



JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME

BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME
KEITH CHIARAVALLA, PE, CME

MEMORANDUM

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

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

Date: *June 1, 2023*

Re: *Application No. ZB-22-12
Seton Hall Preparatory School
Preliminary & Final Site Plan with 'C'
and 'D' Variances - Review #2
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 (8 sheets) prepared by Charles J. Stewart, PE, PLS with E2 Project Management LLC of Rockaway, New Jersey and bearing a latest revision date of January 31, 2023. We note that sheet SP-1-1.10 is missing from this set of plans.
- A completed Sustainability Checklist Form.
- A January 25, 2023 letter from Donald R. Fiore, AIA with Heintz & Fiore Architects, LLC of Short Hills, New Jersey to the West Orange Zoning Board which addresses the comments in our January 20, 2023 review memorandum.
- A January 30, 2023 letter from Charles Stewart Jr., PE, PLS, PP, CME, CFS to the West Orange Zoning Board which addresses the comments in our January 20, 2023 review memorandum.



Chairman and Members of the West Orange Township Zoning Board
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In addition to the above, our office previously received the following information as part of the original submission for this application:

- 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.
- A completed Site Plan / Subdivision Checklist.
- 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.



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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.

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 #35 – *Drainage Calculations.*

In his January 30, 2023 letter, Mr. Charles Stewart Jr. states that the drainage narrative on sheet SP-103.10 concludes that stormwater management is not required. It states in the drainage narrative that the project decreases impervious coverage by 8 sf naturally decreasing the stormwater runoff leaving the site. However, Sheet SP-103.10 shows an increase in impervious coverage rather than a reduction. Therefore, the Applicant must submit documentation to the Board to demonstrate that there is a reduction in the impervious coverage at the site before our office will agree that drainage calculations are not required.

2. 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. In his January 30, 2023 letter, Mr. Charles Stewart Jr. states that the proposed development is within an existing developed area and no steep slope disturbance is proposed.
3. It shows on the plans that new areas of pavement are proposed. Therefore, a pavement detail must be added to the plans.
4. 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. In his January 30, 2023 letter, Mr. Charles Stewart Jr. states that temporary tree removal due to storm drain relocation may be required, trees to be re-planted.



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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.