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March 17, 2026

**VIA Hand Delivery and Email**

Jamilet Baquerizo Vite, Secretary  
Planning Board  
Township of West Orange  
66 Main Street, Room 214  
West Orange, NJ 07052

**Re: Crestmont Country Club  
750 Eagle Rock Avenue  
Block 174, Lot 1.01**

Dear Ms. Baquerizo Vite:

This Firm represents Crestmont Country Club, Inc. ("Crestmont"). In support of Crestmont's application for amended preliminary and final site plan approval with associated "c" variances to construct a new driveway from its existing parking area to accommodate the installation of a new traffic signal at the intersection of Eagle Rock Avenue and Oval Road, along with other site improvements, enclosed please find five sets of the following:

1. Application Form.
2. Variance Request/Project Narrative, prepared by Sean Moronski, P.P., dated March 10, 2026.
3. Site Plan Checklist.
4. Sustainability Checklist.
5. Tree Removal and Replacement Permit Application/Checklist for Tree Removal Construction Applications.
6. Letter in support of Tree Removal and Replacement Plan, prepared by Langan Engineering, dated March 10, 2026.

7. Submission Waiver Request Letter, prepared by Langan Engineering and Environmental Services, LLC, dated March 10, 2026.
8. Verification of Taxes and Sewer Charged Paid, dated February 11, 2026.
9. Buffer Report (Township of West Orange), dated February 12, 2026.
10. Property Owner's List (Borough of Roseland), dated April 5, 2024. We will update this list prior to the hearing on this matter.
11. Property Owner's List (Township of Livingston), dated February 10, 2026.
12. Stormwater Management Report (994 pages), prepared by Langan Engineering and Environmental Services, LLC, dated February 12, 2026. (2 copies only)
13. Stormwater Operation and Maintenance Manual (22 pages), prepared by Langan Engineering and Environmental Services, LLC, dated February 12, 2026.
14. Environmental Impact Statement (61 pages), prepared by Langan Engineering and Environmental Services, LLC, dated February 12, 2026.
15. Preliminary and Final Site Plans (36 sheets), prepared by Langan Engineering and Environmental Services, LLC, dated February 12, 2026.
16. Tree Restoration Plans (4 sheets), prepared by Langan Engineering and Environmental Services, LLC, dated February 12, 2026.
17. Right of Way & Partial Site Survey (6 sheets), prepared by Langan Engineering and Environmental Services, LLC, dated February 11, 2026.
18. Topography, Natural Resources and Aerial Map & Steep Slope Analysis Plans (4 sheets), prepared by Langan Engineering and Environmental Services, LLC, dated February 12, 2026.
19. Preliminary Eagle Rock Avenue Roadway Improvement Plans (22 sheets), prepared by Langan Engineering and Environmental Services, LLC, dated February 12, 2026.
20. Traffic Signal Design Report, prepared by Langan Engineering and Environmental Services, LLC, dated January 21, 2026.
21. Planning Board resolution for site plan application PB-23-06, dated July 19, 2023 (pickleball courts).

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22. Zoning Board of Adjustment resolution for ZB-24-07, dated November 21, 2024 (housing for seasonal workers).

I have also enclosed the application fee of \$5,075.00 (\$450.00 site plan base fee + \$2,450.00 for 7 variances (\$2,900.00 for preliminary site plan) + \$2,175.00 final site plan approval) and \$2,500.00 for escrow. We will forward a W-9 in a separate email for confidentiality purposes.

I have attached a USB with this letter and all of the submission items. The Applicant is submitting an electronic copy of this application and is therefore requesting a waiver of the digitizing fee. Please advise if any additional fees are required.

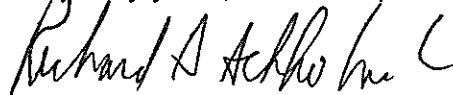
The property is located in the Township's R-2 zone. In addition to amended preliminary and final site plan approval, the applicant is seeking the following relief:

1. Section 25-12.1.b (Minimum distance from parking area curb to fencing, screening or structure, near the modular home) (5 feet required; >5 feet existing; 3 feet proposed).
2. Section 25-12.2.b.1 (Minimum number of parking spaces) (700 parking spaces required; 256 existing; 292 proposed) (an increase of 36 parking spaces).
3. Section 25-28.8.f.11 (Maximum retaining wall height) (4 feet permitted; 21.5 feet proposed).
4. Section 25-28.7.b.16 (Minimum setback of proposed improvements to top of steep slopes that are 10%-30%) (50 feet required; 10 feet proposed).
5. Section 25-28.7.b.16 (Minimum setback of proposed improvements to top of steep slopes that are greater than 30%) (100 feet required; 10 feet proposed).
6. Section 25-28.8b (Maximum disturbed area) (25% or greater slope category) (0% permitted; 10.9% proposed).
7. Section 25-28.8f.8 (Maximum driveway slope) (6 percent permitted; 10.5 percent existing to remain; 8.5% proposed).

Applicant also requests a site plan waiver from Section 28-4.b.4 (removal of trees on slopes of 10% or greater) (191 trees proposed to be removed that are located on slopes that are 10% or greater). These trees will be replaced pursuant to the Tree Restoration Plans.

Thank you for consideration of this matter.

Very truly yours,



Richard S. Schkolnick

RSS/lp

Enclosures

Crestmont Country Club