

June 16, 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
Application No. PB 23-06

To Board Members:

I am in receipt of CME Associates' review memo dated June 14, 2023 for the above referenced project. Enclosed, please find our revised Site Plans and Drainage Statement to address CME's comments. To facilitate the review process, the comments have been addressed as follows:

1. It appears the Surveyor who performed the survey of the property is no longer in business and we are unable to obtain a sealed version of the survey. Our Overall Plan provides a scan of the original survey and the appropriate reference. Due to the minor scope of the proposed improvements, the improvements being located between other existing improvements/structures and the fact that the proposed setbacks are much greater than the allowable, we request this plan be an acceptable alternative to providing a signed and sealed copy of the survey.
2. Please refer to my previous letter (attached) regarding the requested waivers and our explanations to support the waivers.
3. The plan proposed to remove four (4) trees to facilitate minor grading and eliminated conflicts with game play on the proposed courts.
4. The plan proposes no lighting, therefore the court will only be available during daylight hours.
5. No lighting is proposed.
6. The fence has been revised to be six (6) feet tall, therefore a variance is not required.
7. The plan has been revised to show fencing around the perimeter of each proposed court with one access gate to each court.
8. The correct scale of sheet 5 is 1"=20'. The title block has been revised to reflect this.
9. The correct scale of sheet 6 is 1"=20'. The title block has been revised to reflect this.
10. General statement, no action is required.
11. General statement, no action is required.

OFFICE LOCATIONSwww.vancleefengineering.com

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609-689-1100

Toms River, NJ
732-573-0490

Freehold, NJ
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Bethlehem, PA
610-332-1772

Hillsborough, NJ
908-359-8291

Mt. Arlington, NJ
862-284-1100

Phillipsburg, NJ
908-454-3080

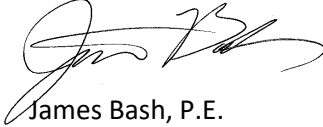
Doylestown, PA
214-345-1876

Leesport, PA
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12. The proposed courts and associated walkways consists of 0.13 acre of impervious coverage. The improvements are to be largely constructed on an area that is presently an impervious gravel surface. When accounting for this, the net increase is 0.045 acre. The drainage statement has been revised to clarify this.
13. The analysis has been revised to correctly model the 100-year storm using 8.72". While this did slightly increase the proposed runoff, it also slightly increased the existing runoff. The increase still remains 0.1 cfs. The Drainage Statement has been revised to reflect this.

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.

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:

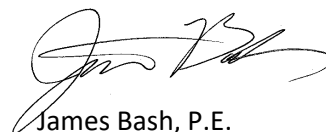
- Item #28: The area of work is a previously developed portion of the site. I have reviewed the site and there are no environmentally sensitive areas within at least 500' of the work area.
- Item #39: Due to the large size of the property, grade elevations of all buildings and property corners are not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

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