



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

SUSAN MC CARTNEY
Mayor

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TO: Planning Board Members

FROM: Paul Grygiel, AICP, PP, Township Planner

DATE: May 30, 2023

RE: **PB 23-06/Crestmont Country Club**
Block: 174, Lots: 1 & 1.01; Zone: R-2
750 Eagle Rock Avenue
Seeking minor site plan approval for the construction of pickleball courts

INTRODUCTION/LAND USE

The applicant is requesting minor site plan approval for a proposal to construct three pickleball courts adjacent to its tennis courts covered a portion of the year by a seasonal air-supported “bubble” enclosure in the northeastern corner of the Crestmont Country Club’s property. The overall country club property is approximately 240 acres in area, while the area proposed to be disturbed by the project is 0.23 acres.

The subject property is located in the R-2 Zone. It 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. It is noted that the portion of the property where the enclosure is proposed is situated over 300 feet from single-family residential properties, although there is a wooded area on the subject property along the rear lot lines of the residential parcels.



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SUBMISSIONS

ITEM

SIGNED BY

DATE/REVISION

Site Plan (10 sheets)
Drainage Statement

James A. Bash, P.E.
James A. Bash, P.E.

5/4/23
May 2023

VARIANCES REQUIRED

None

PROPOSED DEVELOPMENT

As noted, the applicant is proposing to construct three pickleball courts adjacent to its tennis courts covered in colder weather by a seasonal air-supported “bubble” enclosure. The proposed area of disturbance would be 10,209 square feet (0.23 acres), although it is noted the area where the courts are proposed are open areas with gravel and dirt surfaces. A shed is proposed to be removed to permit the proposal. The applicant received approval from the Planning Board for the tennis bubble in 2017. Eight-foot tall chain link fences are proposed at the ends of each court. A new three-foot wide concrete sidewalk is proposed to provide access to the courts. Minimal grading is proposed to the west of the proposed courts. An aerial photograph of the portion of the site where the courts are proposed and photographs taken on May 30, 2023 are included on the following pages.

DISCUSSION

The proposed improvements are within a portion of the site that is already developed and would add a complementary recreational facility consistent with the existing uses on the subject property.





Aerial photograph from Google Maps (approximate area of courts drawn in red)



