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MEMORANDUM

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

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

Date: *January 29, 2024*

Re: *Application No. PB 23-09
Essex County Country Club
Amended Site Plan for Construction
of a Half-Way House - Review #1
350 Mt. Pleasant Avenue
Block 156, Lot 1
Our File: VWRP0156.01*

CC: *Paul Grygiel, AICP, PP - Township Planning Director
Leonard Lepore, PE - Township Engineer
Diana McGovern, Esq. - Planning Board Attorney
Essex County Country Club - Applicant
Lisa A. John-Basta, Esq. - Applicant's Attorney
Paul T. Calabrese, PE - Applicant's Engineer
Frank J. Rawding, RA - Applicant's Architect*

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

- A set of Site Plan drawings (7 sheets) prepared by Paul T. Calabrese, PE with Watermen, LLC of Allenwood, New Jersey dated January 11, 2024.
- A set of architectural plans for the Proposed Half-Way House (2 sheets) prepared by Frank J. Rawding, RA of Morristown, New Jersey dated January 16, 2024.
- A completed Application Form dated January 17, 2024.
- A completed Application for Tree Removal and Replacement Permit dated January 17, 2024.
- A completed Site Plan/Subdivision Checklist.
- A completed Sustainability Checklist Form.
- A Verification of Taxes & Sewer Charges Paid from the Office of the Tax Collector dated August 10 2023 which states that the taxes are paid until the 4th Quarter of 2023 and the 2023 sewer charges are paid in full.



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- A List of Owners within 200 Feet of Block 156, Lot 1 from the Office of the West Orange Tax Assessor dated January 17, 2024.
- Copies of the following prior Planning Board Resolutions of Approval for the property in question:
 - Planning Board Case No. PB-79-36 dated November 28, 1979.
 - Planning Board Case No. PB-78-42 dated September 6, 1978.
 - Planning Board Case No. PB-93-35 dated March 23, 1994.
 - Planning Board Case No. PB-96-27 dated February 5, 1997.
 - Planning Board Case No. PB-00-19 dated February 15, 2001.
 - Planning Board Case No. PB-02-10 dated November 13, 2002.
 - Planning Board Case No. PB-03-18 (SRP) dated January 7, 2004.
 - Planning Board Case No. PB-14-04 dated July 2, 2014.
 - Planning Board Case No. PB-23-09 dated December 6, 2023.
- A copy of a January 25, 2024 letter from Lisa A. John-Basta, Esq. with Chiesa Shahinian & Giantomasi PC of Roseland, New Jersey to the West Orange Planning Board which provides documentation on other golf courses having half-way houses that serve alcohol.

In addition, the following information was previously submitted to the Planning Board:

- A print of a Survey of East Course, Essex County Country Club prepared by Charles Stewart, PLS with Stewart Associates Inc. of Roseland, New Jersey dated October 27, 1978.
- A Stormwater Management Report prepared by Paul Calabrese, PE and bearing a latest revision date of November 10, 2023.

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

A. PROJECT DESCRIPTION

The property in question is an irregularly shaped tract which is bounded by Mt. Pleasant Avenue to the north, Prospect Avenue to the east, Old Indian Road to the south and the Francis A. Byrne Golf Course to the west. It is located in the R-2 Single Family Residential Zone and has an area of 176.832 acres. The property is currently occupied by the Essex County Country Club which includes an 18 hole golf course, a driving range, a practice green, a club house, a pool house, two (2) inground pools, tennis courts, a golf cart barn/pro shop, several maintenance buildings and several parking areas.



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The Applicant recently received Amended Final Site Plan approval and a Soil Moving Permit from the Planning Board to modify the existing golf course facilities including the construction of a new cart barn and improvements to the parking lots and entrance drive.

The Applicant is now seeking Amended Site Plan approval to permit the construction of a half-way house along the southerly side of the site. The half-way house will include two (2) restrooms and a snack/beverage counter. The half-way house will be connected to the existing water and sanitary sewer systems in Old Indian Road.

B. DESIGN COMMENTS

1. Based on our review, we find that the following items from the Township's Site Plan/Subdivision Checklist must be addressed:
 - a) Item #14 – *Affidavit of ownership.*
2. The Applicant has requested the following waivers:
 - a) Item #13 – *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.*
 - b) Item #19 – *All proposed lot lines and area of lots in square feet.*
 - c) Item #28 – *All existing street, water courses, flood plains, wetlands or other environmentally sensitive areas on and within 200' of site.*
 - d) Item #29 – *Existing right-of-way and/or easements on and within 200' of tract.*
 - e) Item #32 – *Boundary, limits, nature and extent of wooded areas, specimen trees, and other significant physical features.*
 - f) Item #45 – *Landscape plan & details prepared by a professional landscape architect.*
 - g) Item #46 – *Solid waste management plan.*
 - h) Item #52 – *Plans and legal documents for compliance with West Orange COAH Ordinances.*
 - i) To permit the submission of a boundary survey which is more than 5 years old.
3. As part of this application, the Applicant has requested a tree removal permit. It shows on the plans that the Applicant proposes to remove 2 trees as part of this application. The trees to be removed include a 6" elm and a 9" elm. The Applicant should address the Board regarding the feasibility of shifting the location of the half-way house to save the existing trees.



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4. Sheet 3 shows that the proposed half-way house will be set back 65 ft from the southerly property line. In addition, it will be located approximately 175 ft from the nearest existing residential dwelling. The Applicant should address the Board regarding how this location was selected and the anticipated impacts, if any, on the existing residential neighborhood to the south. The Applicant may wish to consider relocating the Comfort Station further from the existing residential dwellings.
5. Sheet 3 shows a wetlands line and 50 ft wetlands transition area to the southeast of the proposed half-way house. We note that the wetlands line and the wetlands transition are must be approved by the New Jersey Department of Environmental Protection (NJDEP). As a condition of any approval granted by the Board, the Applicant should submit to the Board a copy of the NJDEP fresh water wetlands letter of interpretation/line verification.
6. The plans should be revised to add landscape screening by the half-way house as agreed at the November 29, 2023 meeting.

C. DRAINAGE

1. This project is part of an overall project which proposes the regrading/reshaping of various areas throughout the golf course. As a result, the area of disturbance for the entire project will be greater than 2 acres. Therefore, the project is classified as a Major Development which requires that the project be designed to meet the stormwater runoff quality, quantity and groundwater recharge standards using green infrastructure.
2. The Applicant proposes to route the roof runoff from the half-way house to an infiltration basin with a sand bottom. We note that the Infiltration Basin System Components detail on sheet 6 does not show a sand bottom. This discrepancy must be resolved.
3. The Applicant must submit a drainage report which demonstrates that the project meets the stormwater runoff quality, quantity and groundwater recharge standards using green infrastructure
4. Chapter 9.8 of the New Jersey Stormwater Best Management Practices (NJBMP) Manual states that soil tests are required at the exact location of the proposed basin in order to confirm its ability to function as designed. A minimum of two soil profile pits are required within the infiltration area of any proposed small-scale infiltration basin. In addition, the testing of all permeability rates must be consistent with Chapter 12 of the NJBMP Manual. We note that no soil investigation/analysis has been submitted to determine the conditions of the soils at the site.
5. As stipulated in Section 25-29.10 of the Land Use Regulations, the design engineer must prepare a maintenance plan for the stormwater management measures incorporated into the design of a major development. In addition, the maintenance plan and any future revisions shall be recorded upon the deed of record for each property on which the maintenance described in the maintenance plan must be undertaken. Prior to recording, the form of the deed must be approved by the Planning Board Attorney and our office.



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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.