

Memorandum

To: Ojetti Davis, Planning Board Secretary

CC: William Sullivan, Esq., Board Attorney
Greer Patras, PP, AICP, MCRP, Board Planner

From: Eric L. Keller, P.E., P.P., LEED AP
Planning Board Consulting Engineer

Date: February 18, 2021

RE: Seton Hall University Boland Hall Entrance Lobby Addition
PB Application No. 278
Block 901, Lot 3
Preliminary and Final Site Plan
Technical Review #2
BCG Project # 080373-SO-030

We have received the following documents for the purposes of conducting an engineering technical review:

1. Plan set entitled "Seton Hall University-Boland Hall Entrance Lobby Addition, Preliminary and Final Site Plan Application, 400 South Orange Avenue, Block No. 901, Lot No. 3, Township of South Orange Village, Essex County, New Jersey" prepared by Steven Napolitano, P.E. of SNS Architects and Engineers, PC, consisting of nine (9) sheets dated October 12, 2020 and last revised February 5, 2021;
2. Plan set entitled "Seton Hall University-Boland Hall Entrance Lobby Addition, Preliminary and Final Site Plan Application, 400 South Orange Avenue, Block No. 901, Lot No. 3, Township of South Orange Village, Essex County, New Jersey" prepared by Lorin J. Sonenshine, AIA of SNS Architects and Engineers, PC, consisting of four (4) sheets dated November 2, 2020 and last revised February 5, 2021
3. Report entitled "Proposed Lobby Addition, Boland Hall – Seton Hall University , 400 South Orange Avenue, South Orange, New Jersey – Stormwater Management Report" prepared by Steven Napolitano, P.E. of SNS Architects and Engineers, PC, dated December 2020;
4. Plan sheet entitled "Seton Hall University-Boland Hall Entrance Lobby Addition, Preliminary and Final Site Plan Application, 400 South Orange Avenue, Block No. 901, Lot No. 3, Township of South Orange Village, Essex County, New Jersey-Landscape Development" prepared by Albert M. Demerich, ASLA of Daydream Believer, Inc., consisting of one (1) sheet dated October 30, 2020 and last revised February 5, 2021
This sheet has been added to the plan set since our last review

The application proposes to construct a new lobby entrance on the northern side of Boland Hall. The project also proposes to replace existing sidewalk, remove mature trees, relocate existing lighting and construct stormwater management improvements. This is our second review of the application materials. Those comments that have been addressed have been removed..

Below are technical comments for the application materials submitted to the Board:

1. The proposed improvements are located within a central portion of the campus. Testimony should be provided with regard to construction access and staging, as well as protection to pedestrians;
2. (Former Comment #16) The following comments are based upon our review of the stormwater management report: **2/18/21 – The applicant has revised the plan and stormwater report. Our office has been in contact with the applicant’s engineer and will provide additional comments upon receipt of a revised design compliant with the NJDEP Manual.**
 - a. The drainage report assumes soils information for the site and provides no information with regard to seasonal high groundwater. Testimony should be provided to verify if a geotechnical investigation has been performed. If none has and the Board approves this project, our office recommends the resolution of approval include a geotechnical investigation as a condition of approval;
 - b. The report should include a plan showing contributory areas to the proposed drywell. There is no way to confirm land cover;
 - c. A runoff coefficient of 0.95 is used in the calculations. The report should be expanded to verify how same is calculated;
 - d. The flow and storage calculations should be expanded to show the actual calculations. There is no demonstration on how the volumes and runoff rates are calculated;
 - e. Seepage pit calculations showing how the volumes are calculated should be provided;
 - f. Time to drain calculations in accordance with Chapter 9.5 of the NJDEP BMP Manual should be provided for the seepage pit;
 - g. The report should include pipe conveyance calculations for the seepage pit overflow pipe;

- h. Additional information with regard to inlet the seepage pit is proposed to be connected should be provided. Verification that stormwater from this area is contributory to this system should be provided;

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1. The proposed Windsor Flat Arm Teak Bench does not specify any manufacturer or product information. The detail should be revised to provide detailed product information including but not limited to manufacturer, model, and/or color/finish. Benches are proposed to be "bolted to concrete pad under", however existing paver surface is to remain. Plans should be revised to show benches are to be bolted to concrete pad, while existing pavers remain around the concrete pad. A concrete pad detail is to be provided.
2. Several annual/perennial beds are proposed, however there is no specification of the types and quantity of these plants shown on the plant list. Plant List should be revised to include typical types of annuals/perennials.
3. The plant list proposes 34 ICC (Ilex Crenata 'Soft Touch'), but plan uses "ICS" callouts. Plan and Plant List should be revised for callouts to match.
4. The plan proposes 10 VPT (Viburnum plicatum tomentosum 'Shasta') adjacent to the building addition, however unlike other proposed plantings there is no shown bedline. Plan should be revised to show bedlines around plants and distinguish plantings beds from lawn area. In addition, plans should provide a lawn seed mixture for all disturbed area which lawn is to be restored

Any revised plans and other documents should be accompanied by a cover letter responding individually to each of the comments presented in this review letter. The cover letter should also outline those changes to the plans that were required, as well as those not readily apparent.