponements?			</	

- 4A) Please attach a written statement labeled “**PROPOSAL**”, describe the major elements of your proposal, and describe in detail the physical and use changes proposed. **See attached narrative statement
- 4B) Please attach a written statement labeled “**REASONS FOR RELIEF**”, which fully answers 4C-1, 4C-2 or 4D (Special Reasons) **AND** part 4E (Negative Criteria). Not Applicable
- 4C-1) (*For C1 variances only*) The strict application of the provisions of the Zoning Ordinance would result in the peculiar and exceptional practical difficulties or exceptional undue hardship under *N.J.S.A. 40:55D-70c(1)*. List in detail wherein this case conforms to this requirement, including, if applicable, reference to the exceptional narrowness, shallowness, or shape of the property, or the exceptional topographical conditions affecting the property which applicant contends warrants the granting of the variance. ** See attached narrative statement
- 4C-2) (*For C2 variances only*) State how the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment according to *N.J.S.A 40:55D-70c(2)*. Please list all benefits of the deviation to the Township and any adverse effects. State how the benefits of the deviation would substantially outweigh any detriment to the Township. Not Applicable
- 4D) (*For D variances only*) State the special reasons under *N.J.S.A 40:55D-70d* affecting this property.
- 4E) The granting of this variance will not be substantially detrimental to the public good and will not substantially impair the intent of the zone plan and zoning ordinance. List in detail the reasons, among others, why the variance can be granted without being materially detrimental to the welfare of the community or injurious to the property or improvements of others in the neighborhood and zone.

[illegible]

- 4F) Please list all maps and other exhibits accompanying this application. Attach an additional sheet if necessary.

ITEM	SIGNED BY	DATE/REVISION
Site Plans (10 sheets) Van Cleef Engineering	James A Bash, PE	last revised 5/4/23

I. NOTICE				
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Applicant is responsible to publish and serve notice of this application in accordance with Zoning Board of Adjustment/Planning Board requirements; however, notice may not be served until this application is certified as complete and the administrative officer has assigned the applicant a public hearing date.

J. VERIFICATION AND AUTHORIZATION

SIGNATURE IS REQUIRED FOR ALL OF THE FOLLOWING:

APPLICANT'S VERIFICATION

I hereby certify that the above statements made by me and the information contained in the papers submitted in connection with this application are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

Applicant's Signature: _____

Richard S. Achthoim L
Attorney - Authorized Signatory

Date: _____

5/21/23

CONTINUANCE

Should the Planning Board/Zoning Board of Adjustment have a full and heavy agenda, or discussion and meeting regarding this application requiring carrying the matter past the statute time limit, the applicant grants permission for such an extension.

Applicant's Signature: _____

Attorney

Richard S. Achthoim L

Date: _____

5/21/23

OWNER'S AUTHORIZATION - MUST BE SIGNED

I hereby certify that I reside at my business address is 750 Eagle Rock Avenue, West Orange, NJ 07052
~~XXXXXX~~
in the County of Essex and the State of New Jersey; and
that I am the owner of all that certain lot, piece or parcel of land known as Block(s) 174 _____: Lot(s) 1.01 _____
_____ on the Tax Map of West Orange which property is the subject of the above

application, and that said application is hereby authorized by me. Furthermore, I authorize inspection of the site which is the subject of this application.

Owner's Signature: _____

Attorney

Richard S. Achthoim L

Date: _____

5/21/23

Crestmont Country Club

Authorized Signatory

THIS APPLICATION DOES NOT RELIEVE THE APPLICANT FROM COMPLYING WITH OTHER TOWNSHIP ORDINANCES SUCH AS THE TREE REMOVAL ORDINANCE AND OBTAINING THE NECESSARY APPROVALS AND PERMITS UNDER SUCH ORDINANCES.

TOWNSHIP OF WEST ORANGE

Crestmont Country
Club

Site Plan/Subdivision Checklist

APPLICANT:

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan	Minor Application		Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED	
Item Number	Description		Subdivision	Site Plan	General Development Plan	Subdivision		Site Plan				
						Preliminary	Final	Preliminary				Final
1. PROJECT-PLAT INFORMATION												
1. Item:	Name, address of owner and applicant.	X	X	X	X	X	X	X	X	X		
2. Item:	Name, signature, license number, seal and address of engineer, land surveyor, architect, professional planner, and/or landscape architect, as applicable, involved in preparation of plat.	X	X	X	X	X	X	X	X	X		
3. Item:	Title block denoting type of application, tax map sheet, county, name of municipality, block & lot, and street location.	X	X	X	X	X	X	X	X	X		
4. Item:	A key map at specified scale showing location of tract with reference to surrounding properties, streets, municipal boundaries, etc., within 500' <u>Comment:</u> Describes setting; may be less detailed in pre-application-concept plan and GDP stages.	X	X	X	X	X	X	X	X	X		
5. Item:	A schedule of required and provided zone district(s) requirements including lot area, width, depth, yard setbacks, building coverage, open space, parking, etc. <u>Comment:</u> Schedule may be less detailed in pre-application-concept plan stages.	X	X	X	X	X	X	X	X	X		
6. Item:	North arrow and scale.	X	X	X	X	X	X	X	X	X		
7. Item:	Proof that taxes are current.		X	X	X	X	X	X	X	X		
8. Item:	Signature blocks for Chairman, Secretary and Municipal Engineer.		X	X	X	X	X	X	X	X		
9. Item:	Appropriate certification blocks as required by Map Filing Law.		X			X	X			NA		
10. Item:	Monumentation as specified by Map Filing Law <u>Comment:</u> Monumentation required only for final subdivision.		X				X			NA		
11. Item:	Date of current property survey. <u>Comment:</u> Required by Map Filing Law for final subdivision and site plan; necessary for vesting on GDP.		X	X	X	X	X	X	X	X		

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan			Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED	
			Minor Application		General Development Plan	Subdivision		Site Plan				
						Subdivision	Site Plan	Preliminary				Final
Item Number	Description											
12. <u>Item:</u> One (1) of four (4) standardized sheets: 30" x 42", 24" x 36", 15" x 21", 8.5" x 13" <u>Comment:</u> Required by Map Filing Law for minor and major subdivisions.			X	X		X	X	X	X			
13. <u>Item:</u> Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles for all centerlines and right-of-way, and centerline curves on streets.			X				X		X			
14. <u>Item:</u> Affidavit of ownership. <u>Comment:</u> Map Filing Law for minor and major subdivision.		X	X	X	X	X	X	X	X			
15. <u>Item:</u> Acreage of tract to the nearest tenth of an acre (for GDP--to nearest acre).			X	X	X	X	X	X	X			
16. <u>Item:</u> Date of original and all revisions. <u>Comment:</u> Item necessary for continuity-history of project.			X	X	X	X	X	X	X			
17. <u>Item:</u> Size and location of any existing or proposed structures with all setbacks dimensioned. <u>Comment:</u> Item important for detailed planning.		X	X	X	X	X	X	X	X			
18. <u>Item:</u> Location and dimensions of any existing or proposed streets (for GDP and pre-application- concept plan -- general locations). <u>Comment:</u> Item important for detailed planning.		X	X	X	X	X	X	X	X			
19. <u>Item:</u> All proposed lot lines and area of lots in square feet.			X	X		X	X	X	X			
20. <u>Item:</u> Copy and/or delineation of any existing or proposed deed restrictions or covenants. e		X	X	X	X	X	X	X	X	NA		
21. <u>Item:</u> Any existing or proposed easement or land reserved for or dedicated to public use. e		X	X	X	X	X	X	X	X	NA		
22. <u>Item:</u> Development stages or staging plans (for GDP--general staging). <u>Comment:</u> Not applicable at pre-application- concept plan stage; minor plans usually not built in stages.					X	X	X	X	X	NA		

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan			Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED	
Item Number	Description		Minor Application		General Development Plan	Subdivision		Site Plan				
			Subdivision	Site Plan		Preliminary	Final	Preliminary	Final			
23. <u>Item</u> : List of required regulatory approvals or permits. <u>Comment</u> : Basic planning information. e			X	X	X		X		X	X		
24. <u>Item</u> : List of variances required or requested. g <u>Comment</u> : Basic planning information.			X	X		X	X	X	X	NA		
25. <u>Item</u> : Requested or obtained design waivers or exceptions. g <u>Comment</u> : Describes location of all adjacent structures; not necessary at pre-application-concept plan stages; required at site plan stages; required at site plan only if notice is required by ordinance.			X	X		X	X	X	X	NA		
26. <u>Item</u> : Payment of application fees. <u>Comment</u> : Fee not imposed for pre-application conference.		X	X	X	X	X	X	X	X	X		
27. <u>Item</u> : Property owners and lines of all parcels within 200' identified on most recent tax map sheet. <u>Comment</u> : Describes location of all adjacent structures; not necessary at pre-application-concept plan stages; required at site plan only if notice is required by ordinance.				X	X	X	X	X	X	X		
28. <u>Item</u> : All existing street, water courses, flood plains, wetlands or other environmentally sensitive areas on and within 200' of site. <u>Comment</u> : while detailed specification of environmentally sensitive areas may not be necessary at pre-application-concept plan and GDP stages, general specification of and sensitivity to such conditions is an important planning consideration.		X		X	X	X	X	X	X			X
29. <u>Item</u> : Existing right-of-way and/or easements on and within 200' of tract. <u>Comment</u> : Rights-of-way and easements are often unknown at the pre-application-concept (see however, item 28).		X		X	X	X	X	X	X	X		
30. <u>Item</u> : Topographical features of subject property from U.S.G.S. map. <u>Comment</u> : More detailed topographic information is needed for major subdivision.		X		X	X					X		

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan			Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED	
Item Number	Description		Minor Application		General Development Plan	Subdivision		Site Plan				
			Subdivision	Site Plan		Preliminary	Final	Preliminary	Final			
31. <u>Item:</u>	Existing and proposed contour intervals based on U.G.S. & G.S. datum. Contours to extend at least 200' beyond subject property as follows: up to 3% grade - 1' 3% + grade - 2' <u>Comment:</u> Major site plan and subdivision requires level of detail of Item 31 as opposed to Item 30.					X	X	X	X	X		
32. <u>Item:</u>	Boundary, limits, nature and extent of wooded areas, specimen trees, and other significant physical features (detail may vary). <u>Comment:</u> Basic for good planning.	X	X	X	X	X	X	X	X	X		
33. <u>Item:</u>	Existing system of drainage of subject site and of any larger tract or basin of which it is a part. <u>Comment:</u> See Item 31. Extensive level of detail required only for major subdivision and site plan.					X	X	X	X	X		
34. <u>Item:</u>	Drainage Area Map. <u>Comment:</u> Necessary for major application; inapplicable at GDP stage.					X	X	X	X	NA		
35. <u>Item:</u>	Drainage Calculations. <u>Comment:</u> Required for minor applications if deemed necessary by Planning Board; not required at GDP stage because storm water management evaluated at major subdivision and site plan stage.		X	X		X	X	X	X	X		
36. <u>Item:</u>	Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric & cable TV. <u>Comment:</u> Information necessary for minor site plan because of potential effect on utility systems. Only general location for electric, telephone and cable TV required.		X	X		X	X	X	X	X		
37. <u>Item:</u>	Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric and cable TV. <u>Comment:</u> Information necessary for minor site plan because of potential effect on utility systems. Only general location for telephone, electric and cable TV required.			X	X	X	X	X	X	X		

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan	Major Application						COMPLETE	INCOMPLETE	WAIVER REQUESTED	
			Minor Application		General Development Plan	Subdivision		Site Plan				
						Subdivision	Site Plan	Preliminary				Final
Item Number	Description											
38.	<u>Item:</u> Soil Erosion and Sediment Control Plan. <u>Comment:</u> Required for soil disturbance over 5,000 sq. ft.		X			X	X	X	X	X		
39.	<u>Item:</u> Spot and finished elevations at all property corners, corners of all structures or dwellings, existing or proposed first floor elevations. <u>Comment:</u> Not required for minor subdivision because not involving construction of buildings.		X	X	X	X	X	X			X	
40.	<u>Item:</u> Construction details as required by ordinance. <u>Comment:</u> Such level of detail necessary only for major applications.					X	X	X	X	X		
41.	<u>Item:</u> Road and paving cross-sections and profiles. <u>Comment:</u> See Item 40.					X	X	X	X	N/A		
42.	<u>Item:</u> Proposed street names. <u>Comment:</u> Applicable only when new road is proposed.					X	X	X	X	N/A		
43.	<u>Item:</u> New block and lot numbers confirmed with local assessor or municipal designee. <u>Comment:</u> Needed whenever a new lot is created.		X				X					
44.	<u>Item:</u> Lighting plan & details. <u>Comment:</u> Not applicable for minor subdivision because just creating lots.		X			X	X	X	X	N/A		
45.	<u>Item:</u> Landscape plan & details prepared by a professional landscape architect <u>Comment:</u> Required for site plans because of magnitude of required landscaping.		X					X	X	N/A		
46.	<u>Item:</u> Solid waste management plan. <u>Comment:</u> Site plan consideration only; see Item 44.		X					X	X	N/A		
47.	<u>Item:</u> Site identification signs, traffic control signs, and directional signs. <u>Comment:</u> See Item 44.		X			X	X	X	X	N/A		

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.			Major Application						COMPLETE	INCOMPLETE	WAIVER REQUESTED	
		Pre-Application - Concept Plan	Minor Application		General Development Plan	Subdivision		Site Plan				
Item Number	Description		Subdivision	Site Plan		Preliminary	Final	Preliminary				Final
48. <u>Item:</u> Sight triangles. <u>Comment:</u> Necessary even for minor applications because sight triangle easement created.		X	X		X	X	X	X	N/A			
49. <u>Item:</u> Vehicular and pedestrian circulation patterns (less detail necessary for pre-application-concept plan and GSP stages). <u>Comment:</u> See Item 44.		X	X	X	X	X	X	X	N/A			
50. <u>Item:</u> Parking plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions. <u>Comment:</u> See Item 44.			X		X	X	X	X	N/A			
51. <u>Item:</u> Preliminary architectural plan and elevations. <u>Comment:</u> Not required where building is not proposed.			X				X	X	N/A			
52. <u>Item:</u> Plans and legal documents for compliance with West Orange COAH Ordinances.		X	X	X	X	X	X	X	N/A			

€ Proposed restrictions or covenants do not have to be included for pre-application-concept plan and GDP.
 € Conditional approval may be granted subject to other regulatory approvals.

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.

REVISED: 8/30/05 aw

F:\Forum & Awards\PB-ZBAPP.FRM\CHECKLIST\CHECKLIST.FRM

* Waiver sought since the work being performed would not require a sustainability plan.

SUSTAINABILITY CHECKLIST FORM

	APPLICANT – PRINT OR TYPE – ALL SECTIONS TO BE COMPLETED:	TOWNSHIP OK (Date)
SUSTAINABLE BUILDING AND DESIGN STANDARDS		
Name of LEED Accredited Professional working on project:		
List of Energy Star and WaterSense appliances, fixtures and construction techniques:		
List of green and recycled building materials in new construction, renovation, and maintenance:		
Waste Management Plan for recycling and/or reuse of 60 percent of all construction and demolition of waste generated in projects larger than \$25,0000:		
Use of any water efficient landscaping:		
Use of any on-site renewable energy systems such as: (i) Solar (ii) Wind (iii) Geothermal		
Details of roofing materials designed to reduce the urban heat island effect such as: (i) Construction of roof top gardens to reduce solar gain in summer and insulate in winter (ii) Use of roofing materials that are no darker than a light gray or demonstrate how alternate roofing materials reduce the urban heat island effect		
Details of any sustainable stormwater systems employed such as: (i) Bioswales/ raingardens (ii) Permeable surfaces (iii) Grey water systems (iv) Retention and detention facilities (v) Continuous trenching		
A list of native and well adapted species used in landscaping to eliminate the need for fertilization and pesticides:		

Note: Please indicate for each of the sustainable building/design items listed, the extent to which the measure is being incorporated in the project or, alternatively, indicate the reason(s) why it is not being incorporated in the project.

May 8, 2023

West Orange Township Planning Board
66 Main Street
West Orange, New Jersey 07052

Re: Crestmont Country
Proposed Pickleball Courts
Block 1.01, Lot 4; Block 174
West Orange Township, Essex County, New Jersey
VCEA File No. 2301WOT

To Whom It May Concern:

As part of our formal application to the Planning Board for the above referenced property, we are requesting two submission waivers from the Site Plan Checklist. The waivers requested are as follows:

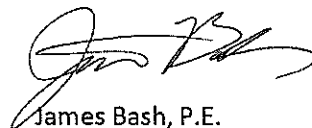
- Item #28: The area of work is a previously developed portion of the site. I have reviewed the site and there are no environmentally sensitive areas within at least 500' of the work area.
- Item #39: Due to the large size of the property, grade elevations of all buildings and property corners are not provided. All relevant topographic data is shown on the plan in and adjacent to the work area.

Additionally, we have noted several items as not applicable (n/a). Due to the very limited scope of this work, they are not applicable to this type of development project. In the event that the board feels waivers are required for these items, we would also request waivers for those as well.

A waiver is requested for all items on the sustainability Checklist Form. The items on this checklist are not warranted for this type of project.

Should you require any additional information, please feel free to give me a call or email me at jbash@vancleefengineering.com.

Very truly yours,

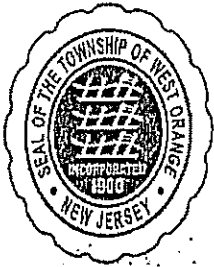


James Bash, P.E.

OFFICE LOCATIONS

www.vancleefengineering.com

Lebanon, NJ 908-735-9500	Hamilton, NJ 609-689-1100	Toms River, NJ 732-573-0490	Freehold, NJ 732-303-8700	Bethlehem, PA 610-332-1772
Hillsborough, NJ 908-359-8291	Mt. Arlington, NJ 862-284-1100	Phillipsburg, NJ 908-454-3080	Doylestown, PA 214-345-1876	Leesport, PA 610-670-6630



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

OFFICE OF THE TAX COLLECTOR

SUSAN McCARTNEY

Mayor

KATHY LONGO

Tax Collector

Tel: (973) 325-4075

Fax: (973) 736-9182

Email: taxcollector@westorange.org

VERIFICATION OF TAXES & SEWER CHARGES PAID

DATE: 5/11/22

BLOCK: 174

LOT: 1.01 QUAL: _____

NAME: Crestmont Country Club

ADDRESS: 750 Eagle Rock Ave

TAXES PAID UNTIL: 7/31/23

2022 SEWER PAID IN FULL: YES NO

2023 SEWER NOT YET BILLED

TOWNSHIP OF WEST ORANGE
TAX COLLECTOR
66 MAIN STREET
WEST ORANGE, NJ 07052
PHONE (973) 325-4075
FAX (973) 736-9182



AN EQUAL OPPORTUNITY EMPLOYER

www.westorange.org

Buffer Report

THE TOWNSHIP OF WEST ORANGE

Office of the Assessor
66 Main Street
West Orange, New Jersey 07052
Telephone: (973) 325-4060
Facsimile: (973) 669-4859

Highlighted feature(s)

Subject Property(s) (1)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	174	1.01		750 EAGLE ROCK AVENUE	CRESTMONT COUNTRY CLUB	750 EAGLE ROCK AVENUE	WEST ORANGE, NEW JERSEY	07052

§

List of adjoining feature(s) that intersect 200 foot buffer from Subject Property(s).

Adjoining Properties (27)

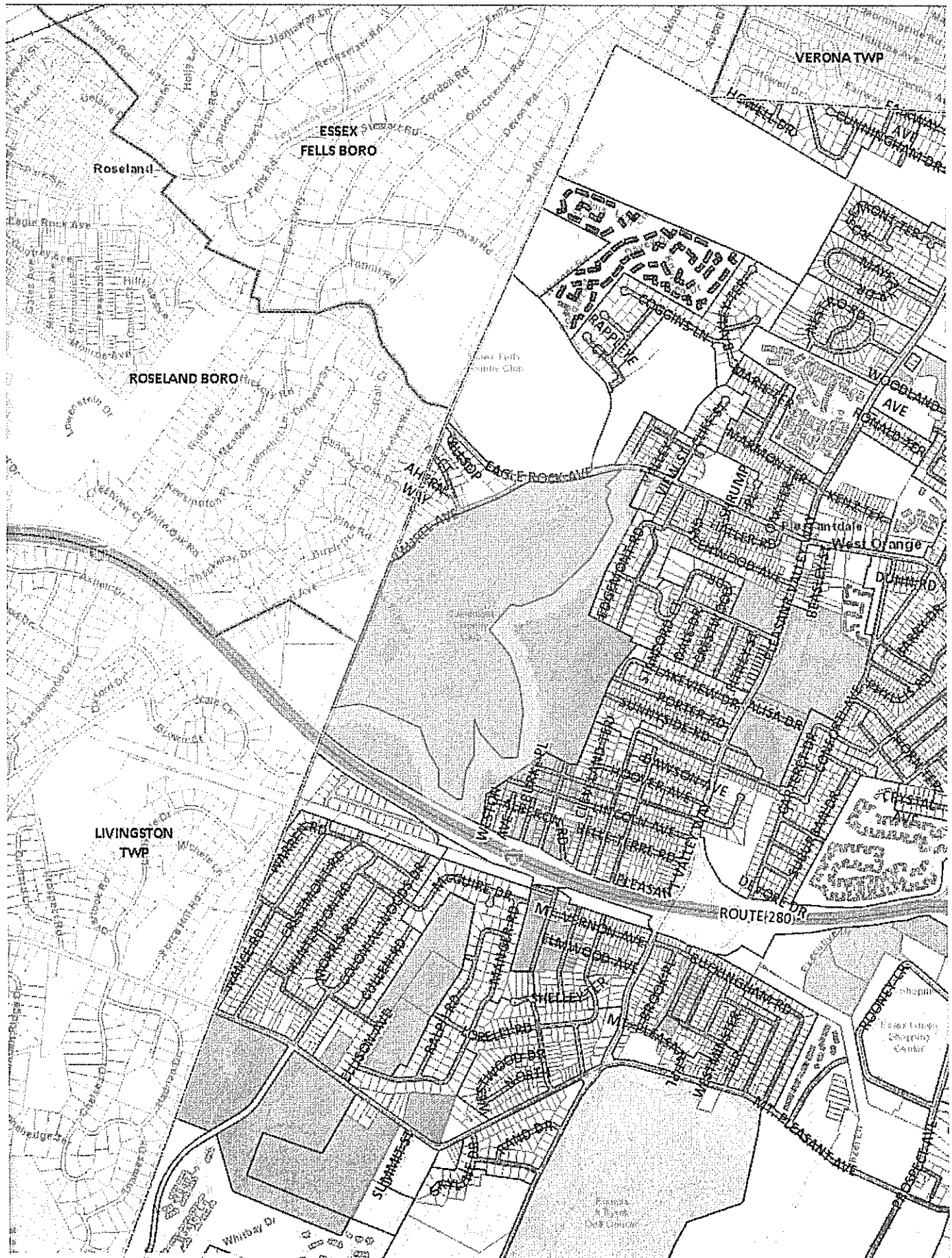
Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	174	1		750 EAGLE ROCK AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE NJ	07052
West Orange Township	174	1.01		750 EAGLE ROCK AVENUE	CRESTMONT COUNTRY CLUB	750 EAGLE ROCK AVENUE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	175.06	1		LINCOLN AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052
West Orange Township	175.06	2		LINCOLN AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052
West Orange Township	175.06	5		BURKE PLACE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052
West Orange Township	175.06	6		BURKE PLACE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052
West Orange Township	177.01	25		EAGLE ROCK AVENUE	ESSEX FELS COUNTRY CLUB	219 DEVON ROAD	ESSEX FELS, NEW JERSEY	07021
West Orange Township	177.02	15.01		23 LAUREL AVENUE	SUN KING PRIVATE LIMITED	23 LAUREL AVE	WEST ORANGE, NJ	07052
West Orange Township	177.02	15.02		31 LAUREL AVENUE	EMMR LIMITED PARTNERSHIP	196 DEVON ROAD	ESSEX FELS, NJ	07021
West Orange Township	177.02	15.03		29 LAUREL AVENUE	BUTKOV, NIKOLAS	29 LAUREL AVE	WEST ORANGE, NJ	07052

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	177.02	15.04		3 BARTON DRIVE	LI, HAIBING, & PEI LIU	3 BARTON DRIVE	WEST ORANGE, NJ	07052
West Orange Township	177.02	18		7 LAUREL AVENUE	MARTINEZ, ANABEL	7 LAUREL AVENUE	WEST ORANGE, NJ	07052
West Orange Township	177.02	19		1 LAUREL AVENUE	EMMR LIMITED PARTNERSHIP % ELI CORI	196 DEVON ROAD	ESSEX FIELDS, NJ	07021
West Orange Township	177.03	1		753 EAGLE ROCK AVENUE	MEJIA, TELESFORO & CARMELA	25 COOLIDGE AVE	WEST ORANGE, NJ	07052
West Orange Township	177.03	3		21 WAKEMAN STREET	SMERALDO, PETER & KIM	21 WAKEMAN STREET	WEST ORANGE, N.J.	07052
West Orange Township	177.05	1		22 WAKEMAN STREET	OKOLIE, FLEETA BURGESS- & HENRY	22 WAKEMAN STREET	WEST ORANGE, NJ	07052
West Orange Township	177.11	1		4 BARTON DRIVE	KOUASSI, ALAIN J. & ALICIA T.	4 BARTON DR	WEST ORANGE, NJ	07052
West Orange Township	177.11	2		2 AHERN WAY	ALAS, DEVRIM & MELANIE	2 AHERNE WAY	WEST ORANGE, NJ	07052
West Orange Township	177.11	6		41 LAUREL AVENUE	MORANA, FRANK & MARIE	41 LAUREL AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	177.11	7		49 LAUREL AVENUE	CERPA, MARIBEL & OBLITAS, AURORA	49 LAUREL AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	177.11	10		59-61 LAUREL AVENUE	BHANDARI, VINIL + PREMKUMAR, VANDANA	59-61 LAUREL AVE	WEST ORANGE, NJ	07052
West Orange Township	177.11	11		55 LAUREL AVENUE	KAY, JILLIAN ALYN	55 LAUREL AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	177.11	11.01		57 LAUREL AVENUE	HARRIS, PAUL JR & MUNFORD, LORETTA	57 LAUREL AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	177.11	12		51 LAUREL AVENUE	GRABOWSKI, PAUL L & JEANNINE	51 LAUREL AVENUE	WEST ORANGE, NJ	07052
West Orange Township	177.11	13		45 LAUREL AVENUE	KELLY, JERRY DAVID & ALEXANDRA	45 LAUREL AVE	WEST ORANGE, NJ	07052
West Orange Township	177.12	60		757 EAGLE ROCK AVENUE	PLEASANTDALE CHATEAU & CONFER INC.	757 EAGLE ROCK AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	177.13	1		ROSELAND	ASSESSED IN ROSELAND	ASSESSED IN ROSELAND	ASSESSED IN ROSELAND	00000

Adjacent Towns (6)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
Livingston Township	2300	7		LAUREL AVENUE	CRESTMONT COUNTRY CLUB	P.O. BOX 358	WEST ORANGE, NJ	07052
Livingston Township	2300	7.01		LAUREL AVENUE	SS NICHOLAS, CONSTANTINE & HELEN G.O.C	80 LAUREL AVE.	ROSELAND, NJ	07068
Roseland Borough	49	53		4 PINE ROAD	LANCIA, NICHOLAS JR	4 PINE ROAD	ROSELAND, NJ	07068
Roseland Borough	54	7		67 LAUREL AVENUE	AMIRATA, HEIDI B.	67 LAUREL AVE.	ROSELAND, N.J.	07068
Roseland Borough	54	8		63 LAUREL AVENUE	MANUSIS, MICHAEL & FLORINA B	63 LAUREL AVE	ROSELAND, NJ	07068
Roseland Borough	55	1		78 LAUREL AVE.	CRESTMONT COUNTRY CLUB	750 EAGLE ROCK AVE.	WEST ORANGE, N.J.	07052

Buffer Report - Map



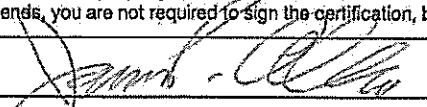
Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

Print or type. See Specific instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Crestmont Country Club, Inc.	
	2 Business name/disregarded entity name, if different from above Crestmont Country Club	
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor or single-member LLC ☒ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ►	
	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)	
	5 Address (number, street, and apt. or suite no.) See instructions. P.O. Box 358 / 750 Eagle Rock Avenue	Requester's name and address (optional)
	6 City, state, and ZIP code West Orange, NJ 07052	
	7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)																																														
Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see <i>How to get a TIN</i> , later.																																														
Note: If the account is in more than one name, see the instructions for line 1. Also see <i>What Name and Number To Give the Requester</i> for guidelines on whose number to enter.																																														
<table border="1"><tr><td colspan="9">Social security number</td></tr><tr><td></td><td></td><td></td><td>-</td><td></td><td></td><td></td><td>-</td><td></td></tr><tr><td colspan="9">or</td></tr><tr><td colspan="9">Employer identification number</td></tr><tr><td>2</td><td>2</td><td>-</td><td>1</td><td>5</td><td>4</td><td>5</td><td>0</td><td>2</td></tr></table>		Social security number												-				-		or									Employer identification number									2	2	-	1	5	4	5	0	2
Social security number																																														
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Employer identification number																																														
2	2	-	1	5	4	5	0	2																																						

Part II Certification	
Under penalties of perjury, I certify that:	
1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and	
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and	
3. I am a U.S. citizen or other U.S. person (defined below); and	
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.	
Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.	
Sign Here	Signature of U.S. person ►  Date ► 5/5/2023

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

PROPOSAL/PROJECT NARRATIVE
APPLICATION OF CRESTMONT COUNTRY CLUB
750 EAGLE ROCK AVENUE
BLOCK 174, LOT 1.01
(MAY 18, 2023)

Applicant, Crestmont Country Club (“Crestmont”), has applied for minor site plan approval to construct three pickleball courts in the northeastern portion of the subject site, adjacent to the existing tennis courts on property located at 750 Eagle Rock Avenue (“the Property”) in the R-2 zone. The 146.7 acre property is presently developed with a country club consisting of golf course, tennis courts and swimming pool. The proposal increases the impervious coverage from 6.72% to 6.76% where a maximum of 30% is permitted. There are no known variances associated with the application.

DRAINAGE STATEMENT

For

Crestmont Country Club

Proposed Seasonal Enclosure Expansion & Pickle Ball Courts

Block 1.01, Lot 174
West Orange Township, Essex County, NJ

Prepared by:



4 AAA Drive
Hamilton, NJ 08691
(609) 689-1100

A handwritten signature in black ink, appearing to read 'James Bash', is written over a horizontal line.

James Bash, PE
NJ Professional Engineer License #52258

May 2023
VCEA # 2301WOT

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
Drainage Summary	2

APPENDIX

NRCS Soil Survey

100-year storm Routings

I. Drainage Summary

This Drainage Statement has been prepared to define and analyze the stormwater drainage conditions that would occur as a result of the proposed development of Block 1.01, Lot 174 as shown on the West Orange Township tax map. The subject site consists of 146.752 acres and is known as the Crestmont Country Club. This analysis will focus on the 0.23 acres that will be disturbed as part of the project. This disturbed area will be referred to as “the site” in this report.

Under the existing conditions the site contains four (4) tennis courts with a removable bubble, two (2) outdoor courts and gravel access drives. The proposed site improvements will consist of the construction of three (3) pickle ball courts. The proposed improvements to the site will increase lot coverage by 0.059 acres. No motor vehicle surfaces are proposed.

The project consists of less than one (1) acre of disturbance and will not increase the impervious coverage on-site by $\frac{1}{4}$ acre or more, therefore the proposed project does not meet the definition of a ‘major development’ and is not subject to the NJDEP Stormwater Management Rules (NJAC 7:8). The net increase in impervious area is 0.045 acre, which we consider to be de minimus with no negative effects on overall drainage patterns. We analyzed the site runoff in the existing and proposed condition for the 100-year storm. The work area currently has a peak discharge of 1.3 cfs. The proposed plan increases the peak runoff to 1.4 cfs. This is an increase of 0.1 cfs and have no noticeable impact to stormwater runoff on this site or any adjacent properties. The hydrographs have been added to the appendix of this report.

In conclusion, we feel the project has been designed to ensure safe and efficient control of the stormwater runoff in a manner that will not adversely impact the existing drainage patterns, adjacent roadways, or adjacent parcels. Due to the small size of the development, the increase in peak runoff is de minimus. There will be no negative impacts to the surround properties.

Appendix

NRCS Soil Survey

Hydrologic Soil Group—Essex County, New Jersey



MAP LEGEND

MAP INFORMATION

Area of Interest (AOI)		C	
Area of Interest (AOI)		C/D	
Soils		D	
Not rated or not available		Not rated or not available	
Soil Rating Polygons			
A		Streams and Canals	
A/D		Transportation	
B		Ralls	
B/D		Interstate Highways	
C		US Routes	
C/D		Major Roads	
D		Local Roads	
Not rated or not available		Background	
Soil Rating Lines			
A		Aerial Photography	
A/D			
B			
B/D			
C			
C/D			
D			
Not rated or not available			
Soil Rating Points			
A			
A/D			
B			
B/D			

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Essex County, New Jersey
Survey Area Data: Version 17, Aug 30, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 9, 2020—Oct 15, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BogBc	Boonton loam, 0 to 8 percent slopes, extremely stony	C	3.1	46.8%
BouB	Boonton - Urban land, Boonton substratum complex, 0 to 8 percent slopes	C	3.6	53.2%
Totals for Area of Interest			6.7	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

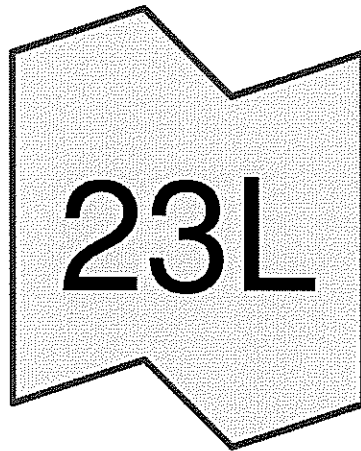
Rating Options

Aggregation Method: Dominant Condition

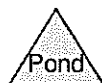
Component Percent Cutoff: None Specified

Tie-break Rule: Higher

100-YEAR HYDROGRAPHS



Total Proposed



Routing Diagram for Drainage analysis

Prepared by Van Cleef Engineering Assoc, Printed 5/8/2023
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Drainage analysis*NOAA 24-hr D 100YR STM Rainfall=7.82"*

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Time span=0.00-36.00 hrs, dt=0.05 hrs, 721 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Link 23L: Total Proposed

Inflow=1.4 cfs 5,956 cf

Primary=1.4 cfs 5,956 cf

Drainage analysis

Prepared by Van Cleef Engineering Assoc

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NOAA 24-hr D 100YR STM Rainfall=7.82"

Printed 5/8/2023

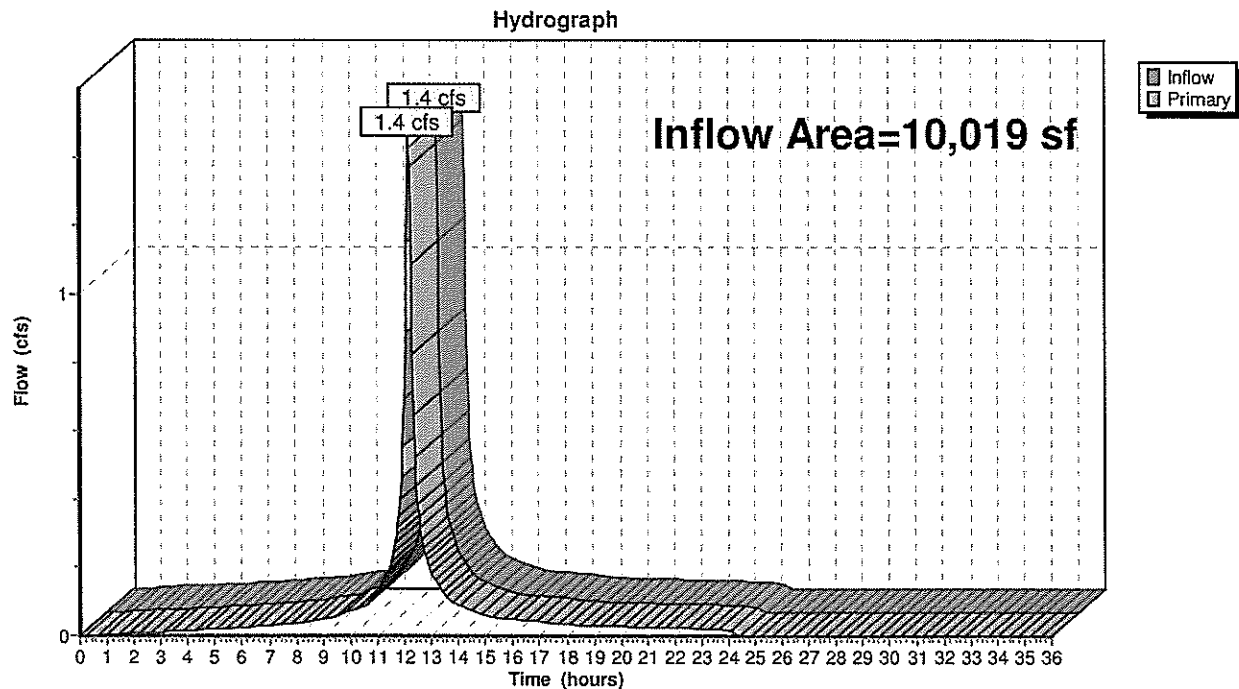
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Summary for Link 23L: Total Proposed

Inflow Area = 10,019 sf, 58.26% Impervious, Inflow Depth = 7.13" for 100YR STM event
Inflow = 1.4 cfs @ 12.17 hrs, Volume= 5,956 cf
Primary = 1.4 cfs @ 12.17 hrs, Volume= 5,956 cf, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 24P

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

Link 23L: Total Proposed



Drainage analysis

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NOAA 24-hr D 100YR STM Rainfall=7.82"

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Hydrograph for Link 23L: Total Proposed

Time (hours)	Inflow (cfs)	Elevation (feet)	Primary (cfs)	Time (hours)	Inflow (cfs)	Elevation (feet)	Primary (cfs)
0.00	0.0	0.00	0.0	27.00	0.0	0.00	0.0
0.50	0.0	0.00	0.0	27.50	0.0	0.00	0.0
1.00	0.0	0.00	0.0	28.00	0.0	0.00	0.0
1.50	0.0	0.00	0.0	28.50	0.0	0.00	0.0
2.00	0.0	0.00	0.0	29.00	0.0	0.00	0.0
2.50	0.0	0.00	0.0	29.50	0.0	0.00	0.0
3.00	0.0	0.00	0.0	30.00	0.0	0.00	0.0
3.50	0.0	0.00	0.0	30.50	0.0	0.00	0.0
4.00	0.0	0.00	0.0	31.00	0.0	0.00	0.0
4.50	0.0	0.00	0.0	31.50	0.0	0.00	0.0
5.00	0.0	0.00	0.0	32.00	0.0	0.00	0.0
5.50	0.0	0.00	0.0	32.50	0.0	0.00	0.0
6.00	0.0	0.00	0.0	33.00	0.0	0.00	0.0
6.50	0.0	0.00	0.0	33.50	0.0	0.00	0.0
7.00	0.0	0.00	0.0	34.00	0.0	0.00	0.0
7.50	0.0	0.00	0.0	34.50	0.0	0.00	0.0
8.00	0.0	0.00	0.0	35.00	0.0	0.00	0.0
8.50	0.0	0.00	0.0	35.50	0.0	0.00	0.0
9.00	0.0	0.00	0.0	36.00	0.0	0.00	0.0
9.50	0.1	0.00	0.1				
10.00	0.1	0.00	0.1				
10.50	0.1	0.00	0.1				
11.00	0.1	0.00	0.1				
11.50	0.2	0.00	0.2				
12.00	0.7	0.00	0.7				
12.50	0.4	0.00	0.4				
13.00	0.2	0.00	0.2				
13.50	0.1	0.00	0.1				
14.00	0.1	0.00	0.1				
14.50	0.1	0.00	0.1				
15.00	0.1	0.00	0.1				
15.50	0.1	0.00	0.1				
16.00	0.0	0.00	0.0				
16.50	0.0	0.00	0.0				
17.00	0.0	0.00	0.0				
17.50	0.0	0.00	0.0				
18.00	0.0	0.00	0.0				
18.50	0.0	0.00	0.0				
19.00	0.0	0.00	0.0				
19.50	0.0	0.00	0.0				
20.00	0.0	0.00	0.0				
20.50	0.0	0.00	0.0				
21.00	0.0	0.00	0.0				
21.50	0.0	0.00	0.0				
22.00	0.0	0.00	0.0				
22.50	0.0	0.00	0.0				
23.00	0.0	0.00	0.0				
23.50	0.0	0.00	0.0				
24.00	0.0	0.00	0.0				
24.50	0.0	0.00	0.0				
25.00	0.0	0.00	0.0				
25.50	0.0	0.00	0.0				
26.00	0.0	0.00	0.0				
26.50	0.0	0.00	0.0				

Drainage analysis

Prepared by Van Cleef Engineering Assoc

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CORRECTED RESOLUTION OF APPROVAL
PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE

Decided: May 3, 2017
Memorialized: June 7, 2017
Memorialized: October 4, 2017

SCOTT WLODYCHAK, APPLICANT
CRESTMONT COUNTRY CLUB, OWNER
Preliminary and Final Site Plan Approval
With "c" Variances
750 Eagle Rock Avenue
Blocks 174, Lot 1 and Block 177, Lots 1 & 29
PB-17-03

WHEREAS Scott Wlodychak (the "Applicant") having an address at 21 Stepping Ridge, North Caldwell, NJ 07006 having made application for Preliminary and Final Site Plan Approval with "c" variances for premises at 750 Eagle Rock Avenue, West Orange, NJ also known as Blocks 174, Lot 1 and Block 177, Lots 1 & 29 on the tax map of the Township of West Orange (the "Premises"); and

WHEREAS the Board having conducted a public hearing on this application on May 3, 2017 and

WHEREAS the Applicant having appeared by Scott Wlodychak, Jan Ligas and Anthony Marucci, PE, and the Board having received a review letter from Township Planner Paul Grygiel, AICP dated April 24, 2017, and having granted an opportunity for public comment; and having deliberated on the merits of the application;

WHEREAS the purpose of this Corrected Resolution is to correct the date of the meeting (May 3, 2017 not May 4, 2017) and correct the property address (750 Eagle Rock Avenue, not 75 Eagle Rock Avenue);

IT IS HEREBY RESOLVED:

EVIDENCE SUBMITTED

In summary, the following evidence was received and/or introduced in connection with this application:

1. A West Orange Planning Board application, and the following:
 - i. Proposal (1 Sheet);
 - ii. Names and addresses of persons having 10 percent interest;

- iii. Checklist;
 - iv. Site Plan Drawings prepared by Marucci Engineering Associates, LLC dated March 20, 2017 (5 Sheets).
2. The following Exhibits were admitted into evidence:
- Ex. A-1 Photographs of the tennis courts (2)
 - Ex. A-2 Aerial photograph of the tennis courts
3. Scott Wlodychak testified that he has been the teaching pro at the Orange Lawn Tennis Club for the past 5 years and previously has coached elsewhere. He is applying to construct a seasonal bubble over tennis courts at the Crestmont Country Club. He stated that he had entered into a 20 year lease with the Club. The bubble would be 36' high, have lighting which hangs from the roof, and would be stored during the off-season in a container on the Club grounds. The lighting would not be seen from the outside because the bubble would be opaque. The bubble would be constructed inside the existing fence surrounding the courts and would have a small 15' x 20' additional waiting/viewing area. There would be no music.
4. Jan Ligas was sworn and testified he is with Arizon Structures which was contracted to construct the bubble. He noted the structure would be inflated to stay upright and there would be triple redundancy to keep it upright. The fan would meet decibel levels at the property line. He stated the structure was built to deflate slowly over a course of minutes in case of loss of power, and was lightweight therefore could be exited safely even upon full deflation. He stated the material was opaque, not translucent, and there would not be light glow. It is built to shed snow in winter.
5. Applicant called Anthony Marucci, PE, PP who was sworn and qualified as an expert in both engineering and planning. He testified that the site consists of two lots resulting from a 2007 subdivision. He introduced photographs (Ex. A-1) showing a significant number of trees between the courts and the nearest residences. He stated the proposed bubble would not require any disturbance of the site except to temporarily dismantle a portion of the fence in order to bring the bubble onto the courts. He opined that it could be granted without detriment to the public good or substantial impairment of the zone plan and ordinance.
6. Mr. Ligas was recalled and testified regarding the steps which would be taken during construction, namely, removal of a portion of the mesh of the fence in order to install a foundation and to make room for a double wide entrance. Mr. Marucci indicated where the generator and propane tanks would be located, the directional signage and the walkway lighting.

7. During public comment a neighbor Adam Goldman testified that he resides at 10 Ferris Drive, has been a member of the Club for 10 years and is in favor of the application.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

8. The Premises are located in the R-2 Zone. The Board accepts the Zoning Officer's interpretation that the use is accessory and therefore permitted in the zone.
9. Applicant seeks to install a seasonal air-supported bubble enclosure over four (4) existing tennis courts on the Club's property. The Club property is 240 acres and the tennis courts cover approximately .6 acres.
10. The area in question is in the northeast corner of the Club grounds with the nearest homes being 250+/- away and separated by a wooded area. The main entrance to the bubble would face west towards the interior of the Club. A heating and inflation unit and a generator are proposed on the north side of the structure.
11. The proposal required variance relief for height of an accessory structure (1.5 stories or 15' allowed, 36' proposed). Because this is an accessory structure, and not a principal structure, it requires a "c" rather than a "d" variance for height.
12. The Board finds that the variance relief sought can be granted on "c(2)" grounds because the public benefits outweigh the detriments. Although the proposed structure is significantly taller than what is allowed under the ordinance, it is well separated from neighboring residential homes and therefore would not interfere with light and air. The bubble is opaque and therefore would not glow when the interior lights are on. The entrance would face the interior of the property and the generator would not be facing neighboring homes. Unlike a smaller residential property there are no immediate neighbors over which the proposed tall accessory structure would tower. The detriments to the proposal are insubstantial and would not cause significant detriment to the public good nor impairment to the intent and purpose of the zone plan and ordinance. Therefore, the Board finds that the benefits of the proposal will outweigh the detriments and the variance relief sought can be granted.

THE DECISION

WHEREAS, the Board, having reviewed the application for Preliminary and Final Site Plan approval and associated "c" variance relief and having considered the impact of the proposed application on the Township's master plan and zoning ordinance and

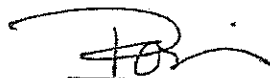
the surrounding property owners, and having considered whether the proposal complies with and furthers the goals of the land use and zoning ordinances of the Township of West Orange and the Municipal Land Use Law; and upon the imposition of specific conditions to be fulfilled, hereby, concludes that good cause has been shown to approve the application.

NOW THEREFORE, BE IT RESOLVED by the Planning Board of the Township of West Orange that the application for Preliminary and Final Site Plan approval with "c" variances relief as set forth in the plans, reports, representations, testimony, stipulations and Exhibits offered by the Applicant is granted subject to the following conditions:

1. The Applicant shall comply with all applicable Township, County, State and Federal laws, ordinances, regulations and directives, including without limitation, obtaining all applicable local, state and federal approvals and/or permits. Without limitation of the foregoing, prior to the signing of the approved site plans, and prior to the commencement of any land disturbance or construction, the Applicant shall submit to this Board, with a copy to the Board Engineer, proof that it has obtained all required governmental approvals.
2. If another governmental entity or agency grants a waiver or variance affecting the plans and/or exhibits submitted by the Applicant, this approval or the conditions attached to it, then the Applicant shall re-apply to this Board respecting the same and this Board shall have the right to view that issue as it relates to this approval and these conditions and modify and amend same, if appropriate.
3. In the event that any other required regulatory approval conflicts with the terms and conditions hereof, or materially alters the same, or the terms and conditions hereof are materially altered by any change in applicable law or regulation other than those municipal regulations for which change is prohibited by the Municipal Land Use Law (MLUL), or in the event Applicant or its successors or assigns construct or attempt to construct any improvement in conflict with or in violation of the terms of this approval, the Board hereby reserves the right to withdraw, amend or supplant the instant approval.
4. All construction, use and development of the property shall be in conformance with the plans approved herein, all representations of the Applicant and its witnesses during the public hearing, all exhibits introduced by the Applicant, and all terms and conditions of this resolution.
5. The Applicant shall pay all outstanding taxes, tax liens, application fees and technical review fees, as well as any inspection fees that may be required hereunder. The Applicant shall pay any additional fees or escrow deposits which may be due and owing within thirty (30) days of notification or this approval shall be deemed withdrawn.

6. All notes included in the approved plans, including notes required by this Resolution, shall be deemed conditions of approval having the same force and effect as conditions expressly set forth in this Resolution.
7. Applicant to submit revised plans showing the location of the generator and proposed propane tank, the structure and location where the bubble will be stored in the off-season, the propane tank, the door opening to the bubble, any gates or fences, how the pool area will be blocked off, the directional signs, the walkway and path lighting.
8. The generator shall only be tested mid-day and mid-week subject to the review and approval of the Building Inspector.
9. Propane delivery shall be during the same hours as currently for the Club.
10. The vegetative buffer between the bubble and residential homes shall be kept in place and maintained, and the Club shall improve this buffer with additional landscaping and trees so as to block the view of the bubble even during the winter months, subject to the review and approval of the Board Planner..
11. Applicant shall re-grade the swale as shown on the plans.
12. Applicant to comply with any recommendations set forth on review letters from the Board professionals.
13. Applicant shall conduct a noise study within 30 days after the bubble becomes operational and submit same to the Board to show that it complies with allowable noise levels.
14. The bubble shall be opaque and shall not emit a glow when the interior lights are on.
15. Any proposed tree removal shall be subject to the review and approval of the Board Engineer.
16. Fencing to be chain link or solid pvc and subject to the review and approval of the Board Planner.

Certified to be a true copy of the Corrected Resolution adopted on the 7th day of June, 2017.



Robin Miller, Secretary

Vote on the Action Taken by the Board

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
Cardoza (2 nd Alt.)			*			
Eben		*	*			
Ghebremicael						*
Keigher			*			
Klein (Vice Chair)			*			
McCartney			*			
Trenk			*			
Wegner (1 st Alt.)			*			
Weston						*
Wilkes						*
Bagoff (Chair)	*		*			

Vote on the Memorializing Resolution

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
Cardoza (2 nd Alt.)			*			
Eben			*			
Ghebremicael						*
Keigher			*			
Klein (Vice Chair)		*	*			
McCartney						*
Trenk			*			
Wegner (1 st Alt.)			*			
Weston						*
Wilkes						
Bagoff (Chair)	*		*			

Vote on Memorializing Corrected Resolution

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
Cardoza (2 nd Alt.)		*	*			
Eben			*			
Ghebremicael						*
Keigher			*			
Klein (Vice Chair)						*
McCartney						
Trenk			*			
Wegner (1 st Alt.)			*			
Weston						
Wilkes						
Bagoff (Chair)	*		*			

AMENDED RESOLUTION OF APPROVAL
PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE
On Remand

Originally Decided: October 4, 2017
Originally Memorialized: November 1, 2017
Memorialized on Remand: October 3, 2018

CRESTMONT COUNTY CLUB
Preliminary and Final Site Plan Approval
With "c" Variances
750 Eagle Rock Avenue
Block 174, Lots 1 and 1.01
PB-17-08

WHEREAS Crestmont County Club (the "Applicant") having an address at 750 Eagle Rock Avenue, West Orange, NJ 07052 having made application for Preliminary and Final Site Plan Approval with variances for premises at 750 Eagle Rock Avenue, West Orange, NJ also known as Block 174, Lots 1 and 1.01 on the tax map of the Township of West Orange (the "Premises"); and

WHEREAS the Board having conducted a public hearing on this application on September 6, 2017 and October 4, 2017; and

WHEREAS the Applicant having appeared by its attorney Richard Angowski, Esq., and by witnesses Alan Ackerman, Wayne Jacques, RA, Jeff Morris, PE, PP, and Tim Clinton, and having received review letters from Board Consulting Engineer Eric Keller, PE, PP dated August 31, 2017 and September 29, 2017, and from Township Planner Paul Grygiel, AICP dated September 5, 2017 and September 25, 2017, and the Board having granted an opportunity for public comment, and having deliberated on the merits of the application, and

WHEREAS the Board having voted to approve the application on October 4, 2017 and memorialized its decision in a Resolution adopted on November 1, 2017; and

WHEREAS Robert Daniel having appealed the Board's decision by Action in Lieu of Prerogative Writs captioned Robert Daniel, Plaintiff v. Township of West Orange Planning Board, John Linson, Township Forester of the Township of West Orange; Building Construction Code Enforcement Department, Township of West Orange; and Crestmont Country Club, Defendants, and filed in the Superior Court of New Jersey, Law Division, Essex County, Docket No. ESX-L-8754-17); and

WHEREAS the Plaintiff's claims for relief having been denied by Order of Hon. Keith E. Lynott, J.S.C. filed on September 21, 2018 (the "Order"); and

WHEREAS the Order having remanded this matter to the Township of West Orange Planning Board for "further findings of fact on the issue of tree removal in accordance with the Statement of Reasons accompanying this Order," and

WHEREAS attached hereto are the Order and Statement of Reasons; and

WHEREAS in the Statement of Reasons the Court found that the Board's findings and conclusions regarding tree removal were reasonable and supported by the record, stating:

The record thus reveals that, when reviewing and approving the Crestmont Application, the Board and professional staff were entirely mindful of the underlying purpose of the Township's Tree Protection and Removal Ordinance – to maximize the preservation of trees. The outcome of the proceedings reflects that the Board enforced the Ordinance in a manner as to achieve its fundamental objective.

The Court concludes that the Board's Findings – that "the tree removal which would result would be offset by new trees being planted elsewhere on the property and that "Applicant's decision to keep the exit drive in its current location onto Eagle Rock Avenue will avoid further disturbance of steep slopes and existing trees" are amply supported by facts in the record. Its decisions with respect to tree protection and removal were well within the Board's discretion. Here again, it is not for the Court to substitute its judgment as to these matters for the judgment of the Board. (page 19); and

WHEREAS the Court found that notwithstanding the Board's findings with respect to tree removal were reasonably concluded and supported by evidence in the record, that the Resolution lacked specific findings required by the Ordinance;

Although the Board, as noted, rendered ultimate Findings supported by evidence in the record – as to tree protection and removal, the Board's Resolution does not contain express findings on these specific matters, notwithstanding the direction of the Ordinance. Accordingly the Court remands the case to the Board for the purpose of amending its Resolution to set forth express findings in accordance with Section 25-27.7(c)(2); and

WHEREAS the Board hereby amends its original Resolution as directed by the Court to include specific findings in accordance with Section 25-27.7(c)(2) of the Ordinance, which findings are set forth in Paragraph 24 of this Amended Resolution;

IT IS HEREBY RESOLVED:

EVIDENCE SUBMITTED

In summary, the following evidence was received and/or introduced in connection with this application:

1. A West Orange Planning Board application form, and the following:
 - i. Proposal for "c(2)" parking variance;
 - ii. Checklist;
 - iii. Application for Tree Removal and Replacement Permit;
 - iv. Adjacent parcels in Borough of Roseland and Township of Livingston;
 - v. Former Land Use Applications and Resolutions;
 - vi. Site Plan prepared by Boswell Engineering dated August 24, 2017 last revised September 21, 2017 (17 Sheets);
 - vii. Architectural Drawings prepared by Jefferson Group Architecture dated September 22, 2017 (5 Sheets);
 - viii. Steep Slope Analysis prepared by Boswell Engineering dated September 1, 2017 (2 Sheets);
 - ix. Partial Topographic Survey prepared by Boswell Engineering dated April 18, 2017 (3 Sheets); and
 - x. Storm Water Management Report prepared by Boswell Engineering dated June, 2017.
2. In addition, the Board also received the following:
 - i. Response Memo prepared by JGA Architectural Design dated September 4, 2017; and
 - ii. Response Memo from Boswell Engineering dated September 27, 2017.
3. The Board accepted into evidence the following testimonial exhibits:

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) (North and South facades) 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 3D 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 by JGA (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

Board Exhibits

- B-1 Color Photo of existing conditions on the property
- B-2 Color Photo of existing conditions on the property
- 4. Richard J. Angowski, Jr., Esq., appeared on behalf of the Applicant and stated that the application was for improvements to the Crestmont County Club including renovations to the existing clubhouse entrances, pool deck, parking lot, utilities, and improvements elsewhere on site.
- 5. Alan R. Ackerman was sworn and testified that he is the President of the Crestmont County Club. He stated that the club was 64 years old and has had renovations in the past, however, the proposed renovations would

upgrade the Club's facilities and help to ensure its future competitiveness in the marketplace. He noted that renovations include upgrades to the existing interior infrastructure, increasing the size of the Donald Ross Room in the Clubhouse and enhancing the pool deck. There are currently 244 parking spaces and the upgrade would increase the number of spaces to 250. Mr. Ackerman stated that the Club membership capacity is 250 and there were currently 220 full-time adult members. He testified that the Club's parking lot was never full and that he estimated no more than 70 to 80 cars were at the Club for any event including major holidays.

6. In response to Board questions Mr. Ackerman stated that if there was a large gathering which required additional parking the Club would make arrangements so that it would not create problems off-site. Mr. Ackerman noted that there was valet parking during major events. The Board noted that there had recently been a prior application to place a bubble over two of the tennis courts on the Club's property and Applicant's attorney stated that this application would not conflict with the prior approval for those tennis bubbles.
7. A Board Member noted he had visited the site and was concerned about large areas of stored materials such as trees, unscreened dumpsters and other debris. He introduced 2 photographs which were marked as Board Exhibit s B-1 and B-2 which were pictures of maintenance areas, cut trees, and trucks. Mr. Ackerman responded that the Club had thousands of trees on site which were managed and maintained by Club staff. The Club's manager and agronomist from Rutgers University were identifying trees that are unhealthy so that they could be taken down, chopped up and removed from the property. He stated that it was not the Club's intention to have stumps and/or tree debris remain on the property.
8. In response to questions from the public Mr. Ackerman noted that rather than replacing the unhealthy trees with additional trees the Club was looking to replace them with fescue grasses which are more beneficial to the golf course and the environment in general.
9. Wayne Jacques, RA was sworn and qualified as an expert in architecture. Mr. Jacques gave a description of the Clubhouse and the existing additions and the improvements which included removal of old porticos and construction of new porticos at both the Main Entrance and the Member's Entrance, expansion of the Donald Ross Dining Room, expansion of the restrooms, and new ADA accessible ramp. A new pool deck would be constructed and all exterior finishes would be upgraded to match the main Clubhouse. Mr. Jacques stated that the entire proposed area of additions totaled 4,279 sq ft.
10. In response to Board questions Mr. Jacques testified that the truck loading dock would remain in the same area but would be extended with gates; the

height of the building would not be increased; and the renovations would impact less than 10 percent of the overall building. Mr. Jacques then reviewed comments from the review letter by Bowman Consulting dated August 31, 2017.

11. Applicant called Jeffrey Morris, PE, PP who was sworn and qualified as an expert in engineering and planning. Mr. Morris described the overall site plan and testified that the proposed area of outside improvements were located primarily in the northerly portion of the Club near Eagle Rock Avenue. The auxiliary parking lot would be restriped and the existing exit driveway to Eagle Rock Avenue would be abandoned and a new egress driveway to Eagle Rock Avenue would be built. Vehicles would continue to enter the site from Laurel Avenue to the Clubhouse where there would be modifications to the existing porte cochere. The improved main parking lot would have curbed landscaped islands at the end of each parking bay with trees and lighting. Improvements to the pool house include a 1,200 sq ft pool deck and a handicapped accessible ramp. Mr. Morris stated that the Club sought to install a new egress which would line up with the existing intersection of Eagle Rock Avenue and Oval Avenue. He stated that the proposed new egress would have better sight distances. He stated that additional improvements included upgrades to the gas and water utilities to the Clubhouse for better fire protection and utility service. Mr. Morris noted that the proposed additions to the building and parking lot layouts would not create setback issues. The existing driveway to be replaced would be milled, grinded, landscaped and planted. Mr. Morris testified that the project would include the removal of 69 trees and that 47 of them were beyond a 75 ft setback from Eagle Rock Avenue. Many of the removed trees were the result of the new proposed egress road. Mr. Morris referred to the grading, drainage and landscaping plan (drawing No. 17-126-GD-1) and described the proposed parking lot plan with end islands. Underground detention systems was proposed for the new driveway. 14 ft light poles were proposed in the parking area. He also described that Applicant was seeking a new water connection from a main on Eagle Rock Avenue. It was noted that the proposed water and gas lines would not follow the new roadway but would cut through the existing treed area between Eagle Rock Avenue and the clubhouse.
12. Regarding steep slopes that would be disturbed by the new driveway and utility connections Mr. Morris stated that in his opinion all of the slopes which were being disturbed were man-made.
13. Mr. Morris then reviewed Eric Keller's engineering review letters.
14. Responding to Board questions Mr. Morris noted that Applicant was replacing 24 trees which was the number of trees being removed which are not exempt from removal pursuant to the Ordinance; that the new storm water system is entirely on Club property and would be maintained by the

Club; that the Applicant would not plow snow out onto Eagle Rock Avenue; that additional trees would be added in the auxiliary parking lot, and that consideration would be given to reducing the current pavement areas not needed for circulation to reduce the amount of paved surface.

15. Mr. Morris then turned to planning testimony and stated that the number of parking spaces in the Ordinance was far greater than the number which were utilized by the Club even during larger events. He noted that fewer parking spaces would also create less storm water runoff. He testified that the benefits of the proposed disturbance to steep slopes and reduction of parking spaces outweigh the detriments and at worse, even if there were insufficient number of spaces, the Applicant could park additional cars on site in other locations. Mr. Morris introduced Exhibit A-10 which is a steep slope analysis and noted those areas of the premises which exceeded 25 percent slope and required variance relief. He stated that where the new driveway exits the parking area and as it nears Eagle Rock Avenue are the steep sloped areas which would be disturbed along with the trench for new gas, electric and water connections.
16. Tim Clinton was sworn and testified that he is the General Manager of the Applicant. He stated that the Club needs all three dumpsters it has on site, that he was not aware of any accidents at the Club's exit drive onto Eagle Rock Avenue, and that in the event of large gatherings the Club would park surplus vehicles on the property and not on Laurel Avenue or Eagle Rock Avenue.
17. Various members of the public cross-examined Applicant's witnesses and spoke during public comment raising concerns about the removal of trees, the proposed new driveway, safe egress from Applicant's driveway, sidewalks and handicapped accessibility.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

18. The subject property is located in the R-2 Zone where golf courses are a permitted use. The property is generally surrounded by residential neighborhoods, although there are nonresidential uses in the vicinity including Essex Fells Country Club, Pleasantdale Chateau and multiple houses of worship.
19. Applicant is seeking approval to expand the existing clubhouse building and pool house area in the northeastern portion of the Club's property. The proposed expansion would include: a new 550 square-foot deck and accessible ramp adjacent to the grill room on the south side of the clubhouse, connecting the grill deck to the existing deck on the southwest corner of the clubhouse, a 1,200 square foot pool deck and accessible ramp directly south of the pool house, a new loading dock area, a new two-car

porte cochere at the main entrance, a new members' only entrance and porte cochere, and a new 7,900 square foot egress driveway to Eagle Rock Avenue. The Applicant also proposes to repave and restripe the existing parking. New utility lines, including gas and sanitary sewer, would be constructed and extended to the existing lines at Eagle Rock Avenue.

20. During the hearing and in response to concerns expressed by the public and the Board the Applicant decided to keep the existing driveway to Eagle Rock Avenue as-is and forego its plans to move it.
21. The renovations sought are relatively minor given the size of the property (240+/- acres). The proposed Clubhouse addition would be 3,100 sf. The proposed new 7,900 sf driveway was removed from the plans.
22. Although the use is permitted the proposed improvements would require variance relief as follows:

SECTION	REQUIRED	EXISTING	PROPOSED
25-12.2b Minimum Required Parking	1,286	244	250
25-28.8c Disturbance of Slopes of 25%	Not permitted	Unknown	1,878 sf of Disturbance
25-27.4b4 Removal of Trees on Slopes >15%	Not Permitted	N/A	Trees proposed to be removed

23. The Board finds that the variances sought can be justified. The Applicant proposes upgrades and improvements to an existing use which has occupied the site for 54 years. The disturbance will be the result of installing new utility lines from Eagle Rock Avenue to the Clubhouse which will provide better fire safety, and the tree removal which would result would be offset by new trees being planted elsewhere on the property. The testimony indicated that the slopes being disturbed were manmade and not natural slopes. The Board finds that the proposed route for the new utility lines is reasonable and the landscaping and new trees proposed will offset any tree removal. The Board notes that Ordinance Section 27.4c5 exempts trees on a golf course which are greater than seventy-five (75) feet from a property boundary from the tree removal permit requirement. The Board also finds that Applicant's decision to keep the exit drive in its current location onto Eagle Rock Avenue will avoid further disturbance of steep slopes and existing trees.
24. The Board specifically finds - based upon the evidence presented and the Board's knowledge of local conditions - that pursuant to Ordinance Section 25-27.7(c)(2) the tree removal proposed by the applicant will not result in or cause, increase or aggravate any or all of the following conditions:

- a. Impaired growth or development of remaining trees or shrubs on the property of the applicant or upon adjacent property - the Club employs experts to implement its tree management plan for onsite trees, and there was no indication that any offsite trees would be affected by the proposed improvements;
 - b. Soil erosion, sedimentation and dust - the Applicant provided a Soil Erosion and Sediment Control Plan prepared by Boswell Engineering dated May 16, 2017 which addressed this issue;
 - c. Stormwater or drainage problems - the Applicant provided a Stormwater Management Report prepared by Boswell Engineering dated June 2017 which concluded "the stormwater management system for the proposed project will meet municipal, county and NJDEP requirements;"
 - d. Significant diminution of the screening between existing or proposed buildings or roads on site and adjacent land or in the wooded aspect of the lot or site from any adjacent road - the testimony and revised plans indicated that only 9 trees would be removed in the wooded area within 75' of the property line, and that replacement trees would be installed elsewhere subject to the review and approval of the Township Forester;
 - e. Sewerage problems - the Overall Site Utility Plan prepared by Boswell Engineering dated May 16, 2017 indicated that the site is connected to a public sewer system and there was no indication that the proposed tree removal would have any effect upon sewage disposal; and
 - f. Dangerous or hazardous conditions - the proposed site plan was for improvements to the clubhouse, parking lot, and a new utility trench, and the proposed tree removal would not create any dangerous or hazardous conditions either for Club members, visitors or for the public in general.
25. Regarding parking both the Club President and Manager testified that parking is rarely a problem and that in the event additional parking is needed there is sufficient room on site to accommodate it and avoid spillover onto neighboring roadways or streets. The Board notes that the Applicant has extensive acreage and represented it would create added parking and/or valet service if an overflow event occurred.
26. The Board is mindful of the "Complete Streets" policy set forth in the 2016 Master Plan Circulation Plan Element Amendment. This Board's Resolution §13-02 which recommended implementation of the Complete Streets policy recognized certain exemptions would be necessary, including the "cost of accommodations is excessively disproportionate to cost of the project." Here, Applicant has several hundred yards of street frontage and is making limited upgrades to its existing facilities. The Board finds that imposing a requirement for Applicant to install sidewalks along its entire street frontage would be unfairly cost prohibitive in relation to the improvements proposed.
27. The benefits of the improvements would outweigh the detriments because the plan offers a better alternative to what the ordinance permits and would

promote the general welfare by promoting the appropriate use of land. Little or no detriment would result, either to the neighboring properties, the public good in general, or to the Township's planning documents or ordinances. It is worth noting that the nearest single family homes to the proposed expanded pool deck are more than 250' away. The Clubhouse improvements would also promote a desirable visual environment.

28. In sum the Board finds that the Applicant has carried the burden of proof, including both the positive and negative criteria, necessary to obtain the variance relief sought.
29. The Board also finds that a waiver from the requirement of having a licensed landscape architect prepare a landscaping plan is warranted. Applicant's engineer provided detailed drawings and testimony which made clear both the location of trees being removed as well as replacement trees and landscaping being added. The Board finds that the landscaping plans and testimony which were submitted were more than sufficient to meet the general purpose and intent of the Ordinance provision. The Board further finds that the landscaping proposed by Applicant will improve the site especially the parking areas, and will help create a desirable visual environment pursuant to MLUL 2(i).

THE DECISION

WHEREAS, the Board, having reviewed the application for Preliminary and Final Site Plan approval and associated "c" variance relief and having considered the impact of the proposed application on the Township's master plan and zoning ordinance and the surrounding property owners, and having considered whether the proposal complies with and furthers the goals of the land use and zoning ordinances of the Township of West Orange and the Municipal Land Use Law; and upon the imposition of specific conditions to be fulfilled, hereby, concludes that good cause has been shown to approve the application.

NOW THEREFORE, BE IT RESOLVED by the Planning Board of the Township of West Orange that the application for Preliminary and Final Site Plan approval with "c" variances relief and Soil Removal Permit as set forth in the plans, reports, representations, testimony, stipulations and Exhibits offered by the Applicant is granted subject to the following conditions:

1. The Applicant shall comply with all applicable Township, County, State and Federal laws, ordinances, regulations and directives, including without limitation, obtaining all applicable local, state and federal approvals and/or permits. Without limitation of the foregoing, prior to the signing of the approved site plans, and prior to the commencement of any land disturbance or construction, the Applicant shall

submit to this Board, with a copy to the Board Engineer, proof that it has obtained all required governmental approvals.

2. If another governmental entity or agency grants a waiver or variance affecting the plans and/or exhibits submitted by the Applicant, this approval or the conditions attached to it, then the Applicant shall re-apply to this Board respecting the same and this Board shall have the right to view that issue as it relates to this approval and these conditions and modify and amend same, if appropriate.

3. In the event that any other required regulatory approval conflicts with the terms and conditions hereof, or materially alters the same, or the terms and conditions hereof are materially altered by any change in applicable law or regulation other than those municipal regulations for which change is prohibited by the Municipal Land Use Law (MLUL), or in the event Applicant or its successors or assigns construct or attempt to construct any improvement in conflict with or in violation of the terms of this approval, the Board hereby reserves the right to withdraw, amend or supplant the instant approval.

4. All construction, use and development of the property shall be in conformance with the plans approved herein, all representations of the Applicant and its witnesses during the public hearing, all exhibits introduced by the Applicant, and all terms and conditions of this resolution.

5. The Applicant shall pay all outstanding taxes, tax liens, application fees and technical review fees, as well as any inspection fees that may be required hereunder. The Applicant shall pay any additional fees or escrow deposits which may be due and owing within thirty (30) days of notification or this approval shall be deemed withdrawn.

6. All notes included in the approved plans, including notes required by this Resolution, shall be deemed conditions of approval having the same force and effect as conditions expressly set forth in this Resolution.

7. All conditions of approval shall be written on the site plans.

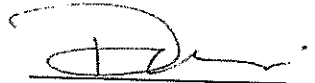
8. Applicant to comply with the review letters from Bowman Consulting dated August 29, 2017 except for Item #17.

9. Applicant shall comply with the recommendation in the Memo from Township Forrester John Linson dated October 4, 2017 which states: "I recommend that the Applicant be required to amend the landscape plans to provide for the restoration of the disturbed area within 75' of the property boundary."

10. Applicant to provide an Engineer's estimate of the cost of improvements for calculation of Engineering inspection fees.

11. Prior to beginning work Applicant shall request a pre-construction meeting with Township officials.
12. Applicant shall work with the Township Forrester regarding tree removal and replacement and shall plant not less than the number of trees removed, including additional replacement trees if additional trees within 75 ft. of a public roadway are removed.
13. Applicant shall not shovel snow onto Eagle Rock Avenue.
14. Applicant to comply with recommendations by the Township Fire Officials as they apply to the proposed improvements.
15. Applicant shall use commercially reasonable efforts to avoid tree removal to the extent possible when digging the trench for the new utility lines from Eagle Rock Avenue to the Clubhouse, and will detail this restriction on the site plans.
16. Applicant shall permanently maintain landscaping to preserve sight lines on both sides of the exit drive onto Eagle Rock Avenue, and revise the landscape plan to detail the required treatments at the exit driveway intersection with Eagle Rock Avenue.
17. Applicant shall provide lighting in the overflow parking area per the review and approval of the Board Engineer.
18. Applicant shall comply with fire lane widths and/or other requirements in the parking areas.
19. Applicant shall provide supervision for parking for large events.
20. Applicant shall install "Do Not Enter" and other appropriate signage in the parking areas subject to the review and approval of the Board Engineer.
21. Applicant to install markers along the exit driveway to Eagle Rock Avenue.
22. Applicant shall provide an "as-built" survey of the newly installed utilities.

2018. Certified to be a true copy of the Resolution adopted on the 3rd day of October



Robin Miller, Secretary

Vote on Memorializing the Amended Resolution

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
Cardoza			*			
Keigher			*			
Klein						
McCartney		*	*			
McPherson (1 st Alt.)						
Trenk						
Wegner			*			
Weston (Vice Chair)						*
Wilkes						
Bagoff (Chair)	*		*			