

TOWNSHIP OF SOUTH ORANGE VILLAGE  
VILLAGE HALL  
SOUTH ORANGE, NEW JERSEY 07079

RECEIVED DEC 18 2020

PLANNING BOARD AND ZONING BOARD APPLICATION FORM

To Be Completed by Township Staff Only

Date Filed 12/18/20

Application No. 276

Planning Board X

Zoning Board of Adjustment \_\_\_\_\_

Application Fees 9924.86

Escrow Deposit 3603.60

Scheduled for: Review for Completeness \_\_\_\_\_

Hearing \_\_\_\_\_

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To Be Completed by Applicant

1. APPLICANT:

Name(s) Seton Hall University

Address 400 South Orange Avenue, South Orange, New Jersey 07079

Telephone Number (973) 761-9615

Applicant is a [ X ] Corporation [ ] Partnership [ ] Individual

2. OWNER:

Name(s) Seton Hall University

Address 400 South Orange Avenue, South Orange, New Jersey 07079

Telephone Number (973) 761-9615

3. CORPORATE DISCLOSURE:

Pursuant to N.J.S.A. 40:55D-48.1 and 40:55D-46.3, set forth on a separate sheet the names, addresses and telephone number of all persons who own ten percent (10%) or more of the following: Stock of the Corporate Applicant; interest in the Partnership Applicant, stock of a corporation owning ten percent (10%) or more of a corporate or partnership Applicant; partnership owning ten percent (10%) or more of a partnership Applicant.

APPLICANTS OTHER THAN INDIVIDUALS COMPLETE AND ATTACH "CERTIFICATE OF OWNERSHIP" FORM INCLUDED WITHIN THE APPLICATION PACKET.

4. SUBJECT PROPERTY:

Street Address 400 South Orange Avenue

Nearest Intersecting Street Seton Drive/Madison Road

Tax Map Page 9 Lot 3 Block 901

PROPERTY DIMENSIONS:

Frontage 3,085.18 +/- Ft.

Depth 1,874 +/- Ft.

LOT AREA:

Acreage 56.96 +/- Ac.

Square Feet 2,481,216 +/- Sq. Ft.

ZONE DISTRICT: University Zone

PRESENT USE: Educational Institution

5. Any existing or proposed restrictions, covenants, easements or association by-laws affecting the subject

property \_\_\_\_\_ Yes X No. (If yes, attach description of same.)

6. APPLICANT'S ATTORNEY:

Name: Kevin J. Coakley, Esq.

Firm: Connell Foley LLP

Address: 56 Livingston Avenue, Roseland, New Jersey 07068

Telephone Number (973) 535-0500

Fax Number (973) 535-9217

7. APPLICANT'S ENGINEER AND/OR SURVEYOR:

Name: Leonard Savino, PE/John E. DiGiacinto, PE

Firm: Langan Engineering & Environmental Services

Professional License: No. 39238/42007

Address: 300 Kimball Drive, Parsippany, NJ 07054-2172

Telephone Number (973) 560-4900

Fax Number (973) 560-4901

8. TYPE OF APPLICATION: (Check applicable sections)

A. SUBDIVISION:

- ☐ Informal Review
- ☐ Minor Subdivision
- ☐ Preliminary Major Subdivision
- ☐ Final Major Subdivision

B. SITE PLAN:

- ☐ Informal Review
- ☐ Minor Site Plan
- ☒ Preliminary Site Plan
- ☒ Final Site Plan

C. **VARIANCES:**

- ☐ Appeal decision of Administrative Officer
- ☐ Map or Ordinance Interpretation
- ☐ Relief pursuant to NJSA 40:55D-70(c)
- ☐ Relief pursuant to NJSA 40:55D-70(d)
- ☐ Direct issuance of a permit for a lot not abutting an improvement street
- ☐ Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basin.

D. **CONDITIONAL USE:**

Describe:

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9. If a variance is requested, list the section or sections of the ordinance from which relief is sought and a brief statement as to the reason the variance is sought (attach additional pages as needed):

Not applicable

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10. If a waiver from one or more design standard is requested, list the section(s) which are to be waived:

Please see attached Checklist.

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11. List any waivers of submission requirements requested along with the applicable section(s)

Please see attached Checklist.

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12. Have there been any previous or are there any pending applications, appeals or subdivisions involving or affecting the subject property?

☒ YES      ☐ NO

If yes, please provide type of application, date, and disposition of same:

There have been many previous applications by Seton Hall University, which are too numerous to list. With respect to the University Center, the Planning Board previously adopted a resolution on February 11, 2014, which approved a site plan application for the University to demolish and replace the existing University Center building on campus with a larger structure. Subsequently, the University submitted an application on March 18, 2016 that was an alternative to the plans approved by the Planning Board's February 11, 2014 resolution, which application was revised to propose the construction of approximately 6,500 square feet in additions to the existing University Center building, renovation and modernization of the building and also replacement of an existing storage container located in on the south side of the building with a small pre-engineered storage building of similar size. The Planning Board approved the 2016 application for the construction of additions to the University Center building by resolution adopted on July 6, 2016. Thereafter, the Planning Board approved a waiver of site plan approval for minor modifications and also approved three annual extensions of the approvals granted by the July 6, 2016



resolution. The previous approvals for the University Center renovation and additions approved by the July 6, 2016 resolution have been separated into two phases. Phase 1 was completed in 2018 and included a 4,290 square foot addition at the lower level of the building, facing South Orange Avenue (north side), and interior modifications also at the lower level, while Phase 2 included all other proposed additions to the west and east sides, renovations, and modifications of the existing building. The University is now ready to complete Phase 2, however, modifications to the original proposed updates are requested via this application due to changes in administration and campus needs.

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### **13. PROJECT DESCRIPTION:**

Explain in detail the proposed changes to the property including: proposed use, number of dwelling units, number of employed, etc. (attach additional pages as needed):

The University proposes to replace and modify the previously approved area of the addition near the main entrance of the University Center building (west side) to add 1,384 square feet to the building footprint (proposed addition of approximately 6,000 gross square feet), update the existing façade, and renovate the remaining sections not completed under Phase 1.

Positioned at the heart of the campus on the University Green, the University Center is viewed as the centerpiece and primary hub for student life. These further modifications to the University Center strengthen its character as an iconic building on campus, derived from the historic architecture of President's Hall and Chapel as well as connections to other improvements presented over the last several years (Welcome Center, Stadium, Stafford Hall, etc.). The Phase 2 University Center addition and renovation project will provide further upgraded, modernized dining facilities to support the whole campus community, an updated Theater and Event Room, areas for student organizations and administration, and public lounges for residents and commuters alike. It will be the place on campus to meet, study, dine, 'see and be seen', thus providing a true interactive collegiate experience.

The existing University Center, originally opened in 1961, has been well-used and well-worn and is in need of upgrading in order to support current student needs and projected growth. A significant portion of the project is a complete overhaul of the existing building skin, systems, and infrastructure, along with code upgrades to continue the installation of a sprinkler system on the first and second floors and provide ADA access to all main entries of the building.

The University Center's key goals are to support Seton Hall's mission to build community by providing a hub of student life, convey tradition in academic excellence, and embody the University's architectural heritage and Catholic identity.

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14. APPLICANT CERTIFICATION:

I certify that the foregoing statements and the materials submitted are accurate and true. I further certify that I am the individual Applicant or that I am an Officer of the Corporate Applicant and that I am authorized to sign the Application for the Corporation or that I am a General Partner of the Partnership Applicant.

I acknowledge that the Application Fee submitted with the Application is non-refundable and that I have been advised further the escrow review fee will be deposited in an escrow account. The escrow fee is established to cover the costs of professional services including engineering, planning, legal and other expense associated with the review of Application. Monies not utilized in the review process shall be returned in accordance with the applicable Ordinances. If additional Application or escrow fees are deemed necessary, I agree to furnish such sum(s) to the municipality within fifteen (15) days of written notification.

SETON HALL UNIVERSITY

Sworn to and subscribed before me  
this 1 day of December, 2020

Robin Mincolelli

Name:

Notary Public of the State of New Jersey

My commission expires: 10/29/2024

By: Stephen Graham  
STEPHEN GRAHAM  
Vice President of Finance and CFO

December 1, 2020  
DATE



15. OWNER CERTIFICATION:

I certify that I am the Owner of the property which is the subject Applicant, and if I am not the Applicant in this matter, that I have authorized the Applicant to make this Application.

I further understand that the Applicant has deposited Application and escrow fees in connection with this Application. I am furthermore aware that if additional fees are required by the municipality pursuant to the Applicant's certification (Item 14 above) and said fees are not paid by the Applicant, it is understood that I, as the property owner, shall become responsible for same. It is understood and acknowledged that a lien may be placed on the subject property should said fees not be paid within fifteen (15) days of written notification.

SETON HALL UNIVERSITY

Sworn to and subscribed before me  
this 1 day of December, 2020

Robin Mincolelli

Name:

Notary Public of the State of New Jersey

My commission expires: 10/29/2024

By: Stephen Graham

STEPHEN GRAHAM

Vice President of Finance and CFO

December 1, 2020

DATE



# CERTIFICATE OF OWNERSHIP

Listed below are names and addresses of all owners of ten percent (10%) or more of the stock/interest in the undersigned Applicant Corporation/Partnership:

NAME	ADDRESS
1. N/A The University is a non-profit corporation without stock ownership.	
2.	
3.	
4.	
5.	

Where corporations/partnerships own ten percent (10%) or more of the stock/interest in the undersigned or in another corporation/partnership so reported, this requirement shall be followed until the names and addresses of the non-corporate stockholders/individual partners exceeding the ten percent (10%) ownership criterion have been listed.

SETON HALL UNIVERSITY

Sworn to and subscribed before me  
this 1 day of December, 2020



Name:

Notary Public of the State of New Jersey

My commission expires: 10/29/2024

By:   
STEPHEN GRAHAM  
Vice President of Finance and CFO

December 1, 2020

DATE





TOWNSHIP OF SOUTH ORANGE VILLAGE  
County of Essex  
State of New Jersey

Application No. \_\_\_\_\_  
Date: December 2020

### ESCROW AGREEMENT

Complete the Following Information

Applicant Name Seton Hall University

Application Number \_\_\_\_\_

Block 901 Lot(s) 3

I understand that the sum of \$3,603.<sup>60</sup> has been deposited in an escrow account. In accordance with the Ordinances of the Township of South Orange Village, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board under the provisions of N.J.S.A. 40:55D.1 et seq. Sums not utilized in the review process shall be returned. If addition sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.

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Signature

STEPHEN GRAHAM  
Print Name

Vice President of Finance and CFO  
Title

Sworn to and subscribed  
before me this  
1 day of December, 20 20

**ROBIN MINCOLELLI**  
NOTARY PUBLIC OF NEW JERSEY  
Commission # 50115512  
My Commission Expires 10/29/2024





TOWNSHIP OF SOUTH ORANGE VILLAGE  
COUNTY OF ESSEX  
STATE OF NEW JERSEY

Application No. \_\_\_\_\_  
Date: \_\_\_\_\_

AFFIDAVIT AS TO OWNERSHIP OF PROPERTY

I STEPHEN GRAHAM of full age, being duly sworn, upon my oath depose and say:

1. I am the owner of Lot 3, Block 901 on the tax assessment map of the Township of South Orange Village, the property affected by my application herein.
2. I authorize Connell Foley LLP, as my agent or as my attorney, to appear on my behalf in connection with my application filed herein.

  
STEPHEN GRAHAM (Signature)

Subscribed and sworn  
before me this 1 day  
of December, 2020

  
Notary



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CORPORATE OWNERSHIP

If the applicant is a corporation or partnership, the names and addresses of all parties owning 1/3 or more of the property are as follows:

NAME: ADDRESS:

Not applicable/The University is a non-profit corporation without stock ownership.

Name of Application Seton Hall University – University Center AdditionApplication No. #251Block(s) 901Lots(s) 3Date Filed December 18, 2020Application Submission Checklist

Item Number	Gen. Dev. Plan				Subdivision			Site Plan			Variance			Item Description	Quantities	Applicant Status		Township Status		Comments
	Gen. Dev. Plan	Minor		Major		Minor	Major		Minor	Major	Final	40:55D-70				Complies	Waiver	Complies	Waiver	
		Final	Preliminary	Final	Preliminary		(a) & (b)	(c)				(d)								
1	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	2	<input checked="" type="radio"/>				
2	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	20	<input checked="" type="radio"/>				
3	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	2	<input checked="" type="radio"/>				
4	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	<input checked="" type="radio"/>				The University is tax exempt
5	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	<input checked="" type="radio"/>				Copy of updated list attached. Updated list to be added to plans in next submission
6	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	1					Not applicable
7	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	<input checked="" type="radio"/>				

Item Number	Gen. Dev. Plan	Subdivision			Site Plan			Variance			Item Description	Quantities	Applicant Status		Township Status		Comments	
		Minor	Major		Minor	Major		40:55D-70	(a) & (b)	(c)			(d)	Complies	Waiver	Complies		Waiver
			Preliminary	Final		Preliminary	Final											
8	0	0	0	0	0	0	0	0	0	0	0	0	1	X				
9	0	0	0	0	0	0	0	0	0	0	0	0	1	X			To be sent prior to hearing	
10	0	0	0	0	0	0	0	0	0	0	0	0	1		X			To be provided in the future
11	0	0	0	0	0	0	0	0	0	0	0	0	1		X			To be provided in the future. The University has not yet submitted an application to the County.
12	0	0	0	0	0	0	0	0	0	0	0	0	1					Not applicable
13	0	0	0	0	0	0	0	0	0	0	0	0	1		X			The applicant will submit an application to the Hudson-Essex-Passaic Soil Conservation District in the future. A soil erosion and sediment control plan has been provided.
14	0	0	0	0	0	0	0	0	0	0	0	0	1					Not applicable
15	0	0	0	0	0	0	0	0	0	0	0	0	1	X				



Item Number	Gen. Dev. Plan	Subdivision			Site Plan			Variance			Item Description	Quantities	Applicant		Township		Comments	
		Minor	Preliminary	Major	Minor	Preliminary	Major	Final	(a) & (b)	(c)			(d)	Complies	Waiver	Complies		Waiver
16	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>A final plat/site plan</b> prepared in accordance with the New Jersey Map Filing Law, including all certifications, signatures lines, location and description of all monuments, whether found or to be set.	1		X			To be submitted for final approval if applicable.	
17	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>Environmental Impact Assessment</b> - should include, at least, the following: <ul style="list-style-type: none"><li>• Map of the site</li><li>• Description of proposed development</li><li>• Inventory of existing conditions, to include:<ul style="list-style-type: none"><li>◦ Hydrology</li><li>◦ Geology</li><li>◦ Soils</li><li>◦ Topography &amp; Slope</li><li>◦ Drainage</li><li>◦ Vegetation</li><li>◦ Air Quality</li><li>◦ Wildlife</li><li>◦ Noise</li></ul></li><li>• Required permits &amp; approvals</li><li>• Assessment of Impacts</li><li>• Impact mitigation steps</li><li>• Alternatives for development</li></ul>	1		X			The University is redeveloping an area that had already been developed	
18				<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>Photograph(s) of the subject premises</b> that may prove useful in helping the Board make a more informed decision on the application.	20	X				The application will not impact traffic or parking. The University has sufficient parking. See enclosed annual parking letter from Patrick G. Lyons.	
19	<input type="radio"/>			<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<b>Traffic &amp; Parking Impact Assessment</b> - should include, at least, the following: <ul style="list-style-type: none"><li>• Peak traffic generation (AM/PM)</li><li>• Predicted future conditions (build/no-build)</li><li>• Level of Service impacts</li><li>• Mitigation requirements</li><li>• Parking generation</li><li>• Onsite &amp; offsite parking capacity</li></ul>	1		X				

Item Number	Gen. Dev. Plan	Subdivision			Site Plan			Variance			Item Description	Quantities	Applicant Status		Township Status		Comments	
		Minor	Major		Minor	Major		40-55D-70	(a) & (b)	(c)			(d)	Complies	Waiver	Complies		Waiver
			Preliminary	Final		Preliminary	Final											
											<ul style="list-style-type: none"><li>Compliance with ordinance standards</li></ul>							
20											<b>An affirmative statement in writing</b> indicating how all applicable conditional use standards are met. (If for a Conditional Use)	1						Not applicable
21											<b>An engineer's cost estimate</b> of all the improvements identified on the approved preliminary plan, whether completed or remaining to be completed at the time of final plat.	1		X				To be submitted in the future
22											<b>Certification from the Township of South Orange Village Tax Assessor</b> approving the block and lot designations.	1						Not applicable
23											<b>"As-Built" plans or final plats</b> depicting all the proposed site improvements approved during the preliminary site plan application and any deviations noted in the actual constructed improvements. As applicable: 2 mylars, 2 vellums and 20 prints	2						To be submitted at the completion of construction
												2						
													20					
24											<b>Certification from the Township of South Orange Village</b> approving the road names and subdivision name.	1						Not applicable

Plans shall show or include the following:

Item Number	Gen. Dev. Plan	Subdivision			Site Plan			Variance*			Item Description	Quantities	Applicant		Township		Comments		
		Minor	Major		Minor	Major		40:55D-70	(a) & (b)	(c)			(d)	Complies	Waiver	Status		Complies	Waiver
			Preliminary	Final		Preliminary	Final												
25	0	0	0	0	0	0	0	0	0	0	0	0	X						
26	0	0	0	0	0	0	0	0	0	0	0	0	X						
27	0	0	0	0	0	0	0	0	0	0	0	0	X						
28	0	0	0	0	0	0	0	0	0	0	0	0	X						
29	0	0	0	0	0	0	0	0	0	0	0	0	X						
30	0	0	0	0	0	0	0	0	0	0	0	0	X						
31	0	0	0	0	0	0	0	0	0	0	0	0						Not applicable	
32	0	0	0	0	0	0	0	0	0	0	0	0		X				No change in lot lines proposed. Partial boundary information provided.	
33	0	0	0	0	0	0	0	0	0	0	0	0	X						
34	0	0	0	0	0	0	0	0	0	0	0	0	X					The applicant has prepared a partial topographic survey for the application. The zoning table includes information related to	



Item Number	Gen. Dev. Plan	Subdivision		Site Plan		Variance*		Item Description	Quantities	Applicant		Township		Comments			
		Minor	Major	Minor	Major	40:55D-70	(a) & (b)			(c)	(d)	Status	Waiver		Status	Complies	Waiver
			Preliminary		Final												
																existing lot area. No new lots are proposed.	
35	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Not applicable, the area is already developed	
36	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		
37	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Not applicable	
38	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		
39	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Not applicable	
40	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		
41	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		
42	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	A list of required approvals is included on the site plans. Approvals obtained will be provided upon receipt.	

Item Number	Gen. Dev. Plan	Subdivision		Site Plan		Variance*	Item Description	Quantities		Applicant		Township		Comments
		Minor	Major	Minor	Major	40-55D-70		Complies	Waiver	Complies	Status	Waiver		
			Preliminary		Final								Preliminary	
43	O	O	O	O	O	O	<b>Utility systems</b> - showing connections to existing and proposed systems including, but not limited to: a. Plans and profiles of storm drainage facilities (ditches, pipes, detention facilities, etc.) showing b. Materials, sizes, and elevations c. Drainage area map and drainage calculations d. Plans and profiles of existing and proposed sanitary sewers and appurtenant facilities e. Existing and proposed water mains, showing sizes and materials f. Location of any proposed individual sewage disposal system along with percolation test results approved by the Board of Health g. Existing electric and natural gas lines and proposed connections thereto h. Location of existing and proposed water wells i. Letter of intent to serve the property from utilities (gas, electric, telephone, etc.) j. A statement containing estimated daily water consumption, volume and nature of sewage, waste and water to be disposed of and descriptions of water supply and sewage treatment facilities.		X			Information has been provided as follows: (a) All information has been provided with the exception of storm profiles. Adequate storm data and pipe crossing information has been provided to evaluate the system design and to verify that there are no crossing conflicts. (b) Provided. (c) Provided. (d) Not applicable. (e) Provided. (f) Not required. (g) Provided. (h) Not required. (i) The applicant has requested such letters and will provide them upon receipt. (j) Not provided. However, the applicant will provide this information in the future if permits are necessary.		

Item Number	Gen. Dev. Plan	Subdivision			Site Plan			Variance*			Item Description	Quantities	Applicant		Township		Comments			
		Minor	Major		Minor	Major	Final	Major	40-55D-70	(a) & (b)			(c)	(d)	Complies	Waiver		Complies	Status	Waiver
			Preliminary	Final																
44	O		O	O			O	O				O			X			Refer to Master Plan included in application drawing set and prior applications for Seton Hall University		
45	O		O	O			O	O				O		X						
46	O		O	O								O		X						
47	O		O	O			O	O						X						
48	O		O	O			O	O						X				See Master Plan.		



Item Number	Gen. Dev. Plan	Subdivision		Site Plan		Variance*		Item Description	Quantities		Applicant		Township		Comments		
		Minor	Preliminary	Major	Minor	Major	Final		(a) & (b)	(c)	(d)	Complies	Waiver	Status		Complies	Waiver

49	0	0	0	0	0	0	0	0									Not applicable.
50	0	0	0	0	0	0	0	0				20	X				
51	0	0	0	0	0	0	0	0				20	X				
52	0	0	0	0	0	0	0	0				20	X				
53	0	0	0	0	0	0	0	0						X			Not applicable, the proposed structure will not change circulation.

Item Number	Gen. Dev. Plan	Subdivision		Site Plan		Variance*		Item Description	Quantities	Applicant		Township		Comments	
		Minor	Major	Minor	Major	(a) & (b)	(c)			(d)	Complies	Waiver	Complies		Waiver
			Preliminary		Final										
								h. Identify use of traffic control devices, sign and traffic signals, channelization and all other traffic alterations							
54	O		O	O	O			<b>Parking Calculations:</b> a. Number of required parking spaces b. Number of proposed parking spaces c. Location of the parking area d. Dimensions from parking spaces to the property lines, street and structures	X						
55			O	O	O	O		<b>Lighting plan</b> clearly delineating all exterior lighting, including: a. Proposed isolux patterns b. Mounting height c. Pole type d. Manufacturer's identification e. Construction details	20	X					
56			O	O	O	O		<b>Sign plans</b> showing all exterior signage, both identification and traffic control. The size and type of signs and height shall be delineated.	X					No new signage is proposed	
57			O	O		O	O	<b>Soil erosion and sediment control plan</b> designed in accord with the Hudson-Essex-Passaic Soil Conservation District, including two (2) copies of the application(s) made thereto.	2	X				The applicant has included a soil erosion and sediment control plan with the site plans and will submit an application for same in the future.	
58	O		O	O				<b>Residential cluster details</b> including amount (SF and acres) and location of common open space to be provided, location and description of the organization to be established for the ownership and maintenance of any common space.						Not applicable	
59				O			O	<b>A certification from the applicant's engineer</b> stating that the final plat conforms to the preliminary plat as submitted and approved.						To be provided in the future if applicable	

Item Number	Gen. Dev. Plan	Subdivision		Site Plan		Variance*		Item Description	Quantities	Applicant		Township		Comments					
		Minor	Major	Minor	Major	40:55D-70	(a) & (b)			(c)	(d)	Status	Status						
69		Minor	Preliminary	Final	Minor	Preliminary	Final			Complies	Waiver	Complies	Waiver	Not applicable					
			Final																
															O				



# SETON HALL

# UNIVERSITY

1 8 5 6

September 24, 2020

Mr. Anthony Greci  
Director of Code Enforcement & Inspections  
Village of South Orange  
76 South Orange Avenue  
South Orange, NJ 07079

Dear Mr. Greci:

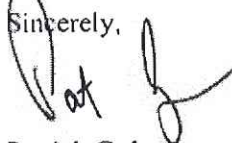
Please accept this letter as our annual verification of adequate parking spaces on campus. Supporting this verification is the following analysis and certified counts based on the current ordinance.

*University Zone and Special District A: .25 parking spaces for each full-time and part-time employee utilizing a minimum aggregate total of 8400 as the campus population.*

- $8400 \times .25 = 2100$  required parking spaces
- Current University population:  $7,996 \times .25 = 1,999$ 
  - Total Students 6,486
  - Total Administration & Staff 734
  - Total Faculty 776
    - TOTAL 7,996
- Total spaces on campus 2,935

As you can see from this analysis, the actual amount of parking spaces exceeds the required amount by ordinance. If you should require any additional information, please let me know.

Sincerely,



Patrick G. Lyons  
Vice President of Operations and Chief of Staff

Vice President of Operations & Chief of Staff  
Tel: 973.761.9011  
400 South Orange Avenue \* South Orange, New Jersey 07079

**RESOLUTION OF THE PLANNING BOARD**

**TOWNSHIP OF SOUTH ORANGE VILLAGE**

Decided: June 20, 2016  
Memorialized: July 6, 2016

**SETON HALL UNIVERSITY  
PRELIMINARY AND FINAL SITE PLAN APPROVAL  
400 SOUTH ORANGE AVENUE  
BLOCK 901, LOT 3  
PB APPLICATION #251**

WHEREAS, Seton Hall University ("Applicant") having made application for preliminary and final site plan approval to the Township of South Orange Village Planning Board (Application #251) regarding property located at 400 South Orange Avenue, South Orange, NJ (the "Premises"), and known as Lot 3, Block 901 on the tax map of the Township of South Orange Village (the "Village"); and

WHEREAS the Board having accepted jurisdiction based upon proof of publication and notices provided in accordance with the Municipal Land Use Law; and

WHEREAS, a public hearing having been conducted at a meeting held on June 20, 2016 and the Applicant having appeared by its attorney Kevin Coakley, Esq, of Connell Foley, LLP, and the Board having heard testimony of the Applicant's witnesses including John Signorello, Vice President of Facilities for the Applicant, Leonard Savino, PE and Pamela Rew, RA and considered the exhibits and expert reports submitted by Applicant, and considered the comments and review memos from the Board's planner Topology dated March 29, 2016 and May 31, 2016, and the memos from Consulting Engineer Bowman Consulting dated April 1, 2016 and June 15, 2016, and considered the comments of all members of the public desiring to be heard and deliberated on the merits of the application;

NOW, BE IT RESOLVED AS FOLLOWS:

**EVIDENCE SUBMITTED**

In summary, the following evidence was submitted in connection with the application and considered by the Board:

1. The Board received the application and the documents submitted therewith, including the following:

- (i) South Orange Village Planning Board application filed on March 18, 2016;
- (ii) Cover letter from Connell Foley dated March 18, 2016;
- (iii) Checklist;
- (iv) Letter from Applicant to Anthony Greci regarding campus parking calculation dated March 18, 2016;
- (v) Letter from Connell Foley dated March 11, 2016 requesting 200' list from Newark Tax Assessor;
- (vi) 200' list from Newark, NJ;
- (vii) 200' list from South Orange, NJ;
- (viii) Tax Map;
- (ix) Stormwater Management Report by Langan Engineering & Environmental Services ("Langan") dated March 17, 2016;
- (x) Stormwater Maintenance Plan prepared by Langan Engineering & Environmental Services dated March 17, 2016;
- (xi) Boundary Survey prepared by EKA Associates dated September 13, 2012;
- (xii) Architectural Drawings prepared by KSS Architects dated March 17, 2016 (7 sheets);
- (xiii) Preliminary and Final Site Plans prepared by Langan Engineering and Environmental Services dated March 18, 2016 (except Sheet VT-101 dated September 7, 2012 revised through March 3, 2016)(16 Sheets);
- (xiv) Completeness response memo from KSS Architects dated May 5, 2016; and
- (xv) Revised Preliminary and Final Site Plans prepared by Langan Engineering and Environmental Services revised through April 18, 2016.

2. The Board accepted into evidence the following exhibits: none.

3. Kevin Coakley, Esq. introduced the application stating that it involves renovating and adding onto the existing University Center. He noted that the application would supplant the prior approval to demolish and construct a new University Center. He also noted that in response to the review memo from the Board Engineer that the Applicant was removing the proposed emergency access road from the plans. Mr. Coakley stated that Applicant would also stipulate to comply with comments 6, 8, 10, 14-24, 27-34 and stormwater comments 1-7 in the review letter from Bowman Consulting dated June 15, 2016.

4. Applicant called John Signorello who was sworn and testified that he is the Vice-President of Facilities and Business Affairs for Applicant. Mr. Signorello stated the purpose of the application is to provide more area for meal plan dining, to relocate the retail dining area within the building, and to re-skin



the outside of the building so that it would be similar to Stafford Hall. The proposed addition facing South Orange Avenue would have glass walls and a slate roof. Responding to comments in the Bowman Consulting review letter dated June 15, 2016 Mr. Signorello noted that the proposed new metal storage container would be located in a depressed area behind the building and would store dry goods and equipment; the existing dumpsters for refuse and recyclables would remain.

5. Applicant called Leonard Savino, PE who was sworn and qualified as an expert in engineering. Mr. Savino reviewed the Site Plans prepared by Langan Engineering and noted that the existing University Center has 55,605 sf of building coverage which would be increased 6,330 sf plus 1,120 sf for a new metal storage building for a total increase of 7,450. Floor area would be increased from 85,434 sf to 92,002 sf. The proposed additions would meet both the front yard setback (30' required, 140.96' existing, 120.30' proposed) and the side yard setback (30' required, >400' existing, 408.86' to storage building proposed). The building would comply with the maximum allowable height requirement of 75'. The University campus would comply with FAR (.65 allowed, .59 existing, .593 proposed), parking (2,158 spaces required, 3,082 spaces existing, 3,082 spaces proposed) and building coverage (30% allowed, 25.99% existing, 27.45% proposed). Mr. Savino described the proposed landscaping and lighting.

Responding to questions from the Board Consulting Engineer Mr. Savino agreed that the Applicant would create an accessible route and crosswalk across the paver pavement area connecting the University Center with Mooney Hall; and would examine an alternate sidewalk design across the entry area on the west side of the building.

6. Pamela Rew, RA was sworn and qualified as an expert in architecture. Ms. Rew testified regarding two architectural issues raised in Board Professional review letters: building mounted light fixtures which she said would be located at each entranceway; and the number of access doors to the building which she testified is four which complies with the Code.

Responding to a Board question about sustainability Ms. Rew stated that Applicant had considered the issues and the University would utilize energy efficient building materials, water treatment and plantings, but Applicant would not be applying for any energy or LEED rating.

7. There was no public comment for or against the application.

#### **FINDINGS OF FACT AND CONCLUSIONS OF LAW**

8. The premises are located in the University zone where the proposed University Center is a permitted use.

9. The application seeks to renovate and add on to the existing University Center and would include constructing a 7,500+ sf addition, renovating the entire interior and replacing an existing metal outside storage container with a metal storage building of similar size.

10. Applicant had previously received approval to demolish the University Center and replace it by Resolution of this Board memorialized on February 4, 2014. That approval was never acted upon.

11. The evidence showed that the instant application conforms with the bulk requirements as they apply both to the proposed improvements to the University Center for building height and setbacks, as well as to the overall campus limitations for FAR, lot coverage and parking. There were no variances requested or needed.

12. The Board finds that the application can be granted. Applicant has complied with the requirements necessary to obtain preliminary and final site plan approval.

### THE DECISION AND CONDITIONS

WHEREAS, the Board, having reviewed the application for preliminary and final site plan approval, and having considered the impact of the proposed application on the Village and its residents and the surrounding property owners, and having considered whether the proposal complies with and furthers the goals of the Master Plan and zoning ordinances of the Township of South Orange Village and the Municipal Land Use Law; and upon the imposition of specific conditions to be fulfilled, hereby, concludes that good cause has been shown to approve the application of Applicant for preliminary and final site plan approval.

NOW THEREFORE, BE IT RESOLVED by the Planning Board of the Township of South Orange Village that the application for preliminary and final site plan approval as set forth in the plans, reports, representations, testimony, stipulations and Exhibits offered by the Applicant is hereby granted with the following conditions:

1. The Applicant shall comply with all applicable Township, County and State laws, ordinances, regulations and directives, including without limitation, obtaining all applicable local and state approvals and/or permits.



2. In the event that any other required regulatory approval conflicts with the terms and conditions hereof, or materially alters the same, or the terms and conditions hereof are materially altered by any change in applicable law or regulation other than those municipal regulations for which change is prohibited by the Municipal Land Use Law (MLUL), or in the event Applicant or its successors or assigns construct or attempt to construct any improvement in conflict with or in violation of the terms of this approval, the Board hereby reserves the right to withdraw, amend or supplant the instant approval.

3. The Applicant shall pay all outstanding taxes, application fees, technical review fees and inspection fees that may be required hereunder. The Applicant shall pay any additional fees or escrow deposits which may be due and owing within ten (10) days of notification.

4. All construction, use and development of the property shall be in conformance with the plans approved herein, all representations of the Applicant and its witnesses during the public hearing, all exhibits introduced by the Applicant, and all terms and conditions of this resolution.

5. The former approval to demolish and replace the University Center which was granted by Resolution memorialized on February 4, 2014 is hereby withdrawn by the Applicant and is no longer in effect.

6. Applicant shall comply with the following numbered comments in the review letter from Bowman Consulting dated June 15, 2016:

2. The Zoning Analysis table should publish the actual building height of the proposed structure, rather than 'Complies'. We further request that the site plans contain a calculation of the average ground elevation at the perimeter of the foundation (and the spot shots used in this calculation) of the proposed University Center in order to verify the height of the peak of the roof of the structure. ...
6. The proposed storage building should be shown on the Master Plan, Sheet CS100. ...
8. Accessory buildings shall not exceed 15 feet in height (refer to Section 92-200(a)). While the architectural plan indicates a maximum height of 14 feet, the actual building height calculations should be identified in the zoning table. ...
10. The north entrance of the University Center is shown to be accessed from an elevated patio platform. Provide details of the elevated patio platform on both the site plans and architectural plans. Provide required guard (and detail) on the elevated patio platform. Treatment of the area beneath this elevated platform should be detailed on the site plans. ...
14. The proposed rip-rap apron is shown to be at an approximately 4% slope. This area should be regraded to provide a flatter slope across the rip-rap apron.



Provide sizing and stability calculations for the design of the rip-rap apron. As an alternative to relocating the existing rip-rap apron, connecting the storm pipe to the existing 24" pipe downstream of the underground detention basin may be an option. This would eliminate overland flow and impact to the trees downstream of the rip-rap apron.

15. Provide inverts for the roof drain collection system. The system appears to be very deep. The routing of the roof drain system should be re-examined as parts of it extend through the steep slope areas and is proximate to existing retaining walls to remain.
16. For clarity, a demolition plan should be submitted to clearly delineate limits of construction. More specifically, to show which sidewalks will be removed, where sidewalk connections are to be made; storm sewers to be removed and other demolition of existing facilities.
17. An accessible route and crosswalk should be provided across the paver pavement area connecting the University Center with Mooney Hall.
18. The location of the ADA ramp and associated grading at the main entrance on the west side of the building should be re-evaluated. It is anticipated that there will be heavy pedestrian flows along this sidewalk and given the width of the sidewalk and the placement of the ADA ramp the walking path is constrained.
19. The floor elevations should be clarified as there is an inconsistency between the site plans and the architectural with respect to the Ground Level and Level 1.
20. The grades outside the west ground level entrance should be checked for consistency with the proposed spot grades shown on the site plans (site plan grades appear to be several inches below the floor elevation).
21. The site plans depict new water service for this building, including a separate fire connection. The Safe Drinking Water Act Regulations at NJAC 7:10-10 Appendix A identifies buildings with fire service lines as facilities considered as possible cross connection hazards. The installation of an appropriately designed backflow prevention device would prevent such hazards. The plans should be revised to include the appropriate notes and details.
22. The Applicant's professionals should be prepared to offer testimony describing the intended construction schedule for this project, including the construction schedule for the underground utilities that would serve this facility, as well as those which would be located beneath it. The sequence of construction should also be published on the Soil Erosion and Sediment Control plan, with the anticipated duration of each construction activity and the total anticipated construction duration for this project.
23. The limit of disturbance on the Soil Erosion and Sediment Control plan should encompass the silt fence.
24. The utility crossing notes should be not be shown on the Sheet LP101 for clarity.

...

27. There are no plants proposed in the vicinity of the west building entry and there are large hardscape areas proposed. Plantings should be considered to frame the main entry to the University Center.
28. A number of trees noted to remain are fairly close to construction activities that could damage their respective root zones. The proposed improvements and/or tree removal should be revisited to ensure that appropriate tree protection can be achieved. Specifically the maple tree adjacent to the raised patio platform and the maples near the proposed sidewalk to the north of the university center are of concern. Also, if the proposed storm discharge and associated rip-rap are to remain, the maple tree directly downstream of the rip-rap apron will be impacted by this point discharge.
29. All references to Class 'C' concrete should be changed to Class 'B' concrete.
30. All references to 'cinder blocks' should be changed to CMUs (concrete masonry units).
31. On Sheet CS503, revise the ADS Detention Basin detail to reflect the dimensions required for the 48" pipe proposed
32. Details for the following construction items must be published on the plans:
  - a. ADA accessible ramp
  - b. Paver pavement
  - c. Gates to the emergency access drive
  - d. Gate near the paver turn around area
33. Should the Board ultimately act in the affirmative on this application, an engineer's estimate of probable construction costs should be submitted in order to determine the engineering inspection fees associated with the proposed site work, as well as the bonding requirements for the proposed utilities and any restoration bonding that might be required.
34. As part of any approvals, we would suggest an as-built of the completed stormwater management system within the limits of disturbance and in the immediately adjacent area be submitted prior to the release of any bonding or the issuance of a certificate of occupancy.

#### **Stormwater Management Report Comments:**

1. The calculations and report should be revised to design with the rainfall intensity to the hundredths.
2. There is inconsistency with the 2 year flow for Watershed 'C' between Table 1 and the Existing Watershed Plan. Revise as necessary for consistency.
3. Provide an impervious comparison map and table for existing and proposed conditions.
4. The points of study should be clearly labeled on the Existing and Proposed Watershed Plans.

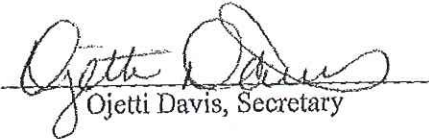
5. There is an inconsistency between the total watershed areas. The existing and proposed watershed areas total 4.38 acres, while the target watershed areas total 4.34 acres. Revise as necessary for consistency.
6. Add Soil limits to the drainage area maps.
7. Provide calculations for the existing 24" discharge pipe from Basin to ensure that the pipe capacity is not exceeded."

Additional Condition:

Shipping containers to be removed after the new storage building is complete and has received a Certificate of Occupancy."

7. All conditions of approval to be shown on the plans.
8. To the extent any of the dimensions set forth on the site plans are inconsistent with the testimony or other evidence submitted by Applicant then same shall be subject to the review and approval of the Board's Consulting Engineer for reconciliation. In the event said dimensions cannot be reconciled to the satisfaction of the Board's Consulting Engineer then the application shall be referred back to the Planning Board.

IN WITNESS WHEREOF, the Board has caused this Resolution to be executed by its Secretary on the 6<sup>th</sup> day of July, 2016.

  
Ojetti Davis, Secretary

Vote on Action Taken by the Board

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
ALLEN						
CHAMBERS						
COLLUM	X		X			
COLTON-MAX (Ch.)						
HARRIS (1st Alt.)						
LERMAN			X			
LOEHNER		X	X			
MILLER (V. Ch.)			X			
ROSNER			X			
WILSON						



Vote on Memorializing Resolution

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
ALLEN						
CHAMBERS						
COLLUM	X		X			
COLTON-MAX (Ch.)					X	
HARRIS (1st Alt.)						
LERMAN						
LOEHNER						
MILLER (V. Ch.)		X	X			
ROSNER			X			
WILSON					X	