



H2M Associates, Inc.

119 Cherry Hill Road, Ste 110
Parsippany, NJ 07054 | tel 862.207.5900

September 28, 2023

Via Email

Ms. Beth Foley
Planning Board
Township of Mendham
2 West Main Street
Brookside, New Jersey 07926

**Re: Mendham Golf and Tennis Club
Preliminary and Final Major Site Plan Approval
Block 144, Lot 24
2 Golf Lane
PB
H2M Project No.: MENT2104**

Dear Chairman and Board Members:

In preparation of this review letter, I have reviewed all application materials, reviewed the Township Land Use Ordinance and Master Plan, and visited the site. H2M reserves the right to continue to review and provide additional technical comments as the application progresses through the process.

I am in receipt of the following items submitted in connection with this application:

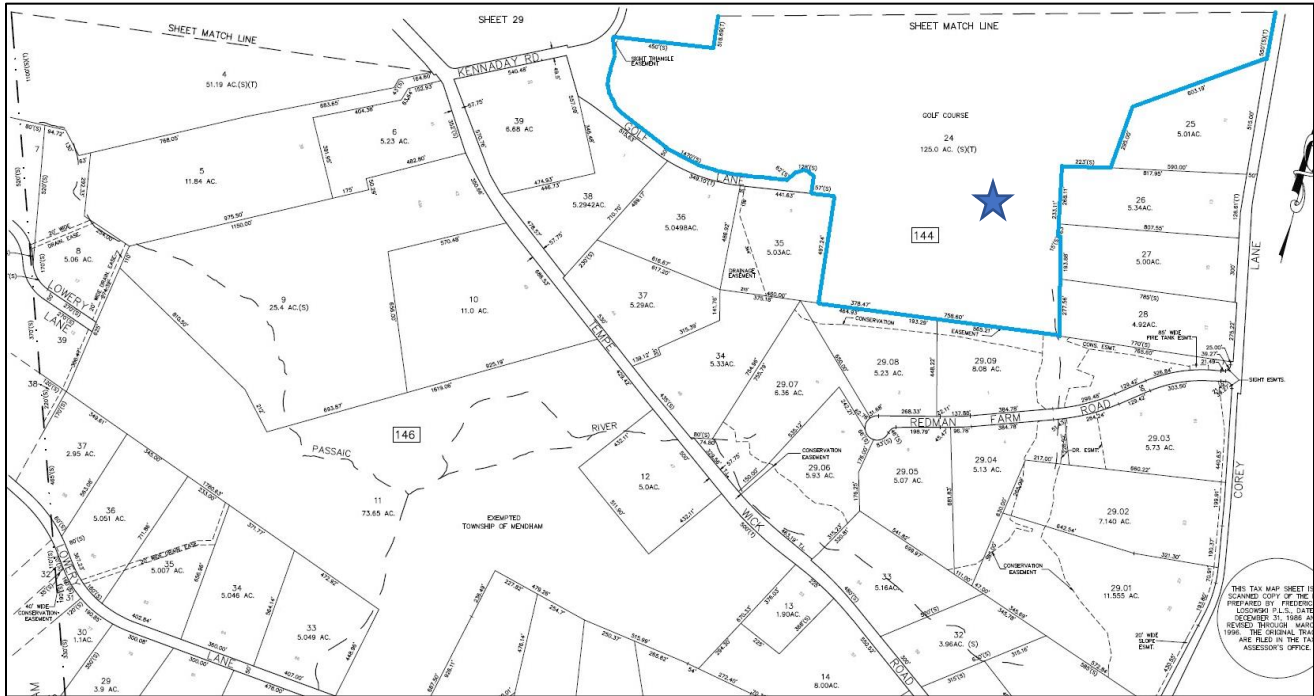
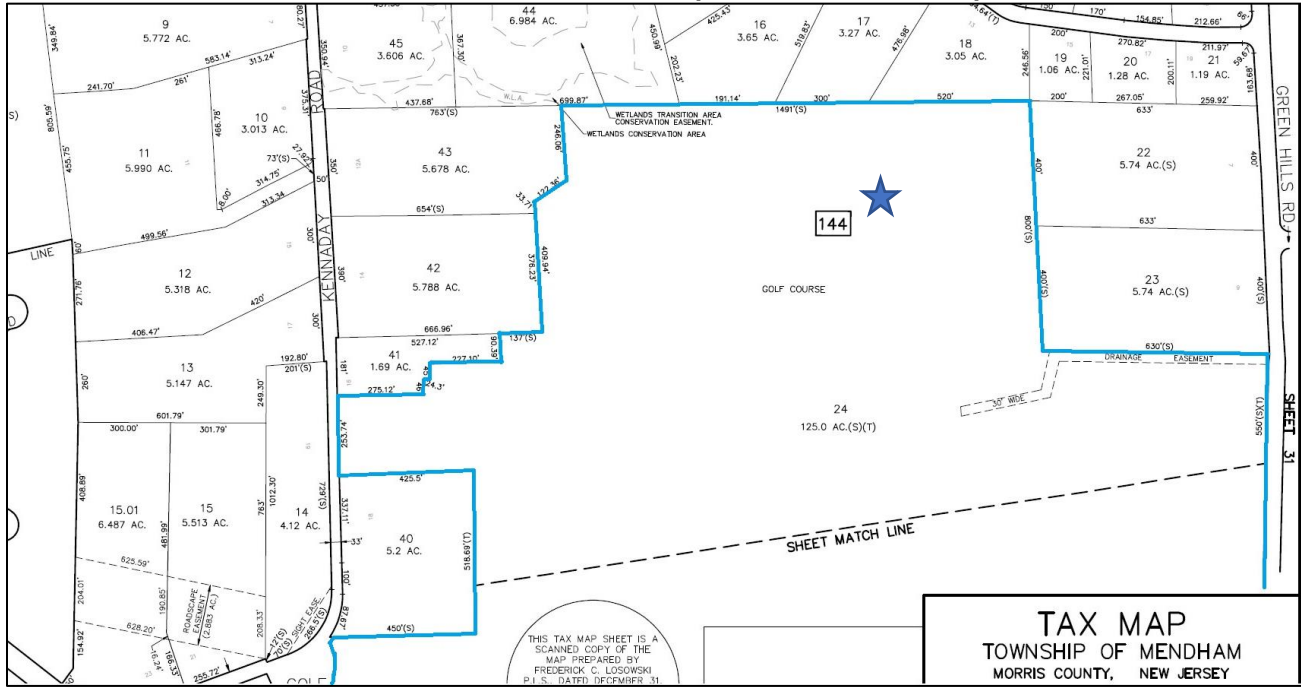
- The fully completed Application Package, including:
 - Project Proposal
 - Checklist
 - Fee Calculation Worksheet
 - Stormwater Facility Maintenance Agreement relating to the Property
 - Tax certificate from the Township of Mendham Tax Collector
 - Certified Property owner list from the Township of Mendham Tax Assessor
- A prior resolution of approval for the Property dated May 21, 2014
- A prior resolution of approval for the Property dated September 2, 2021
- Limited Environmental Impact Statement prepared by Yannaccone, Villa & Aldrich, LLC dated August 29, 2022
- NJDEP Freshwater Wetland "Letter of Interpretation" issued on July 24, 2014
- Letter of transmittal to the Morris County Planning Board dated September 1, 2022
- Letter of transmittal to the Morris County Soil Conservation District dated August 30, 2022
- Preliminary and Final Major Site Plan sets prepared by Yannaccone, Villa & Aldrich, LLC dated August 29, 2022, revised August 1, 2023.
- Noise Assessment prepared by Russell Acoustics, LLC dated August 22, 2023.



PROJECT OVERVIEW

The applicant is submitting for preliminary and final major site plan approval to permit certain site improvements at its property located at 2 Golf Lane, designated as Block 144, Lot 24 on the tax map of the Township of Mendham, New Jersey. The applicant is proposing to construct four (4) pickleball courts with a re-aligned walkway and stormwater management improvements in the northwestern portion of the property. An existing putting green is proposed to be removed for the construction of the pickleball courts. The applicant is not proposing any related site improvements such as lighting or additional landscaping. Per Resolution PB 21-06, the applicant previously received Board approval on September 29, 2021 to construct an approximately 6,920 square foot expansion to the existing golf clubhouse and associated site improvements. The applicant also received Board approval for the expansion of the maintenance building on the property as per Resolution PB-04.

Block 144, Lot 24 on Township of Mendham Tax Map



APPLICATION VARIANCES AND WAIVERS

Ordinance Requirement	Required	Existing	Proposed	Status
Minimum Lot Area	35 acres	123.473 acres	123.473 acres	<i>Compliant</i>
Minimum Front Yard Setback	60 feet	100.3 feet	100.3 feet	<i>Compliant</i>
Minimum Lot Frontage	100 feet	253.99 feet (Kenneday Rd)	253.99 feet (Kenneday Rd)	<i>Compliant</i>
Off-street Parking Setback	Min. 100 feet	21.5 ft	21.5 ft	<i>Existing Non-conforming</i>
Tennis Courts Setback	Min. 100 feet	62.9 ft	62.9 ft	<i>Existing Non-conforming</i>
Pickleball Courts Setback	Min. 100 feet	--	Courts 'A': 109.6 ft Courts 'B': 119.7 ft	<i>Compliant</i>
Clubhouse Setback	Min. 250 feet	51.7 ft	51.7 ft	<i>Existing Non-conforming</i>
Service or maintenance buildings/structures and facilities accessory to a permitted non-residential land use Setback	Min. 400 feet	(1) Storage sheds: 55.2' & 67.0' (2) Gazebo: 133.8' (3) Pump house: 43.6' (4) Transformer: 121.8' (5) Rain Shelter: 79.4'	(1) Storage sheds: 55.2' & 67.0' (2) Gazebo: 133.8' (3) Pump house: 43.6' (4) Transformer: 121.8' (5) Rain Shelter: 79.4'	<i>Existing Non-conforming</i>

ADDITIONAL COMMENTS

1. There are no major concerns with the proposed application as the proposed development would not create any deviations from the existing G- Golf District and does not require any variances. There are several existing non-conformities in this area of the property (as shown in the table above), but the proposed development does not impact these existing non-conformities. Consequently, there are no variances required.
2. Section 21-5A.2 "Supplementary Regulations" of the Land Use Ordinance states the following:

Clubs shall meet the setback requirements specified in subsection 21-6.9 of this chapter. The Planning Board may require screening from view from any road or adjacent property where any of the following is located within 500 feet from any lot line: any club house, any other non-residential building, any open terrace adjacent thereto, any area used for swimming, handball, tennis or other games (except golf playing areas), and any off-street parking area. At the discretion of the Planning Board, such screening may be by a wall, fence, berm or plant material.

Proposed Pickleball Courts 'A' are proposed to be located 109.6' from the nearest adjacent property (Block 144, Lot 40), and Proposed Pickleball Courts 'B' are proposed to be located 126.0' from the nearest adjacent property (Block 144, Lot 40). The applicant is not proposing screening of the pickleball courts from the adjacent residential properties in addition to the screening that currently exists on the property. During a visit to the site, it was noted that there currently exists tree cover of the portion of the property containing the existing tennis area, the proposed pickleball courts, and the accompanying parking area from the adjacent residential properties. These trees include large evergreen trees that will continue to provide screening from the adjacent properties during the winter months. The applicant has provided a sound assessment of the proposed pickleball use performed by Russell Acoustic, LLC. The assessment indicated that the impact of the noise made by the paddles during play on the courts would be below the State Noise Regulation, N.J.A.C. 7:29, which limits impulsive sounds to 80dBA.

Testimony should be provided regarding the adequacy of the existing screening of the site and why additional screening is not proposed as a part of the application. This testimony should include visuals showing the location and nature of the screening as it currently exists. It should be noted that the Board has the discretion to require additional screening according to the Township's supplemental regulations governing the G - Golf District.

3. Parking. Based on the site plan, the pickleball courts are intended to be accessed via a walkway from the parking lot with ingress/egress access from Kenneday Road. This parking area, proximate to the courts, has 21 paved parking spaces. Testimony should be provided regarding the adequacy of this parking area with the addition of four new pickleball courts to the existing six tennis courts in this area of the property. This is especially pertinent during the busy spring and summer months.

The site plan notes that the previous Planning Board approval, per paragraph #5 of Resolution PB 21-06, granted relief to allow non-paved parking areas around the expanded clubhouse to satisfy the Township's off-street parking requirements. Is it anticipated that non-paved areas proximate to the tennis and proposed pickleball courts would be needed to satisfy parking demand as a result of the proposed development? The site plan does not indicate where the non-paved areas dedicated to overflow parking would be located. If it is anticipated that non-paved areas are needed to serve as overflow parking, the applicant should testify where these areas would be located.

We defer further comment regarding parking and circulation to the Board Engineer.

Master Plan Consistency: The proposed development plan is consistent with the Township's Master Plan, adopted on June 1, 2021. The Master Plan objectives that are relevant to the application are the following:

1. Mendham Township has a limited infrastructure base only suitable for very low density of overall development. Major improvements to that base would be prohibitively expensive, contrary to environmental planning goals and inconsistent with the policies of the New Jersey State Development and Redevelopment Plan. The future densities and intensities of development in Mendham Township should not exceed the capacities of the existing infrastructure to support it.
2. Over-development adversely affects the quality of groundwater resources. The Township has an obligation to limit the total amount of development to that which can be supported by the Township's groundwater resources to protect the public health of those that depend on those resources. Groundwater quality should not be allowed to degrade below standards established by the United States Environmental Protection Agency and the New Jersey Department of Environmental Protection, as established in the "2020 Nitrate Dilution and Current Planning Capacity Model" report.
3. The Township's land use regulations should be designed to protect the high-quality headwaters of public surface water supplies located within its boundaries and to minimize downstream flooding
4. The Township's land use policies should promote the preservation of its traditional rural/historic character.

Mendham Golf and Tennis Club

September 28, 2023

Page 6 of 6

H2M reserves the right to provide additional comments as we continue through the review of this application. If you have any further questions regarding the above letter, please contact the undersigned at (862) 207-5900 extension 2232.

Very truly yours,

H2M Associates, Inc.

A handwritten signature in black ink, appearing to read "Paul Cancilla". The signature is written in a cursive style with a large initial "P".

Paul Cancilla, PP, AICP
Staff Planner 2

cc: Denis F. Keenan, P.E., C.M.E., C.F.M. (email only)
Jack Szczepanski, P.E. (email only)
Andrew Brewer, Esq. (email only)