



UNLOCKING POTENTIAL
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Planning Report #1

Date: July 3, 2019
To: South Orange Planning Board
From: Greer Patras, AICP, PP, Board Planner
Applicant: S.T.E.M. Academy, Orange School District
Subject: **Application No. 270**
445 Scotland Road
Block 416, Lots, 3, 4, 8, and 9

This report is meant to guide the Planning Board in its review of Application #270. The Applicant, the Orange School District's S.T.E.M. Academy, owned by The Orange Education Foundation, proposes a greenhouse, a new sign, and additional minor site improvements.

The Applicant has requested a "Courtesy Review", which, per NJSA 40:55d-31 requires school facilities projects to be reviewed by the Planning Board and that the Planning Board may make suggestions to improve consistency with the master plan and may make non-binding recommendations.

I. PROJECT OVERVIEW

- A. **Site:** The subject site is located at 445 Scotland Road, with frontage on Vose Avenue, Montrose Avenue, and Stuart Place as well. The Applicant's property is on Block 416 and encompasses Lots 3, 4, 8 and 9. The lots contains the Orange School District's S.T.E.M. Academy, which received approval to occupy this site in 2017. It was previously home to the Marylawn School of the Oranges.
- B. **Zoning:** The property is in the RA-100 (Residential 'A' Single-Family) zoning district.
- C. **Historic Preservation:** The property is located in the Montrose Historic District and is Key Contributing property. As proposed, however, the Application does not need Preservation Commission's review.
- D. **Neighborhood Context:** The neighborhood is comprised predominantly of single-family homes including those abutting the property's rear. A synagogue, Temple Sharey Tefilo-Israel, is located across Scotland Road. An aerial photo is provided below to illustrate the lot and its immediate vicinity.



E. **Proposal:** An overview of the lots and proposed improvements to each are as follows: (We note for the Board that the application was specifically made for Lot 8, although all lots are adjacent and can be considered as one campus.)

1. **Lot 8:** The S.T.E.M. Academy school building is predominately on this lot, at the intersection of Scotland Road and West Montrose Avenue with associated parking lots, sidewalks, and signage.

The Applicant proposes the following:

- a. To replace the existing sidewalk and the depressed curb that run along the along the property line on West Montrose Avenue.
- b. To install a 12' wide concrete walk leading from the entrance to the school on West Montrose to the asphalt that runs along the perimeter of the school.
- c. To install a pre-fabricated handicap ramp along with handrails and a concrete pad at the West Montrose entrance.



2. **Lot 3:** The adjacent lot to the south Scotland Road, contains the former Marylawn School building, which has been identified as a key contributing structure in the Historic Preservation Commission Ordinance (2016-09). This lot a through-lot with frontage on Vose Avenue as well.

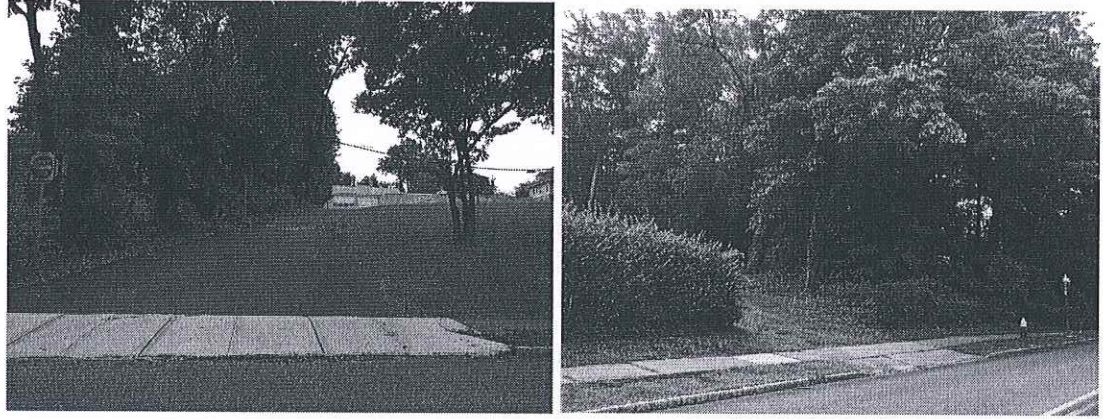
The majority of the improvements are on this lot:

- a. **New Greenhouse:** The Applicant plans to erect a 30'x 60' greenhouse with a floor area of 1,800 SF. The greenhouse would have a height of 12'-7", be made of plastic laminate panels and aluminum. The structure would be built on top of a base of railroad ties, and will have fans and lights above the door. The entrance would have a concrete ramp to comply with ADA requirements.
- b. **New Concrete Sidewalk Leading to Greenhouse:** The 4' sidewalk will connect from the parking lot drive aisle to the greenhouse.
- c. **New Underground Utilities Service:** The 2-inch electrical line will lead from the greenhouse to a panel on the existing building. 1.5-inch PVC feed connected from the building to supply the greenhouse with water.

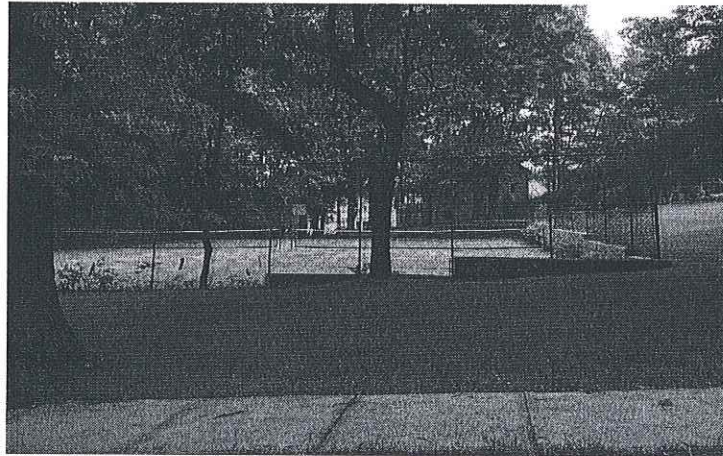


3. **Lot 4:** fronts on Vose Avenue and contain the parking lot.

New Sign: The Applicant plans to construct a new ground sign on West Montrose Avenue. The sign would be 6' wide, have a setback of 12', and display the name of the school and its address.



1. **Lot 9:** located at the corner of Scotland Road and Stewart Place and contains tennis courts. **No changes are proposed to this lot.**



II. RECOMMENDATIONS

- A. The Applicant should provide an overview of the proposed site improvements and use and operation of the proposed greenhouse. While the site can be seen as one property, setbacks to the technical lot lines should be provided to confirm compliance with the ordinance.

Accessory Structures in Residential	Required	Existing	Proposed
Min. Buffer from Principal Structure	20'	N/A	60'
Min. Side Yard Setback	3'	N/A	60'
Min. Rear Yard Setback	3'	Should be confirmed	
Max. Area of Rear Yard	30%	Should be confirmed	
Max. Lot Coverage	30%	Should be confirmed	

- B. The Applicant should provide the existing and proposed impervious coverage to determine the plan's compliance with the Land Development Ordinance.
- C. The Applicant should confirm whether any tree removal is planned for the greenhouse, and whether any new trees or landscape buffers are proposed to reduce impacts to the neighboring properties.
- D. The Applicant should discuss the need for the sign on Vose Avenue. We offer concern that this sign in this area will confuse drivers, as it is near an out-only driveway that may not be used for access.
- E. The Applicant should clarify the overall sign area and height to confirm compliance with the school sign ordinance and discuss detail for the sign's materials, colors, and illumination.

Institutional/Public Signs (\$185-144)	Required	Existing	Proposed
Min. Distance from Sidewalk	5'	N/A	12'
Maximum Sign Area	40 SF	Should be confirmed	

- F. The Applicant should discuss the proposed lighting, with particular attention to any off-site impacts of the greenhouse's exterior lights. No information was provided regarding the light types or footcandle levels, but we recommend all fixtures be downward facing, full cut-off, and turned off after operation hours.
- G. Testimony should be provided relative to any proposed improvements to the Lindenwold Mansion, which shows some signs of disrepair.

III. DOCUMENTS REVIEWED

- A. **Cover Letter**, written by Stephen Santola, Executive Vice President and General Counsel, Woodmont Properties, LLC, dated April 25, 2019 and received April 30, 2019.
- B. **Completed Planning Board Application Form**, Application No. 270, signed by Gail Velox, President of the Orange Education Foundation, notarized by Denise G. Torakis, and dated January 28, 2019.
- C. **Site Plan**, consisting of one (1) sheet, prepared and signed by Massimo Francis Yezzi, Jr., P.E., P.P., Yezzi Associates, and last revised on April 18, 2019.
- D. **Architectural Drawings**, comprised of one (1) sheet, prepared and signed by Michael T. Yezzi, Jr., P.E., P.P., Yezzi Associates, and last revised on April 18, 2019.
- E. **Resolution of Approval**, PB Case No. 257, consisting of three (3) sheets, decided on December 5, 2016, and memorialized January 5, 2017.
- F. **Certificate of Paid Taxes**, consisting of two (2) pages, signed by Robert C. Shea, Esq., and dated January 28, 2019.
- G. **Affidavit as to Ownership of Property**, consisting of (1) page, signed by Gail Velox, notarized by Denise G. Torakis, and dated January 28, 2019.
- H. **Escrow Agreement**, consisting of (1) page, signed by Gail Velox.
- I. **Memorandum**, written by Ojetti Davis, Board Secretary, and dated June 18, 2019.