

20 January 2021

Planning Board
Township of South Orange Village
76 South Orange Avenue, Suite 302
South Orange, New Jersey 07079

Re: Response to Technical Review Committee Comments
Application No. 276
Seton Hall University – University Center
Block 901, Lot 3
Langan Project No.: 100898001

Dear Board Members:

The following is in response to the comments provided by the Planning Board's professionals during the Technical Review Meeting on 12 January 2021 for the Seton Hall University Center Amended Site Plan Application. Comments have been identified in italics and associated responses are in bold. Accompanying this letter are copies of drawings that have been revised to address the comments. A full list of the enclosures is provided at the end of this letter

Meeting notes from Greer Patras 12 January 2021 email

Parking

1. *Applicant should provide testimony at hearing re: why change and reduce spot.*

Testimony will be provided at the hearing to address this comment.

2. *Parking compliance chart must be provided – show existing, proposed, and required.*

Parking compliance information was provided in the Zoning Table on drawing CS002 submitted with the application. To address this comment, a Parking Summary table has also been added to the Site Plan. (Refer to attached drawing CS101 - Site Plan)

3. *Eric says reduction of 19 spaces in this area. confirm?*

In response to comments from the Board's professionals, the parking lot has been reconfigured and the resulting loss of parking spaces is 13. (Refer to attached drawings CS101 - Site Plan and CS002 – Zoning Analysis and 200-ft Property Owner List)

4. *Parallel spaces are too short. Applicant should fix dimensions.*

In response to comments from the Board's professionals, the parking lot has been reconfigured to eliminate the parallel parking spaces. (Refer to attached drawing CS101 - Site Plan)

5. *Discussion re: parking configuration and aisle widths*

The parking lot has been reconfigured to eliminate the parallel parking spaces. (Refer to attached drawing CS101 - Site Plan)

Lighting

6. *Reduce to 3,500K*

In response to comments from the Board's professionals, all exterior lighting will have a color temperature of 3,500 K.

7. *No uplighting wall packs*

All wall packs will be dark-sky compliant and will be downward facing.

Sidewalk

8. *On site plan – new ramp up doesn't show that it leads to patio. make sure engineering/arch plans are consistent.*

The plans have been revised to address this comment to provide additional clarification for the ramp leading to the patio area. (Refer to attached drawings CS101 - Site Plan, A001 - Paving Plan and A401 – Site Details)

9. *Confirm ADA/NJ Barrier free subcode*

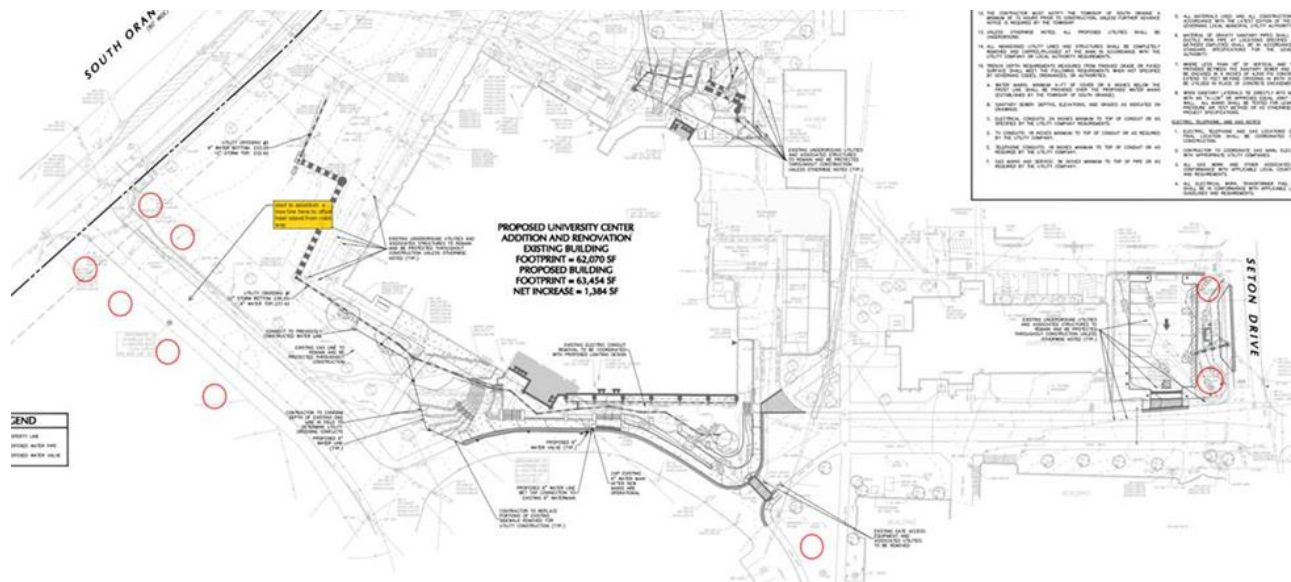
The main entry to the first floor (west) is accessible from the sloping sidewalk at the southwest corner of the plaza. The west entry to the ground floor level is accessible from the walkway adjacent to the amphitheater.

Drawing CS101 – Site Plan has been revised to show the accessible routes.

Landscape

10. *Request for additional shade trees. Shrubs / wall should buffer headlight glare from streets.*

In response to comments from the Board's professionals, additional shade trees will be provided as per the sketch below. Additionally, shrubs will be provided behind the bus shelter and between the new shade trees to help screen headlight glare from the streets that may occur as suggested.



Impervious coverage

11. Applicant amended original report for Ph1 and Ph2, E Keller to review.

No response required.

12. New system proposed to handle additional coverage proposed

Correct.

13. Applicant will provide overview of existing and proposed impervious coverage in SF and %

An overview of the increase in impervious coverage associated with the Phase 1 (2016/2017) project and the current project is provided on the Site Plan (Refer to attached drawing CS101 - Site Plan). To address this comment, a summary of this information will also be added to the Stormwater Management Report.

Retaining wall vs. seating wall

14. Is there difference between these?

The seating walls are intended to terminate at sitting height and retaining walls are typically higher.

15. Add max wall height on detail

Maximum wall height will be added to the drawings.

16. Provide spec of material to show complementary to principal building materials

The typical seating wall and retaining wall will be constructed in a poured in place architectural concrete finish. At the one retaining wall next to the main entry steps, the wall will be clad in a cast stone material which is used on the building addition. Testimony will be provide at the hearing to demonstrate that the material is complementary to the principal building materials.

Architecture

17. *Indicate if new rooftop or ground mounted utilities are proposed*

There are no new ground-mounted mechanical units proposed. There will be one new mechanical rooftop-mounted unit located behind the slate mansard roof which will screen this unit. There is also a new rooftop unit at the Event Space Storage Room.

18. *Confirm screening will screen utilities*

The slate mansard on the west façade will screen the existing mechanical units at the high roof. An additional metal screen wall is provided at the low roof just north of the event space. (Refer to the updated drawing A104 - Roof Plan)

19. *Per Keller, applicant will clarify floor plans and elevations to show what's existing versus proposed (i.e. bubble the changed areas)*

The revised plans will indicate existing spaces out of the scope as being shaded.

Plaza

20. *Testimony should be provided regarding use/activity/noise etc. re: performance areas*

Testimony will be provide at the hearing to address this comment. Activities will be similar to activities currently held on the campus green.

21. *Applicant will confirm fire pit meets all codes*

Yes, the fire pit meets the fire and building code requirements. The Applicant provided the plan with the fire pit to Fire Code Official Anthony Grenici and Fire Inspector Chief Dan Sullivan and they had no comments to same. The updated paving drawings indicates dimensions between the building and the fire pit. (Refer to drawing A001 - Paving Plan)

Additional Meeting Notes from Applicant and Design Team

22. *Clarify paver and concrete areas on architecture and civil plans.*

In response to this comment, details have been coordinated and areas of applicability have been clarified, as necessary. (Refer to drawings CS101 - Site Plan, CS501 - Details I, A001 - Paving Plan and A401 - Site Details)

23. *Review pedestrian traffic volume around the sidewalk near the fire pit.*

The University will provide testimony during the hearing regarding pedestrian traffic near the fire pit and safety measures including in the design of the fire pit.

24. *Type of seating around fire pit.*

The seating at the fire pit will include furnishings bolted into the sidewalk/ pavement to ensure that they are not too close to the fire.

25. *Prefer 90-degree parking*

The parking lot has been reconfigured to eliminate the parallel parking spaces. (Refer to attached drawing CS101 - Site Plan)

26. *Review drainage system along west side the building. Concerned about drain location at main entry and within stair landing along amphitheater.*

To address this comment, the stormwater collection and conveyance system has been modified to move the inlet away from the building entry. (Refer to attached drawings CG101 – Grading Plan and CG102 – Drainage Plan)

27. *Modify existing detention system to address new stormwater versus installing a second detention system.*

As discussed during the Technical Review Meeting, an evaluation was performed to assess expansion of the existing system versus construction of a separate system. There is limited room for expansion due to utilities surrounding the existing system. There are also concerns about disconnecting the existing site and building stormwater discharge to the existing detention system while an expansion is being constructed. Disconnection of the two connections to the existing system would be necessary for a period of time during which any rainfall event would be a significant concern.

28. *Prior application identified a new water service to the loading dock area. New plans do not show this water service.*

The new water service shown on the Phase 1 project is included in this project and has been added to the Utility Plan to address this comment. (Refer to attached drawing CU101 – Utility Plan)

We trust the enclosed adequately addresses the comments presented during the 12 January 2021 Technical Review Meeting. If you have any additional questions or comments please contact our office.

Sincerely,

Langan Engineering and Environmental Services, Inc.



John E. DiGiacinto, P.E.
Senior Project Manager



Leonard D. Savino, P.E.
Principal

Enclosures:

20 hard copies and a digital version of the following drawings:

CS101 - Site Plan, last revised 20 Jan 2021
CG101 - Grading Plan, last revised 20 Jan 2021
CG102 - Drainage Plan, last revised 20 Jan 2021
CU101 - Utility Plan, last revised 20 Jan 2021
CS501 - Details I, last revised 20 Jan 2021
A001 - Paving Plan, last revised 20 Jan 2021
A101 - Ground Floor Plan, last revised 20 Jan 2021
A102 - First Floor Plan, last revised 20 Jan 2021
A103 - Second Floor Plan, last revised 20 Jan 2021
A104 - Roof Plan, last revised 20 Jan 2021
A401 - Site Details, last revised 20 Jan 2021

cc: Ojetti Davis, Planning Board Secretary
Sal Renda, Village Engineer
William Sullivan, Esq., Board Attorney
Greer Patras, PP, Topology
Erik Keller PE, Bowman
John Signorello & Victoria Pivovarnick, Seton Hall
Nicole Dory & Kevin Coakley, Connell Foley
Stephen Doyle, Geoff Vaughn, George Hibbs & Maggie Greco – Clarke Caton Hintz