

August 12, 2021

Mendham Township Planning Board  
2 West Main Street  
Brookside, New Jersey 07926

**Re: Mendham Golf & Tennis  
Preliminary and Final Site Plan  
Block 144, Lot 24  
Golf Drive, Mendham Township, NJ**

Dear Mr. Giordano and Members of the Board:

Princeton Hydro, LLC has completed our technical review of the plans and supporting materials submitted as of May 2021 for the proposed building addition at the Mendham Golf & Tennis Club. The Club is located at 2 Golf Lane. Our review focused on the assessment of the proposed project's potential impacts on the surface water, groundwater, and habitat resources of the Township. In particular, our review analyzed stormwater management and any sensitive environmental features. Our review and comments are based on the consistency of the proposed development with the Township's Land Use Ordinances and applicable State regulations pertaining to wetlands, stormwater, and threatened and endangered species.

### Materials Reviewed

The comments presented in this letter, which summarize our preliminary findings and comments, are based on Princeton Hydro's review of the following documents:

- Preliminary and final major site plan set for Mendham Golf & Tennis Club, prepared by Yannaccone, Villa, and Aldrich, LLC, dated May 10, 2021.
- Planting and walkway lighting plan for Mendham Golf & Tennis Club, prepared by Bosenberg Landscape Architecture, dated April 10, 2021.
- Addition and renovation plans at Mendham Golf & Tennis Club, prepared by Settembrino Architects, dated May 12, 2021.
- Limited Environmental Impact Study prepared by Yannaccone, Villa, and Aldrich, LLC, dated May 10, 2021.
- Revisions to the Limited EIS, prepared by EcoSciences, Inc., dated July 26, 2021.
- Prior Resolution PB-04, memorialized on June 18, 2014, for the expansion of the existing maintenance building.
- Freshwater Wetlands Letter of Interpretation Line Verification issued by the NJ Department of Environmental Protection dated July 24, 2014.

## Project Overview

This is an application for a building addition to the existing clubhouse at the Mendham Golf & Tennis Club. In order to accommodate the construction of the addition, existing hardscape will be removed from the site. The proposed addition is approximately 6,920 square feet in area. Block 144 Lot 24 is in the "G" zoning district with no variances being requested. The proposed interior improvements will include dining areas, a bar area, restrooms, and coat closet. Exterior improvements proposed include sidewalk and patio removal and relocation, lighting, landscaping, and stormwater management facilities.

The following comments pertain to the review of the Environmental Impact Statement and Stormwater Management Design. The provided materials were reviewed based on the New Jersey stormwater regulations (N.J.A.C. 7:8 and N.J.A.C. 7:15) and the New Jersey Best Management Practices Manual.

## Environmental Impact Comments

This site of the proposed improvements is in an already disturbed location. All the Freshwater Wetland required buffers are met and the applicant is making an effort to save existing trees adjacent to the clubhouse addition. There is no significant threat to T&E specie. The only comment that should be addressed is as follows:

- The proposed disturbance is well-removed from previously identified wetlands, however the LOI submitted with the application expired five years after it was issued on July 24, 2014. The applicant should provide testimony regarding the LOI, the wetlands, and the status of the LOI with the NJDEP.

## General Stormwater Comments

This project is not subjected to the NJDEP Stormwater Rule (NJAC 7:8) because it does not include one acre or more of disturbance, nor does it result in more than a quarter acre of new impervious cover. Based on a review of the submitted site plan set, we offer the following comments for consideration:

1. The drywell detail on Sheet 8 of 8 denotes a 6" PVC collector from the roof drain. The site plan identifies the roof leader as an 8" PVC pipe. The detail should be revised to remove the conflict.
2. We recommend providing a cleanout at the downspout or along the pipe run to facilitate cleaning if the pipe were to be come obstructed in the future.

This concludes Princeton Hydro's review of the revised materials submitted to the Planning Board for the proposed preliminary and final major site plan application for the Mendham Golf & Tennis Club. We reserve the right to provide further comment should it become necessary. If the Board has any questions concerning our report, please feel free to contact us.

Sincerely,



Jack Szczepanski, PhD  
Senior Ecologist  
Princeton Hydro, LLC



Mark Herrmann, PE, CFM  
Senior Project Manager  
Princeton Hydro, LLC

cc: file