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MEMORANDUM

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

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

Date: *January 20, 2023*

Re: *Application No. ZB-22-12
Seton Hall Preparatory School
Preliminary & Final Site Plan with 'C'
and 'D' Variances - Review #1
Proposed Health and Fitness Center
Kelly Athletic Center
700 Prospect Avenue
Block 82.01, Lot 1
Our File: VWRZ0082.02*

CC: *Paul Grygiel, AICP, PP - Township Planning Director
Leonard Lepore, PE - Township Engineer
Alice Beirne, Esq. - Zoning Board Attorney
Seton Hall Preparatory School - Applicant
Elnardo J. Webster II, Esq. - Applicant's Attorney
Charles J. Stewart, PE, PLS - Applicant's Engineer & Surveyor
Donald R. Fiore, RA - Applicant's Architect
John McDonough, PP - Applicant's Planner*

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 approval with 'C' and 'D' Variances:

- A set of Preliminary and Final Site Plan drawings (9 sheets) prepared by Charles J. Stewart, PE, PLS with E2 Project Management LLC of Rockaway, New Jersey dated October 13, 2022.
- A print of a Boundary Survey prepared by Charles J. Stewart, PE, PLS with E2 Project Management LLC of Rockaway, New Jersey dated October 13, 2022..
- A set of architectural plans (3 sheets) prepared by Donald R. Fiore, RA with Heintz & Fiore AIA, LLC of Short Hills, New Jersey dated August 30, 2022.
- A Planning Report prepared by John McDonough, PP with John McDonough Associates, LLC of Morris Plains, New Jersey dated December 23, 2022.
- A completed Application Form.



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- A completed Site Plan / Subdivision Checklist.
- A Sustainability Checklist Form.
- A Buffer Report which lists the owners of property within 200 feet of Block 82.01, Lot 1 from the Office of the West Orange Assessor dated November 1, 2022.
- A Verification of Taxes & Sewer Charges Paid from the Office of the Tax Collector dated December 6, 2022 which states that Block 82,01, Lot 1 is tax exempt. In addition, it states that there is no sewer serving this property.
- Copies of the following Zoning Board of Adjustment approval resolutions for the property in question:
 - Resolution No. ZB-08-37 which was memorialized on December 16, 2010.
 - Amended Resolution No. ZB-08-37 which was memorialized on January 17, 2013.
 - Resolution No. ZB-15-03 which was memorialized on April 16, 2015.
 - Resolution No. ZB-16-05 which was memorialized on August 18, 2016.

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 is located to the north of Crestview Drive and is bounded by Prospect Avenue to the west and Northfield Avenue and Mountain Drive to the east. It is located in the R-1 Zoning District and has an area of 44.501 acres. The site is presently occupied by the Kelly Athletic Complex which serves the Seton Hall Preparatory School. The Kelly Athletic Complex is home to the school's baseball, soccer, tennis, track and field, lacrosse and football programs.

The Applicant is seeking Preliminary & Final Site Plan approval with 'C' and 'D' Variance relief to allow the existing maintenance building located to the north of the existing athletic field to be repurposed as a health and fitness center. In addition, the existing athletic facility building to the north of the practice field will be converted to a maintenance building and two (2) parking spaces are proposed adjacent to this building.

The existing maintenance building has a footprint of approximately 2,350 sf. The Applicant proposes to construct additions to the building which will increase the building footprint to 7,684 sf. In addition, the Applicant proposes to add a second story to the building which will include a roof terrace on the southerly side of the building. The health and fitness center will have a total floor area of approximately 9,015 sf and will include a vestibule, fitness room, offices, restrooms and mechanical room on the first floor and a team training room, office, storage room, janitors closet, upper lobby and restrooms on the second floor.



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B. DESIGN COMMENTS

1. Based on our review, we find that the following items from the Township's Site Plan/Subdivision Checklist must be addressed:
 - a) Item #23 – *List of required regulatory approvals or permits.*
 - b) Item #35 – *Drainage Calculations.*
2. The Sustainability Checklist Form submitted by the Applicant is blank. Therefore, the Applicant should submit a completed Sustainability Checklist Form which details the sustainable design features that are proposed for this project.
3. According to our records, an area of steep slopes exists along the easterly side of the site. Ordinance 2678-22 establishes controls which regulate development in areas adjacent to steep slopes. Therefore, the Applicant must address the requirements set forth in this Ordinance.
4. It shows on the Overall Site Plan (sheet SP-103.00) that the Applicant proposes to add 2 parking stalls adjacent to the relocated maintenance building. However, this work is not included within the limits of the Proposed Area of Improvements shown on the Overall Site Plan and no details have been provided regarding the work that is proposed in this area. Therefore, the plans must be revised accordingly.
5. The Applicant proposes to increase the footprint of the existing building by approximately 5,334 sf. In addition, the Applicant proposes to add 2 parking stalls adjacent to the relocated maintenance building. Therefore, the Applicant should address the Board regarding their plans to mitigate the increase in runoff that will result from the proposed improvements.
6. It shows on the Site, Grading, Utility, and Erosion Control Plan (sheet SP-103.10) that a covered canopy is proposed on the northerly side of the new addition. However, a covered canopy is not shown on the architectural plans at this location. This discrepancy must be resolved.
7. It shows on the Site, Grading, Utility, and Erosion Control Plan that a covered canopy is proposed on the southerly side of the new addition. The plans should be revised to clarify the proposed surface treatment beneath this canopy. Is a concrete patio proposed beneath the canopy?
8. The size and location of the proposed water service to the health and fitness center must be shown on the Site, Grading, Utility, and Erosion Control Plan.
9. It shows on the Site, Grading, Utility, and Erosion Control Plan that the 82 lf of 18" HDPE pipe from Pr. Type 'A' Inlet to the Existing Manhole will have a slope of 0.4% whereas our office calculates the proposed slope to be 0.5%. This discrepancy must be resolved.



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10. The Sidewalk Detail on the construction Details drawing (sheet SP-111.00) includes a callout which states "4500 psi concrete @28 days with 6%± 1% air entrainment". The correct air entrainment must be clarified.
11. The Applicant should address the Board regarding whether any existing trees will be removed to accommodate the proposed development. If so, then the Applicant must submit an application for a Tree Removal Permit to the Township.
12. The Applicant should address the Board regarding their plans to install any site lighting in the vicinity of the proposed health and fitness center. If lighting is proposed, then it must be shown on the plans and the appropriate details provided.
13. The Applicant should address the Board regarding whether any trees or landscaping are proposed at the site. If trees or landscaping are proposed, they must be shown on the plans and the appropriate details provided.

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.