

3 May 2024

Diana Chandler, Secretary
West Orange Planning Board
66 Main Street
West Orange, New Jersey 07052

**Re: Response to Comments
Montclair Golf Club
Half-Way House, Golf Building
Application No. PB 24-04
25 Prospect Avenue
Block 151, Lot 1
Township of West Orange, Essex County, New Jersey
Langan Project No. 001039211**

Dear Ms. Chandler:

On behalf of Montclair Golf Club, the applicant, Langan Engineering is submitting this letter to address the comments outlined in the review letter prepared by CME Associates dated March 11, 2024. The comments in the review letter are provided below along with responses on an item-by-item basis. The enclosed plans have been revised per the comments and responses below.

Enclosed items include the following:

- 5 Site Plan Sets, last revised 5/3/2024;
- 5 Architectural Plan Sets, prepared by FJ Rawding, last revised 5/3/2024;
- 2 Stormwater Management Reports, last revised 5/3/2024;
- 2 Stormwater Maintenance Manuals, last revised 5/3/2024;
- 2 Parking Count Figures, dated 5/3/2024; and
- 2 Sanitary Flow Calculations, dated 5/3/2024.

In addition to the revisions to address the comment letter, the following items were revised since our previous submission.

- The Golf Building was enlarged by 630 SF to accommodate interior amenities;
- The Halfway House was enlarged 220 SF, while the roof area remained the same; and
- The proposed sanitary line servicing the halfway house and golf building was eliminated and the existing lateral that was previously servicing the pool locker rooms will be re-used.

Engineering Review Letter prepared by CME Associates dated 3/11/2024:

Design Comments

Comment 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.
- b) Item #20 — Copy and/or delineation of any existing or proposed deed restrictions or covenants.
- c) Item #23 — List of required regulatory approvals or permits.
- d) Item #25 — Requested or obtained design waivers or exceptions.
- e) Item #46 — Solid waste management plan.
- f) Item #48 — Sight triangles.
- g) Item #52 — Plans and legal documents for compliance with West Orange COAH Ordinances

Response 1:

- a) **The delineation of the existing 21-foot Essex County Land Reservation is shown on Sheet CS101 and CS103.**
- b) **The following approvals are necessary for this project:**
 - **Essex County Planning Board Approval**
 - **Hudson Essex Passaic Soil Conservation District Approval**
- c) **Per the responses provided below, we are requesting a design waiver from the sidewalk requirements.**
- d) **There are no proposed changes to the existing solid waste management at the facility.**
- e) **Sight triangles have been added to Drawing Number CS-104.**
- f) **The project will comply with COAH requirements. Per our understanding of COAH requirements, COAH requirements are based on assessed value. We do not anticipate any COAH requirements because we do not anticipate a change in assessed value of the property.**

Comment 2: The Applicant has not requested any submission waivers.

Response 2: Acknowledged.

Comment 3: It states on the Application Form that the property being developed is Block 151, Lot 1 in the Township of West Orange. However, it states on the plans that the property being developed is Block 151, Lot 1 in the Township of West Orange and Block 601, Lot 1 in the Township of Verona. In addition, the Lists of Property Owners within 200 Ft include Block 151, Lots 1 & 49 in the Township of West Orange and Block 601, Lot 1 in the Township of Verona. These discrepancies must be resolved.

Comment 3: **The property previously existed as multiple lots within West Orange which have been consolidated into a single lot (Block 601, Lot 1). The township provided the Property Owners list based on all lots owned by the Club. Based on the current lots, the reference to Lot 49 is no longer accurate. The golf club property also includes a lot located in Verona (Block 601, Lot 1). It is our understanding that all properties located within 200 feet of the entire Montclair Golf Club property should be noticed. All proposed improvements are located in West Orange.**

Comment 4: *It states on sheet CS001 of the site plan drawings that the project attorney is Gaccione & Pomaco, PC of Belleville, New Jersey whereas it states on the Application Form that the project attorney is Alan G. Trembulak, Esq. with the Montclair Real Estate Law Group of Montclair, New Jersey. This discrepancy must be resolved.*

Response 4: **The discrepancy has been resolved. The current attorney, Alan G. Trembulak is referenced on the submitted plans.**

Comment 5: *It states on the Site Statistics table on sheet CS101 that 387 parking spaces are proposed at the site. Therefore, the Applicant should submit to the Board a plan which shows all of the parking spaces at the site.*

Response 5: **We have enclosed drawings CS200 and CS201 with this submission that demonstrate 386 existing parking spaces and 390 proposed parking spaces.**

Comment 6: *As stipulated in the Americans with Disabilities Act (ADA) Standards, parking lots having between 301 to 400 parking spaces require a minimum of 8 handicap accessible parking spaces. The plans must be revised to demonstrate that the required number of handicap accessible parking spaces have been provided.*

Response 6: **The submitted plans and figures demonstrate that the Club is providing 11 ADA parking spaces where 8 ADA parking spaces are required.**

Comment 7: *The Applicant should address the Board regarding their plans to provide make-ready electric vehicle parking spaces at the site. We note that Section 25-12.6 of the Land Use Regulations requires the installation of make-ready parking spaces for each application involving a parking lot which requires preliminary site plan approval.*

Response 7: **1 additional electric vehicle parking space is proposed to account for the 4 net new parking spaces proposed as part of this project.**

Comment 8: *It shows on sheet CS102 that the 20 ft wide drive aisle in front of the golf cart staging area will be one way only. A do not enter sign should be provided at the southerly end of this drive aisle.*

Response 8: **A do not enter sign has been added on CS102 at the exit of the club drop off lane.**

Comment 9: *Sheets CS101 and CS103 should be revised to provide a stop sign adjacent to the stop bar at the southerly end of the new row of 15 parking spaces in front of the clubhouse.*

Response 9: **A stop sign has been added at the southerly end of the new row of 15 parking spaces. A stop sign and a "one-way" sign have been added to the northern end of the new row of 15 parking spaces.**

Comment 10: *The Applicant should address the Board regarding their plans to provide a 5 ft wide sidewalk from the new 15 parking spaces to the clubhouse as required by §25-12.1.a of the Land Use Regulations.*

Response 10: **The Club is not proposing a new sidewalk from the 15 new parking spaces to the clubhouse. As occurs today, pedestrians will use the parking lot aisles to walk to the various use areas of the Club. We are requesting a waiver from this requirement.**

Comment 11: *Sheet CS-103 shows that the southerly entrance from Prospect Avenue will be modified to have a full movement lane entering the site and separate right turn and left turn lanes exiting the site. It appears that there will be room for only 1 vehicle in each lane exiting the site. Our office is concerned that vehicles waiting the exit the site may block some of the circulation drives. The Applicant should address the Board regarding the need to revise the parking layout in order to provide additional stacking for exiting vehicles.*

Response 11: **As discussed, the existing movements at the Club will be maintained with improvements. The entrance/exit to the Club has existed and functioned in its current configuration for more than 50 years. The proposed creation of right and left turn exits along with elimination of parking spaces immediately adjacent to the entrance will provide queuing with less interference from adjacent parking spaces.**

Comment 12: Sheet CG-101 should be revised to show the proposed finished floor elevations for the Golf Building and the Half-Way House.

Response 12: Finished floor elevations have been added to CG-101.

Comment 13: Sheet CG103 must be revised to show the pipe length, pipe size, type of pipe and pipe slope from CB-101 to the cleanout.

Response 13: The requested pipe information has been added to the plans.

Comment 14: Sheet CG-103 must be revised to show the pipe length, pipe size, type of pipe and pipe slope for the roof drain pipe from the clubhouse to the porous asphalt basin.

Response 14: The requested pipe information has been added to the plans.

Comment 15: Sheet CU102 must be revised to show the invert elevation of the sewer lateral at the rear of the golf building.

Response 15: The invert elevation of the sewer lateral at the rear of the golf building has been added. Subsequent to our original submission, the existing sewer lateral to the pool has been located and the current plans are showing the lateral to be re-used.

Comment 16: Sheet CS503 includes a 3' High Metal Fence detail. Therefore, the plans must be revised to identify where this fence is proposed.

Response 16: The fence location is shown on Sheet CS102 at the top of the existing wall.

Comment 17: The Applicant should submit calculations to demonstrate that the existing 6" sewer service has adequate capacity to accommodate the additional flows that are proposed.

Response 17: Per the calculations provided with this submission, the sanitary flow from the project area has decreased and the existing sanitary lateral to be re-used has adequate capacity.

Comment 18: The plans must be revised to include bedding and trench restoration details for the water, sanitary sewer and drainage pipes.

Response 18: Trench details have been added to the plans.

Comment 19: The Applicant should address the Board regarding whether any trees are proposed to be removed and the need to obtain a tree removal permit.

Response 19: A tree removal permit was not provided because no trees within 50 feet of the property line were proposed to be removed. Per a later comment, one existing tree in decline will be removed as part of this application. The appropriate permit will be requested.

Drainage Comments

Comment 1: The proposed development will result in the disturbance of more than one acre. As a result, it 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.

Response 1: Acknowledged. Plans provide a stormwater management system the meet stormwater runoff quality, quantity, and groundwater recharge standards using green infrastructure.

Comment 2: The rainfall rates utilized for the stormwater management hydrographs do not match the NOAA 24-Hr Rainfall depths provided in the body and appendix of the Stormwater Management Report. Please revise for consistency.

Response 2: The NRCS county-specific rainfall depths found in Table 5-1 of the NJ DEP BMP Manual were used in our calculations. The text of the report and Figure 7 have been corrected.

Comment 3: To demonstrate compliance with the Water Quality requirements set forth by NJAC 7:8, provide a calculation of the total existing and proposed motor vehicle surface coverage on-site. Figures 9 and 10 as provided within the appendix of the Stormwater Management Report appear to only quantify existing and proposed impervious cover.

Comment 3: Figures 9 and 10 have been revised to depict motor vehicle area. Per the revised figures the motor vehicle area has increased by 0.05 acres and do not meet the threshold to required to address water quality.

Comment 4: The Stormwater Management Report should be revised to include hydrographs of the water quality storm event.

Response 4: Hydrographs for the water quality storm event are not included because water quality is not required.

Comment 5: The Stormwater Management Report should be revised to include storm sewer pipe size calculations to confirm proposed pipe sizes will be adequately sized for proposed flows. Calculations should be provided using, at a minimum, the 25-year design storm.

Response 5: Conveyance calculations have been added to the Stormwater Management Report.

Comment 6: Soil testing must be provided in accordance with Chapter 12 of the New Jersey Stormwater Best Management Practices (BMP) Manual to verify the seasonal high-water table elevation and design permeability rates for each BMP that is proposing infiltration.

Response 6: We are in the process of performing the required testing and will provide the results when available.

Comment 7: Additional information including topography, land cover, length of flow path, and slope of flow path must be provided on the Existing and Proposed Watershed Area Maps to verify the time of concentration calculations.

Response 7: The time of concentration path and information is included within the Stormwater Management Report. The time of concentration calculation sheets found in Appendices A and B have and the watershed maps have been updated with additional information to clarify review.

Comment 8: Separate time of concentration calculations are needed for pervious and impervious areas. Revise existing and proposed time of concentration calculations accordingly.

Response 8: Separate time of concentrations are provided for pervious and impervious area.

Comment 9: Revise Grading & Drainage Plan II to indicate the location of the Porous Pavement System Outlet Control Structure.

Response 9: The plan has been updated to clearly label the outlet structure.

Comment 10: Revise Stormwater Management Report to show compliance with the contributory drainage area requirement for the Porous Pavement System in accordance with Chapter 9.6 of the New Jersey Stormwater Best Management Practices (BMP) Manual.

Response 10: **A description of the tributary areas to the porous pavement and compliance has been added to the report.**

Comment 11: *Per Chapter 9.6 of the New Jersey Stormwater Best Management Practices (BMP) Manual, at least one inspection port, with a removable cap, must be provided in the storage bed. Revise Grading & Drainage Plan II to include inspection port locations within the pervious paving system. Further, revise the Typical Porous Pavement Cross Section Detail to show an inspection port(s).*

Response 11: **The detail and plans have been revised to clearly show the required inspection ports.**

Comment 12: *Per Chapter 9.6 of the New Jersey Stormwater Best Management Practices (BMP) Manual, roof runoff that by-passes the surface course must be pretreated. Revise plans to demonstrate compliance.*

Response 12: **The required pre-treatment (downspout leaf filters) has been added to the plans for roof areas adjacent to trees. Pre-treatment for roof areas not adjacent to trees is not necessary and has not been added.**

Comment 13: *Revise the Porous Pavement System Outlet Control Structure detail to indicate correct pipe sizes for inlet and outlet pipes.*

Response 13: **The discrepancies have been corrected.**

Comment 14: *Revise the Typical Porous Pavement Cross Section Detail to provide filter fabric along the sides of the system in accordance with Chapter 9.6 of the New Jersey Stormwater Best Management Practices (BMP) Manual.*

Response 14: **Filter fabric was previously shown. Labeling of the fabric has been updated.**

Comment 15: *Revise the Typical Porous Pavement Cross Section Detail to provide an inspection port(s) in accordance with Chapter 9.6 of the New Jersey Stormwater Best Management Practices (BMP) Manual.*

Response 15: **Inspection ports were previously shown as cleanouts. Labeling of the ports has been updated.**

Comment 16: *Revise the Typical Porous Pavement Cross Section Detail to specify AASHTO No. 2 within the storage bed in accordance with Chapter 9.6 of the New Jersey Stormwater Best Management Practices (BMP) Manual.*

Response 16: **The storage stone bed has been revised to show AASHTO No. 2.**

Comment 17: *Per Chapter 9.7 of the New Jersey Stormwater Best Management Practices (BMP) Manual, pretreatment must be provided for subsurface infiltration basins. Please revise accordingly.*

Response 17: **Pre-treatment filters are proposed at all roof leaders at the front of the Clubhouse that discharge to the porous pavement. Pre-treatment is not required for pipes discharging to the underground infiltration basin because there are no trees near the roof leaders that discharge to the underground infiltration basin.**

Comment 18: *Clarify if a weir is proposed within the underground infiltration basin's outlet control structure (OCS-201). The stormwater management analysis and outlet control structure detail are inconsistent.*

Response 18: **There is no weir proposed. The reference has been removed from the plan.**

Comment 19: *The Stormwater Maintenance Manual must be revised to address the following items:*

- a) The plan must include cost estimates including the estimated cost of sediment, debris, or trash removal.*
- b) The plan must be recorded upon the deed of record for each property on which the maintenance must be undertaken. Prior to recording, the form of the deed must be approved by the Planning Board Attorney.*
- c) The plan must state that the responsible person shall maintain a detailed log of all preventative and corrective maintenance for the structural stormwater management measures incorporated into the design of the development, including a record of all inspections, and copies of all maintenance-related work orders.*
- d) The plan must state that the responsible party shall evaluate the effectiveness of the maintenance plan at least once per year and adjust the plan and the deed as necessary.*
- e) The plan must state that the responsible party shall retain and make available, upon request by any public entity with administrative, health, environmental, or safety authority over the site, the maintenance plan and the documentation required by §25- 29.10b6*

and b7 in the Ordinance.

- f) *The plan must state that in the event the stormwater management facility becomes a danger to public safety or public health, or if it is in need of maintenance or repair, the municipality shall so notify the responsible person in writing. Upon receipt of that notice, the responsible person shall have 14 days to effect maintenance and repair of the facility in a manner that is approved by the municipal engineer or his designee. The municipality, in its discretion, may extend the time allowed for effecting maintenance and repair for good cause. If the responsible party fails or refuses to perform such maintenance and repair, then municipality or County may immediately proceed to do so and shall bill the cost thereof to the responsible person. Nonpayment of such bill may result in a lien on the property.*

Response 19: **The Stormwater Maintenance Manual has been updated to provide these statements.**

Landscape Comments

Comment 1: *It appears the Applicant is proposing to preserve existing trees in poor condition. Based on recent Google street view images, it appears the Ash tree by the fire hydrant along Prospect Avenue is in decline due to the Emerald ash borer. Further down the road, two (2) oak trees near the existing caddy shack building are dead and pose a high risk of failure. These three (3) trees should be indicated to be removed.*

Response 1: **Two of the trees along Prospect Avenue were removed by PSE&G after the survey was performed. The 3rd tree is now shown to be removed.**

Comment 2: *Revise the plans to provide an alternative to proposed EC (Burning bush) as this is a highly invasive species and should not be utilized. Also, provide an alternative for proposed AS (Sugar Maple) as this species does not tolerate road salt.*

Response 2: **Burning Bush is proposed to match an immediately adjacent existing hedge. The proposed Sugar Maple trees have been replaced.**

Comment 3: Revise the plant schedules to indicate multi-stem ornamental trees to be a minimum height. Currently, trees are indicated by caliper size only.

Comment 3: The minimum height has been added to the plant schedule.

Comment 4: Revise the 'Deciduous Tree Planting' detail, sheet 25 of 25, to indicate rigid, plastic open mesh trunk guards to be provided to protect from the irreparable damage from buck rub. Provide a detail of same.

Response 4: A trunk guard detail has been added to the plans.

Comment 5: Revise the plans to depict mulch bed lines on the plans, to prevent confusion during construction.

Response 5: Mulch bed lines have been added to the plans.

Comment 6: Testimony should be provided on whether the operations of the site will be open to the general public.

Response 6: Testimony will be provided that operations will not be open to the general public.

Lighting Comments

Comment 1: In accordance with Section 25-14.1 e., provision shall be made for the reduction in the intensity of illumination to the minimum needed for security purposes when the facility is not in operation; whereas timers and hours of operation have not been indicated.

Response 1: The proposed lighting will be operated on a timer with reduced light levels when the Club is not in operation. Testimony will be provided by the Club.

Comment 2: Revise the plans to indicate the proposed color and finish for all light fixtures and poles.

Response 2: The proposed color and finish are listed in the site lighting schedule.

Comment 3: Revise the plans to provide isolux pattern details with a scale and graph.

Comment 3: Isolux lines are provided on LL102 and LL103 with call outs depicting footcandle levels.

Comment 4: *Sheet LL102 includes a callout which states "Refer to architectural drawings for canopy and egress lighting (Typ.)" However, no lighting information is provided on the architectural drawings. This discrepancy must be resolved.*

Response 4: **The lighting under the building canopy was provided by the architect. The architect has not prepared their drawings with building lighting. The callout on the plans was revised to indicate that building lighting will be provided prior to construction.**

We trust these responses address your comments. If you have any questions or need additional information, please do not hesitate to call.

Sincerely,
Langan Engineering and Environmental Services, LLC.



Timothy B. Derrick, P.E.
Project Engineer

cc: Alan Trembulak – Montclair Law Group
Roger Bacon, Michael Campbell – Montclair Golf Club
Michael Fowler, George Derrick – Langan
Jeff Rawding – F.J. Rawding

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