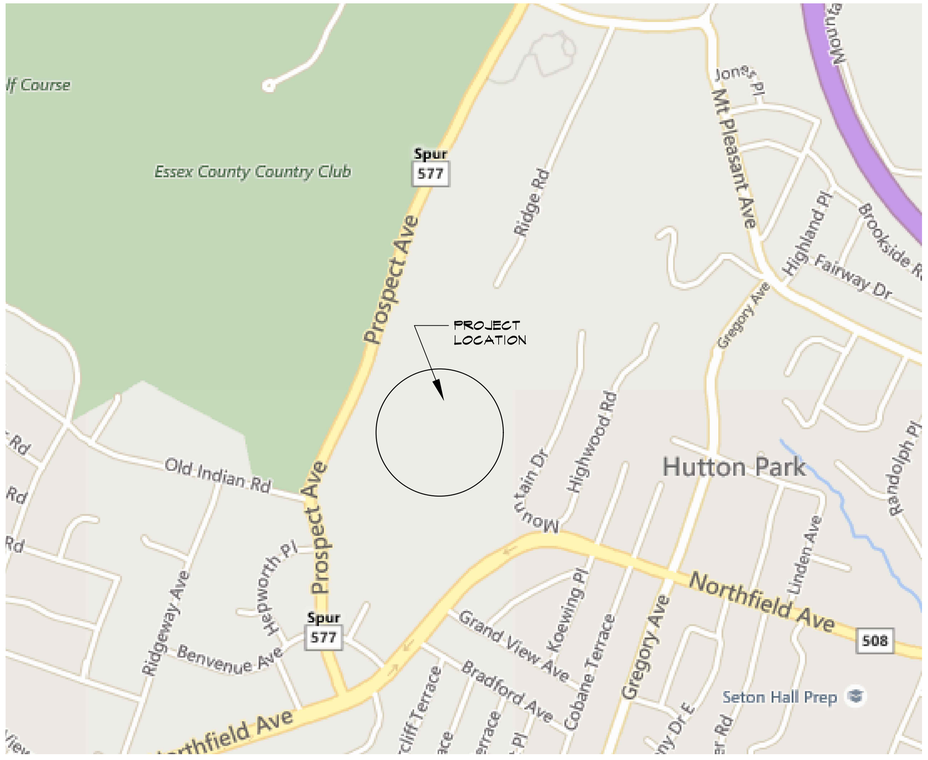
SETON HALL PREPARATORY SCHOOL

700 PROSPECT AVENUE TOWNSHIP OF WEST ORANGE

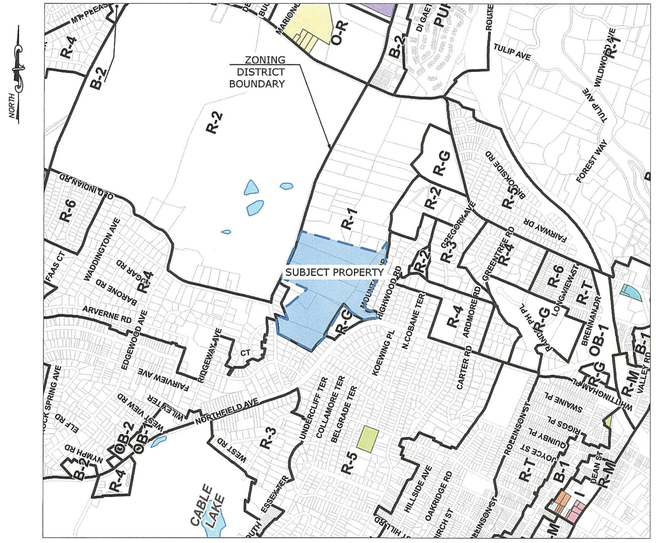
ESSEX COUNTY NEW JERSEY LOT : 1 BLOCK : 82.01

CONDITIONS RELIEF



N

1 SITE LOCATOR MAP
NOT TO SCALE



ZONING MAP
N.T.S.

SUBJECT PROPERTY

N

2 ZONE MAP
NOT TO SCALE

LIST OF DRAWINGS

Dwg No.	Drawing	Dated	Rev #	Rev Date
TS-0.1	Title Sheet, Site Info, Location Map, Zone Map, Conditions Relief Schedule	05/21/25	-	-
TS-0.2	Zoning Analysis, Zone Map, Notes	05/21/25	-	-
TS-0.3	Key Map, 200 FT Property Owner's List	05/21/25	-	-
VB-101.00	Boundary Survey	10/13/22	-	-
	ARCHITECTURAL			
ST-1.1	Overall Site Lighting Plan	05/21/25	-	-
ST-2.1	Sports Lighting Plan - Football	05/21/25		
ST-2.2	Sports Lighting Plan - Soccer	05/21/25	-	-
ST-2.3	Path Lighting – Site Lighting Plan	05/21/25	-	-
ST-2.4	Existing Parking Lot Lighting – Site Lighting Plan	05/21/25	-	-
ST-3.1	Site Sections, Sports Lighting Isolux, Schedule & Data	05/21/25	-	-
ST-3.2	Site Light Fixtures	05/21/25	-	-

Owner / Applicant:

Seton Hall Prep School
120 Northfield Avenue
West Orange, NJ 07052
(973) 325-6624

Attorney:

Marc Leibman, Counsel
Chiesa, Shahinian & Giantonmasi PC
105 Eisenhower Pkwy
Roseland, NJ 07068
(973) 530-2299

Nicholas Grieco, Member
Chiesa, Shahinian & Giantonmasi PC
105 Eisenhower Pkwy
Roseland, NJ 07068
(973) 530-2299

Property In Question:

Address: 700 Prospect Avenue
West Orange, NJ 07052
Block: 82.01 Lot: 1

PERMITS AND APPROVALS REQUIRED FOR THIS PROJECT:

1.) APPROVAL OF PRELIMINARY/FINAL PLANS BY THE TOWNSHIP OF WEST ORANGE ZONING BOARD.
2.) AUTHORIZATION BY THE ESSEX COUNTY PLANNING BOARD.
3.) AUTHORIZATION OF THE SOIL EROSION AND SEDIMENT CONTROL PLANS BY THE SOIL CONSERVATION DISTRICT.

GENERAL NOTES:

1.) ALL CONSTRUCTION TO CONFORM WITH TOWNSHIP OF WEST ORANGE REGULATIONS AND SPECIFICATIONS.
2.) DATUM – N.G.V.D. 1929
3.) LOT 82.01 , LOT 1.
4.) AREA OF ENTIRE TRACT = 1,976,448 SF (45.373 AC.)
5.) NUMBER OF EXISTING LOTS -1.
6.) EXISTING WETLANDS DELINEATION VERIFIED BY NJDEP L.O.I. DLUR FILE No. 0722-10-00021 FWW 100001.

CONDITIONS RELIEF

EXISTING CONDITION	REQUESTED RELIEF
36. During the months of June, July and August, the athletic fields can only be used directly by Seton Hall Prep and its own students or athletes and not by Seton Hall coaches or third parties to conduct other athletic or sports sessions or training camps (whether for pay or not).	The fields may also be used by the West Orange Recreation Department throughout the year to conduct regularly offered programs and activities.
37. There shall be no installation of any field lights on any of the fields, whether on a permanent or temporary basis.	Install Sports Lighting on Tevlin Field and Pathway lighting extending from the Home Grandstands and Visitors Bleachers to both parking lots
40. Seton Hall Prep can have no more than eight home football games per school year at the Subject Property, excluding games played by another school using the Subject Property in the event of a necessity.	Seton Hall Prep can have no more than eight regular season home football games per level per school year at the Subject Property, excluding varsity postseason playoff games and games played by another school using the Subject Property in the event of a necessity.
41. At the Subject Property, Seton Hall Prep can conduct no more than one athletic event at the same time (with the exception of tennis and baseball), and to the extent that two or more events are scheduled at the Subject Property on the same date, there must be at least a 1.5 hour time period between the conclusion of one game of any sport and the commencement of the next game of any sport.	The scheduling of activities shall be at the discretion of the Applicant for reasonable and efficient use of the facilities, including parking and access.
46. The Essex County Baseball Tournament shall not be played at any field located on the Subject Property. No countywide football tournaments shall be played at the Subject Property. No county or state cross-country or outdoor track tournament or championship will be conducted at the Subject Property. No county or state soccer, lacrosse or tennis tournament or championship, which does not directly involve Seton Hall, will be conducted at the Subject Property.	No county or state tournament shall be held on the Subject Property which does not include Seton Hall Prep as a participant.
53. The Applicant agrees to offer the use of the baseball and football fields located at the Subject Property for use by the townships of West Orange, Livingston and South Orange for their high school varsity teams in the case of an emergency.	The Applicant agrees in addition to make the fields available to the West Orange Recreation Department and other local area community programs for use in conducting regularly offered programs and activities.
61. The use of a public address system at the Subject Property shall be limited to (i) during football games and/or (ii) isolated individual events held at the Subject Property, and only at normal and customary decibel levels.	A public address system may be used for activities at the Subject Property as usual and customary for each activity. Use of a Public Address System shall be at normal and customary decibel levels.

ENGINEER'S CERTIFICATE

I HAVE CAREFULLY EXAMINED THIS PLAN AND FIND IT CONFORMS WITH THE PROVISIONS OF THE TOWNSHIP OF WEST ORANGE ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

TOWNSHIP ENGINEER DATE

TO BE SIGNED BEFORE THE ISSUANCE OF A CONSTRUCTION PERMIT: I HEREBY CERTIFY THAT ALL THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR A BOND POSTED IN COMPLIANCE WITH ALL THE APPLICABLE CODES AND ORDINANCES.

TOWNSHIP ENGINEER DATE

ZONING BOARD

THIS SUBDIVISION HAS BEEN APPROVED AT A MEETING OF THE ZONING BOARD OF THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY, HELD ON.

CHAIRMAN DATE

SECRETARY DATE

HEINTZ & FIORE LLC architects
87 woodland road
short hills, new jersey
07078
(o) 973 467-1240
(x) 973 376-0963

Donald R. Fiore
architect: NJ AI10410

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CONDITIONS RELIEF
SETON HALL PREPARATORY SCHOOL
KELLY ATHLETIC COMPLEX
700 PROSPECT AVENUE
WEST ORANGE, NEW JERSEY

rev date description

drawing :
TITLE SHEET, SITE INFO
LOCATION MAP, ZONE MAP
CONDITIONS RELIEF SCHEDULE

drawn by: DRF/JSK
checked by: DRF
dated: 05/21/25
project no.: 22417
drawing no.: TS-0.1

ZONING ANALYSIS TABLE

ZONE: R-1, SINGLE FAMILY RESIDENTIAL DISTRICT

EXISTING USE: PRIVATE HIGH SCHOOL ATHLETICS COMPLEX

REFERENCE: TOWNSHIP OF WEST ORANGE MUNICIPAL ORDIN.: LATEST EDITION

	REQUIRED	PROVIDED	
PERMITTED PRINCIPAL USES	ONE FAMILY DETACHED DWELLING; WATER RESERVIOR, WELL TOWER, FILTER BED; FEDERAL, STATE, COUNTY OR TOWNSHIP BUILDING; GOLF COURSE AND GOLF CLUBHOUSE; FARM, NURSERY, GREENHOUSE AND SIMILAR USES; HOSPITAL	PRIVATE SCHOOL	
PERMITTED CONDITIONAL USES	COMMERCIAL RECREATION; PUBLIC SCHOOL; PRIVATE SCHOOL; LIBRARY, MUSEUM; PARK OR PLAYGROUND; PUBLIC UTILITY BUILDING OR STRUCTURE; TELEPHONE EXCHANGE; PRIVATE CLUB, OTHER THAN A GOLF CLUB; HOUSE OF WORSHIP	PRIVATE SCHOOL	
MINIMUM LOT AREA	80,000 SQUARE FEET – R-1 5 ACRES – CONDITIONAL USE	44.50 ACRES 1,938,496 SF	
MINIMUM LOT WIDTH	150 FT	1,160.9 FT	
MAXIMUM LOT COVERAGE	30%	18.9%	
SETBACKS – 25-24.2			
MINIMUM FRONT YARD	40 FT	FULL SITE: 194.9 FT EXISTING KAC TO PROSPECT AVE.	
MINIMUM SIDE YARD	25 FT + 25 FT	FULL SITE: 118.5 FT (EXISTING KAC TO SOUTHERN LINE); 767.3 FT (EXISTING FIELD HOUSE TO NORTHERN LINE) 954.5 FT (HEALTH + FITNESS BLDG. TO SOUTHERN LINE) 808.3 FT (HEALTH + FITNESS BLDG. TO NORTHERN LINE)	
MINIMUM REAR YARD	50 FT	FULL SITE: 138.1 FT (HEALTH + FITNESS BUILDING)	
CONDITIONAL USE SETBACK	125 FT – BUILDINGS & OUTDOOR RECREATIONAL FACILITIES	FULL SITE: 118.5 FT (EXISTING KAC TO SOUTHERN LINE) 138.1 FT (HEALTH + FITNESS BUILDING TO EASTERN LINE) 70.25 FT (EXIST'G. TRACK)	* * *
CONDITIONAL USE SETBACK-LIGHTED – OUTDOOR RECREATION FACILITIES	250 FT – OUTDOOR RECREATIONAL FACILITIES	FULL SITE: 70.25 FT (EXIST'G. TRACK TO EASTERN LINE) 50 FT (TO EXIST'G. BLEACHERS) +/- 59.13 FT (TO LIGHT POLE)	* * V
ACCESSORY BUILDINGS FOR OUTDOOR RECREATIONAL FACILITIES	75 FT	FULL SITE: 118.5 FT (EXISTING KAC TO SOUTHERN LINE) 138.1 FT (HEALTH + FITNESS BUILDING TO EASTERN LINE)	
BUFFER – CONDITIONAL USE	50 FT TO ALL PROPERTY LINES	50 FT (TO EXIST'G. BLEACHERS) EXISTING TO REMAIN	*
BUFFER – CONDITIONAL USE - LIGHTED	100 FT TO ALL PROPERTY LINES	70.25 FT (TO EXIST'G. TRACK) 50 FT (TO EXIST'G. BLEACHERS) +/-59.13 FT (TO LIGHT POLE)	* V
LIGHTING REQUIREMENTS – 25-14			
POLE HEIGHT	18 FT	PATHWAY LIGHTS – 12 FT EXIST. PARKING LOT – 20 FT SPORTS LIGHTING – 90 FT	* V
MAX. ILLUMINATION LEVEL AT PROPERTY LINE	0.5 fc	0.2 fc AT WEST PROPERTY LINE BY BUS TURNAROUND	
MAX. ILLUMINATION LEVEL AT PROPERTY LINE ABUTTING RESIDENTIAL USE	0.3 fc	0.1 fc AT WEST PROPERTY LINE BEHIND HOME GRANDSTANDS	
MAX. ILLUMINATION LEVEL AT PROPERTY LINE ABUTTING RESIDENTIAL USE	0.3 fc	0.1 fc AT SOUTH PROPERTY LINE	
MAX. ILLUMINATION LEVEL AT PROPERTY LINE ABUTTING RESIDENTIAL USE	0.3 fc	0.3 fc AT EAST PROPERTY LINE BEHIND VISITOR'S BLEACHERS	
BUILDING REQUIREMENTS- 25-7.1			
MAXIMUM BUILDING HEIGHT (STORIES/FT)	2 ½ STORY / 35 FT	< 2 ½ STORY/ 35 FT -	
MAXIMUM BUILDING COVERAGE	20 %	1.03 % -	
PARKING REQUIREMENTS – 25 – 12.2			
OFF-STREET PARKING	679 SPACES	679 SPACES	
OFF STREET PARKING SETBACK	5 FEET – R-1 75 FT CONDITIONAL USE	1.2 FT	*
TABLE KEY			
	N/A	NOT APPLICABLE	
	*	PREVIOUSLY APPROVED EXISTING NON-CONFORMITY	
	V	VARIANCE REQUESTED	

GENERAL NOTES:

1. Contractor shall verify the location of existing utilities in the field prior to construction. This shall include excavating test pits, if necessary, contractor shall call for the utility mark-out prior to any demolition or construction activities.
2. It is the contractor's responsibility to notify utility one call number 72 hours prior to any excavation on this site. The contractor shall notify all local utility agencies to mark out utilities.
3. All site work shall be performed in accordance with the requirements of the township of West Orange.
4. Prior to the start of construction activities, it is the contractor's responsibility to obtain all required permits and approvals. No construction activities shall commence until the contractor has received all permitting approvals and reviewed all documentation and permit stipulations issued by the governing permitting authorities.
5. Connections to existing utilities shall be performed in accordance with the requirements of the utility companies having jurisdiction.
6. Contractor shall notify the Owner and the Engineer of field conditions or conflicts that would adversely impact construction as proposed on the plans.
7. Contractor shall take precautions to avoid damage to existing improvements and vegetation intended to remain.
8. All dimensions shown on the plans shall be verified by the contractor prior to construction. The contractor shall notify the Engineer of any discrepancies that may exist prior to proceeding with the construction activity for necessary plan changes. The contractor is not entitled for compensation for work having to be redone due to dimensions or grades shown incorrectly on these plans if such notification has not been given.
9. Heintz and Fiore Architects, LLC assumes no responsibility for the methods, techniques or procedures of construction, for safety measures or precautions related to construction, or any failure to comply with applicable laws, regulations, ordinances or codes.
10. Any structures to be removed shall have excavations backfilled with structural fill and properly compacted , as per project specification.
11. Any disturbed area that has been left exposed for more that thirty (30) days and not subject to construction traffic shall immediately receive a temporary seeding. If the season prohibits temporary seeding, the disturbed area will be mulched with straw or then hay and tacked in accordance with the New Jersey standards, see soil erosion control and sediment control notes for seeding specifications.
12. All construction shown herein shall conform to municipal/county standard construction details and specifications and NJ Dept. of Transportation standard specifications for road and bridge construction as amended , unless specifically shown otherwise herein. In case of conflict, the more restrictive shall govern. Contractor shall notify design engineer of any questions regarding conflicts.
13. Any damages to the right-of-way must be repaired/installed to equal standards.
14. Prior to the commencement of any site work, the applicant must schedule a pre-construction meeting with the appropriate governing agency.

UTILITY NOTES:

1. Gas, electric, telephone, water and cable lines may be installed by the respective utility. The exact location of each main shall be coordinated by the owner/general contractor and submitted to the design engineer for review prior to installation.
2. All new utilities shall be installed underground.
3. Refer to MEP drawings for utility connections at the proposed buildings. Contractor shall notify the engineer of any discrepancies prior to construction to resolve said discrepancies.
4. All site concrete, including drainage structures, shall be air entrained with a compressive strength of 4,500 PSI at 28 days.
5. All locations where utilities will be installed in areas of proposed fill, the soil shall be suitable and compacted in 1-foot lifts to 95 percent of maximum dry density as determined by ASTM-D-1557 (modified proctor density). Compaction certification shall be provided. These tests shall be conducted by a soil lab prior to and during the installation of the utilities.

ZONING REQUIREMENTS : Table 25-7.1
R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

DESCRIPTION	REQUIRED	EXISTING	NOTES
			-
MIN. LOT AREA	80,000 SF	45.316 AC.	-
MIN. LOT FRONTAGE	112.5 FT	1,155.28 FT	-
MIN. LOT WIDTH	150 FT	1,160.86 FT	
SETBACKS			
MIN. FRONT YARD	40 FT	614.31 FT	1
MIN. REAR YARD	50 FT	351.69 FT	1
MIN. SIDE YARD- EACH	25 FT	42.59 FT	1
MAX. COVERAGE			
BUILDING COVERAGE	20%	0.77%	
LOT COVERAGE	30%	18.5%	
MAX. BUILDING HEIGHT	2 ½ STY (35 FT)	<35 FT	

ZONING NOTES:

1.) YARD SETBACKS UNDER EXISTING CONDITIONS CALCULATED USING THE FIELD HOUSE AS THE PRINCIPAL STRUCTURE.

HEINTZ & FIORE LLC architects
87 woodland road
short hills, new jersey
07078
(o) 973 467-1240
(x) 973 376-0963

Donald R. Fiore
architect: NJ AI10410

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CONDITIONS RELIEF

SETON HALL PREPARATORY SCHOOL

KELLY ATHLETIC COMPLEX
700 PROSPECT AVENUE
WEST ORANGE, NEW JERSEY

rev date description

drawing :
ZONING ANALYSIS, NOTES

drawn by: DRF/JSK
checked by: DRF
dated: 05/21/25

project no.: 22417
drawing no.:
TS-0.2

created on 7/10/2025

Buffer Report

THE TOWNSHIP OF WEST ORANGE
Office of the Assessor
66 Main Street
West Orange, New Jersey 07052
Telephone: (973) 325-4060
Facsimile: (973) 669-4859

Highlighted feature(s)

Parcel Items (1)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	82.01	1		RIDGE ROAD	SETON HALL PREPARATORY SCHOOL	120 NORTHFIELD AVENUE	WEST ORANGE, NEW JERSEY	07052	Ridge Road, West Orange, NJ, 07052

List of adjoining feature(s) that intersect 200 foot buffer from Parcel Limits.

Adjoining Properties (95)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	55.08	4		NORTHFIELD AVENUE	SADLON, DIANE	114 EAGLE RIDGE WAY	WEST ORANGE, NJ	07052	Northfield Avenue, West Orange, NJ, 07052
West Orange Township	55.08	5		312 NORTHFIELD AVENUE	MRUH, MARGARET N	312 NORTHFIELD AVE	WEST ORANGE, NJ	07052	312 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	56.01	3		14 BENVENUE AVENUE	SCHMIDT, WILLIAM JR	14 BENVENUE AVENUE	WEST ORANGE, NJ	07052	14 Benvenue Avenue, West Orange, NJ, 07052
West Orange Township	56.01	4		12 BENVENUE AVENUE	BROWN, TESS	12 BENVENUE AVE	WEST ORANGE, NJ	07052	12 Benvenue Avenue, West Orange, NJ, 07052
West Orange Township	56.01	5		10 BENVENUE AVENUE	BARBER, DESIREE	10 BENVENUE AVENUE	WEST ORANGE, N.J.	07052	10 Benvenue Avenue, West Orange, NJ, 07052
West Orange Township	56.01	6		8 BENVENUE AVENUE	MENENDEZ, OSCAR & SUSAN K	8 BENVENUE AVENUE	WEST ORANGE, N.J.	07052	8 Benvenue Avenue, West Orange, NJ, 07052
West Orange Township	56.01	7		714 PROSPECT AVENUE	LAMPROS, DEMETRA, GEORGE & ANGEL	714 PROSPECT AVENUE	WEST ORANGE, N.J.	07052	714 Prospect Avenue, West Orange, NJ, 07052

created on 7/10/2025

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	56.01	9		718 PROSPECT AVENUE	ALOMAR, PEDRO J. JR. & ANNETTE	718 PROSPECT AVENUE	WEST ORANGE, N.J.	07052	718 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	56.01	10		720 PROSPECT AVENUE	SISAY, GEANTU A. & RAHEL ABEBE	720 PROSPECT AVENUE	WEST ORANGE, NJ	07052	720 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	56.01	12		4 BENVENUE AVENUE	ROGERS,SEMPER & BILLINGHURST,NATALI	4 BENVENUE AVE	WEST ORANGE, NJ	07052	4 Benvenue Avenue, West Orange, NJ, 07052
West Orange Township	57.02	8		270 NORTHFIELD AVENUE	EJIOFOR, SAMUEL	270 NORTHFIELD AVE	WEST ORANGE, N.J.	07052	270 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	57.02	9		268 NORTHFIELD AVENUE	SCOTT, DIANE HUTSON-	268 NORTHFIELD AVE	WEST ORANGE, NJ	07052	268 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	57.02	10		266 NORTHFIELD AVENUE	JARENCIO JOSEPH S. & JUSTINE L.	266 NORTHFIELD AVE	WEST ORANGE, NJ	07052	266 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	57.02	12		262 NORTHFIELD AVENUE	262 NORTHFIELD AVE CO.	262 NORTHFIELD AVE	WEST ORANGE,NJ	07052	262 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	57.02	14		1 BEAUMONT TERRACE	AMO, KWAKU & CYNTHIA	1 BEAUMONT TER	WEST ORANGE, NJ	07052	1 Beaumont Terrace, West Orange, NJ, 07052
West Orange Township	57.02	15		3 BEAUMONT TERRACE	ROGERS, KENDALL R & KENNETH M	3 BEAUMONT TERRACE	WEST ORANGE, NJ	07052	3 Beaumont Terrace, West Orange, NJ, 07052
West Orange Township	57.02	16		5 BEAUMONT TERRACE	DUNLAP, ROSEMARY M	5 BEAUMONT TERRACE	WEST ORANGE, N.J.	07052	5 Beaumont Terrace, West Orange, NJ, 07052
West Orange Township	80.01	33		2 NORTH KOEWING PLACE	FRANCIS, TIFFANY JOY	2 N KOEWING PLACE	WEST ORANGE, NJ	07052	2 North Koewing Place, West Orange, NJ, 07052

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created on 7/10/2025

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	80.01	41		11 HIGHWOOD ROAD	HAUSER, MATTHEW & MOTAMED, SUSAN	11 HIGHWOOD ROAD	WEST ORANGE,NJ	07052	11 Highwood Road, West Orange, NJ, 07052
West Orange Township	80.01	42		7 HIGHWOOD ROAD	CHIA, MATTHEW & MILAGROSA	7 HIGHWOOD ROAD	WEST ORANGE, N.J.	07052	7 Highwood Road, West Orange, NJ, 07052
West Orange Township	80.01	44		1 HIGHWOOD ROAD	ARANGO, JAIVER GOEZ	1 HIGHWOOD ROAD	WEST ORANGE,	07052	1 Highwood Road, West Orange, NJ, 07052
West Orange Township	80.02	31		35 MOUNTAIN DRIVE	FRANCIS WASHINGTON FERGUSON	35 MOUNTAIN DR	WEST ORANGE, NJ	07052	35 Mountain Drive, West Orange, NJ, 07052
West Orange Township	80.02	31.01		33 MOUNTAIN DRIVE	SHELLEY, CARLTON E II	33 MOUNTAIN DR	WEST ORANGE, NJ	07052	33 Mountain Drive, West Orange, NJ, 07052
West Orange Township	80.02	31.02		31 MOUNTAIN DRIVE	ANAND,AYSHWARYA+PADMANABHAN,ANAND	31 MOUNTAIN DR	WEST ORANGE,	07052	31 Mountain Drive, West Orange, NJ, 07052
West Orange Township	80.02	32		46 HIGHWOOD ROAD	DESAI, NIKETAN R & DEEPA B	46 HIGHWOOD RD	WEST ORANGE, NJ	07052	46 Highwood Road, West Orange, NJ, 07052
West Orange Township	80.02	33		44 HIGHWOOD ROAD	RAYMUNDO, WILFREDO R & [SUSA J.	44 HIGHWOOD ROAD	WEST ORANGE,NJ	07052	44 Highwood Road, West Orange, NJ, 07052
West Orange Township	80.02	34		42 HIGHWOOD ROAD	ETIENNE, MISTRAL & NADEGE	42 HIGHWOOD ROAD	WEST ORANGE, NJ	07052	42 Highwood Road, West Orange, NJ, 07052

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created on 7/10/2025

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	80.02	35		14 RIDGE ROAD	HANINI, THAFER	14 RIDGE RD	WEST ORANGE, NJ	07052	14 Ridge Road, West Orange, NJ, 07052
West Orange Township	80.04	1		2 HIGHWOOD ROAD	555 JOYCE STREET LLC	2 HIGHWOOD RD	WEST ORANGE, NJ	07052	2 Highwood Road, West Orange, NJ, 07052

Developed by Civil Solutions, using myIDV

created on 7/10/2025

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	80.04	1.01		HIGHWOOD RD REAR	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE, NJ	07052	Highwood Rd Rear, West Orange, NJ, 07052
West Orange Township	80.04	2		4 HIGHWOOD ROAD	MINYAYA, JOSE LUIS & ZATARAIN, CELE	4 HIGHWOOD ROAD	WEST ORANGE, NJ	07052	4 Highwood Road, West Orange, NJ, 07052
West Orange Township	80.04	3		6 HIGHWOOD ROAD	MILLINGTON, ERROL & CUERLYNE	6 HIGHWOOD ROAD	WEST ORANGE, NJ	07052	6 Highwood Road, West Orange, NJ, 07052
West Orange Township	80.04	5		12 HIGHWOOD ROAD	YAMASHITA, ALAN & HAN	12 HIGHWOOD ROAD	WEST ORANGE, NJ	07052	12 Highwood Road, West Orange, NJ, 07052
West Orange Township	80.04	6		16 HIGHWOOD ROAD	BROWN, ARLANDER C III & PALACIOS,M	16 HIGHWOOD ROAD	WEST ORANGE, NJ	07052	16 Highwood Road, West Orange, NJ, 07052
West Orange Township	80.04	7		18 HIGHWOOD ROAD	BUSSEY, SHARON	18 HIGHWOOD RD	WEST ORANGE, NJ	07052	18 Highwood Road, West Orange, NJ, 07052
West Orange Township	80.04	8		24 HIGHWOOD ROAD	ROHLOFF, KURT RYAN & MOSTAFA, HALA	24 HIGHWOOD RD	WEST ORANGE, NJ	07052	24 Highwood Road, West Orange, NJ, 07052
West Orange Township	80.04	10		26 HIGHWOOD ROAD	OLINER, ANDREW	26 HIGHWOOD ROAD	WEST ORANGE, NJ	07052	26 Highwood Road, West Orange, NJ, 07052
West Orange Township	80.04	11		27 MOUNTAIN DRIVE	MCSWIGAN, DAVID & ROSZCHELD, DAVID	27 MOUNTAIN DRIVE	WEST ORANGE, NJ	07052	27 Mountain Drive, West Orange, NJ, 07052
West Orange Township	80.04	12		25 MOUNTAIN DRIVE	BARAK, RONAN & YOUSSOUFIAN, ANAHID	25 MOUNTAIN DR	WEST ORANGE, NJ	07052	25 Mountain Drive, West Orange, NJ, 07052
West Orange Township	80.04	13		23 MOUNTAIN DRIVE	GOURGUE, DEMOSTHENE	23 MOUNTAIN DRIVE	WEST ORANGE, N.J.	07052	23 Mountain Drive, West Orange, NJ, 07052

Developed by Civil Solutions, using myIDV

created on 7/10/2025

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	80.04	14		21 MOUNTAIN DRIVE	GARNEAU, GEORGE & CHICHOCO MARITES	21 MOUNTAIN DRIVE	WEST ORANGE, NJ	07052	21 Mountain Drive, West Orange, NJ, 07052
West Orange Township	80.04	15		19 MOUNTAIN DRIVE	FORTE,RICHARD + SARAH STACY FORTE	19 MOUNTAIN DRIVE	WEST ORANGE, N.J.	07052	19 Mountain Drive, West Orange, NJ, 07052
West Orange Township	80.04	16		17 MOUNTAIN DRIVE	EBER PROPERTIES, LLC	31 MAPLE ST	WEST ORANGE, NJ	07052	17 Mountain Drive, West Orange, NJ, 07052
West Orange Township	80.04	17		7 MOUNTAIN DRIVE	FONDUFE, CLEMENT	7 MOUNTAIN DRIVE	WEST ORANGE, NJ	07052	7 Mountain Drive, West Orange, NJ, 07052
West Orange Township	80.04	18		5 MOUNTAIN DRIVE	IANIRO, PAUL & CARMELLA	5 MOUNTAIN DRIVE	WEST ORANGE, N.J.	07052	5 Mountain Drive, West Orange, NJ, 07052
West Orange Township	80.04	19		1 MOUNTAIN DRIVE	HANSON, STEPHEN & CATHERINE	1 MOUNTAIN DRIVE	WEST ORANGE, NJ	07052	1 Mountain Drive, West Orange, NJ, 07052
West Orange Township	81.01	1		1 BENVENUE AVENUE	TORSIELLO, DENNIS J & CAROL	1 BENVENUE AVENUE	WEST ORANGE, NEW JERSEY	07052	1 Benvenue Avenue, West Orange, NJ, 07052
West Orange Township	81.01	1.02		275 NORTHFIELD AVENUE	RONJOLYN REALTY & P.S. REALTY	30 KERBY LANE	MENDHAM, NJ	07945	275 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	81.01	2		307 NORTHFIELD AVENUE	GUASTONI, CHRISTIAN & MARIA GUIBERNA	307 NORTHFIELD AVE	WEST ORANGE, NJ	07052	307 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	81.01	3		305 NORTHFIELD AVENUE	SIGUENZA, ROMAN& MIDDLETON,JENNIFER	305 NORTHFIELD AVE	WEST ORANGE,	07052	305 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	81.01	4		303 NORTHFIELD AVENUE	NATIVIDAD, VIC E. & DONNAH FETAN	303 NORTHFIELD AVE	WEST ORNAGE,	07052	303 Northfield Avenue, West Orange, NJ, 07052

Developed by Civil Solutions, using myIDV

created on 7/10/2025

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	81.01	5		301 NORTHFIELD AVENUE	EMMA, LETA J+UBELHOER, LUCIA D	301 NORTHFIELD AVENUE	WEST ORANGE, NJ	07052	301 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	81.01	6		297 NORTHFIELD AVENUE	GARCIA, TEODULO & MIRCA	297 NORTHFIELD AVE	WEST ORANGE, NJ	07052	297 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	81.01	7		295 NORTHFIELD AVENUE	TIMBERLAKE, PHILIP WAYNE	295 NORTHFIELD AVENUE	WEST ORANGE, NJ	07052	295 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	81.01	8		293 NORTHFIELD AVENUE	ALVAREZ, ROBERT & SUSANA	293 NORTHFIELD AVE	WEST ORANGE, NJ	07052	293 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	81.01	9		289 NORTHFIELD AVENUE	289 NORTHFIELD AVE, LLC	574 NEWARK AVENUE	JERSEY CITY, NJ	07306	289 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	81.01	10		287 NORTHFIELD AVENUE	FAUSTO VELOCCI, FRANK (TR)	1006 VAIL RD	PARSIPPANY,NJ	07054	287 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	82.01	1		RIDGE ROAD	SETON HALL PREPARATORY SCHOOL	120 NORTHFIELD AVENUE	WEST ORANGE, NEW JERSEY	07052	Ridge Road, West Orange, NJ, 07052

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created on 7/10/2025

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	82.01	7.04		652 PROSPECT AVENUE	FRIENDLY SONS OF THE SHILLELAGH FOU	652 PROSPECT AVE	WEST ORANGE, NJ	07052	652 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	82.01	7.06		PROSPECT AVENUE REAR	GORDILLO, KLEVER & BENITEZ, PERLA	660 PROSPECT AVENUE	WEST ORANGE, NJ	07052	Prospect Avenue Rear, West Orange, NJ, 07052
West Orange Township	82.01	7.07		654 PROSPECT AVENUE	BABU, NANDKISHORE K+NADIGER,PANKAJA	654 PROSPECT AVE	WEST ORANGE, NJ	07052	654 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	82.01	7.08		658 PROSPECT AVENUE	DELMONICO, DINA & FRANK,POZAR	658 PROSPECT AVE	WEST ORANGE, NJ	07052	658 Prospect Avenue, West Orange, NJ, 07052

Developed by Civil Solutions, using myIDV

created on 7/10/2025

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	82.01	7.09		662 PROSPECT AVENUE	COLLAZO, SHAY ELIZABETH & DEREK G.	662 PROSPECT AVE	WEST ORANGE, NJ	07052	662 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	82.01	7.10		666 PROSPECT AVENUE	LEHMERT, ELAINE	666 PROSPECT AVE	WEST ORANGE, NJ	07052	666 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	82.01	7.11		670 PROSPECT AVENUE	HAMER, LISA A & VALEZ, CRAIG J	670 PROSPECT AVE	WEST ORANGE, NJ	07052	670 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	82.01	7.12		674 PROSPECT AVENUE	CAMACHO, LIONEL A	674 PROSPECT AVENUE	WEST ORANGE, N.J.	07052	674 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	82.01	7.13		PROSPECT AVENUE	DAVIS,RUTH TRUST/EST BEIRSTECHER-LON	66 MAIN STREET	WEST ORANGE, N.J.	07052	Prospect Avenue, West Orange, NJ, 07052
West Orange Township	82.01	9		708 PROSPECT AVENUE	BISHNOI, RATI & GODORA, SUSHEEL	708 PROSPECT AVE	WEST ORANGE, NJ	07052	708 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	82.01	10		704 PROSPECT AVENUE	BUCCI, VINCENT	704 PROSPECT AVE	WEST ORANGE, NJ	07052	704 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	82.01	11		702 PROSPECT AVENUE	D'AGOSTINO, ISABELLA & TAYLOR,MELIN	702 PROSPECT AVE	WEST ORANGE, NJ	07052	702 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	82.01	12		15 BENVENUE AVENUE	KEARNEY, LEROY & DANA	15 BENVENUE AVE	WEST ORANGE, NJ	07052	15 Benvenue Avenue, West Orange, NJ, 07052
West Orange Township	82.01	13		4 CREST VIEW	MCCLOUD, MARC A. & JOANNE L.	4 CREST VIEW DRIVE	WEST ORANGE, NJ	07052	4 Crest View, West Orange, NJ, 07052
West Orange Township	82.01	14		6 CREST VIEW	JOHNSON, ALFRED & ABEGAIL D.	6 CREST VIEW	WEST ORANGE, NJ	07052	6 Crest View, West Orange, NJ, 07052

Developed by Civil Solutions, using myIDV

created on 7/10/2025

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	82.01	15		8 CREST VIEW	8 CRESTVIEW LLC	8 CRESTVIEW DR	WEST ORANGE, NJ	07052	8 Crest View, West Orange, NJ, 07052
West Orange Township	82.01	16		7 CREST VIEW	TAYLOR, FAITH & GARY	7 CRESTVIEW DRIVE	WEST ORANGE, NJ	07052	7 Crest View, West Orange, NJ, 07052
West Orange Township	82.01	17		5 CREST VIEW	REMY,EDSON+LABRANCHE-REMY,TENNILLE	5 CREST VIEW	WEST ORANGE, NJ	07052	5 Crest View, West Orange, NJ, 07052
West Orange Township	82.01	18		3 CREST VIEW	GAMBA, JOHN JR	3 CRESTVIEW DR	WEST ORANGE, NJ	07052	3 Crest View, West Orange, NJ, 07052
West Orange Township	82.01	19		7 BENVENUE AVENUE	TAM, CESAR & DE LEON-TAM, MARIA R	7 BENVENUE AVENUE	WEST ORANGE, NJ	07052	7 Benvenue Avenue, West Orange, NJ, 07052
West Orange Township	82.01	20		1 CREST VIEW	SORIANO, MICHELLE	1 CREST VIEW	WEST ORANGE, NJ	07052	1 Crest View, West Orange, NJ, 07052
West Orange Township	82.02	13		614 PROSPECT AVENUE	ANTIOCH PRESBYTERIAN CHURCH OF NJ	614-616 PROSPECT AVE	WEST ORANGE, NJ	07052	614 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	82.02	13.01		75 RIDGE ROAD	GAMMON, WILLIAM & KATHERINE A	75 RIDGE RD	WEST ORANGE, NJ	07052	75 Ridge Road, West Orange, NJ, 07052
West Orange Township	82.02	13.03		67 RIDGE ROAD	FARLEY, NANCY N.	67 RIDGE ROAD	WEST ORANGE, N.J.	07052	67 Ridge Road, West Orange, NJ, 07052
West Orange Township	82.02	13.04		RIDGE ROAD	FARLEY, NANCY N.	67 RIDGE ROAD	WEST ORANGE, N.J.	07052	Ridge Road, West Orange, NJ, 07052
West Orange Township	82.02	13.05		63 RIDGE ROAD	BUSH, MORGAN L & MATTHEW ARTHUR C	63 RIDGE RD	WEST ORANGE, NJ	07052	63 Ridge Road, West Orange, NJ, 07052
West Orange Township	82.02	13.07		57 RIDGE ROAD	MALANGA, KEVIN & SALLY	57 RIDGE ROAD	WEST ORANGE, NJ	07052	57 Ridge Road, West Orange, NJ, 07052

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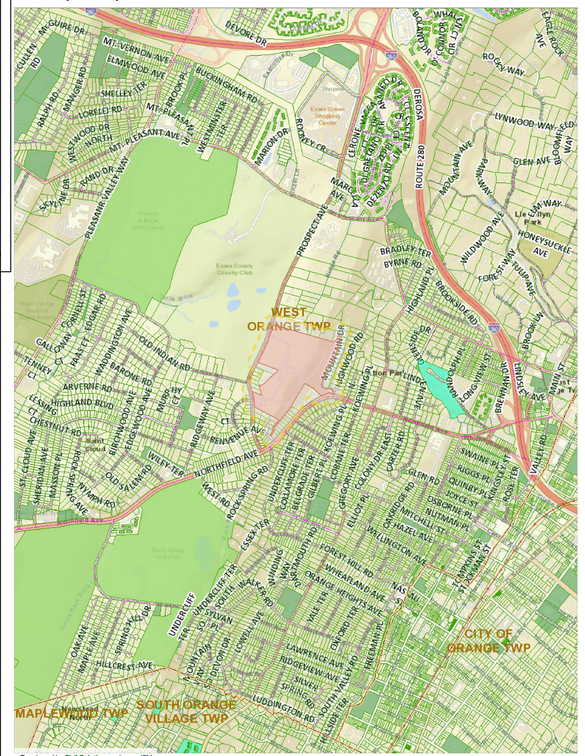
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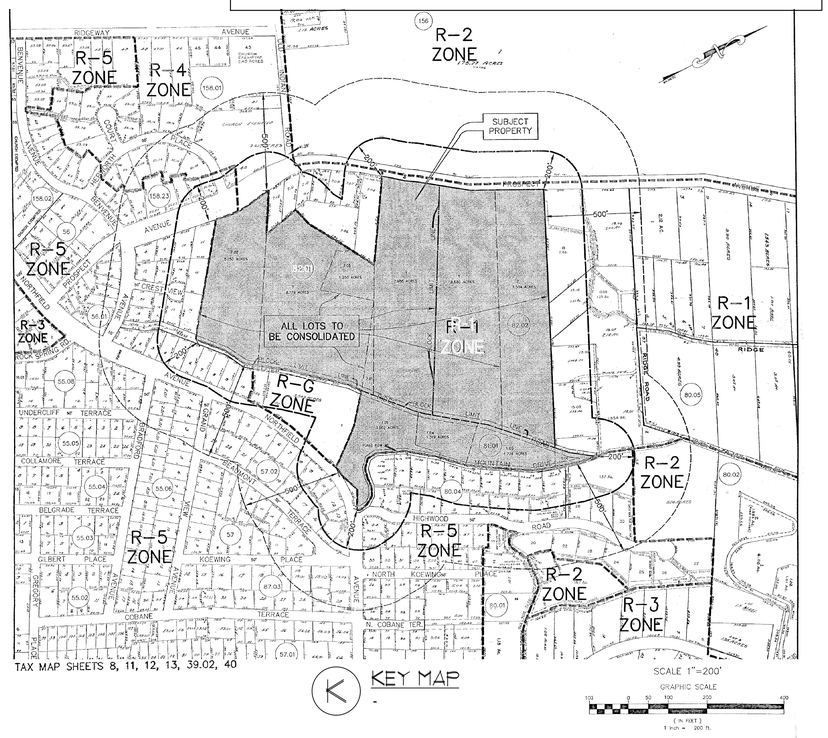
Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	82.02	13.09		600 PROSPECT AVENUE	NAJERA, MARK S. & LUCY	600 PROSPECT AVE	WEST ORANGE, NJ	07052	600 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	156	1		PROSPECT & MT. PLEASANT	ESSEX COUNTY COUNTRY CLUB	350 MT. PLEASANT AVENUE	WEST ORANGE, N.J.	07052	Prospect & Mt. Pleasant, West Orange, NJ, 07052
West Orange Township	158.01	40		681 PROSPECT AVENUE	THE CHURCH OF HOLY INNOCENTS	681 PROSPECT AVENUE	WEST ORANGE, N.J.	07052	681 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	158.01	56.07		683-685 PROSPECT AVENUE	BELL, GORDON H & WHITE, ARTISS B	683-685 PROSPECT AVE	WEST ORANGE, NJ	07052	683-685 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	158.23	56.01		699 PROSPECT AVENUE	SVETVILAS, LOREN & NARISA	699 PROSPECT AVE	WEST ORANGE, NJ	07052	699 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	158.23	56.02		4 HEPWORTH PLACE	CLARKE, LOUIE & LORETTA	4 HEPWORTH PL	WEST ORANGE,	07052	4 Hepworth Place, West Orange, NJ, 07052
West Orange Township	158.23	56.03		693 PROSPECT AVENUE	DITTA, CIRO & FRANCES	693 PROSPECT AVE	WEST ORANGE, NJ	07052	693 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	158.23	56.04		691 PROSPECT AVENUE	HASSAN,IEOMA JENNIFER & AKINTAYO	691 PROSPECT AVE	WEST ORANGE, NJ	07052	691 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	158.23	56.05		689 PROSPECT AVENUE	EFEMUA, CHARITY ONAODOWAN	689 PROSPECT AVE	WEST ORANGE, NJ	07052	689 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	158.23	56.06		687 PROSPECT AVENUE	BOSCARINO, FRANCESCO & CONCETTA	687 PROSPECT AVENUE	WEST ORANGE, N.J.	07052	687 Prospect Avenue, West Orange, NJ, 07052

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created on 7/10/2025

Buffer Report - Map





HEINTZ & FIORE LLC architects
87 woodland road
short hills, new jersey
07078
(o) 973 467-1240
(x) 973 376-0963

Donald R. Fiore
architect: NJ AI10410

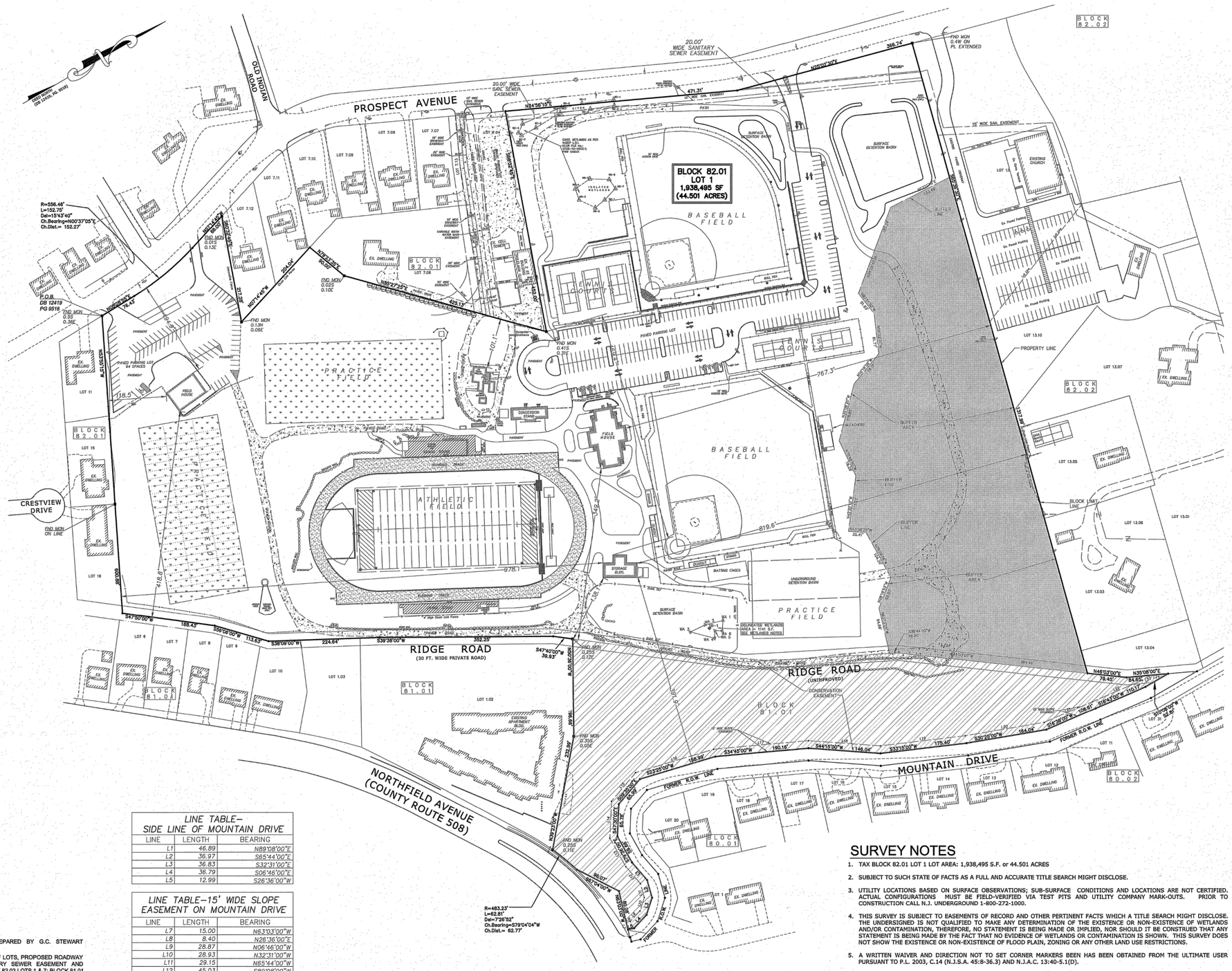
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CONDITIONS RELIEF
SETON HALL PREPARATORY SCHOOL
KELLY ATHLETIC COMPLEX
700 PROSPECT AVENUE
WEST ORANGE, NEW JERSEY

rev	date	description

drawing : KEY MAP, 200 FT. PROPERTY OWNERS LIST

drawn by: DRF/JSK
checked by: DRF
dated: 05/21/25
project no.: 22417
drawing no.: TS-0.3



MAP REFERENCES

1. BOUNDARY INFORMATION TAKEN FROM "BOUNDARY SURVEY" PREPARED BY G.C. STEWART ASSOCIATES, INC., DATED 7/3/98.
2. BOUNDARY INFORMATION TAKEN FROM "PROPOSED CONSOLIDATION OF LOTS, PROPOSED ROADWAY DEDICATION AND SLOPE EASEMENT, PROPOSED 20' WIDE SANITARY SEWER EASEMENT AND PROPOSED BUFFER AREA BLOCK 82.01, LOTS 1, 7, 7.01, 7.02 & 7.05; BLOCK 82.02 LOTS 1 & 7; BLOCK 81.01 LOTS 1.01, 1.04, 1.05, & 1.06 PROSPECT AVENUE, NORTHFIELD AVENUE, MOUNTAIN DRIVE, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NJ" PREPARED BY G.C. STEWART ASSOCIATES, INC. DATED 12/20/12.
3. TOPOGRAPHIC INFORMATION TAKEN FROM "TOWNSHIP OF WEST ORANGE TOWNSHIP TOPOGRAPHY"
4. TOPOGRAPHIC INFORMATION SUPPLEMENTED WITH TOPOGRAPHIC DATA SHOT IN FIELD ON MARCH 6, 2022.

WETLAND NOTE

1. NJDEP ISSUED A GP6A PERMIT FOR THE FILLING OF TRANSITION AREAS ADJACENT TO NON-TRIBUTARY WETLANDS (ADJACENT TO JUNIOR VARSITY BASEBALL FIELD) UNDER PERMIT No. 0722-10-0002.2, FWW 130001, ISSUED 12/12/13.

LINE TABLE– SIDE LINE OF MOUNTAIN DRIVE

LINE	LENGTH	BEARING
L1	46.89	N89°08'00"E
L2	36.97	S65°44'00"E
L3	36.83	S32°31'00"E
L4	36.79	S06°46'00"E
L5	12.99	S26°36'00"W

LINE TABLE–15' WIDE SLOPE EASEMENT ON MOUNTAIN DRIVE

LINE	LENGTH	BEARING
L7	15.00	N63°03'00"W
L8	8.40	N26°36'00"E
L9	26.87	N06°46'00"W
L10	28.93	N32°31'00"W
L11	29.15	N65°44'00"W
L12	45.03	S89°08'00"W
L13	65.45	N79°36'00"W
L14	75.25	N47°30'00"W
L15	75.59	N09°35'00"W
L16	164.92	N23°25'00"E
L17	192.89	N34°45'00"E
L18	145.84	N44°15'00"E
L19	173.59	N33°15'00"E
L20	161.86	N30°25'00"E
L21	106.80	N16°38'00"E
L22	109.32	N16°43'00"E
L23	19.78	N10°08'00"E
L24	35.49	N35°08'00"E

SURVEY NOTES

1. TAX BLOCK 82.01 LOT 1 LOT AREA: 1,938,495 S.F. or 44.501 ACRES
2. SUBJECT TO SUCH STATE OF FACTS AS A FULL AND ACCURATE TITLE SEARCH MIGHT DISCLOSE.
3. UTILITY LOCATIONS BASED ON SURFACE OBSERVATIONS; SUB-SURFACE CONDITIONS AND LOCATIONS ARE NOT CERTIFIED. ACTUAL CONFIGURATIONS MUST BE FIELD-VERIFIED VIA TEST PITS AND UTILITY COMPANY MARK-OUTS. PRIOR TO CONSTRUCTION CALL N.J. UNDERGROUND 1-800-272-1000.
4. THIS SURVEY IS SUBJECT TO EASEMENTS OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE. THE UNDERSIGNED IS NOT QUALIFIED TO MAKE ANY DETERMINATION OF THE EXISTENCE OR NON-EXISTENCE OF WETLANDS AND/OR CONTAMINATION, THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED, NOR SHOULD IT BE CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS OR CONTAMINATION IS SHOWN. THIS SURVEY DOES NOT SHOW THE EXISTENCE OR NON-EXISTENCE OF FLOOD PLAIN, ZONING OR ANY OTHER LAND USE RESTRICTIONS.
5. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS BEEN HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(D).
6. UTILITY LOCATIONS SHOWN HEREON ARE BASED ON ABOVE GROUND OBSERVATIONS ONLY. THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES ARE NOT GUARANTEED TO BE ACCURATE OR ALL-INCLUSIVE. THE USER OF THIS SURVEY IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE, LOCATION AND SUITABILITY OF UTILITIES AS MAY BE NECESSARY.
7. THE WORD CERTIFY, AS USED HEREIN, IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH, IT IS NEITHER A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
8. I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE, THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF ACTUAL CONDITIONS AS OF **DECEMBER 2021**. THIS CERTIFICATION IS MADE ONLY TO THE PARTIES LISTED BELOW AND IS NOT TRANSFERABLE TO OTHER PARTIES.
9. THIS CERTIFICATION IS ONLY VALID FOR THIS MAP AND COPIES THEREOF IF SAID MAPS BEAR THE IMPRESSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON. THE ORIGINAL SIGNED AND SEALED DOCUMENT IS THE DOCUMENT OF RECORD. IF DIGITAL INFORMATION IS ALSO SUPPLIED, IT IS DONE SO FOR INFORMATIONAL PURPOSES ONLY.

SCHEDULE OF REVISIONS

REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY

OWNER
SETON HALL PREPARATORY SCHOOL
700 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE, NJ 07052

APPLICANT
SETON HALL PREPARATORY SCHOOL
700 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE, NJ 07052

E 2 PROJECT MANAGEMENT LLC
87 HIBERNIA AVENUE
ROCKAWAY, N.J. 07866
PHONE: (973) 299-3200
FAX: (973) 299-5059
www.E2PM.com

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT. THIS DRAWING AND THE DESIGN FEATURES OR CONSTRUCTION DISCLOSED ARE PROPRIETARY TO E2 PROJECT MANAGEMENT LLC. AND SHALL NOT BE REPRODUCED, ALTERED OR COPIED WITHOUT WRITTEN PERMISSION, SHALL NOT BE USED IN ANY MANNER DETRIMENTAL TO ITS INTEREST AND SHALL BE RETURNED UPON REQUEST.

N.J. ENGINEERING CERTIFICATE OF AUTHORIZATION No. 24GA28118200

I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION

CHARLES J. STEWART, P.E., P.L.S.
NJ REGISTERED PROFESSIONAL ENGINEER LICENSE AND
NJ PROFESSIONAL LAND SURVEYOR LICENSE NO. 24GB035884

PROJECT NAME

SETON HALL PREPARATORY SCHOOL
HEALTH AND FITNESS CENTER
KELLY ATHLETIC CENTER

700 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY
TAX BLOCK 82.01, LOT 1

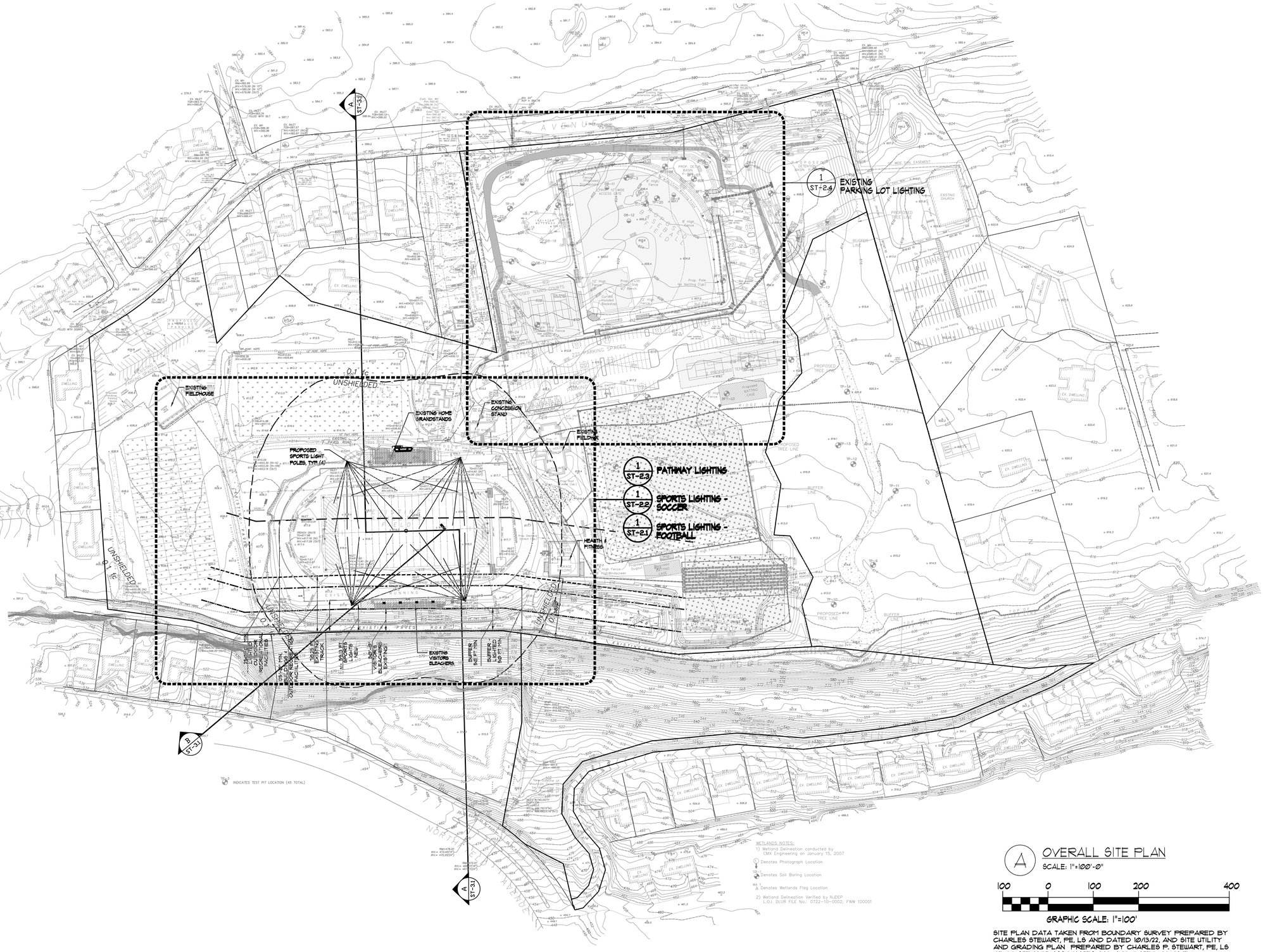
DRAWING TITLE

BOUNDARY SURVEY

CHECKED BY: CJS	DRAWN BY: ENS
SCALE: 1" = 100'	SHEET NO:
PROJECT #: P-22-34-01	FIRST ISSUE: 10/13/2022

DRAWING NO.

VB-101.00



A OVERALL SITE PLAN

SCALE: 1"=100'-0"

100 0 100 200 400

GRAPHIC SCALE: 1"=100'

SITE PLAN DATA TAKEN FROM BOUNDARY SURVEY PREPARED BY CHARLES STEWART, PE, LS AND DATED 10/13/22, AND SITE UTILITY AND GRADING PLAN PREPARED BY CHARLES P. STEWART, PE, LS OF GC STEWART ASSOCIATES, INC. AND DATED 03/02/15.

HEINTZ & FIORE LLC architects
87 woodland road
short hills, new jersey
07078
(o) 973 467-1240
(x) 973 376-0963

Donald R. Fiore
architect: NJ AI0410

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CONDITIONS RELIEF

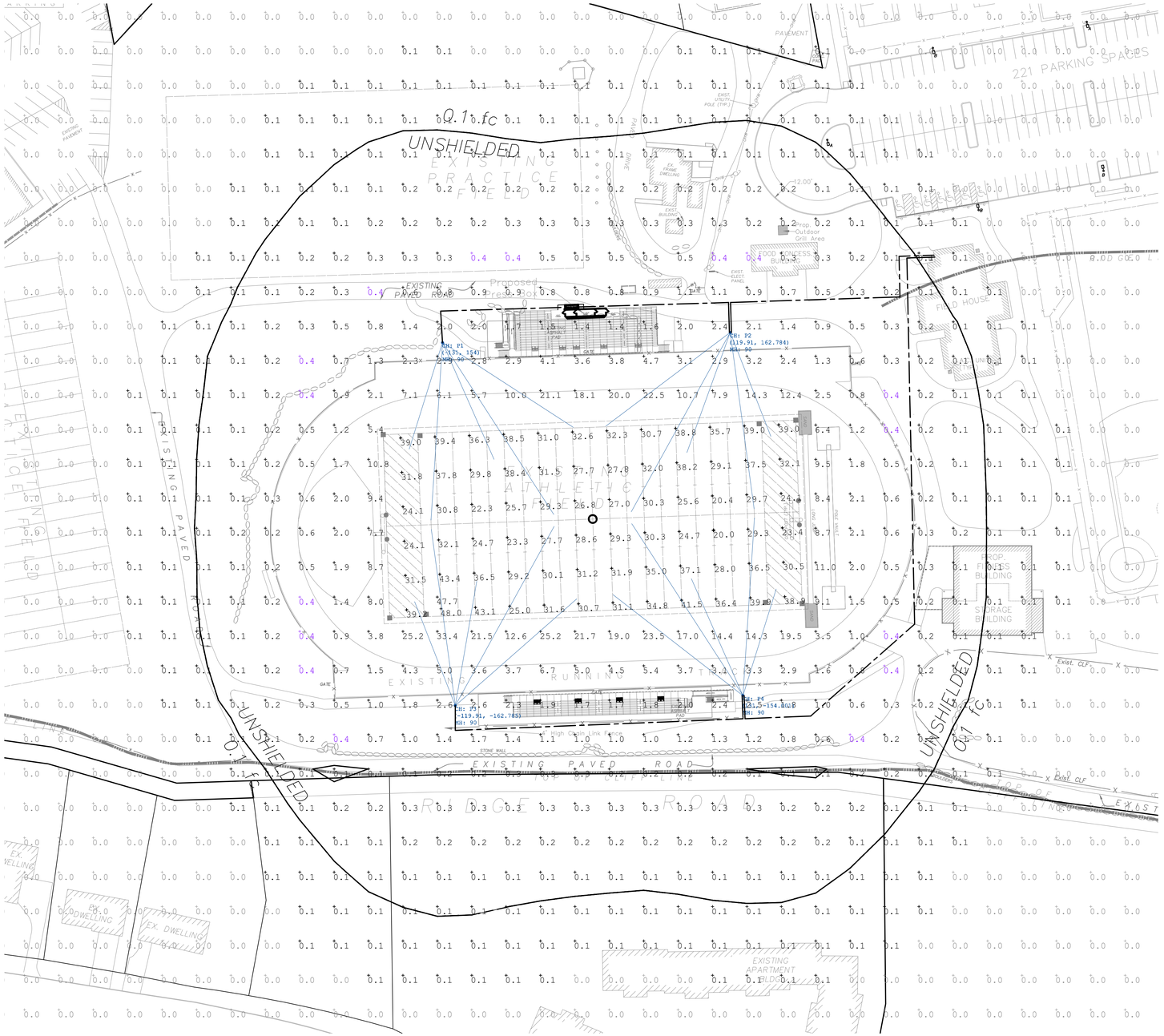
SETON HALL PREPARATORY SCHOOL

KELLY ATHLETIC COMPLEX
700 PROSPECT AVENUE
WEST ORANGE, NEW JERSEY

rev	date	description

drawing :
OVERALL SITE PLAN
-

drawn by: DRF/JSK
checked by: DRF
dated: 05/21/25
project no.: 22417
drawing no.: ST-1.1



1 FOOTBALL - SITE LIGHTING PLAN

SCALE: 1"=50'-0"

50 0 50 100 200

GRAPHIC SCALE: 1"=50'

HEINTZ & FIORE LLC architects

87 woodland road
short hills, new jersey
07078
(o) 973 467-1240
(x) 973 376-0963

Donald R. Fiore
architect: NJ AI10410

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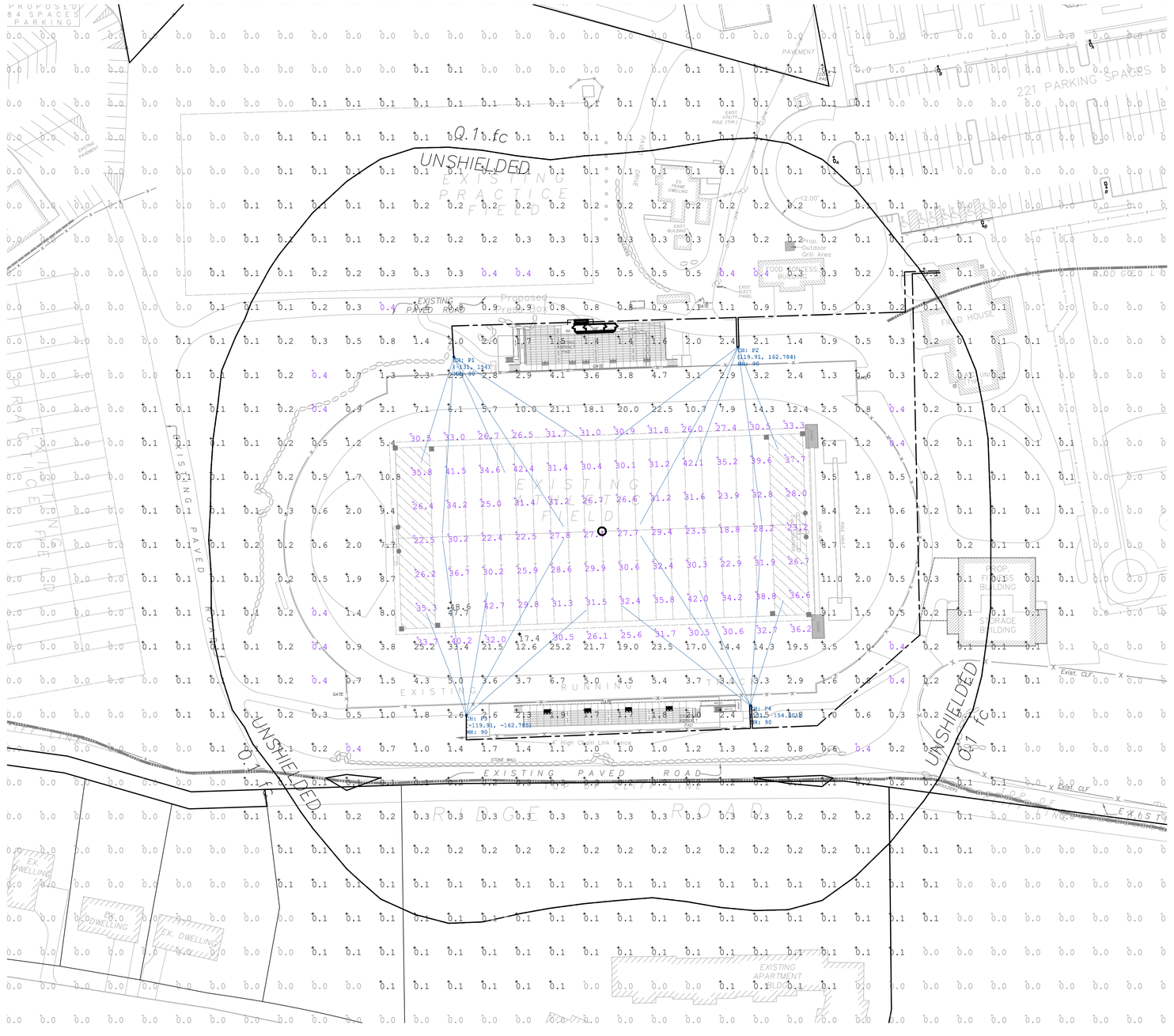
SETON HALL PREPARATORY SCHOOL

KELLY ATHLETIC COMPLEX
700 PROSPECT AVENUE
WEST ORANGE, NEW JERSEY

rev	date	description

drawing :
SPORTS LIGHTING PLAN - FOOTBALL

drawn by:	DRF/JSK	project no.:	22417
checked by:	DRF	drawing no.:	ST-2.1
dated:	05/21/25		



1 SOCCER - SPORTS LIGHTING PLAN

SCALE: 1"=50'-0"

50 0 50 100 200

GRAPHIC SCALE: 1"=50'

HEINTZ & FIORE LLC architects

87 woodland road
short hills, new jersey
07078
(o) 973 467-1240
(x) 973 376-0963

Donald R. Fiore
architect: NJ AI10410

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CONDITIONS RELIEF

SETON HALL PREPARATORY SCHOOL

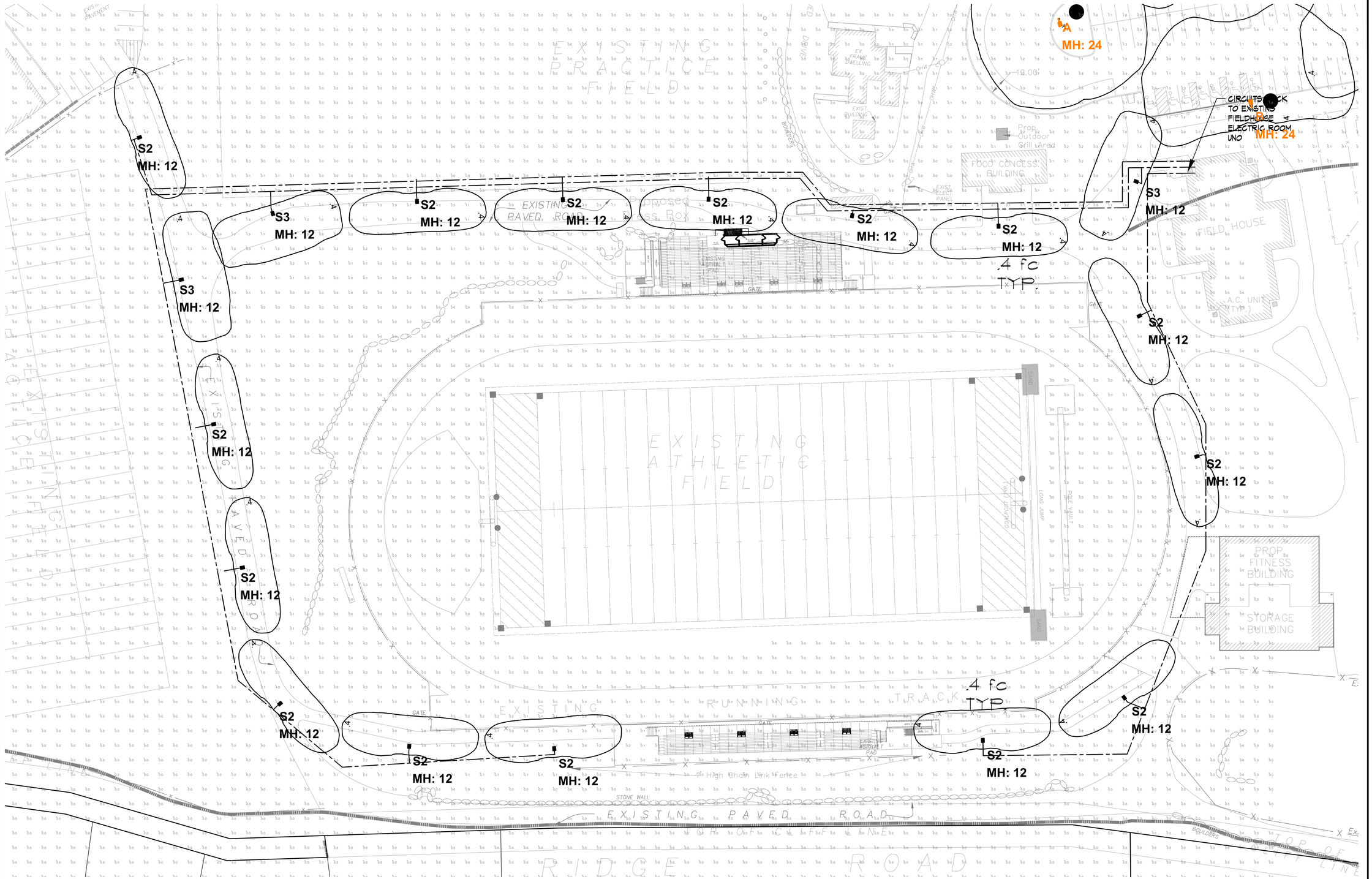
KELLY ATHLETIC COMPLEX
700 PROSPECT AVENUE
WEST ORANGE, NEW JERSEY

rev	date	description

drawing :
SPORTS LIGHTING PLAN - SOCCER

drawn by: DRF/JSK
checked by: DRF
dated: 05/21/25

project no.: 22417
drawing no.: ST-2.2



1 PATHWAY LIGHTING
SITE LIGHTING PLAN

SCALE: 1"=30'-0"

30 0 30 60 180
GRAPHIC SCALE: 1"=30'

HEINTZ & FIORE LLC architects
87 woodland road
short hills, new jersey
07078
(o) 973 467-1240
(x) 973 376-0963

Donald R. Fiore
architect: NJ AI10410

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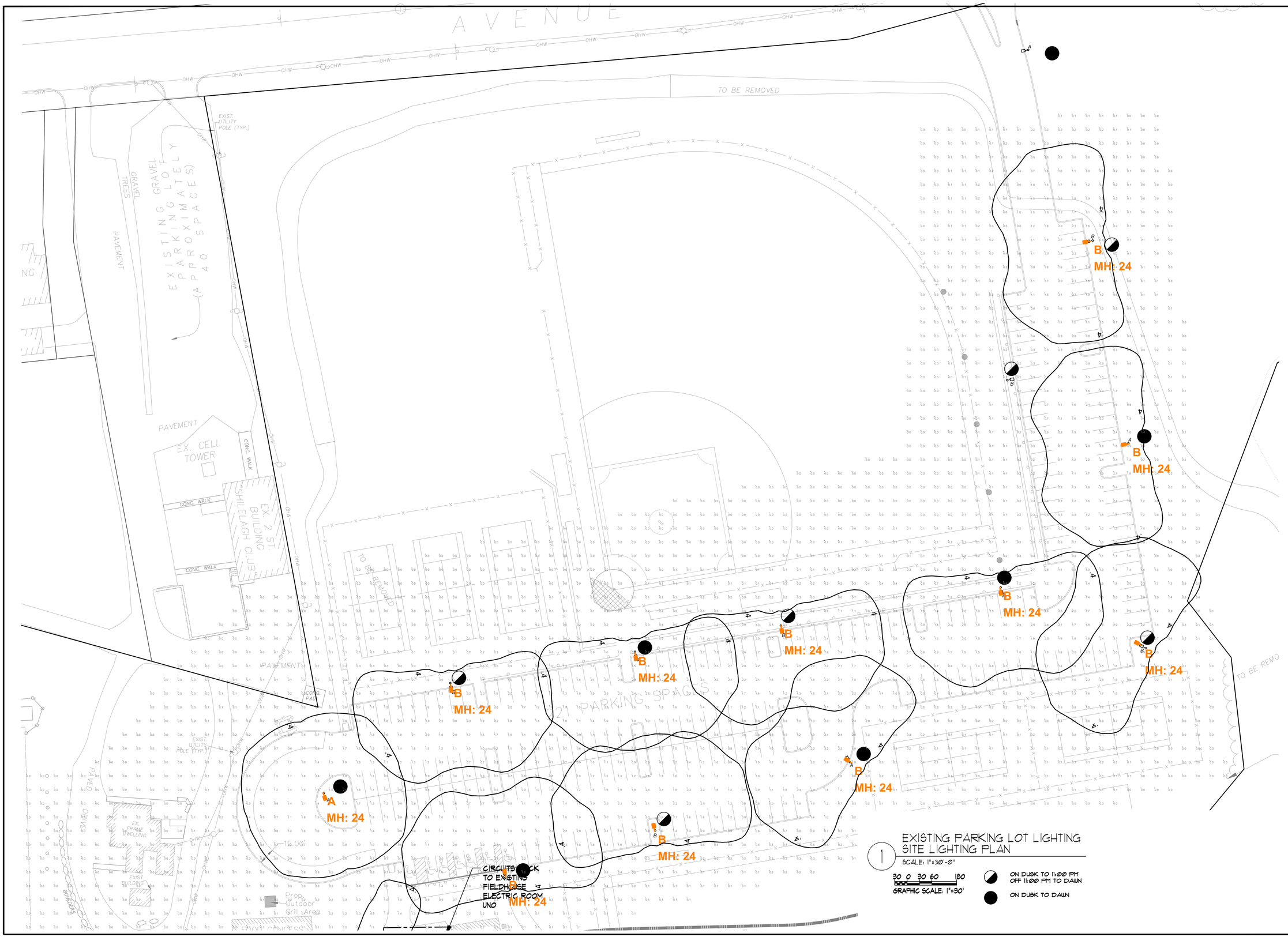
SETON HALL PREPARATORY SCHOOL

KELLY ATHLETIC COMPLEX
700 PROSPECT AVENUE
WEST ORANGE, NEW JERSEY

rev date description

drawing :
SITE LIGHTING PLAN -
PATHWAY LIGHTING

drawn by: DRF/JSK
checked by: DRF
dated: 05/21/25
project no.: 22417
drawing no.: ST-2.3



EXISTING PARKING LOT LIGHTING
SITE LIGHTING PLAN

SCALE: 1"=30'-0"

30 0 30 60 180
GRAPHIC SCALE: 1"=30'

ON DUSK TO 11:00 PM
OFF 11:00 PM TO DAWN

ON DUSK TO DAWN

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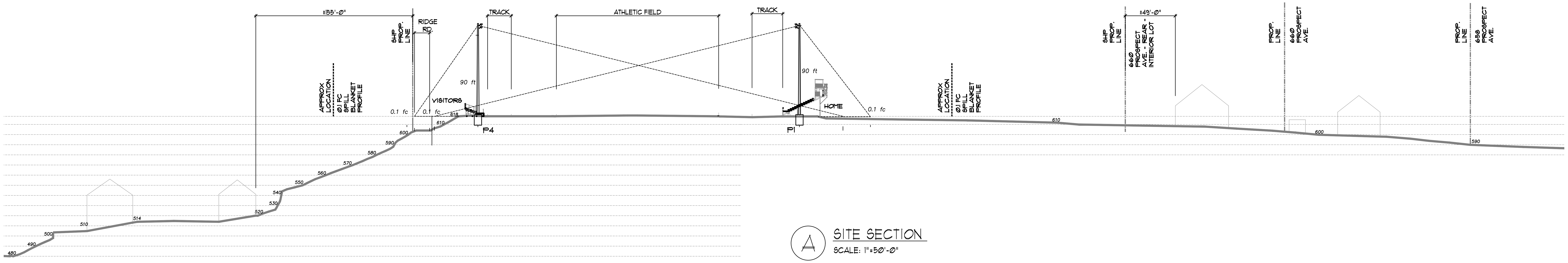
SETON HALL PREPARATORY SCHOOL

KELLY ATHLETIC COMPLEX
700 PROSPECT AVENUE
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rev	date	description

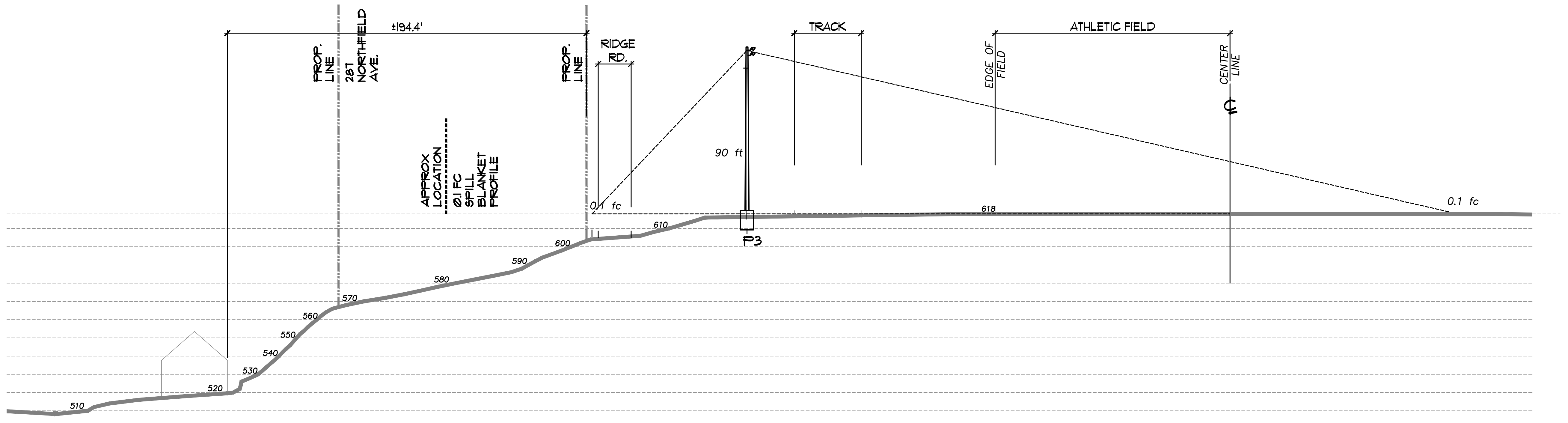
drawing :
SITE LIGHTING PLAN -
EXIST. PARKING LOT LIGHTING

drawn by:	DRF/JSK	project no.:	22417
checked by:	DRF	drawing no.:	ST-2.4
dated:	05/21/25		



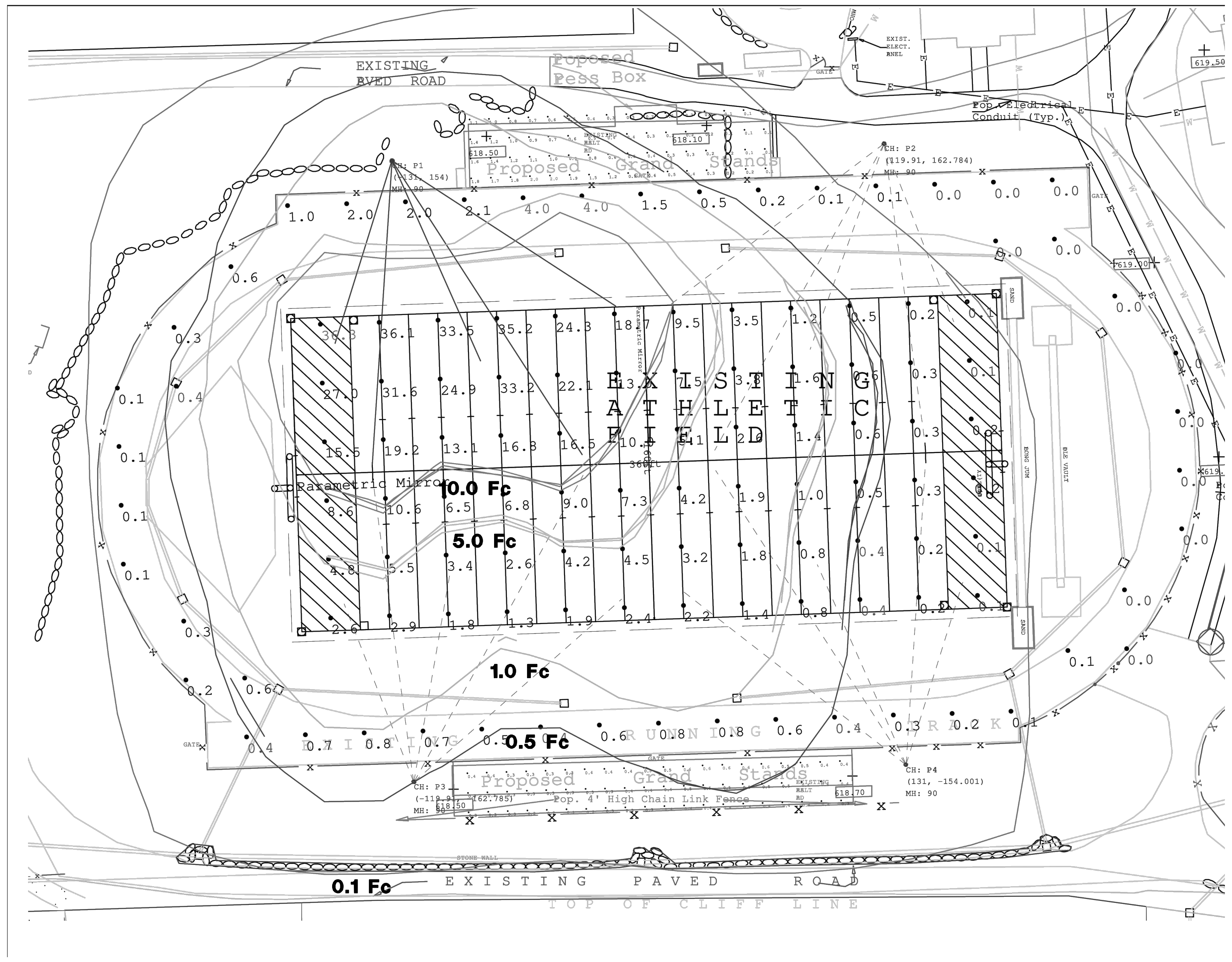
SITE SECTION

SCALE: 1"=50'-0"



SITE SECTION

SCALE: 1"=50'-0"



ISOLUX DIAGRAM
TYPICAL SPORTS LIGHTING ARRAY

SCALE: 1"=50'-0"

Isoline Legend	
Illuminance (Fc)	
Scenario: FB	
Color	Value
▨	0.1
▨	0.5
▨	1
▨	5
▨	10

Luminaire Location Summary						
Scenario: FB						
Label	X	Y	Z	Orient	Tilt	LumNo
F6	-131	154	90	252.681	47.266	1
F6	-131	154	90	293.806	51.087	2
F6	-131	154	90	266.287	59.901	3
F6	-131	154	90	327.011	56.488	4
F6	-131	154	90	302.889	63.26	5
F6	119.91	162.784	90	291.329	47.266	6
F6	119.91	162.784	90	250.204	51.087	7
F6	119.91	162.784	90	277.723	59.9	8
F6	119.91	162.784	90	216.999	56.488	9
F6	119.91	162.784	90	241.121	63.26	10
F6	-119.91	-162.785	90	111.329	47.266	11
F6	-119.91	-162.785	90	80.214	50.82	12
F6	-119.91	-162.785	90	97.723	59.901	13
F6	-119.91	-162.785	90	41.321	57.48	14
F6	-119.91	-162.785	90	61.121	63.26	15
F6	131	-154.001	90	72.681	47.266	16
F6	131	-154.001	90	113.806	51.087	17
F6	131	-154.001	90	86.287	59.9	18
F6	131	-154.001	90	142.152	57.923	19
F6	131	-154.001	90	122.889	63.26	20

Luminaire Schedule						
Scenario: FB						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
⊡	20	F6	Single	160800	0.900	FSP 1600 N3 G2 HVU 57K

Calculation Summary													
Scenario: FB													
Label	CalcType	Units	Field Size	Avg	Max	Min	Avg/Min	Max/Min	# Pts	CV	UG	PtSpcLr	PtSpcTb
Bleacher B	Illuminance	Fc		1.76	2.5	1.2	1.47	2.08	60	0.19	1.25	10	10
Bleacher T	Illuminance	Fc		1.92	3.2	1.1	1.75	2.91	64	0.32	1.68	10	10
FB	Illuminance	Fc	360,160	31.95	48.0	20.0	1.60	2.40	72	0.18	1.72	30	30
Property Line	Illuminance	Fc		0.01	0.2	0.0	N.A.	N.A.	783	4.05	N.A.	10	N.A.
SC	Illuminance	Fc		30.98	48.6	17.4	1.78	2.79	84	0.18	1.84	30	30
Spill Blanket	Illuminance	Fc		0.43	47.7	0.0	N.A.	N.A.	7276	7.89	12.16	30	30
TRK	Illuminance	Fc		2.34	6.5	0.3	7.80	21.67	48	0.74	5.11	30	30

Fixture Count		
Scenario: FB		
Channel	# Lums	MH
P1	5	90
P2	5	90
P3	5	90
P4	5	90

Pole Wattage Summary		
Scenario: FB		
Channel	Total Wattage	Combined Total
P1	6000	24000
P2	6000	
P3	6000	
P4	6000	

SPORTS LIGHTING SCHEDULE & DATA

SCALE: NTS

HEINTZ
&FIORE
LLC
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CONDITIONS RELIEF
SETON HALL PREPARATORY SCHOOL
KELLY ATHLETIC COMPLEX
700 PROSPECT AVENUE
WEST ORANGE, NEW JERSEY

rev	date	description

drawing :

SITE SECTIONS
SPORTS LIGHTING - ISOLUX
SCHEDULE & DATA

drawn by: DRF/JSK
checked by: DRF
dated: 05/21/25
project no.: 22417
drawing no.: ST-3.1

KIM LIGHTING

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

ARA2

ARCHITECTURAL AREA/SITE

The Archetype



FEATURES

- TIR Strike Optics
- Available in Monochromatic Amber, 2700K, 3000K, 3500K, 4000K and 5000K
- Type 1, 2, 3, 4, 4W, 5W, SQM, L, and R distributions
- 0 - 10V dimming drivers standard
- IP65 optical assembly

3000K and warmer CCTs only

CONTROL TECHNOLOGY

NX LIGHTING CONTROLS | LIGHTGRID

SPECIFICATIONS

CONSTRUCTION

- One-piece die-cast housing, low copper (<0.6% Cu) Aluminum Alloy with integral cooling ribs over the optical chamber and electrical compartment
- Solid barrier wall separates optical and electrical compartments
- Double-thick wall with gussets on the support-arm mounting end
- Housing forms a half cylinder with 55° front face plane providing a recess to allow a flush single-latch detail
- All hardware is stainless steel or electro-zinc plated steel
- Finish: fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat
- One-piece die-cast, low copper (<0 6% Cu) aluminum alloy lens frame with 1" minimum depth around the gasket flange
- Optional clear 1/8" thick tempered glass lens retained by eight steel clips with full silicone gasketing around the perimete
- Optional, fixture supplied with a one-piece flat, clear, UV stabilized polycarbonate, fully gasketed, replacing the standard tempered glass lens. CAUTION: Use only when vandalism is anticipated to be high. Useful life is limited by UV discoloration from sunlight. A program of regular inspection and periodic replacement is highly recommended to maintain optimum fixture performance
- One-piece extruded aluminum arm with internal bolt guides and fully radiussed top and bottom
- Luminaire-to-pole attachment is by internal draw bolts, and includes a pole reinforcing plate with wire strain relief

CONSTRUCTION (CONTINUED)

- Arm is circular cut for specified round pole
- Optional cast, low copper aluminum horizontal slip-fitter with adaptor plate to secure the luminaire to 2" IPS pipe size arms
- Optional cast aluminum wall mount plate assembly. Attaches to the wall over the junction box. Luminaire attaches to the wall plate

OPTICS

- Optical cartridge system consisting of a die cast heat sink, LED Total Internal Reflection (TIR) optics, gasket and bezel plate
- Molded silicone gasket ensures a weather-proof seal around each individual LED
- Features revolutionary individual LED optical control based on high performance TIR optical designs
- Optional BackLight Control for complete control of unwanted backlight
- IP65 Optical assembly
- Type 1, 2, 3, 4, 4W, 5W, SQM, R, and L standard distributions
- Available in Monochromatic Amber, 2700K, 3000K, 3500K, 4000K and 5000K
- Die-cast, low copper aluminum heat sink modules provide thermal transfer at PCB level
- Anodized aluminum heat sink modules

INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury

ELECTRICAL

- Dimming range from 10% to 100% through the use of standard 0-10V interface on the programmable driver
- Modular wiring harness in the service area provides user access to the dimming circuitry
- Optional factory programmed dimming profile
- Surge protection: 10kV surge suppression
- SF for 120, 277, 347 Line volts
  DF for 208, 240, 480 Line volts

CONTROLS

- 7-pin Receptacle and Button Photocell

CERTIFICATIONS AND LISTINGS

- Listed to UL1598 and CSA C22.2#250.0-24 for wet location and 40˚C ambient temperatures
- IDA approved, 3000K and warmer CCTs only
- RoHS compliant
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 6/06/2020. See Buy American Solutions

WARRANTY

- 5 year warranty

KEY DATA	
Lumen Range	4,363–20,338
Wattage Range	88.7–178.2
Efficacy Range (LPW)	46.2–128.3
Reported Life (Hours)	L70/60,000
Weight	50 lbs 22.68 kg
EPS Side View	1.20

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Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

V-Locity® Small (VALS)

Outdoor LED Area Light



OVERVIEW	
Lumen Package	6,000 - 27,000
Wattage Range	36 - 178
Efficacy Range (LPW)	96 - 171
Weight lbs(kg)	20 (9.1)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical units. Cast aluminum wiring access door located underneath.
- Self-contained optic, board and heat sink assembly can be rotated or replaced in the field.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: TBD lbs in carton.

Optical System

- State-of-the-Art acrylic optics delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary refractor optics provide exceptional coverage and uniformity in distribution types 2, 3M, 3W, 4M, 4W, 4F, FTM, SQN, SQM, SQ, SQW, AM, WF and LC/RC.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377 as well as phosphor converted amber.
- Minimum CRI of 80 (optional 70 CRI for 5000K and 4000K).
- Factory or field installable integral shielding available for enhanced spill light control.
- Zero Uplight (excludes adjustable arms).

Electrical

- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (10% - 100%) standard, must specify EXT option for dimming leads to be extended to fixture exterior.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation

- REDiMount pole mount arm allows for a true one person installation.
- Side arm pole mount designed to mount to square or round poles.
- Pole mount arms can accommodate pole drill patterns from 2.4 to 5" on center and utilize LSI's reduced B3 or traditional B5 drill patterns.
- Additional mounting options are available including a mast arm or adjustable slip fitter that allow for luminaire attachment to a 2 3/8" tenon or mast arm.
- Adjustable arms allow for 65° of tilt (-5°below horizontal to +60° above horizontal) in 5° increments.

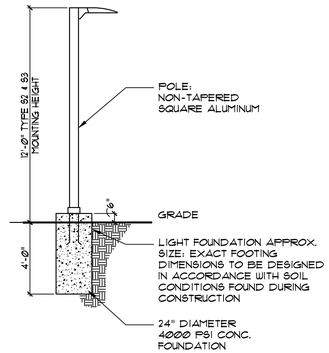
Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

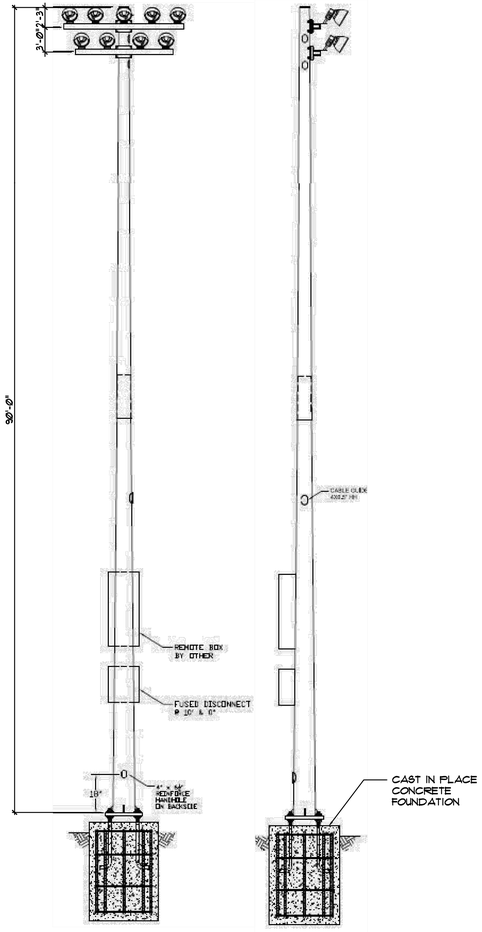
Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- DarkSky approved with 3000K or warmer color temperature selection (side arm pole and mast arm mounting only).
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.

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B1 PATHWAY LIGHTING FOUNDATION DETAIL
NOT TO SCALE



A SPORTS LIGHTING
SCALE: 1/8"=1'-0"

C EXISTING PARKING LOT LIGHTING
SCALE: NTS

B PATHWAY LIGHTING
SCALE: NTS

LUMINAIRE SCHEDULE **REFER TO LIGHTING FIXTURE CUTSHEETS FOR COMPLETE CATALOG NUMBERS**

Symbol	Qty	Fixture Type	Description	[MANUFAC]	[LUMCAT]	CCT CRI	LLF	Total Watts	Delivered Lumens	Mounting Height	Filename
	1	A	EXISTING LED LUMINAIRE, TYPE 5 DISTRIBUTION - CONFIRM	KIM LIGHTING	AR5P70-80L4K	4000K, 70 CRI	0.900	187.1	17737	24	ar5p70-80l4k.ies
	10	B	EXISTING LED LUMINAIRE, TYPE 3 DISTRIBUTION	KIM LIGHTING	AR3P70-80L4K	4000K, 70 CRI	0.900	186.3	17542	24	ar3p70-80l4k.ies
	15	S2	NEW POST MOUNTED LUMINAIRE, TYPE 2 DISTRIBUTION, NOM 5200 LUMENS	LSI INDUSTRIES, INC.	VALS-06L-2-40K8	4000K, 80 CRI	0.900	36	5220	12	VALS-06L-2-40K8.ies
	3	S3	NEW POST MOUNTED LUMINAIRE, TYPE 3 DISTRIBUTION, NOM 4800 LUMENS	LSI INDUSTRIES, INC.	VALS-06L-3W-40K8	4000K, 80 CRI	0.900	36	4718	12	VALS-06L-3W-40K8.ies

CALCULATION SUMMARY

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
CALC POINTS TO ZERO	Illuminance	Fc	0.31	4.4	0.0	N.A.	N.A.	10	10
EXISTING PARKING	Illuminance	Fc	1.43	3.2	0.2	7.15	16.00		
EXISTING PAVED ROAD - WALKING PATH	Illuminance	Fc	1.79	4.4	0.4	4.48	11.00		
WEST SIDE WALKING PATH	Illuminance	Fc	1.92	4.0	0.4	4.80	10.00		

NOTE: 1) ALL PATHYWAY LIGHTING SHALL BE USED FOR EVENING OF SCHEDULED EVENTS ONLY.

2.) ALL PATHWAY LIGHTING TO BE TURNED OFF 30 MIN. AFTER CONCLUSION OF FIELD USE.

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-

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