



UNLOCKING POTENTIAL  
IN PLACES YOU LOVE

## Planning Report #1

Date: January 27, 2021  
To: South Orange Planning Board  
From: Greer Patras, AICP, PP, Board Planner  
Applicant: Seton Hall University  
Subject: Application No. 278  
400 South Orange Avenue, Block 901, Lot 3  
Minor Site Plan

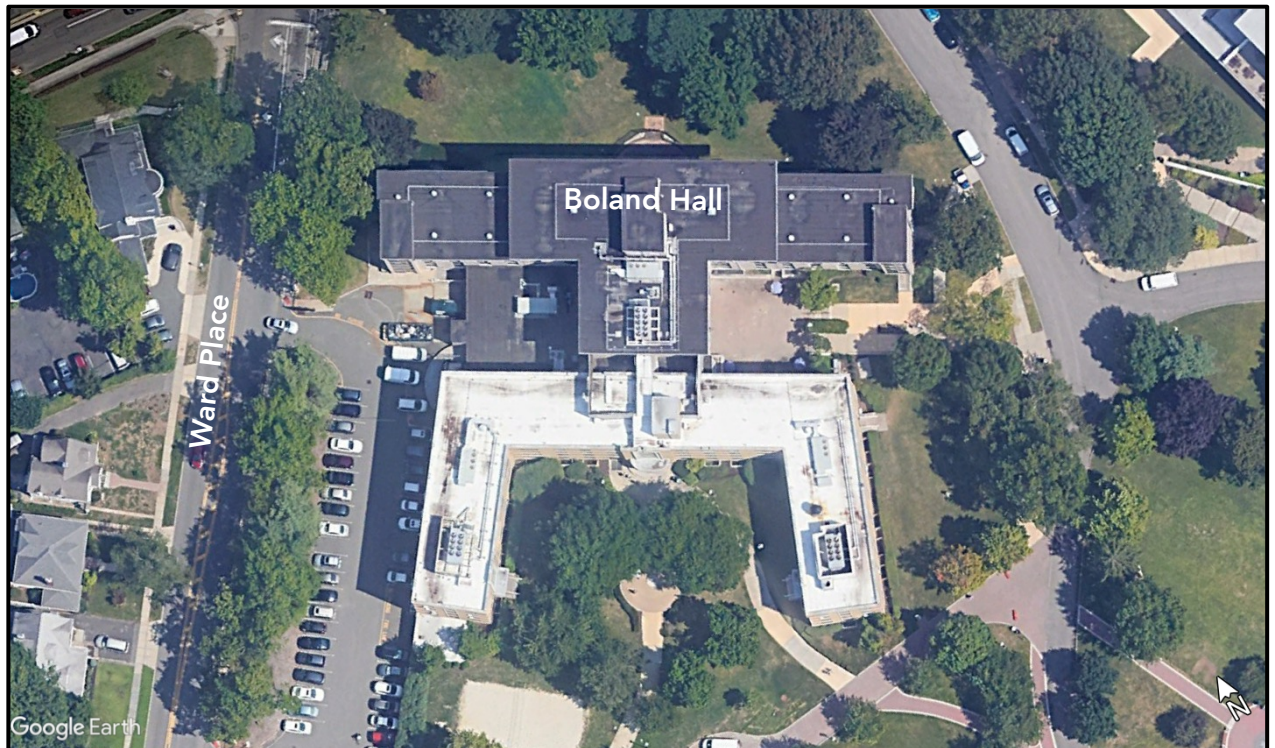
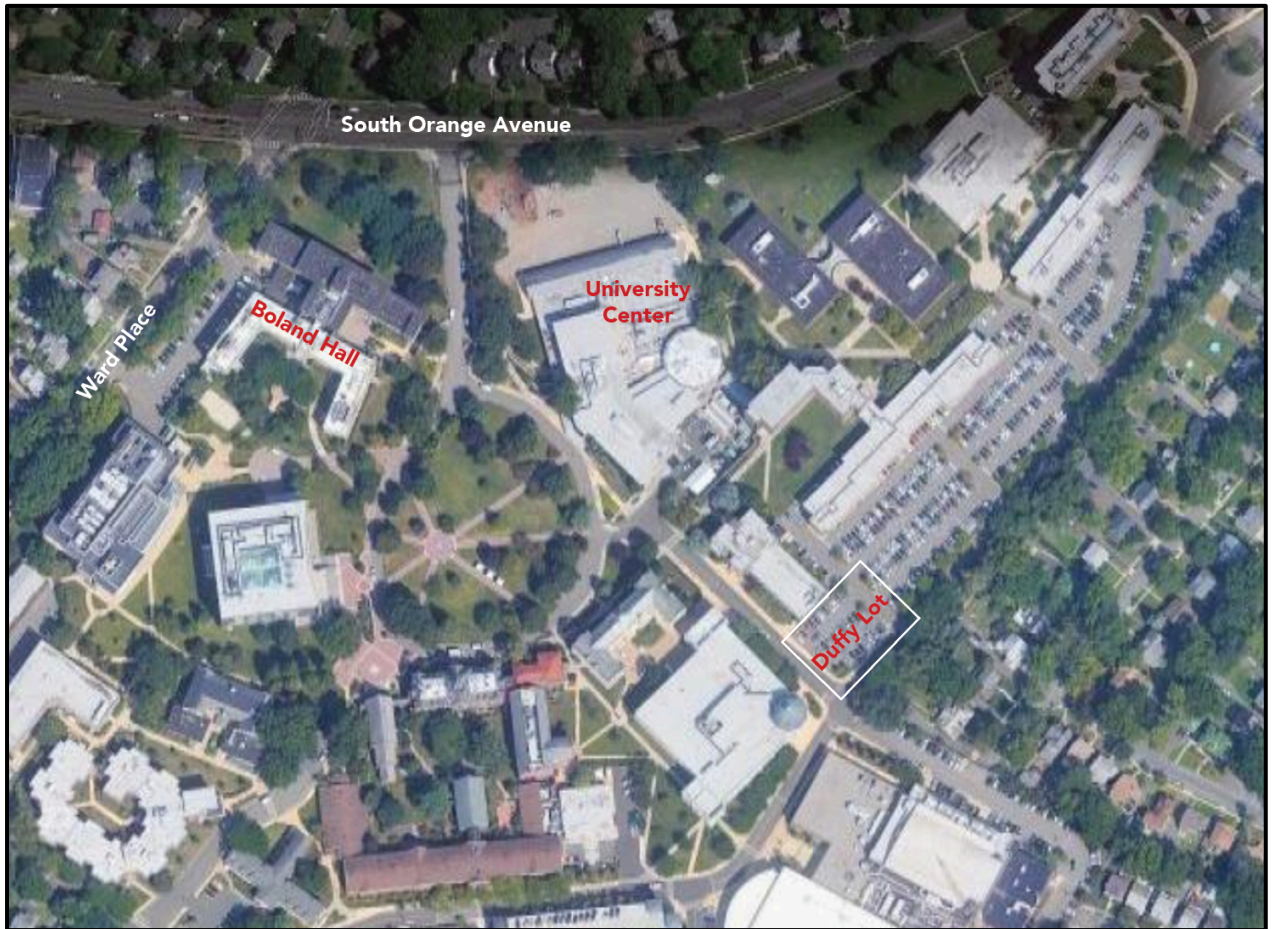
The purpose of this report is to provide the Planning Board with an evaluation of Application #278 submitted by Derek W. Orth, Esq. on behalf of Seton Hall University (the "Applicant"). The Applicant proposes a building addition of an entrance lobby to the existing Boland Hall and requires Minor Site Plan approval.

The following items were reviewed:

- **Planning Board Application Submission**, filed December 22, 2020.
- **Cover Letter**, written by Derek W. Orth, Esq., dated December 16, 2020.
- **Site Plan**, consisting of thirteen sheets prepared by SNS Architects & Engineers, PC, dated October 12, 2020.
- **Supplemental Lighting Plan**, consisting of one sheet SNS Architects & Engineers, PC, dated January 13, 2021.
- **Stormwater Management Report**, consisting of eight pages prepared by SNS Architects & Engineers, PC, dated December 2020.
- **Topographic Survey for Portion of Site**, consisting of one sheet prepared by James J. Heiser of DPK Consulting, LLC, dated August 24, 2020.

### I. EXISTING CONDITIONS

- A. **Site Location:** The subject site is the Seton Hall University campus which occupies 56.96 acres and is within the University Zone. The campus site is located at the eastern edge of South Orange and is surrounded by several residential districts, adjacent to the border of the City of Newark, and one block from the Maplewood Township border.
- B. **Building Location:** The Boland Hall building is located in the northwestern section of the campus, surrounded by the University Center, McNulty Hall, and Jubilee Hall. To the west of Boland Hall across Ward Place are single family homes and north of Boland Hall is South Orange Avenue.
- C. **Building Conditions:** Boland Hall is a six-story student housing building, typically for first-year students, and has an associated parking lot with ingress/egress from Ward Place. Boland Hall connects to several walking paths and has an entrance plaza in front of the building.
- D. **Site Aerials:** Aerial images courtesy of Google





## II. PROPOSAL

### A. Proposed Project: The Applicant proposes the following:

1. Remove porch with steps, portions of concrete walkways and curbing, sanitary line, and inlet
2. Relocate 2 light poles and reroute existing electric line
3. Construct a 1,628 SF one-story lobby addition to Boland Hall with 2 entrances along with concrete walkway and curbing improvements
4. Landscaping improvements with new plantings around the existing plaza and building addition along with 4 benches in the plaza

### B. Bulk Table: Compliance with the bulk requirements of the University zone is as follows:

Standard	Required	Existing	Proposed
Lot Area (Min.)	50 acres	59.96 acres	No change
Lot Width (Min.)	N/A	N/A	N/A
Front Yard Setback (Min.) (Ward Pl.)	30'	40.4'	No change to front 164' to the rear addition
Front Yard Setback (Min.) (South Orange Ave.)	30'	Not provided *	No change to front 293' to the rear addition
Side Yard Setback – South (Min.)	30'	>800' *	>800' *
Rear Yard Setback – East (Min.)	30'	>900' *	>900' *
Building Coverage (Max.)	30%	28.52%	28.59% **
Building Height (Max.)	75' ***	6 stories / height in feet not provided	Addition is 1 story / 12.58'
FAR (Max.)	0.65	0.533	0.533 (+1,628 SF)
* See comment II.C. below regarding plan/bulk chart discrepancies			
** See comment II.C. below regarding coverage calculations			
*** Calculated as 30' plus 1.5' per additional 1' increase in building setback, not to exceed 75' total			

### C. Bulk Clarifications: While the conditions still appear conforming, the Applicant must clarify the following and update the plans accordingly:

1. Per the Applicant's bulk chart, the existing front yard setback to South Orange Avenue is 293', however it appears this is the setback to the proposed rear addition. The front yard setback appears to be approximately 100'-150' and is not proposed to change.
2. Per the Applicant's bulk chart, the rear yard setback is increasing from 875.8' to 971', however, the proposed extension to the building would reduce, not increase, setbacks. The actual existing and proposed configurations must be provided.
3. Per the Applicant's bulk chart, the side yard setback is increasing from 875.8' to 971', however, the proposed extension to the building would reduce, not increase, setbacks. The actual existing and proposed configurations must be provided.
4. Per the Applicant's bulk chart, the rear yard setback is increasing from 997.5' to 1,056', however, the proposed extension to the building would reduce, not increase, setbacks. The actual existing and proposed configurations must be provided.

5. The Boland Hall expansion increases building coverage from 28.52% to 28.59%, where maximum 30% is permitted. The Applicant's Zoning Analysis Chart should be updated as it currently states, "lot coverage", but maximum 30% *building* coverage is currently regulated in this zone.

### III. PLANNING COMMENTS:

1. The Applicant should provide an overview of all existing site improvements and proposed changes. The Applicant should discuss the proposal as it relates to other previously approved development phasing programs and the Seton Hall University campus master plan.
2. The Applicant should label all colors and materials of the proposed building addition. Color renderings should be presented to the Board to demonstrate that the new addition will complement the original architecture.
3. The Applicant should provide testimony regarding all proposed interior improvements including the lobby, new dorm room, and basement mechanical room. The Applicant should confirm if there are increases to staff or students as a result of the proposal, and whether that would impact the parking requirement.
4. The Applicant should provide testimony regarding tree removal and any proposed replacement trees and landscape improvements. We recommend that all significant trees that are being removed are replaced in this area.

The low limbs of the proposed crab apple trees may not be appropriate near/over pedestrian paths. We recommend the Applicant coordinate with the Environmental Commission's to determine best species and maintenance plans.

5. The Applicant should discuss and provide an overview of the increased building coverage and lot coverage related to all proposed improvements. Also, in the Zoning Compliance Table, the Applicant provides a total proposed building coverage calculation of 28.64% where maximum 30% is permitted. This also includes the University Center expansion which is a separate but related application currently before the Planning Board.
6. The Applicant should discuss proposed and relocated lighting and compliance with the Ordinance. All fixtures should be LED, downward facing and have a maximum color temperature of 3,500°K. This should be confirmed in notes on any revised plans.
7. Compliance with ADA and NJ Barrier Free Subcode should be confirmed.
8. We defer any comments to the Board Engineer regarding grading, drainage, stormwater management, utilities, and soil erosion and sediment control.
9. If this application is approved, the Applicant must provide an as-built plan, applicable approvals, and a developer's fee as part of resolution compliance.

If you have any questions regarding this application, please feel free to contact our office.

Sincerely,



Greer Patras, AICP, PP  
Board Planner