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MEMORANDUM

To: *Chairman and Members of the
West Orange Planning Board*

From: *John J. Hess, PE, PP, CME
Planning Board Engineer*

Date: *April 1, 2022*

Re: *Application No. PB-22-01
Pleasantdale Chateau & Conference Resort, Inc.
Preliminary & Final Major Site Plan, Conditional Use,
"C" Variances & Tree Removal Permit
Review #1
757 Eagle Rock Avenue
Block 177.12, Lot 60
Our File: VWRP0177.02*

CC: *Paul Grygiel, AICP, PP - Township Planning Director
Leonard Lepore, PE - Township Engineer
Diana McGovern, Esq. - Planning Board Attorney
Pleasantdale Chateau & Conference Resort, Inc. - Applicant
Robert C. Williams, Esq. - Applicant's Attorney
Michael J. Lanzafama, PE, PLS, PP - Applicant's Engineer
Donald R. Fiore, RA - Applicant's Architect*

Our office has received for review the following documents which were submitted in support of the above referenced application for Preliminary and Final Major Site Plan, Conditional Use, "C" Variances and Tree Removal Permit approval:

- A set of Preliminary & Final Site Plan drawings (5 sheets) prepared Michael T. Lanzafama, PE, PLS, PP with Casey & Keller, Inc. of Millburn, New Jersey and bearing a latest revision date of February 28, 2022.
- A set of New Conservatory Addition plans (13 sheets) prepared by Donald R. Fiore, RA with Heintz & Fiore Architects of Short Hills, New Jersey dated January 4, 2022.
- A completed Application Package.
- A completed Site Plan/Subdivision Checklist.
- A completed Sustainability Checklist Form.
- A completed Application for Tree Removal and Replacement Permit.
- A January 4, 2022 report entitled "As-Built and Inspirational Photographs" prepared by Donald R. Fiore, AIS which documents the existing conditions at the site where the work under this application is proposed.



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April 1, 2022
Our File No. VWRP0177.02
Page 2

- A Verification of Taxes & Sewer Charges Paid from the Office of the Tax Collector dated February 14, 2021 which states that the taxes are paid until April 30, 2021 and the sewer charges are paid in full for 2021.
- A Buffer Report which lists the owners of properties within 200 feet of Block 177.12, Lot 60 from the Office of the West Orange Assessor dated February 10, 2022.
- Copies of the following prior Planning Board and Zoning Board of Adjustment Resolutions of Approval for the property in question:
 - Zoning Board Case No. 2636 dated July 8, 1980.
 - Zoning Board Case No. ZB-84-24 dated November 13, 1984.
 - Planning Board Case No. PB-95-15 dated October 5, 1995 (2 Resolutions).
 - Planning Board Case No. PB-96-06 dated July 10, 1996.
 - Zoning Board Case No. ZB-97-03 dated March 20, 1997.
 - Planning Board Case No. PB-97-04 dated April 2, 1997.
 - Planning Board Case No. PB-03-16 dated January 7, 2004.

We have reviewed the information submitted in support of this application and offer the following comments:

A. PROJECT DESCRIPTION

The property in question is an irregularly shaped tract which fronts on the northerly side of Eagle Rock Avenue, the easterly side of Oval Road and the southerly side of Coggins Lane. It has an area of approximately 33 acres and is located in the R-4 Zone. The property is currently occupied by the Pleasantdale Chateau and Conference Resort.

The Applicant is seeking Preliminary & Final Major Site Plan approval with "C" Variances, Conditional Use approval and Tree Removal Permit approval to construct a new conservatory space which will be used as an assembly space for ceremonies and performances in support of functions held at the existing facility. A breezeway is proposed to connect the new conservatory to the adjacent masonry building. The conservatory will be connected to an existing garage which will be converted to become part of the conservatory. An addition is also proposed to the garage building which will be used for furniture storage. It states on the architectural plans that the new building will have a floor area of 3,408 sf. The Applicant also proposes to install a generator to serve the proposed conservatory and to restore an existing generator and enclosure to serve the main chateau. Finally, the Applicant proposes to install various exterior improvements including a wine press feature with a decorative paver surround, new walkways and reestablishment of the natural woodland landscaping by clearing the invasive undergrowth and reestablishing native plants and trees already found throughout the existing woodlands at the site.



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April 1, 2022
Our File No. VWRP0177.02
Page 3

B. DESIGN COMMENTS

1. Based on our review, we request that the following additional information be submitted as stipulated on the Site Plan/Subdivision Checklist:
 - a) Item #20 – *Copy and/or delineation of any existing or proposed deed restrictions or covenants.*
 - b) Item #21 – *Any existing or proposed easement or land reserved for or dedicated to public use. .*
 - c) Item #25 – *Requested or obtained design waivers or exceptions.*
2. The Applicant has requested waivers from the following items on the Site Plan/Subdivision Checklist:
 - a) Item #10 – *Monumentation as specified by Map Filing Law.*
 - b) Item #14 – *Affidavit of ownership.*
 - c) Item #22 – *Development stages or staging plans.*
 - d) Item #28 – *All existing street, water courses, flood plains, wetlands, or other environmentally sensitive areas on and within 200' of site.*
 - e) Item #34 – *Drainage Area Map.*
 - f) Item #35 – *Drainage Calculations.*
 - g) Item #39 – *Spot and finished elevations at all property corners, corners of all structures or dwellings, existing or proposed first floor elevations.*
 - h) Item #41 – *Road and paving cross-sections and profiles.*
 - i) Item # 42 – *Proposed street names.*
 - j) Item #43 – *New block and lot numbers confirmed with local assessor or municipal designee.*
 - k) Item #44 – *Lighting plan and details.*
 - l) Item #46 – *Solid waste management plan.*
 - m) Item #47 – *Site identification signs, traffic control signs, and directional signs.*
 - n) Item #48 – *Sight triangles.*
 - o) Item #49 – *Vehicular and pedestrian circulation patterns.*



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April 1, 2022
Our File No. VWRP0177.02
Page 4

- p) Item #50 – *Parking plan showing spaces, size and type, aisle width, curb cuts, drives, driveways and all ingress and egress areas and dimensions.*
 - q) Item #52 – *Plans and legal documents for compliance with West Orange COAH Ordinances.*
3. It shows on the Zoning Table on sheet 1 of the site plan drawings that the existing lot coverage is 17.38% and the proposed lot coverage is 16.29%. However, it also shows that the lot coverage is increasing from 229,494 sf to 234,174 sf. This discrepancy must be resolved.
 4. The proposed site improvements shown on sheet 4 of the site plan drawings do not agree with the proposed improvements shown on the Part Site Plan on sheet A-0.3 of the architectural plans. The architectural plans and the site plan drawings must be revised to be consistent with each other.
 5. Sheet 4 must be revised to show the areas of the proposed additions.
 6. Sheet 4 must be revised to dimension the width of the proposed sidewalk.
 7. The Applicant should address the Board regarding their plans to comply with the electric vehicle charging station requirements in Ordinance No. 2667-21.
 8. The Applicant should address the Board regarding whether any outdoor lighting is proposed as part of this project. If outdoor lighting is proposed, the locations must be shown on the plans and the appropriate details provided.
 9. It shows on sheet 4 that the existing gravel drive will continue to the proposed concrete walk in front of the conservatory where it ends. At the Site Plan Review Advisory Board meeting on March 22, 2022, the Applicant clarified that the gravel drive would be removed to the point where it branches from the gravel drive which traverses around the conservatory. Therefore, the plans must be revised accordingly.
 10. It shows on sheet 5 of the site plan drawings that the limit of disturbance by the proposed addition ends where the service drive from the addition connects to the gravel path. However, sheet A-0.3 shows that a new asphalt paved turnaround is proposed. As a result, the proposed limit of disturbance must be revised accordingly.
 11. It shows on sheet 5 that storm drain pipes, inlets and a yard drain are proposed. We note that the Applicant has requested a waiver from the requirement to submit drainage calculations. Therefore, we are unable to verify that the proposed improvements are adequate to mitigate the increase in stormwater runoff from the site.
 12. A pipe bedding detail and a yard drain detail must be added to the plans.
 13. The pipe material for each storm drain pipe, the pipe lengths, the pipe slopes and the invert elevations must be shown on sheet 5.



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April 1, 2022
Our File No. VWRP0177.02
Page 5

C. LANDSCAPING COMMENTS

1. It shows on sheet 3 that 3 existing trees are to be removed. The type of trees, the caliper of the trees and the condition of the trees to be removed must be indicated on the plan. In addition, the Applicant should address the Board regarding their plans to replace the trees that are being removed as required by Section 25-27.8g(b) of the Ordinance.
2. It shows on sheets 4 & 5 that 2 new trees are proposed whereas the Part Site Plan shows that 2 trees are to be transplanted and 1 new tree is proposed. This discrepancy must be resolved. The plans must be revised to include a landscape schedule which shows the quantities, species and installation sizes that are proposed.
3. At the Site Plan Review Advisory Board meeting on March 22, 2022, the Applicant stated that they will be reestablishing the natural woodland landscaping by clearing the invasive undergrowth and reestablishing native plants and trees already found throughout the existing woodlands at the site. The Applicant should address the Board regarding the restoration work that is proposed at the site.

The Applicant is hereby advised that any revised plans or other documents submitted to the Board should be accompanied by a cover letter which addresses each of the comments in this review letter and also details any other changes that have been made to the plans as these may not be readily apparent.