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November 14, 2019

Verona Planning Board  
600 Bloomfield Avenue  
Verona, New Jersey 07044

Re: Request for Site Plan Waiver  
Montclair Golf Club  
25 Prospect Avenue  
Block 601 Lot 1

Dear Chairman Lonergan and Members of the Planning Board:

I represent the Montclair Golf Club ("MSG" or the "Club"). While most of the golf club property is located in West Orange, a portion of the property consisting of approximately 88 acres is located in the Township of Verona. The Verona property is designated as Block 601 Lot 1 on the Township Tax Map.

The purpose of this letter is to request a waiver of site plan review pursuant to Section 118-3D(1) of the Verona Site Plan Ordinance. In support of this request, I have enclosed a letter from James P. Gilday, RLA, to Michael DeCarlo, P.E., dated October 16, 2019, and a copy of the plans for the Club's proposed tennis court renovation project.

As noted in Mr. Gilday's letter, the Club currently has 7.5 clay tennis courts located on the Verona property adjacent to the clubhouse and situated along Prospect Avenue. The courts are in need of repair and replacement, and the Club intends to replace/resurface six of the clay courts with a new Hydrocourt (Har-Tru clay court) surface. The club also intends to replace the existing fencing and lighting, which are in poor condition, with new fencing and LED light fixtures mounted on poles with a lower height than the existing poles. In addition, as noted on the enclosed plans, drainage and storm water pipes and outlets located within the courts will be removed and replaced with new pipes and drainage outlets. Two of the existing tennis courts, namely Court 7 and the half-sized practice court, will be removed and not replaced, thereby reducing the amount of storm water

runoff from existing conditions.

Except for the tennis court renovations noted in Mr. Gilday's letter and summarized above, there will be no other improvements or changes made to Verona portion of the golf club property.

Section 118-3.D(1) of the site plan ordinance provides that,

The Planning Board may waive site plan review requirements for a proposed development when the impact of the proposed development on the community, surrounding neighborhood and site will be minimal. Based on a sketch plan, the Planning Board shall make such finding that the principles and standards as contained in Section 118-17 of this chapter ["Standards for Review"] are substantially satisfied and that no further determination is required."

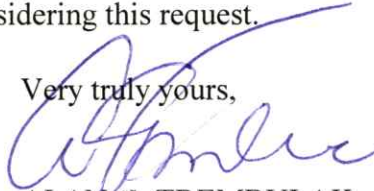
In view of Mr. Gilday's letter, it seems clear that MGC's proposed tennis court renovation project satisfies the requirement for a site plan waiver in that the proposed improvements will have little, if any, negative impact on the Verona community or the surrounding neighborhood. In fact, the only impacts of this project are positive impacts, namely, improved drainage facilities, a reduction in stormwater runoff and reduced height of the pole-mounted light fixtures.

Accordingly, we submit that this is an appropriate case for the Planning Board to grant a waiver of site plan approval requirements in accordance with Section 118-3D (1) of the Site Plan Ordinance.

Please contact me if the board needs any additional information or documentation in connection with this matter and notify me as to when this request will be considered by the Planning Board.

Thank you for your attention in considering this request.

Very truly yours,



ALAN G. TREMBULAK

AGT/ts  
cc: Gregory Mascera, Esq.  
Chris Gengaro, Esq.



October 16, 2019

**Michael DeCarlo, Assistant Engineer**  
**Township of Verona**  
10 Commerce Court  
Verona, NJ 07044

RE: Montclair Golf Club – Tennis Court Renovation Project

Dear Mr. DeCarlo

Thank you for discussing the above referenced project this past Tuesday.

Pursuant to your request, attached please find two (2) sets of signed and sealed plans of the proposed Tennis Court Renovation Project at Montclair Golf Club.

As noted on the plans, the Club currently has 7.5 courts located in Verona near the club house and along Prospect Avenue. The original courts are clay courts with fencing and lighting that are in need of repair and replacement.

The overall plan is to completely refurbish courts 1-6 from a standard clay court to a HydroCourt system. As part of the work the existing clay will be removed. The existing stabilized base will remain as the base for the new court surfacing. The fences will be replaced and will include California corners (45 degrees) in lieu of the existing 90 degree corners. Additionally, the existing court lighting, which is failing, will be replaced with new energy efficient LED light fixtures and poles which will also have a lower mount height from the current fixtures.

The existing drainage and stormwater pipes and inlets that are located within the courts will be removed and replaced with entirely new pipes and drain inlets. The new system will be positioned outside the courts in the lawn area to eliminate the safety concerns of drains within the playable court areas.

It is important to note that Court 7 and the Practice Court and Wall are to be demolished and not replaced thereby reducing stormwater runoff from the existing conditions.

We appreciate your review of the plans and should you have any questions, please do not hesitate to contact this office.

We look forward to the successful renovation of the courts.

Regards,

Regards

James P Gilday, RLA

cc: Michael Campbell, MGC  
David Kupstas, MGC



**MOSS GILDAY GROUP**

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Suite 100  
New York, NY 10022  
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www.moss-gilday.com

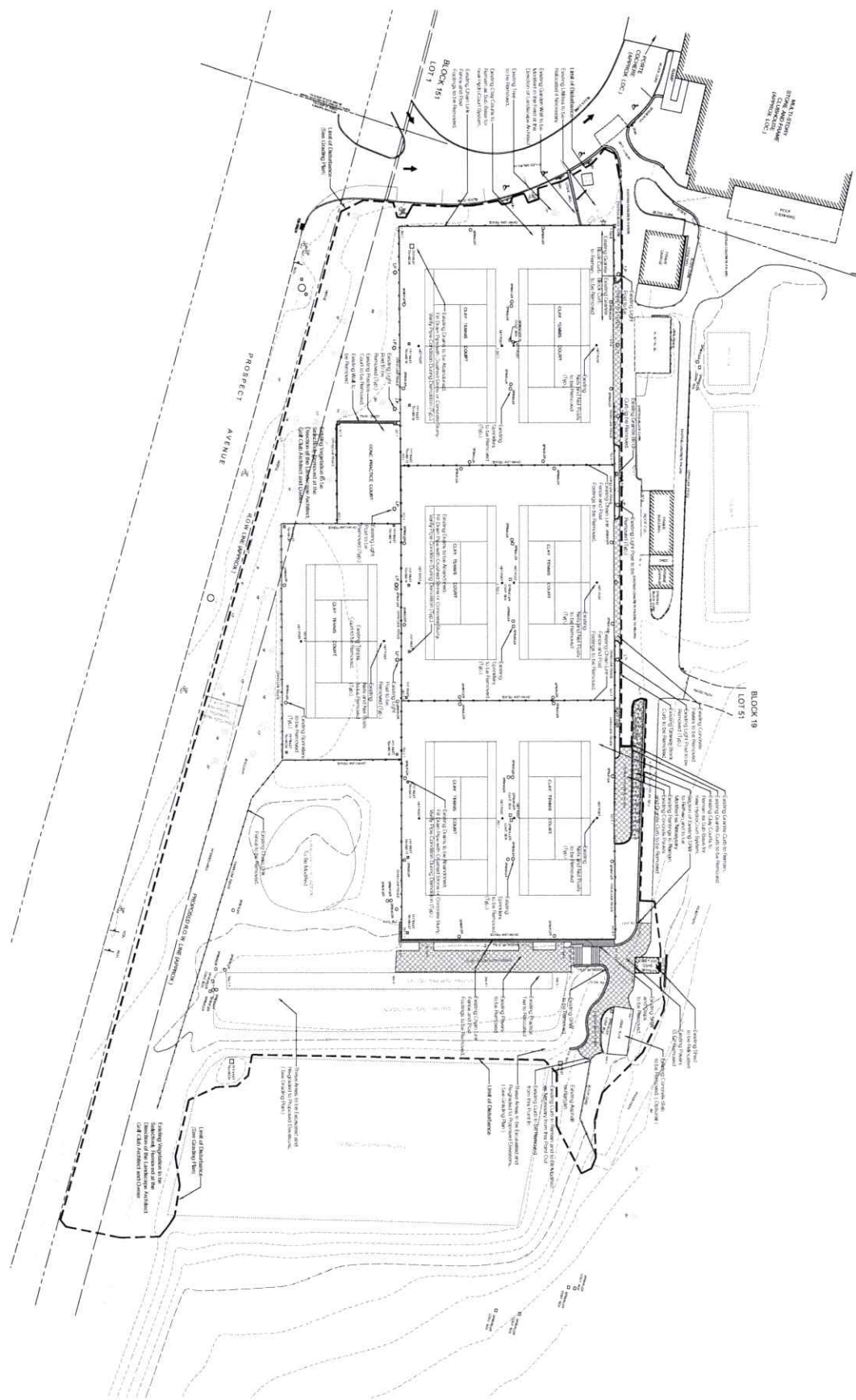
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- |                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>             1. <i>What is the purpose of this study?</i><br/>             2. <i>What are the research questions or hypotheses?</i><br/>             3. <i>What methods were used to collect data?</i><br/>             4. <i>What results were obtained?</i><br/>             5. <i>What conclusions were drawn from the results?</i> </p> | <p>             6. <i>What are the strengths and limitations of the study?</i><br/>             7. <i>What are the implications of the findings for practice or policy?</i><br/>             8. <i>What future research is suggested?</i> </p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



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**General Notes:**

1. All Existing Light Poles and Fixtures to be Removed.
2. All Existing Gas Ingress Systems to be Removed.
3. Existing Gas Burial Systems to be Removed.
4. Existing Gas Burial Systems to be Removed.

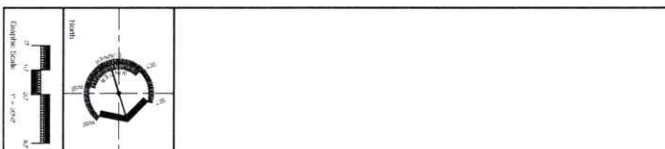


**MOSS GILDAY GROUP**  
Landscape Architecture  
1000 West 10th Street  
Suite 100  
Ogden, UT 84403  
Phone: (435) 244-1000  
Fax: (435) 244-1001  
www.moss-gilday.com

Project Title  
**Landscape Site Improvements for  
Mortchard Golf Club**

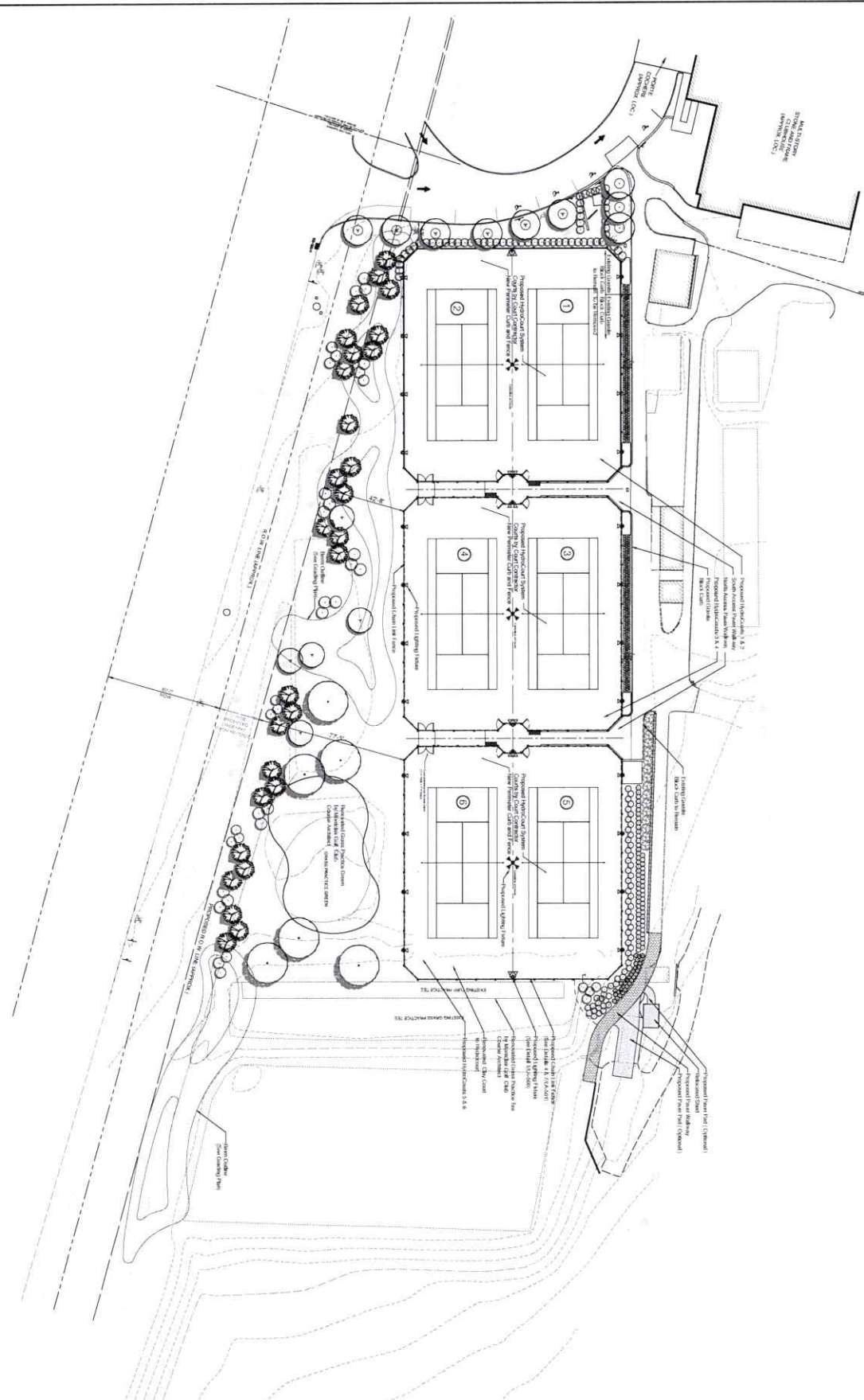
Location of  
**Site**  
Mortchard Golf Club  
Utah

Project Stage: **Final**



Revision		By	Date
1	Initial Design	JM	10/10/10
2	Final Design	JM	10/10/10

Existing Conditions Map  
Division Plan

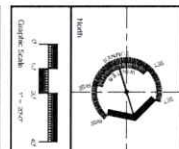


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1000 West 10th Street  
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Montclair, NJ 07042  
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Fax: 973.281.1001  
www.moss-gilday.com

Project Title  
Landscape Site Improvement for  
Montclair Golf Club

Location  
Montclair, New Jersey  
Site Address

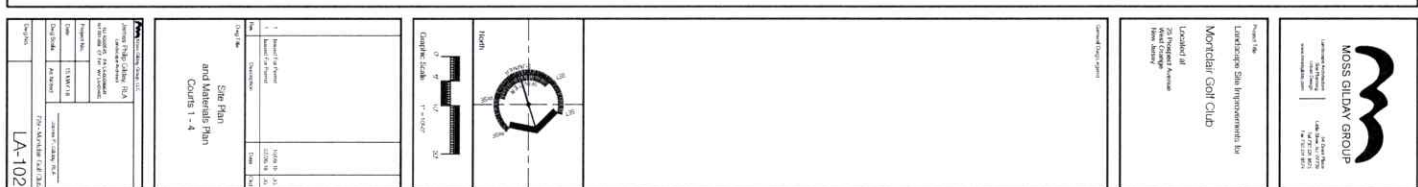
Prepared By  
Landscape Site Improvement



Overall Site Plan	
1. Landscape Site Improvement	1000 sq. ft.
2. Landscape Site Improvement	1000 sq. ft.
3. Landscape Site Improvement	1000 sq. ft.
4. Landscape Site Improvement	1000 sq. ft.
5. Landscape Site Improvement	1000 sq. ft.
6. Landscape Site Improvement	1000 sq. ft.

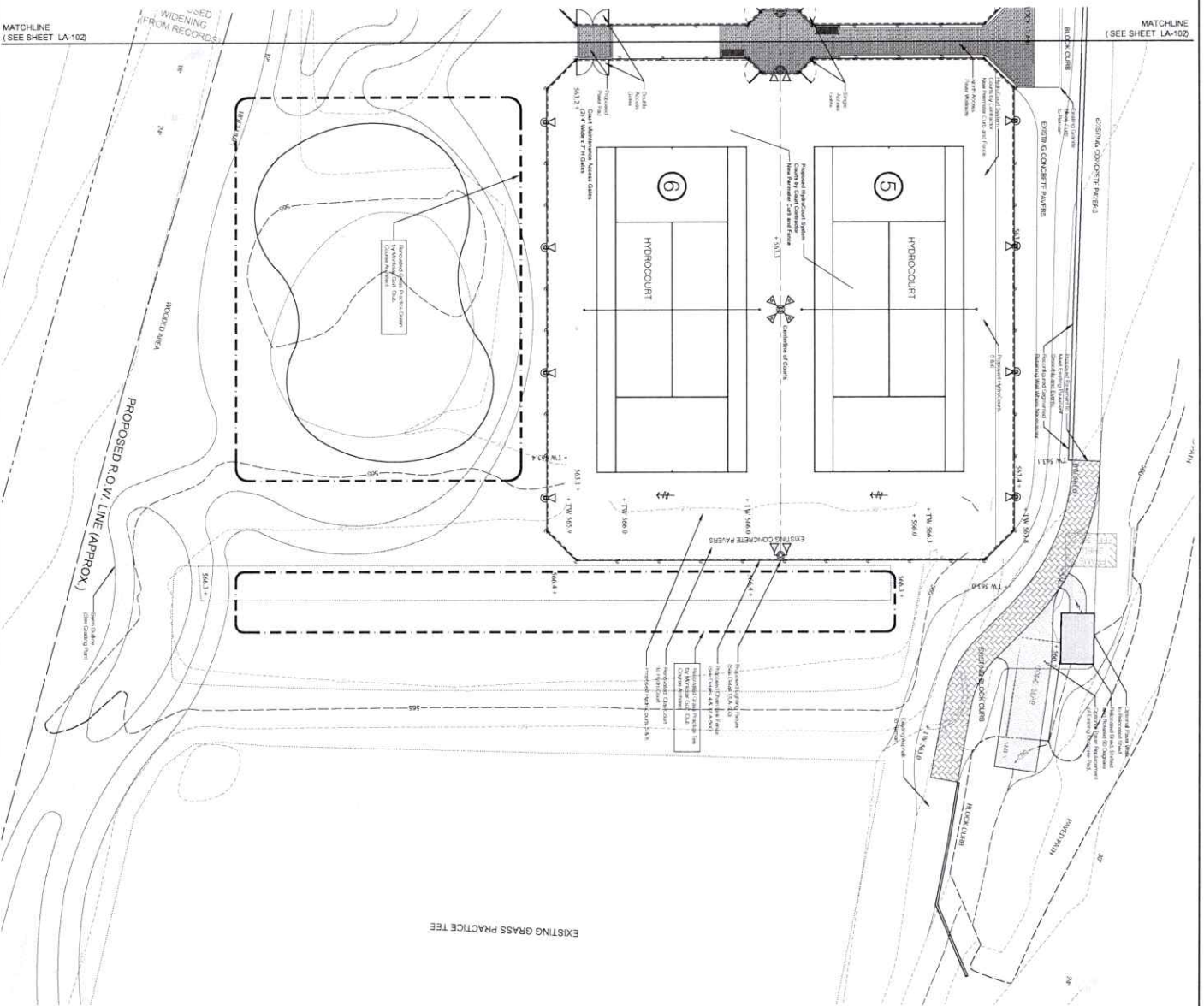
LA-101





MATCHLINE  
(SEE SHEET LA-102)

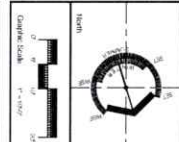
MATCHLINE  
(SEE SHEET LA-102)



**MOSS GULLY GOLF CLUB**  
Landscape Site Improvements by  
Moss Gully Golf Club

Located at  
Moss Gully Golf Club  
Moss Gully, Oregon

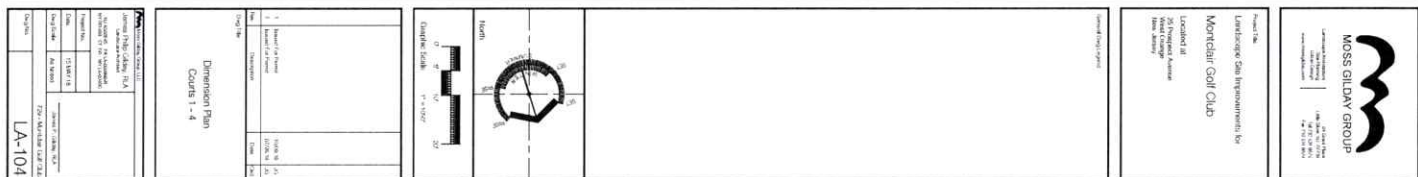
Project No. 100-103



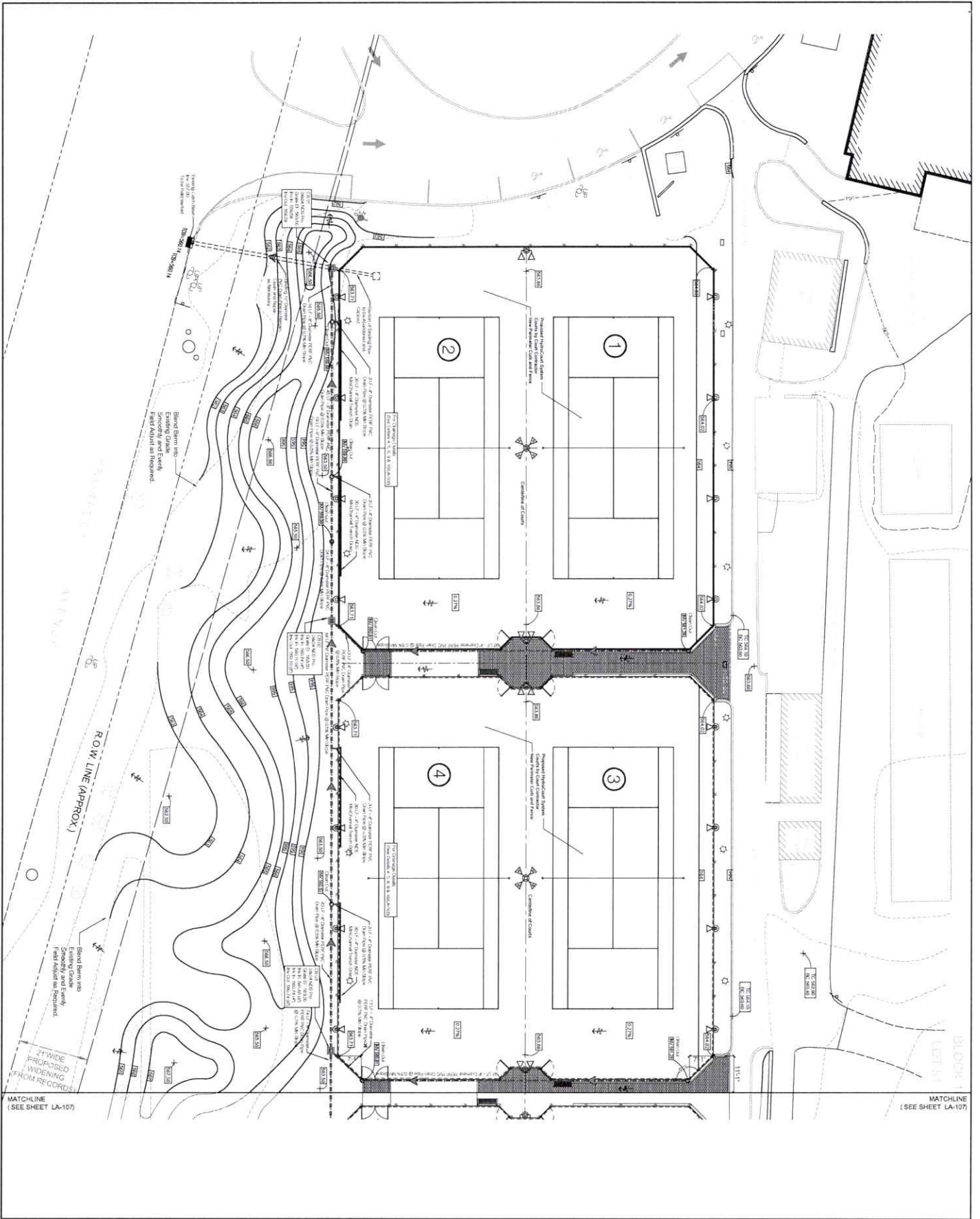
Site Plan and Materials Plan			
Cours 5 - 6			
Item	Quantity	Unit	Notes
1. Hydro-Course System	2	Sq. Yds.	
2. Concrete Pavement	1	Sq. Yds.	
3. Clubhouse	1	Sq. Yds.	
4. Parking Area	1	Sq. Yds.	
5. Creek Bridge	1	Sq. Yds.	
6. Practice Tee	1	Sq. Yds.	

LA-103









**MOSS GILDAY GROUP**

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10000 Moss Gilday Group

**Moss Gilday Group**

Landscape Site Improvement by  
Moss Gilday Group

Located at  
10000 Moss Gilday Group  
10000 Moss Gilday Group

**Grading & Drainage Legend**

Grading & Drainage Legend

Grading & Drainage Legend

Grading & Drainage Legend

**Grading & Drainage Legend**

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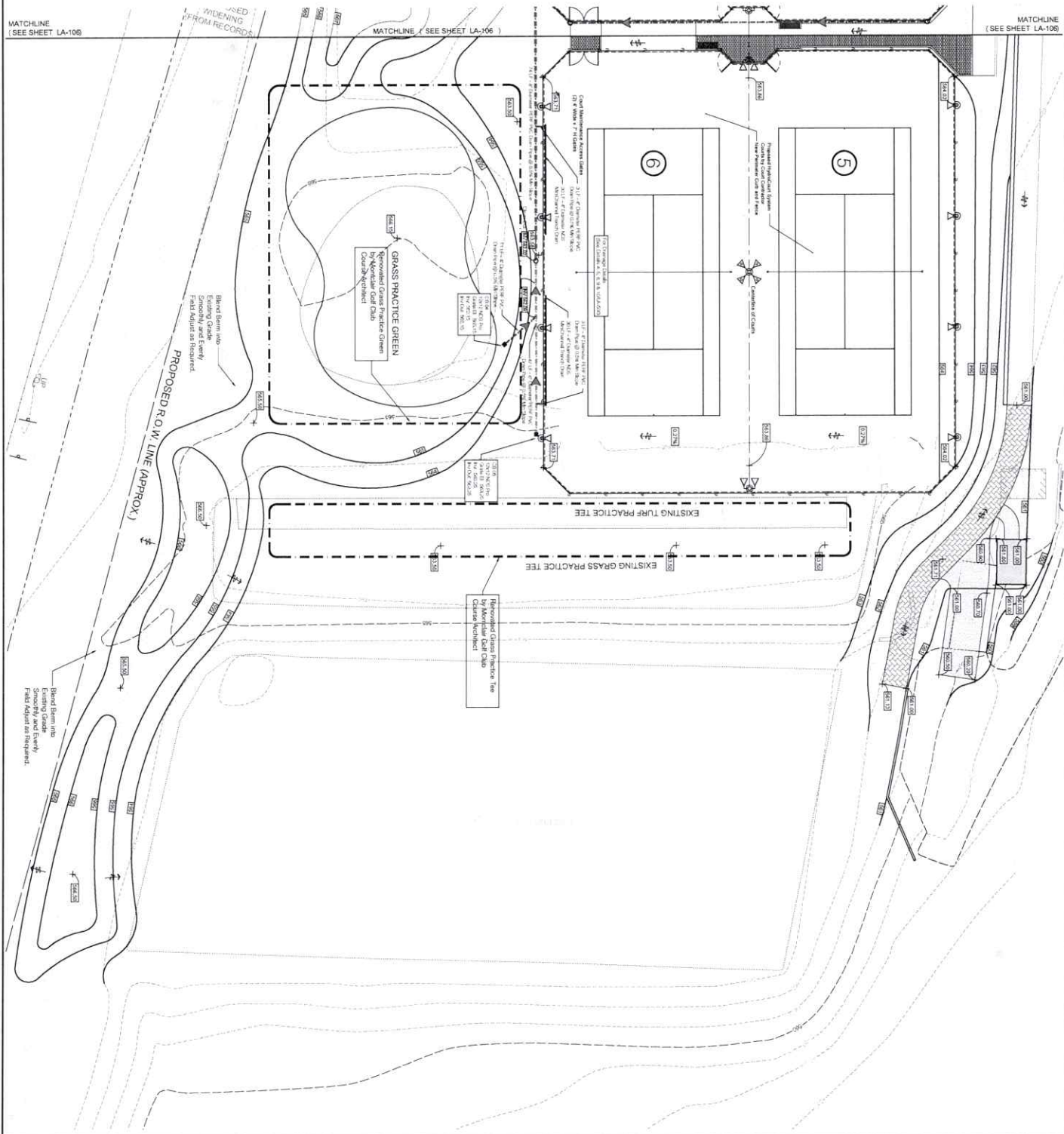
**Grading & Drainage Legend**

Grading & Drainage Legend

Grading & Drainage Legend

Grading & Drainage Legend





MATCHLINE  
(SEE SHEET LA-106)

MATCHLINE (SEE SHEET LA-106)

MATCHLINE  
(SEE SHEET LA-108)

**MOSS GILDAY GROUP**

1000 Main Street  
Worcester, MA 01608  
Tel: 508.853.1234  
Fax: 508.853.1235

**Project Name:** Worcester Golf Club

**Location:** Worcester, MA

**Scale:** 1" = 100'

**North Arrow:** [Diagram showing North arrow pointing towards the top right of the sheet]

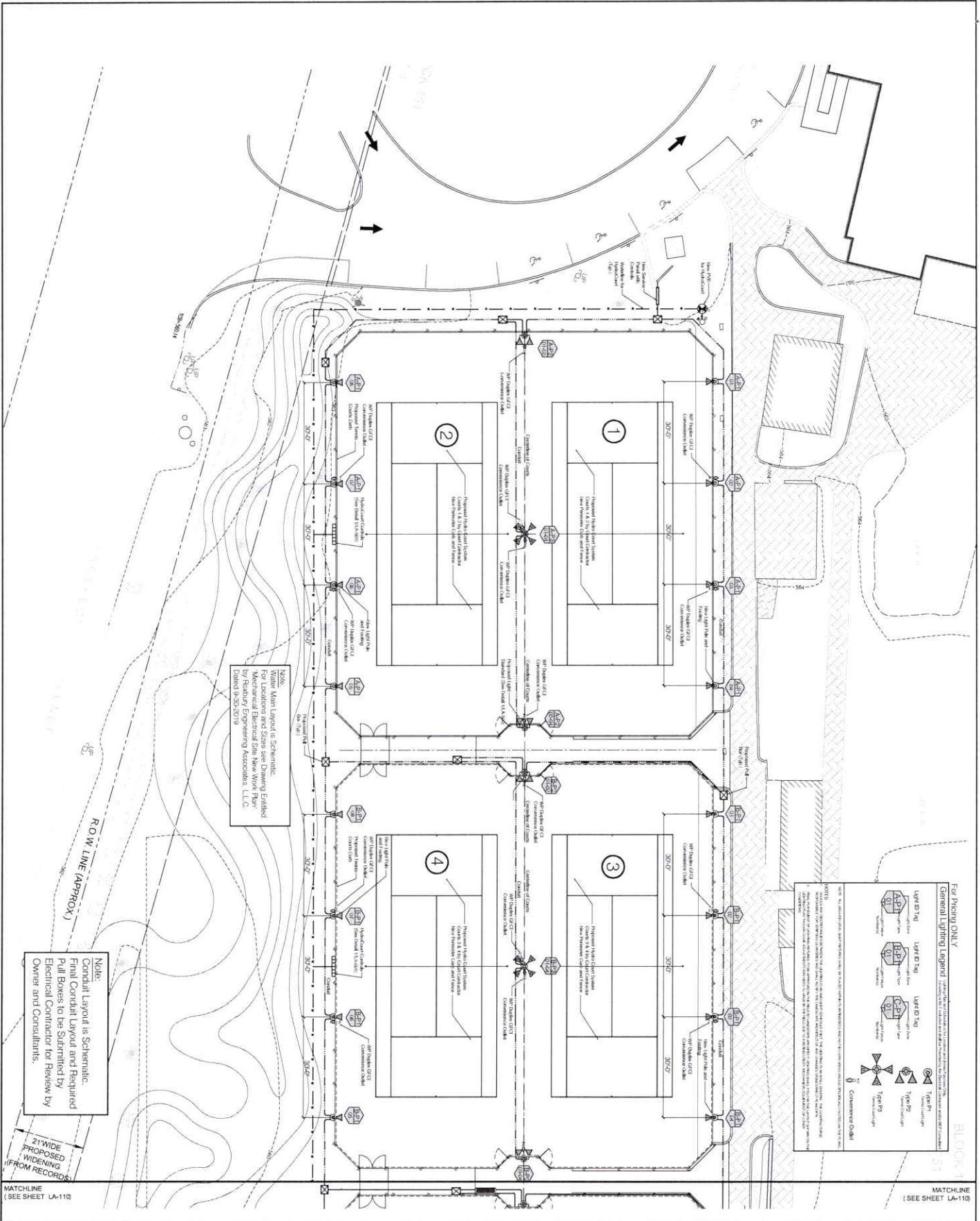
**Grading & Drainage Legend:**

- Grading: 1" = 100'
- Drainage: 1" = 100'
- Proposed: 1" = 100'
- Existing: 1" = 100'

**Grading and Drainage Plan**

Counts 5 - 6

LA-107



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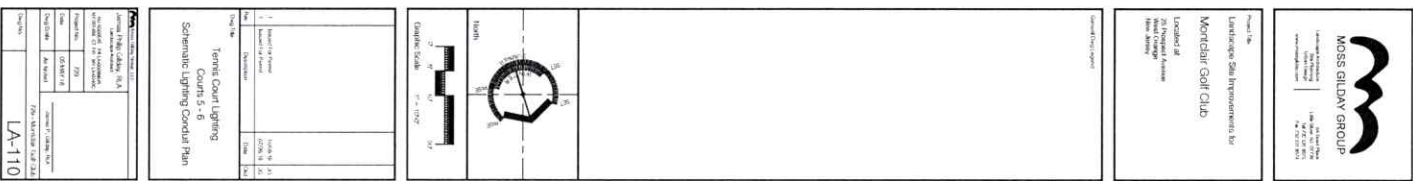
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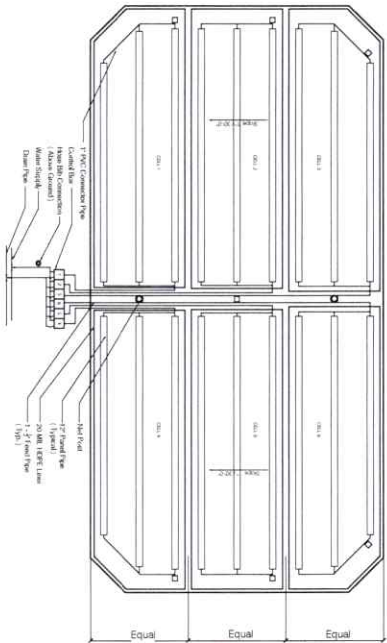
**MOSS GILDAY GROUP**

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Tel: 410.527.1200  
Fax: 410.527.1201

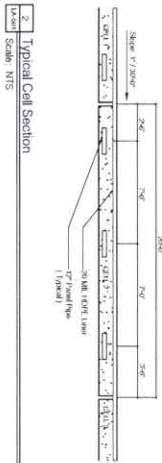




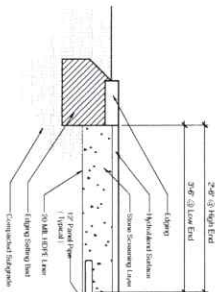




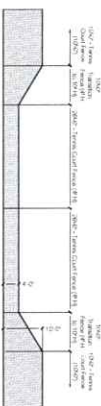
1 HydroCourt Cell - Layout 'D' with Slope Side to Side  
 1/4" = 1' - 0"  
 Scale: NTS



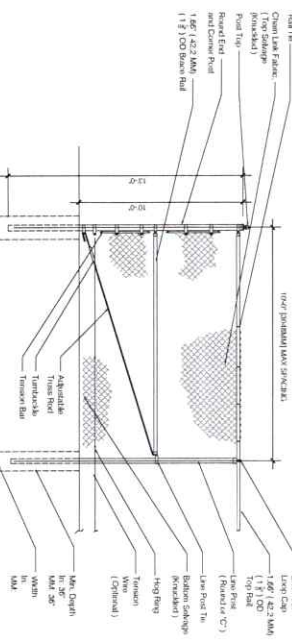
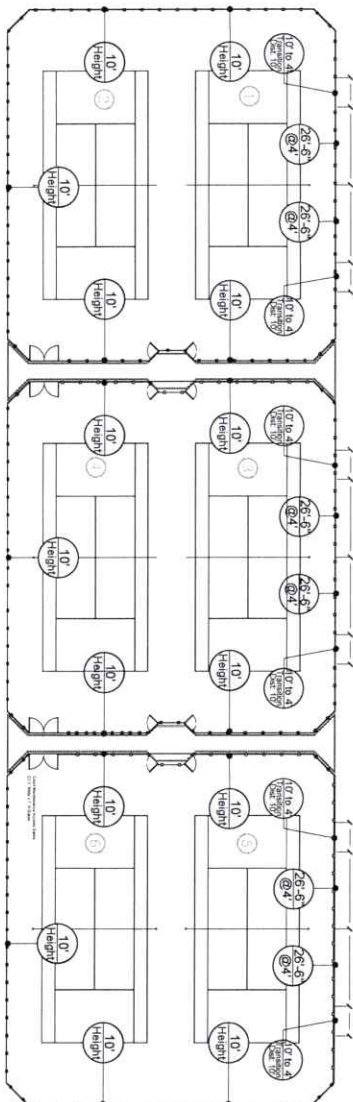
2 Typical Cell Section  
 1/4" = 1' - 0"  
 Scale: NTS



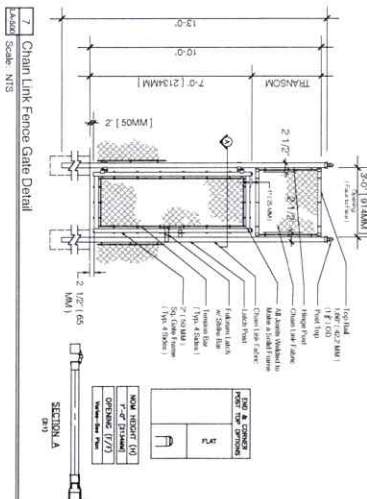
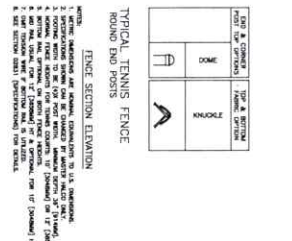
3 Cell and Edge Detail  
 1/4" = 1' - 0"  
 Scale: NTS



6 Fence Height Plan Detail and Section  
 1/4" = 1' - 0"  
 Scale: NTS



4 Chain Link Fence Detail  
 1/4" = 1' - 0"  
 Scale: NTS



7 Chain Link Fence Gate Detail  
 1/4" = 1' - 0"  
 Scale: NTS





Technical drawing of a rectangular box. The top view shows a rectangle with dimensions 100 (width) and 150 (depth). The side view shows a cross-section with a height of 100. The drawing includes a title block with the text 'KOTAK PERSEGI LAMINIR' and a scale of 1:1. The drawing is labeled 'DOK. 100' and 'DOK. 150'.