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August 12, 2021

Ms. Beth Foley
Planning Board Secretary
MENDHAM TOWNSHIP PLANNING BOARD
2 West Main Street
Brookside, NJ 07926

Re: **Mendham Golf & Tennis Club**
Technical Review #1
Block 144, Lot 24
Kennedy Road, Gold & Corey Lanes
Township of Mendham, Morris County
FPA Job Number: 13311.091

Dear Ms. Foley:

As requested, our office has completed a review of the documents related to the above listed application. The following documents were reviewed:

1. Letter of transmittal prepared by Day Pitney, LLP dated May 12, 2021,
2. Application for Development and Project Description, dated May 12, 2021,
3. Application Checklist, dated May 11, 2021,
4. Addendum to PB Application Checklist, dated May 10, 2021,
5. Preliminary and Final Site Plans prepared by Yannaccone Villa & Aldrich, dated May 10, 2021, eight sheets,
6. Planting and lighting Plans prepared by Bosenberg- Landscape Architecture, dated April 10, 2021, two sheets,
7. Architectural Plans prepared by Settembrino Architects, dated May 12, 2021, four sheets,
8. Certified Property Owners list, dated April 29, 2021,
9. Stormwater Facility Maintenance Agreement, filed Feb. 15, 2018, with Morris County,
10. NJDEP Freshwater Wetlands LOI for B. 144, L.24, dated July 24, 2014,
11. Partial Environmental Impact statement prepared by Yannaccone Villa & Adrich, dated May 10, 2021,
12. Submission to the Board of Health for proposed septic system and water upgrades, dated May 11, 2021,
13. Transmittal to Morris County Planning Board by Day Pitney, LLP dated May 12, 2021,
14. Transmittal to Morris County SCD by Yannaccone Villa & Aldrich, dated May 11, 2021,



15. Form #2-Certification of Taxes Paid, prepared by Mendham Township, dated April 27, 2021,
16. Resolution of a previous Site Plan approval dated June 18, 2014.

The subject application is for a proposed Preliminary and Final Major Site Plan of, and shown on the Tax Map, as Block 144, Lot 24, located at Kennedy Road, Golf & Corey Lanes. The project is in the "G" Zoning District and no variances are being requested. The applicant, Mendham Golf & Tennis Club, is expanding the existing clubhouse by 6,920 sf and will include dining areas, a bar area, restrooms, and coat closet. Exterior improvements include sidewalk and patio removal and relocation, lighting, landscaping, and stormwater management facilities.

We have reviewed the submitted documents for compliance with the technical requirements for a Preliminary and Final Major Site Plan. We have reviewed the submitted documents which results in the following comments for the boards consideration:

Technical Review Cover Sheet (Sheet 1)

1. The applicant should provide testimony as to the existing and proposed configuration, use and shape of the subject property, as well as the proposed project.

Overall Site & Environmental Constraints Plan (West Side & East Side, Sheets 2 & 3)

2. The applicant should provide testimony regarding the wetlands found on the property, the history of the wetland LOI, and current wetland findings as they relate to the proposed clubhouse expansion project.
3. Testimony should discuss the Environmental Impact Report requirements, and the project impacts as they relate to these requirements found on-site.
4. We note that a stream traverses the site in a north-south direction, is classified as C-1 and a 300' NJDEP riparian line shown on the drawings. The stream appears to be greater than 300-ft from the improvements. The applicant should provide testimony confirming this.
5. There are three alternate scenarios for parking requirements outlined on this sheet demonstrating parking requirements which range from 62 to 129 spaces. The available on-site parking appears to be 211 spaces. The applicant should provide testimony about the parking requirements and how the parking requirement numbers were derived.
6. The following notes should be added to the General Notes:
 - a. Deviations from the plan must be approved by the Township Engineer in writing



prior to the change. Any deviations without prior approval will render the permit null and void.

- b. Any damage to the public road shall be repaired by the contractor at the direction of the Township Engineer prior to the issuance of a certificate of occupancy.
- c. Any soil to be exported shall be deposited in a location outside Mendham Township unless a grading permit is approved from the receiving site prior to movement. All soil shall be transported and disposed of in accordance with all state and federal requirements.
- d. There will be no burying of stumps, construction debris, or garbage on site. All waste material shall be disposed of in accordance with all applicable laws.
- e. The contractor shall notify the Township Engineer for the following inspections 72 hours in advance:
 - i. Silt fence installation prior to soil disturbance,
 - ii. Drywell excavation prior to installation of materials,
 - iii. Drywell tank, stone, and leader drain piping prior to backfilling,
 - iv. Prior to removal of soil erosion and sediment control measures,
 - v. Other inspections which may be specified at the time of construction.

Overall Site & Environmental Constraints Plan (Block 142, Lot 56, Sheet 4)

- 7. This sheet shows environmental constraints east of Corey Lane. These constraints are of sufficient distance from the clubhouse that they do not appear to have an effect on the proposed project. Applicant to provide testimony.

Site Layout of Golf Clubhouse Addition (Sheet 5)

- 8. Applicant should explain the proposed addition and its overall function and interactions with the existing facility, utilities and pedestrian ingress/egress should also be discussed.
- 9. This sheet contains many zoning issues, such as: a.) Zoning Schedule for G-Golf District, b.) requirements for non-residential uses, c.) Golf District supplementary regulations and d.) general non-conforming conditions. We defer the review of this information to the Board Planner.



Detail Of Grading & Utilities Plan (Sheet 6)

10. The existing pipes associated with the dry well that is to be removed, should also be indicated to be removed.
11. Additional spot grades for the proposed walk near the parking and patio areas should be added to the plan.
12. Applicant's engineer should check and confirm there is sufficient cover over the 12" RCP pipe where the proposed walk crosses over it.

Soil Erosion and Sediment Control Notes and Details (Sheet 7)

13. We defer review of this sheet to the Morris County Soil Conservation District.

Construction Details Sheet (Sheet 8)

14. We note that the subject application, in conjunction with previous applications and improvements, exceeds more than 1 acre of disturbance and $\frac{1}{4}$ acre of new impervious, therefore the project is subject to the NJDEP stormwater management regulations and is considered a Major Stormwater Development Project. The proposed drywells have sufficient capacity to store the 100 year storm event with no increase in runoff from the site.
15. Acceptable percolation tests were performed. The applicants engineer should perform the calculation to demonstrating that the drywell will be discharged within the maximum time allotted by the NJDEP regulations.
16. A previously prepared and filed Stormwater Management Operation & Maintenance Manual was submitted with the application. This manual should be updated to include all the drywells, along with any other features, and refiled in the County.

General Comments

17. Review and approval for the access should be provided from the police, fire, and emergency response departments.
18. The submitted landscape plan include proposed bollard lights. Per the submitted detail, the bollard is fully downward project and will minimize light spillage. Isolux patterns should be provided on the plan to define the spacing of the lights is adequate to provide a safe walking path.



19. The applicant has indicated that approvals for both sewer and water have been made to the appropriate reviewing agency. Any condition of approval from the Board for this project should be conditioned upon approval of these utilities.
20. The plans should indicate the estimate of import or export of soil. Any soil to be exported shall be deposited in a location outside of Mendham Township unless a grading permit is approved for the receiving site prior to movement. All soil shall be transported and disposed in accordance with all state and federal requirements.
21. Any approval should be conditioned upon the applicant obtaining all necessary permits for the project. Including but not limited to:
 - a. Morris County Planning Board
 - b. Morris County Soil Conservation District
 - c. NJDEP 5G3 Construction Activities Permit (if required)
 - d. Mendham Township Board of Health
22. The applicant shall schedule, and participate in, a pre-construction meeting for the project as a condition of approval. The meeting shall be attended by the applicant, his or her contractor, a representative of the Morris County Soil Conservation District, and the municipal engineer.
23. An as-built survey of the site improvements shall be required prior to the issuance of any Certificate of Occupancy for the project.
24. Any approval would be subject to the developer providing an engineer's estimate for calculating inspection fees and establish an escrow account in accordance with the ordinance requirements.

We reserve the right to provide further comments subject to testimony. Should you have any questions please do not hesitate to reach out to me.

Sincerely,
FRENCH & PARRELLO ASSOCIATES

A handwritten signature in blue ink, appearing to read 'Denis F. Keenan', is written over a light blue horizontal line.

Denis F. Keenan, PE
Planning Board Engineer
Denis.Keenan@fpaengineers.com
Cc: