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• architect

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Chairman and Members of the
West Orange Zoning Board

February 18, 2026

RE: ZB-25-10
Application to Amend Certain Conditions in Resolution ZB-08-37
Kelly Athletic Center
Seton Hall Prep School
700 Prospect Avenue
Block 82.01 Lot 1
West Orange, New Jersey

Subject: Response to CME Plan Review Letter dated February 12, 2026

Chairman and Zoning Board Members,

We have reviewed the Plan Review Memo submitted by John Hess, PE, PP, CME dated February 12, 2026 and submit the following responses in support of this application:

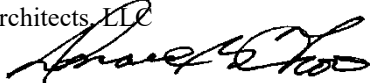
1. Checklist Items:
 - a. A North Arrow has been added to all nSite Plan drawings;
2. Requested Waivers:
 - a. Item 35: Drainage Calculations – The only increase in impervious is de minimis and includes the necessary concrete foundations. The Sports Lights are to be installed in typically impervious areas of the existing site and would not increase storm water runoff. Concrete bases for pathway lights would be located in existing lawn (pervious) areas but represent a de minimis increase in impervious area, and would have no impact on the existing drainage pattern or system;
 - b. Item 38: SESC Plan: The proposed Scope of Work is below the maximum allowable Land Disturbance criteria requiring SESC Approval.
 - c. Item 45: Landscape Plan – No changes to landscaping proposed;
 - d. Item 46: Solid Waste Management Plan – The existing Management Plan remains in place;
 - e. Item 47: Site Identification signs, traffic controls and directional signs – There are no changes to the existing previously approved traffic and site circulation plan;
 - f. Item 48: Sight Triangles – There are no changes to the previously approved Site Triangles;
 - g. Item 50: Parking Lot and Driveway improvements – There are no changes to the previously approved parking plan, space size and type, , aisle width, curb cuts, drives, driveways, including ingress and egress areas and dimensions;
3. Requested relief from conditions of approval set forth in ZB-08-37 – The list is included in the drawings and testimony will be provided in support of these requests;
4. Site Plan Checklist – A corrected copy of the complete Checklist is included with the resubmission packet;
5. Varying lighting levels as depicted on Sheets SP-2.1 (Football) and SP-2.2 (Soccer) – Proposed sports lighting designed in accordance with requirements for Class II facility as defined by IESNA RP-6-01.

- Based on the varying field dimensions, the applicable light levels are read and averaged over a different area resulting in differing light level reading as indicated;
6. Pole height of 90': Site Sections illustrating the positions and relationships of the poles, the topography and the adjacent houses has been included in the drawing set. Further testimony will be provided.
 7. Clarification on hours of operation of lights: Testimony will be provided to further clarify proposed hours and conditions of use;
 8. SESC Approvals – The site is located within the jurisdictional area of the HEPSCD, but the proposed project does not exceed the permitted maximum requirements requiring SESC permitting. However, we are making application to HEPSCD to amend the previously certified SESC plans;
 9. Key Map on Sheet TS-03 references lots to be consolidated. The phrase has been struck from the amended plan. All lots were previously consolidated;
 10. Isolux Diagram for individual Sports Lighting Array differs from those depicted on the Site Lighting Plans – The Sports Array Isolux Diagram was included to illustrate the general throw and distribution from a single Sports Light pole. The lighting levels illustrated on the Site Lighting Plans include contribution from multiple sources, and are measured and averaged based on varying field sizes specific to each sport;
 11. Sports Lighting Footings: These foundations are part of the purchase of the Sports Lighting package which is subject to required municipal approvals. Signed and Sealed engineered Shop Drawings would be provided with the Building Permit application;
 12. Pole and Fixture colors have been added to the drawing set;
 13. Pathway Lighting foundation detail has been changed to require a minimum strength of concrete to meet or exceed 4,500 psi;
 14. Catalog Cuts :
 - a. Pathway Pole Cuts have been added to Sheet ST-3.2;
 - b. Sports Lighting moved to a new Sheet A-3.3 including manufacturer's Catalog Cuts;
 15. Isolux Patterns – Isolux Diagrams have been added to Sheet A-3.2 for the Pathway lighting.

We believe the responses to be complete and satisfactory to the Reviewer in support of this application. Should there be any additional questions or information required at this time we make ourselves available. Please feel free to contact our office.

Sincerely,

HEINTZ & FIORE, AIA
Architects, LLC



Donald R. Fiore, AIA

Cc: Seton Hall Prep – et.al.
Att: Amended Plan Set and Application Checklist

