

September 6, 2024

Via E-mail (JVite@westorange.org)

Planning Board
Township of West Orange
66 Main Street
West Orange, New Jersey 07052

Attn.: Jamilet Baquerizo Vite – Board Secretary

**RE: ENGINEERING REVIEW FOR ESSEX COUNTY COUNTRY CLUB
WEST ORANGE PLANNING BOARD APPLICATION No. PB 24-16
350 MT. PLEASANT AVENUE (BLOCK 156, LOT 1)
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY
MATRIX No. 23-1345-003**

Ms. Vite,

As requested, Matrix New World Engineering, Land Surveying and Landscape Architecture, PC (Matrix) has reviewed the Planning Board application and supporting documentation for the above-referenced site. Matrix has prepared a technical engineering review of the proposed improvements at the subject. It shall be noted that our review of the project is limited to site/civil engineering only. Matrix defers all planning matters, including but not limited to, bulk and/or use variances, conformance with the master plan and ordinances, etc. to the board's planning consultant.

As provided by your office, Matrix has received and reviewed the following documents for this project:

- Township of West Orange Application form for the Planning Board or Zoning Board of Adjustment, dated July 23, 2024;
- Completed Site Plan Checklist Form and Waiver Request;
- Completed Sustainability Checklist Form;
- Pool Complex Site Plan for Essex County Country Club, prepared by Watermen LLC, consisting of 7 sheets, dated July 3, 2024
- Architectural Plans for Existing Pool House with Pool Area & Kitchen Renovation, prepared by F.J. Rawding, AIA, consisting of 3 sheets, dated July 3, 2024;
- Landscape Plan Set, prepared by Sponzilli Landscape Group Inc., consisting of 3 sheets, dated July 3, 2024;
- Survey of Essex County Country Club, prepared by Stewart Associates, Inc., consisting of 1 sheet, dated October 27, 1978;
- Property buffer report (200-foot owner list) for Block 156, Lot 1, prepared by the Office of the Tax Assessor, Township of West Orange, dated June 24, 2024;
- Verification of Taxes and Sewer Charges Paid, Block 156, Lot 1, Essex County Country Club, prepared by the Office of the Tax Collector, dated July 18, 2024;

- Pool Complex Improvements Stormwater Memo, prepared by Watermen LLC, dated July 3, 2024.

PROJECT DESCRIPTION

Matrix understands that the Owner and Applicant for this application is Essex County Country Club located at 350 Mt. Pleasant Avenue and designated as Block 156, Lot 1 on the tax maps of the Township of West Orange. The Property is located within the Township's R-2 zoning district. The subject property is approximately 176.83 acres and is currently improved with an existing golf course, clubhouse, tennis courts, swimming pool, pool house and a number of other accessory structures. The Applicant is seeking minor site plan approval, along with variance relief, in connection with improvements to the pool house. Below is a summary of the proposed improvements:

The Applicant proposes to make a number of improvements to an existing pool house building including expansion of covered walkway, construction of an open-air covered bar area with a grill area, expansion of existing patio, and construction of a pergola with seating underneath.

1. General

- 1.1. The survey provided by GC Stewart Associates Inc. dated October 27, 1978, is outdated and does not reflect the conditions as they currently exist on the property. The Applicant has requested waivers for Items 13, 19, 28, 29, and 32 on the checklist pertaining to information that would be shown on a land survey. Due to the confined area of the proposed improvements and the information provided on the "Existing Conditions & Site Clearing Plan," Matrix has no issue with the waiver request.

2. Existing Conditions & Site Clearing Plan

- 2.1. The Applicant shall provide testimony as to the intention to remove, demolish, or otherwise modify any existing exterior site elements for the proposed development.
- 2.2. The Applicant shall revise this plan to clearly show the limits of clearing.

3. Site Plan

- 3.1. The Applicant shall provide testimony regarding the existing site conditions, proposed improvements, and conformance with applicable ordinances and regulations.
- 3.2. The zoning table on this plan shows there is a variance required for the height of the proposed accessory structure (pool house). Matrix defers to the board planner for further planning review.
- 3.3. The plan shows the parking lot improvements that were previously approved as part of application PB23-09. Some of the improvements have been constructed. The Applicant shall provide testimony to the board as to when the balance of the improvements will be completed.
- 3.4. The proposed gate is shown to be 6 feet in height with a "Top Pull" access mechanism. The Applicant shall confirm that the gate is ADA accessible or provide testimony regarding alternative accessibility.

4. Grading and Drainage Plan

- 4.1. The Applicant provided a stormwater memo stating that the project is not considered a major development according to the township's Ordinance section §25-29. Matrix is in agreement.
- 4.2. As part of the drainage design, the Applicant is proposing patio drains along the perimeter of the landscaping beds and paver area between the pool and pool house. These drains appear to lead to two (2) separate scour holes but show no further connections to any drainage system. The plan shall be revised to depict the functionality of the scour holes and the discharge point of the water that is collected in the proposed drains. Additionally, a detail of the scour hole shall be added to the Construction Details plan sheet.

- 4.3. The Applicant shall provide testimony regarding the need to construct any above- or below-grade improvements for utility services.

5. Soil Erosion and Sediment Control Plan

- 5.1. The Applicant shall obtain a permit from the Hudson-Essex-Passaic Soil Conservation District as it appears there will be more than 5,000 square feet of soil disturbance as a result of this project. The permit shall be in possession and remain on site prior to commencement of any work on the site.
- 5.2. There are patio drains being proposed as part of this project that require inlet protection. The Applicant shall revise the plan accordingly.

Matrix has reviewed the Landscape Set prepared by Sponzilli Landscape Group, Inc. and has the following comments:

6. Layout & Materials Plan

- 6.1. No comment.

7. Landscape Lighting Plan

- 7.1. The Applicant shall provide testimony regarding existing vegetation, and any related removals, replacements, and new planting areas.
- 7.2. The Applicant shall provide testimony regarding the existing site's compliance with Township Ordinance §25-14, related to lighting levels.

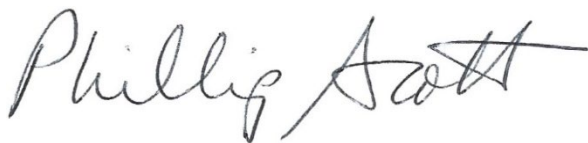
8. Planting Plan

- 8.1. No comment.

We thank you for the opportunity to be of service to the Township of West Orange Planning Board. Please feel free to contact me directly with any questions or comments as indicated at (973) 295-3279 or via e-mail at pscott@mnwe.com.

Sincerely,

MATRIX NEW WORLD ENGINEERING



Phillip Scott, P.E., C.M.E.
Director of Urban Engineering and Development

EJ:PS
Enclosures

Cc: Dennis Petrocelli, PG – Vice President, Matrix
Michael Soltys, PE – Vice President, Matrix

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