

10 March 2026

Township of West Orange Planning Board
West Orange Town Hall
66 Main Street
West Orange, NJ 07052

**Re: Site Plan Submission Checklist Waiver Request
Crestmont County Club, Inc.
Block No. 174, Lot No. 1.01
West Orange Township, Essex County, New Jersey
Langan Project No.: 101049802**

Dear Board Members:

This letter provides our written request for waivers from the submission requirements outlined within the Township of West Orange Site Plan / Subdivision Checklist associated with the above-referenced application. Below are the requests for waivers from the Site Plan Checklist with the explanation of each request in **Bold**.

Site Plan Checklist Items:

#28. Item: All existing streets, water courses, flood plains, wetlands or other environmentally sensitive areas on and within 200' of site.

#30. Item: Topographical features of the subject property from U.S.G.S. map.

#31. Item: Existing and proposed contour intervals based on U.G.S & G.S datum. Contours to extend at least 200' beyond property as follows: Up to 3% grade – 1'; 3% + grade – 2'.

We are requesting partial waiver relief from these three items given the size of the overall Crestmont facility (147+/- acres) and the limited area of work proposed within the site (4+/- acres). The detailed information required is provided for the area of the proposed improvements on the Site Plan set. General overall information is provided on the steep slopes analysis exhibits, Exhibits EX01 and EX02.

#32. Item: Boundary, limits, nature and extent of wooded areas, specimen trees, and other significant physical features (detail may vary).

We are requesting partial waiver relief from this item given the size of the overall Crestmont facility (147+/- acres) and the limited area of work proposed within the site (4+/- acres). The detailed information required is provided for the area of the proposed improvements on the Site Plan set and on the Tree Restoration Plan set. General overall

information is provided on the steep slopes analysis exhibits, Exhibits EX01 through EX04.

#33. Item: Existing system of drainage of subject site and of any larger tract or basin of which is a part.

We are requesting partial waiver relief from this item given limited area of the proposed improvements (4+/- acres) relative to the size of the overall Crestmont facility (147+/- acres). The detailed stormwater analysis addresses the watersheds and associated drainage features (existing and proposed) associated with the area of the proposed improvements on the Site Plan set. The project does not propose any alterations to the existing drainage systems beyond the scope of the proposed improvements.

We appreciate the Board's consideration of the above-listed waivers. Please let us know if you need any additional information pertaining to this request.

Sincerely,

Langan Engineering and Environmental Services, LLC


John Coté, PE, LEED AP
Associate Principal

CC:

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