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MEMORANDUM

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

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

Date: *May 10, 2024*

Re: *Application No. ZB-24-05
Police Athletic League of West Orange Inc.
Minor Site Plan, Conditional Use & Soil Removal
Permit with 'C' and 'D' Variances – Review #1
28 Prospect Place
Block 114, Lot 31
Our File: 115.WRZ0114.V.01*

CC: *Zayibeth Carballo, PE, PLS, PP – Municipal Engineer
George Wheatle Williams, PP – Zoning Board Planner
Steven k. Warner, Esq. – Zoning Board Attorney
Police Athletic League of West Orange, Inc. – Applicant
Cameron W. MacLeod, Esq. – Applicant's Attorney
Kenneth D. McPherson III, Esq. – Applicant's Attorney
Anthony Gianforcaro, PE, RA – Applicant's Engineer
Anthony Marucci, PP – Applicant's Planner
John J. Hanlon, PLS – Applicant's Surveyor*

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

- A set of Conditional Use, Minor Site Plan and Soil Removal plans (8 sheets) prepared by Anthony Gianforcaro, RA, PE with Gianforcaro Architects Engineers & Planners of Chester, New Jersey and bearing a latest revision date of March 19, 2024.
- An Existing Conditions Survey (2 sheets) prepared by John J. Hanlon, PLS with RWC Surveying of Toms River, New Jersey dated August 29, 2023.
- A Planning Report prepared by Anthony Marucci, PP with Marucci Engineering Associates, LLC of Cedar Knolls, New Jersey dated April 12, 2024.
- A completed Application Form dated March 11, 2024.
- A Project Description; Justification of Reasons for Variance Relief & Justification for Waivers from Submission Checklist Requirements prepared by Gibbons, PC dated April 3, 2024.
- A completed Site Plan/Subdivision Checklist.

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Chairman and Members of the West Orange Township Zoning Board
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- A completed Sustainability Checklist Form.
- A document which sets forth the procedure for applying for and issuance of a Soil Removal Permit. This document has been marked up to include responses to the various items that must be addressed.
- A Verification of Taxes & Sewer Charges Paid dated March 6, 2024 from the Office of the Tax Collector which states that lot 31, block 114 is tax exempt and the 2023 sewer charges are paid in full.
- A Buffer Report which lists the owners of properties within 200 ft of block 114, lots 31 & 31.01 from the Office of the Assessor dated March 6, 2024.
- An Affidavit of Ownership and Consent dated March 11, 2024.
- A Corporate Ownership Disclosure for Police Athletic League of West Orange Inc..
- A copy of West Orange Township Planning Board Resolution of Approval for Case No. PB-10-04 which was memorialized on May 5, 2010. This resolution granted Minor Subdivision approval without variance to Nat J. Stirberg and Valerie Stirberg to remove 40,731 ft from lots 32 & 33, block 114 and add it to lot 31, block 114 owned by the PAL.
- A copy of the Soil Erosion and Sediment Control Plan Certification issued by the Hudson-Essex-Passaic Soil Conservation District for the West Orange PAL Synth Turf Ballfield on March 14, 2024 (HEPSCD Ch.251 ID#224-E-7092).

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 the westerly end of Prospect Place, the southerly end of Sayers Place and the westerly end of Erwin Place. It is located in the R-1 District and has an area of 119,131 sf or approximately 2.74 acres. The property is presently occupied by an existing grass athletic field, a 2-story masonry building, an asphalt parking lot and associated improvements.

The Applicant is seeking Minor Site Plan, Conditional Use & Soil Removal Permit approval with 'C' and 'D' Variances to modify and expand the existing athletic field by replacing the grass field with synthetic turf. The existing field will be expanded by approximately 34 ft along the left field base line and approximately 21 ft along the right field base line. Block retaining walls are proposed in both left and right fields to accommodate the field expansion. The proposed synthetic turf field will have a perforated underdrain system that collects the stormwater runoff from the field and discharges it to an existing catch basin in the southern corner of the site adjacent to Erwin Way.. We note that no changes are proposed to the existing building or the existing parking area.



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B. DESIGN COMMENTS

1. Based on our review of the submitted documents, we find that the following items from the Township's Site Plan/Subdivision Checklist must be addressed:
 - a) Item #20 – *Copy and/or delineation of any existing or proposed deed restrictions or covenants.*
 - b) Item #23 – *List of required regulatory approvals or permits.*
 - c) Item #35 – *Drainage Calculations.*
 - d) A completed Application for Soil Removal Permit must be submitted to the Board.
2. The Applicant has requested the following waivers:
 - a) Item # 44 – *Lighting plan & details.*
 - b) Item #45 – *Landscape plan & details prepared by a professional landscape architect.*
 - c) Item #46 – *Solid waste management plan.*
3. It states on the soil removal document that the Applicant proposes to move 1,350 cubic yards of soil at the site. The soil will be mostly topsoil from within the existing field. The Applicant should address the Board regarding the reasons why the proposed soil removal is required.
4. Sheet SP-2.1 should be revised to dimension the distance from the proposed retaining walls to the nearest property lines.
5. Sheet SP-2.1 shows that an 8 ft high chain link fence is proposed in the outfield. §25-8.4 of the Land Use Regulations limits fences to a maximum height of 6 ft. As a result, the Applicant requires a waiver to permit a fence height 8 ft.
6. A detail of the proposed 8 ft high chain link fence should be added to Sheet SP-4.1.
7. Sheet SP-2.1 shows that a vertical chain link backstop with wings and hood is proposed. Therefore, a detail of the chain link backstop should be added to Sheet SP-4.1.
8. Sheet SP-2.1 shows that the existing foul poles are to be relocated and installed with new 24" diameter concrete footings. Therefore, a detail of the proposed concrete footings should be added to Sheet SP-4.1.
9. Sheet SP-3.1 should be revised to show the proposed contours within the area of the synthetic turf field.
10. The Drainage Detail on sheet SP-4.1 shows that duct tape is proposed on the portion of the flat drain inside the trench. The purpose of the duct tape must be clarified. In our



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opinion, the use of duct tape inside a trench is not appropriate and will not hold up under the anticipated conditions.

11. Sheet SP-5.1 should be revised to list the proposed area of disturbance.
12. The Applicant has not submitted any drainage calculations to the Board. As a result, our office is unable to offer any comments on the adequacy of the proposed design.
13. It shows on sheet SP-2.2 that a perforated underdrain system collects the stormwater runoff from the field and discharges it to an existing catch basin in the southern corner of the site adjacent to Erwin Way. Therefore, the Applicant must submit an analysis of the existing pipes downstream from the discharge point to demonstrate that the existing downstream system has adequate capacity to accommodate the additional flows that are proposed.

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.