

JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME



BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME
KEITH CHIARAVALLA, PE, CME

MEMORANDUM

**To: Chairman and Members of the
West Orange Planning Board**

**From: John J. Hess, PE, PP, CME
Planning Board Engineer**

Date: June 14, 2023

**Re: Application No. PB 23-06
Crestmont Country Club, Inc.
Minor Site Plan - Review #1
750 Eagle Rock Avenue
Block 174, Lot 1.01
Our File: VWRP0174.01**

**CC: Paul Grygiel, AICP, PP - Township Planning Director
Leonard Lepore, PE - Township Engineer
Diana McGovern, Esq. - Planning Board Attorney
Crestmont Country Club, Inc. - Applicant
Richard S. Schkolnick, Esq. - Applicant's Attorney
James A Bash, PE - Applicant's Engineer**

Our office has received for review the following documents which were submitted in support of the above referenced application for Minor Site Plan approval for the above referenced property:

- A set of Minor Site Plan drawings (10 sheets) prepared by James A. Bash, PE with Van Cleef Engineering Associates, LLC of Hamilton, New Jersey and bearing a latest revision date of May 4 2023.
- A Drainage Statement prepared by James Bash, PE dated May 2023.
- A completed Application Form dated May 21, 2023.
- A copy of a Proposal/Project Narrative dated May 18, 2023 which describes the application proposed at the Crestmont Country Club.
- A completed Site Plan/Subdivision Checklist.
- A copy of a May 8, 2023 letter from James Bash, PE to the West Orange Planning Board which various waivers in support of this application.
- A Verification of Taxes & Sewer Charges Paid from the Office of the Tax Collector dated May 11, 2023 which states that the taxes are paid until July 31, 2023 and the 2022 sewer charges are paid in full.



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- A List of Owners within 200 Feet of Block 151, Lots 1 & 49 from the Office of the West Orange Tax Assessor dated May 17, 2023.
- A List of Owners within 200 Feet of Block 601, Lot 1 from the Township of Verona, undated.
- A copy of a corrected Planning Board Resolution of Approval for Application PB-17-03 which was memorialized on October 4, 2017. This resolution permitted the construction of a seasonal bubble over the tennis courts at the Crestmont Country Club.
- A copy of an Amended Planning Board Resolution of Approval On Remand for Application PB-17-08 which was memorialized on October 3, 2018. This resolution approved improvements to the Crestmont Country Club including renovations to the clubhouse entrances, pool deck, parking lot, utilities and improvements elsewhere on site.

We have reviewed the information submitted in support of this application and offer the following comments:

A. PROJECT DESCRIPTION

The property in question is an irregularly shaped tract which fronts on Eagle Rock Avenue to the north, Laurel Avenue to the west and block 174, lot 1 which is owned by the Township of West Orange to the south and east. The Crestmont Country Club is located in the Township of West Orange, the Borough of Livingston and the Borough of Roseland. Within the Township of West Orange, It is located in the R-2 Single Family Residential Zone and has an area of 6,392,533 sf or approximately 146.75 acres. The existing clubhouse, pool, tennis courts and most of the golf course are located within the Township of West Orange. The area being developed is located entirely within the Township of West Orange.

The Applicant is seeking Minor Site Plan approval to permit the construction of three (3) pickleball courts in the northeast corner of the property adjacent to the tennis courts.

B. DESIGN COMMENTS AND PLAT DETAILS

1. Based on our review, we find that the following items from the Township's Site Plan/Subdivision Checklist must be addressed:
 - a) As required by NJAC 13:40-7.2, a signed and sealed copy of a survey of the property must be submitted to the Board with the site plan submission.
2. The Applicant has requested the following waivers:
 - a) Item #20 – *Copy and/or delineation of any existing or proposed deed restrictions or covenants.*
 - b) Item #28 – *All existing street, water courses, flood plains, wetlands or other environmentally sensitive areas on and within 200' of site.*



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- c) Item #34 – *Drainage Area Map.*
 - d) Item #39 – *Spot and finished elevations at all property corners, corners of all structures or 4 dwellings, existing or proposed first floor elevations.*
 - e) Item #44 – *Lighting plan & details.*
 - f) Item #45 – *Landscape plan & details prepared by professional landscape architect.*
 - g) Item #46 – *Solid waste management plan.*
 - h) From addressing any of the items on the Sustainability Checklist.
3. It shows on sheet 5 of the Minor Site Plan drawings that the Applicant proposes to remove existing trees and a wooded area to accommodate the proposed pickleball courts. Therefore, the Applicant must apply to the Planning Board or a tree removal permit.
 4. The Applicant should address the Board regarding the proposed hours of operation for the pickleball courts.
 5. The Applicant should address the Board regarding the need to provide lighting for the pickleball courts. If lighting is proposed, it should be shown on the plans and the appropriate details provided.
 6. The Applicant proposes 8 ft high fences at the ends of the pickleball courts whereas a maximum fence height of 6 ft is permitted. Therefore, the Applicant requires a variance to permit 6 ft high fences.
 7. The Applicant should clarify why fences are only proposed at the ends of the pickleball courts and not along the sides.
 8. It states in the title block on sheet 5 that it has been prepared at a scale of 1"=10'; however, it shows on the plan that the scale is 1"=20'. This discrepancy must be resolved. Based on our review, it appears that the correct scale is 1"=20'.
 9. It states in the title block on sheet 6 that it has been prepared at a scale of 1"=10'; however, it shows on the plan that the scale is 1"=20'. This discrepancy must be resolved. Based on our review, it appears that the correct scale is 1"=10'.
 10. The proposed development is not classified as a Major Development as it will not result in the disturbance of 1 or more acres and will not result in the creation of one-quarter acre or more of regulated impervious surface or one-quarter acre or more of regulated motor vehicle surface. Therefore, the proposed development does not have to meet the minimum stormwater requirements set forth in §25-29.3 of the Ordinance for Major Developments.



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11. The Applicant proposes to install 72 lf of 6" PVC pipe and 2 yard drains to collect the runoff from the proposed development. The pipes will be connected to an existing drainage system at the site.
12. It states on page 2 of the Drainage Statement that the proposed project will result in a net increase in impervious area of 0.045 acre. However, our office calculates that the net increase in impervious area will be 0.13 acre. This discrepancy must be resolved and the Drainage Statement must be revised accordingly.
13. The 100-year hydrograph in the Drainage Statement has been prepared using a 24-hr rainfall of 7.82" which is incorrect. According to the NOAA rainfall data records, the 100-yr, 24-hr rainfall is actually 8.72". This discrepancy must be resolved.

The Applicant is hereby advised that any revised plans or other documents submitted to the Board should be accompanied by a cover letter which addresses each of the comments in this review letter and also details any other changes that have been made to the plans as these may not be readily apparent.