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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: February 26, 2024

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

**CC: Paul Grygiel, AICP, PP - Township Planner
Zayibeth Carballo, PE, PLS, PP, CME, CFM, CFS – Ass't Municipal 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**

At the February 7, 2024 Planning Board meeting, a member of the public who lives on Old Indian Road expressed concern that the runoff from the proposed half-way house may increase the stormwater runoff onto his property and into the Township storm sewer system. As a result, the Planning Board has requested that our office research this matter and provide the Board with our evaluation and recommendations.

Based on my review of the half-way house Site Plan drawings and the Stormwater Management Report prepared by Paul T. Calabrese, PE with Watermen, LLC of Allenwood, New Jersey, I offer the following comments:

1. The half-way house will have a floor area of only 620 sf. Therefore, the amount of runoff that will be discharged from the roof will be de minimis.
2. The Applicant proposes to connect the roof drains from the half-way house to an infiltration basin. The infiltration basin will store the runoff and allow it to be infiltrated into the ground. The Stormwater Management Report demonstrates that there will be no discharge from the infiltration basin during the 2-year, 10-year and 100-year storm events.
3. The distance from the half-way house to the nearest existing residential dwelling is 175 ft.



Chairman and Members of the West Orange Township Planning Board
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Page 2

4. The grading plan shows that any runoff from the vicinity of the half-way house will remain on the golf course property and will not be discharged off-site towards any of the existing residential dwellings. In addition, there will be no increase in runoff into the Township storm sewer system.

Based on the above, it is my professional opinion that the proposed half-way house will not result in the discharge of any stormwater runoff onto any of the adjoining residential dwellings and will not result in an increase in runoff to the existing Township storm sewer system.