

10 March 2026

Walter Kipp
Township of West Orange Forestry Division
West Orange Town Hall
66 Main Street
West Orange, NJ 07052

**Re: Tree Removal and Replacement Permit Application
Crestmont County Club, Inc.
Block No. 174, Lot No. 1.01
West Orange Township, Essex County, New Jersey
Langan Project No.: 101049802**

Dear Mr. Kipp:

On behalf of the applicant, Crestmont Country Club, Inc., for the project located at the Crestmont Country Club property at the address of 750 Eagle Rock Avenue, also referred to as Block No. 174, Lot No. 1.01 in the Township of West Orange, we are providing this letter in accordance with the requirements set forth within Chapter 28: Article I: Tree Protection, Removal, and Replacement ordinance of the Township of West Orange code of ordinances. As part of the preliminary and final major site plan application for the aforementioned project, the tree removal and replacement permit application is required to accompany the development application.

As set forth within Section 28-6, a written explanation shall be provided in response to the prohibitions set forth in Section 24-4b-c for consideration by the Township Forester, and tree replacement plans shall be developed and submitted for review. Tree replacement plans in accordance with Section 28-8 have been developed and are included within the accompanying site plan application package. The written explanation in response to the prohibitions set forth in Section 24-4b-c are summarized below, with point-by-point responses/explanations in **Bold**.

b. Prohibitions. Notwithstanding paragraph a above, no person shall do any of the following:

1. Cut down or remove any tree within wetlands, flood hazard areas, riparian zones, or other areas protected by state or federal law or applicable EPA or NJDEP regulations;

Response:

No trees are proposed to be removed within any wetlands, flood hazard areas, riparian zones, or other areas protected by state or federal law or applicable EPA or NJDEP regulations.

2. Cut down or remove any tree within a conservation easement;

Response:

No trees are proposed to be removed within any conservation easements.

3. Engage in activities which could cause a tree to die, including but not limited to topping, grade cut or fill, soil compaction within the drip line, chemical contamination, excessive alterations to established drainage patterns or mechanical damage.

Response:

Proposed measures are provided with the tree removal and replacement plans to address requirements to protect existing trees to remain. Site construction observation and coordination with the Township Forester will be provided during construction.

4. Cut down or remove any tree on a slope with a grade of 10% or greater on a slope where vegetation is presently stabilizing soils.

Response:

A waiver is requested for trees that are proposed to be removed on a slope with a grade of 10% or greater that is a part of the proposed site plan application. Tree replacement, proposed grading activities, and vegetative stabilization are proposed to provide suitable conditions post-construction.

5. Cut down or remove any tree unless it is performed by a Qualified Tree Expert and who shall be registered with the Township of West Orange pursuant to Section 5-27 et seq.

Response:

The work will be performed by a Qualified Tree Expert and who shall be registered with the Township of West Orange.

6. Perform street, curb and sidewalk construction or repairs unless utilizing methods that protect the roots and trunk of a tree, such as manual excavation, reducing the curb, curving sidewalks around a tree, and modifying driveway aprons to accommodate trees as directed by the Township Forester or Township Engineer.

Response:

Measures are provided with the tree removal and replacement plans to address requirements to protect existing trees to remain. Site construction observation and coordination with the Township Forester will be provided during construction.

7. Remove trees within one hundred (100) feet of a ridgeline.

Response:

No ridgelines are within the area of the proposed work.

8. Remove trees which will impair the growth and development of the remaining trees on the applicant's lot or on adjacent lots.

Response:

The removal of the existing trees will not impair the growth and development of the remaining trees on the applicant's lot or on adjacent lots.

9. Remove trees if tree removal will negatively alter existing drainage patterns and stormwater runoff.

Response:

The removal of the existing trees will not negatively alter existing drainage patterns or stormwater runoff. The proposed project includes stormwater management measures to improve the control of the runoff from the site.

10. Remove tree if it will result in soil erosion.

Response:

Soil erosion measures are provided with the proposed tree removal and the overall project scope of work to address the requirements to protect from soil erosion and sediment transport. A permit application will be submitted to Hudson-Essex-Passaic Soil Conservation District (HEPSCD) for review, approval, and enforcement.

11. Remove trees if it would increase the amount of stormwater runoff and/or negatively affect stormwater runoff patterns on any lot(s), whether contiguous or not.

Response:

The proposed project with the removal of the existing trees will not increase the stormwater runoff rate nor negatively alter existing drainage patterns or stormwater runoff. The proposed project includes stormwater management measures to improve the control of the runoff from the site.

12. Remove trees if it would constitute a significant change in the screening between existing or proposed structures on roads and/or adjacent lots.

Response:

The proposed project with the removal of the existing trees and the significant tree replacement required will not significantly change the screening between existing structures on roads and/or adjacent lots. The level of tree replacement will improve the appearance of the site from the adjacent roads and lots.

13. Remove trees where it would alter topography of the area where such tree(s) are located and will create conditions which may be injurious to the trees or other trees located nearby.

Response:

The changes in topography in the areas will not be injurious to the trees to remain in proximity to the work.

14. Remove trees where it will impair suitable habitats and migratory zones for endangered or threatened species animals.

Response:

The removal of the existing trees will not impair nor impact suitable habitats and migratory zones for endangered or threatened species animals.

15. Engage in activities that cause harm to the health of the tree, including but not limited to, volcano mulching, cutting off light, water, or air, and/or fail to remove invasive vines or the invasive Tree of Heaven which harbors Japanese Spotted Lantern Flies which cause harm to native species of trees.

Response:

Measures are provided with the tree removal and replacement plans to address requirements to protect existing trees to remain. No invasive species are proposed. Site construction observation and coordination with the Township Forester will be provided during construction.

c. Specific prohibitions related to construction activities:

1. In connection with any construction, prior to the issuance of a building permit or start of construction, snow fencing or other protective barriers shall be placed around trees that are not to be removed. The protective barriers shall be placed at the outermost edge beyond the drip line or tree canopy. All protective barriers shall remain in place until all construction activity is terminated. No equipment, chemicals, soil deposits or construction materials shall be placed within any area so protected by barriers. Any landscaping activities performed subsequent to the removal of the barriers shall be accomplished by hand labor and only using light machinery where necessary.

Response:

Measures are provided with the tree removal and replacement plans to address requirements to protect existing trees to remain. Site construction observation and coordination with the Township Forester will be provided during construction.

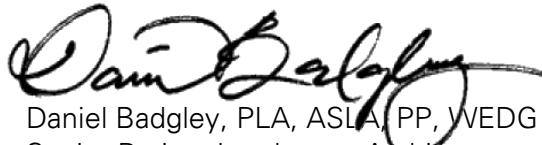
2. Storing and placing building material or debris or placing construction equipment within the drip line.

Response:

Measures are provided with the tree removal and replacement plans to address requirements to protect existing trees to remain. No invasive species are proposed. Site construction observation and coordination with the Township Forester will be provided during construction.

Sincerely,

Langan Engineering and Environmental Services, LLC



Daniel Badgley, PLA, ASLA, PP, WEDG
Senior Project Landscape Architect
NJ P.L.A. Lic. No. 21AS00097700



John Coté, PE, LEED AP
Associate Principal
NJ P.E. Lic. No. 24GE03705800

CC:

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