



April 20,2020

Ms. Fran Boardman, Planning Board Secretary
 Borough of Madison NJ Planning Board
 Hartley Dodge Memorial Building
 50 Kings Road
 Madison, NJ 07940

Re: Fairleigh Dickinson University
285 Madison Avenue, Borough of Madison, Morris County, NJ
Block 101, Lot 6
Application for Amended Preliminary and Final Site Plan Approval
Borough of Madison Application No. 20-002

Dear Ms. Boardman,

As requested, please find enclosed four (4) copies of the revised application package for Application No. 20-002. This letter includes:

- an outline of all of the documents transmitted under cover of this letter; This outline also highlights any of the documents that are revised since the initial application filing dated March 11, 2020.
- responses to comment letters received from Mr. Frank Russo, Planning Board Engineer, Dr. Blickstein, Borough Planner, and the Madison Shade Tree Management Board relative to the Fairleigh Dickinson University Athletics Preliminary/Final Site Plan Application, No. P 20-002.

Please find enclosed a check made payable to The Borough of Madison in the amount of \$300.00 for additional variances being requested.

Please find four (4) copies of the following enclosed with this letter:

APPLICATION DOCUMENTS			
ITEM #	ITEM TITLE	DATE	# OF PAGES
A01a	COVER LETTER – <i>resubmission cover letter</i>	4/20/2020	11
A01b	COVER LETTER	3/11/2020	5
A02	APPLICATION	3/6/2020	3
A03	OWNER'S CONSENT TO APPLICATION	3/6/2020	1
A04	APPLICANT'S DISCLOSURE STATEMENT	--	1
A05	TECHNICAL REVIEW ESCROW AGREEMENT	3/6/2020	1
A06	PERMISSION FOR BOARD MEMBERS TO ENTER THE PROPERTY	--	1
A07	W-9 FORM	3/6/2020	1

A08	PROJECT NARRATIVE AND JUSTIFICATIONS FOR RELIEF (VARIANCES REQUESTED) – <i>revised: added 2 additional variance requests</i>	--	3
A09	VARIANCE REQUEST CHART – <i>revised: added 2 additional variance requests</i>	4/20/2020	1
A10	ZONING REQUIREMENTS & IDENTIFICATION OF VARIANCES CHART – <i>revised front yard setback dimensions for 2 accessory structures</i>	4/20/2020	1
A11	ADDENDUM TO CHECKLIST A, ITEM 1C: APPLICATION FEES – <i>revised to include fees for additional variance requests</i>	4/20/2020	1
A12	REQUESTS FOR CHECKLIST SUBMISSION WAIVERS – <i>revised</i>	4/21/2020	2
A13	CHECKLIST A	3/11/2020	2
A14	CHECKLIST C	3/11/2020	3
A15	CHECKLIST D	3/11/2020	1
A16	CHECKLIST E	3/11/2020	1
A17	TAX AND ASSESSMENT PAYMENT REPORT	2/21/2020	1
A18	DRAFT PUBLIC NOTICE	--	1
A19	SEWER/WATER	--	1
A20	CERTIFIED LIST OF PROPERTY OWNERS - BOROUGH OF MADISON	2/21/2020	11
A21	CERTIFIED LIST OF PROPERTY OWNERS - MORRIS TOWNSHIP	2/25/2020	7
A22	CERTIFIED LIST OF PROPERTY OWNERS - FLORHAM PARK	2/19/2020	6
A23	CERTIFIED LIST OF PROPERTY OWNERS - HARDING TOWNSHIP	2/13/2020	7
A24	RESOLUTION (PRIOR)	5/7/2019	22
A25	<i>WITNESS LIST</i>	4/20/2020	2
A26	MORRIS COUNTY PLANNING BOARD APPLICATION	3/11/2020	3
A27	PHOTOGRAPHS	--	7
A28	PRELIMINARY ENVIRONMENTAL CHECKLIST	2/20/2020	6
A29	DEED RESTRICTIONS	--	88
A30	<i>PROFESSIONAL OPINION LETTER FROM PK ENVIRONMENTAL FLORHAM CAMPUS ATHLETIC FACILITIES PARKING MANAGEMENT AND PROCEDURE</i>	4/17/2020	1
A31		2/15/2020	3
A32	<i>FDU DEVILS 2018 DATA FOR SPRING BASEBALL ATTENDANCE</i>	4/20/2020	1

PLAN DOCUMENTS/DRAWINGS			
ITEM #	ITEM TITLE	DATE	# OF PAGES
D01	SURVEY – ORIGINALS PROVIDED PREVIOUSLY; NOTHING INCLUDED THIS SUBMISSION	12/20/2020	4
D02	CIVIL ENGINEERING DRAWINGS	3/5/2020	20
	C-001 COVER SHEET – <i>revised: Zoning Chart and Variance Chart revised</i>	4/20/2020	
	C-100 OVERALL BOUNDARY PLAN – <i>revised: setback revised along South Oak Ct.</i>	4/20/2020	
	C-101 EXISTING CONDITIONS PLAN – <i>revised: setback revised along South Oak Ct.</i>	4/20/2020	
	C-102 DEMOLITION PLAN – <i>revised: setback revised along South Oak Ct.; vegetation along fence line close to Madison Ave. removed; note added re: mulch path to edge of throwing event area</i>	4/20/2020	

	C-103 LAYOUT PLAN – <i>revised: setback revised along South Oak Ct.</i>	4/20/2020	
	C-103A LAYOUT ENLARGEMENT PLAN	3/5/2020	
	C-103B TURF AND STRIPING PLAN – <i>revised: setback revised along South Oak Ct.</i>	4/20/2020	
	C-104 GRADING PLAN – <i>revised: setback revised along South Oak Ct.</i>	4/20/2020	
	C-104A GRADING ENLARGEMENT PLAN	3/5/2020	
	C-105 UTILITY PLAN – <i>revised: setback revised along South Oak Ct.</i>	4/20/2020	
	C-106 PLANTING PLAN – <i>revised: setback revised along South Oak Ct.; additional evergreens added along South Oak Ct. near Madison Ave.; Plant Schedule updated</i>	4/20/2020	
	C-107 STEEP SLOPES PLAN – <i>revised: setback revised along South Oak Ct.</i>	4/20/2020	
	C-301 PROFILES	3/5/2020	
	C-501 DETAILS	3/5/2020	
	C-502 DETAILS	3/5/2020	
	C-503 DETAILS	3/5/2020	
	C-504 DETAILS	3/5/2020	
	C-701 SOIL EROSION AND SEDIMENTATION CONTROL PLAN – <i>revised: setback revised along South Oak Ct.</i>	4/20/2020	
	C-702 SOIL EROSION AND SEDIMENTATION CONTROL DETAILS	3/5/2020	
	C-703 SOIL EROSION AND SEDIMENTATION CONTROL NOTES	3/5/2020	
D03	ARCHITECTURAL DRAWINGS	3/5/2020	10
	G-002 NOTES, SYMBOLS, AND ABBREVIATIONS	3/5/2020	
	G-003 CODE SUMMARY PLAN	3/5/2020	
	A-100 PRESSBOX & DUGOUT FLOOR PLANS	3/5/2020	
	A-101 PRESSBOX FLOOR & ROOF PLANS, AND REFLECTED CEILING PLANS	3/5/2020	
	A-102 DUGOUT PLANS & DETAILS	3/5/2020	
	A-201 PRESSBOX EXTERIOR ELEVATIONS	3/5/2020	
	A-301 BUILDING SECTIONS & DETAILS	3/5/2020	
	A-401 WALL SECTIONS & DETAILS	3/5/2020	
	A-501 STAIR PLANS, SECTIONS & DETAILS	3/5/2020	
	A-601 WINDOWS, DOORS, & WALL TYPES, ETC.	3/5/2020	
D04	STRUCTURAL DRAWINGS	3/5/2020	9
	S-001 GENERAL NOTES	3/5/2020	
	S-002 GENERAL NOTES AND SCHEDULES	3/5/2020	
	S-003 SPECIAL INSPECTIONS	3/5/2020	
	S-004 SPECIAL INSPECTIONS	3/5/2020	
	S-100 FOUNDATION AND FRAMING PLANS	3/5/2020	
	S-201 TYPICAL DETAILS	3/5/2020	
	S-202 TYPICAL DETAILS	3/5/2020	
	S-301 FOUNDATION SECTIONS AND DETAILS	3/5/2020	
	S-401 FRAMING SECTIONS AND DETAILS	3/5/2020	
D05	MECHANICAL, ELECTRICAL, PLUMBING DRAWINGS	3/5/2020	8
	E001 SITE PLAN	3/5/2020	

	E002 SITE PLAN – LIGHTING PHOTOMETRICS – <i>revised: added and revised light fixture charts and schedules</i>	4/15/2020	
	E101 FIELD LEVEL PLAN – ELECTRICAL	3/5/2020	
	E102 PRESSBOX/SEATING PLAN – ELECTRICAL	3/5/2020	
	E601 SCHEDULES – <i>revised: added lighting control information</i>	4/15/2020	
	M101 FIELD LEVEL – MECHANICAL	3/5/2020	
	M102 PRESSBOX/SEATING PLAN – MECHANICAL	3/5/2020	
	M601 DETAILS, SCHEDULES	3/5/2020	
D06	TRE-1 TREE INVENTORY PLAN – <i>revised: added two additional trees as removed</i>	4/6/2020	1
D06A	FDU TREE INVENTORY SPREADSHEET	12/1/2019	5

REPORTS			
ITEM #	ITEM TITLE	DATE	# OF PAGES
R01	STORMWATER MANAGEMENT REPORT	3/5/2020	103
R02	TRAFFIC/TRANSPORTATION IMPACT STUDY	3/5/2020	8
R03	ENVIRONMENTAL IMPACT ASSESSMENT	2/20/2020	28

The following are responses offered to the comments received from the Board Professionals.

Planning Board Engineering Comments

The following are responses to the comments received as part of the Memorandum written by Mr. Frank Russo, PE, PP, Planning Board Engineer for the Borough of Madison, dated April 17, 2020:

1. *Planning Board Application Number P 20-002 should be published on the site plans.*

The Planning Board Application Number has been added to the title on the Cover Sheet, Sheet C-001, as well as below the title block in the lower right-hand corner of every sheet in the set.

2. *As this subject portion of the property is located at the corner of Madison Avenue and South Oak Court, the plans should identify the Front Yard Setback dimensions taken from the South Oak Court right of way line.*

The Front Yard Setback dimension of 100ft has been added along the South Oak Court right of way line. This change is reflected on Sheets C-100, C-101, C-103, C-103B, C-104, C-105, C-106, C-107 and C-701.

3. *While the setback distance to the proposed press box and bleachers from the Shadylawn Drive side of the property is interesting, it does not seem as germane to the current development proposal as providing those setback dimensions to South Oak Court. This should be addressed and the appropriate setback distances provided.*

The dimension from the proposed press box to the South Oak Court right-of-way is shown on Sheet C-103, Layout Plan. An additional dimension has been added to the same sheet to dimension the distance from the right-of-way of South Oak Court to the nearest corner of the bleachers.

- 4. The Layout Plans would also benefit from the inclusion of additional setback dimensioning (fencing, foul poles, etcetera) to South Oak Court to provide the Board and any interested members of the public information related to their respective distances from adjacent property lines.*

An additional dimension has been added to Sheet C-103, Layout Plan from the South Oak Court right-of-way to the left field foul pole. A dimension is provided from the same right-of-way to the nearest point of the proposed outfield fence. For the purposes of plan clarity, dimensions have been provided where possible from the South Oak Court and Madison Avenue rights-of-ways to the major features of the plan. Exhibits and testimony may be provided to describe additional distances.

- 5. Testimony should be provided relating to the intended hours of operation of the lighting in the proposed parking lot.*

Acknowledged. Additional information regarding the lighting controls has also been provided on Sheet E601.

- 6. The Design Engineer may wish to consider reconfiguring the storm drainage around the lawn inlets between the expanded parking areas and the existing wall along Madison Avenue to incorporate native plantings to transform these areas into 'rain gardens'. There appear to be other opportunities to incorporate some seasonal plantings along the Madison Avenue frontage that should be considered.*

As was discussed during the final stages of the last approval of the Site Plan for this property, the university intends to maintain the area between the drive and the Madison Avenue wall as lawn to allow for informal, overflow parking as may be needed on infrequent occasions. Additionally, it is the intent of the university to highlight the main gate on Madison Avenue with seasonal plantings as the arrival point to the university and so will maintain the lawn on the Route 124 side of the wall.

- 7. I note that all of the 'trees to be removed' shown on the 'Tree Inventory Plan' have already been removed. The Applicant had agreed prior to their removal that they would be complying with the tree ordinance that was being proposed. Testimony as to compliance with the ordinance should be provided.*

Acknowledged. The University's professionals and staff will be prepared to provide this testimony.

- 8. As discussed at the TCC meeting, there currently exists an un-demarkated foot path from the existing baseball field to the tunnel that student athletes utilize. I would suggest formalizing this existing path with woodchips, gravel or some other natural material to reinforce this pedestrian travel route.*

A note has been added to Sheet C-103, Layout Plan, in the general area of this path, that indicates the path to be more formalized with the addition of hardwood bark mulch.

9. *The Applicant should consider incorporating some edge of pavement preservation along Gatehouse Road where runoff has decided not to follow the constructed stormwater improvements. I would also recommend the stormwater basins at the tunnel and the downstream piping from those structures be inspected and cleaned if necessary.*

The University will take these items under advisement as future maintenance issues to investigate.

10. *While the Soil Survey indicates the soils beneath the proposed infiltration basin are suitable, testing in accordance with the NJDEP Best Management Practices Manual was performed, with the results published in the Stormwater Management Calculations. There may be a need for additional testing within the infiltration basin footprint as recommended in the Stormwater Management Report. There may be additional measures that would need to be undertaken to provide a better level of confidence that the drainage design times are accurate. This could be addressed during construction should the Board act affirmatively on this application.*

Acknowledged.

11. *An updated Operation and Maintenance Manual of the proposed stormwater management system should be prepared and forwarded for review.*

Acknowledged. An O&M manual will be provided following approval by the Planning Board.

12. *The architectural plans indicate potable water will be provided in both dugouts. The Applicant should consider incorporating water fountains into the proposed press box structure for spectators.*

This item was discussed with the University and since most spectators choose to bring their own water bottles, a water fountain would likely be rarely used.

13. *While the Traffic Assessment indicates there would be no measurable increase in traffic or parking impacts, a copy of the Spring athletic schedules should be provided and testimony provided as to how those events influence parking demand on site. If available, attendance figures from prior year events would be helpful for the Board to evaluate whether the proposed parking improvements and parking management would be sufficient.*

Attendance documentation from the 2018 Spring Sport Season has been provided. As part of the previously approved application for this property, the University provided the Florham Campus Athletic Facilities Parking Management Plan and Procedure document. We have included a copy for your convenience.

14. *As the Board has done previously, I would suggest an annual parking evaluation report be provided as a continuing condition of any approvals the Board may entertain.*

As part of the previously approved application for this property, the University provided the Florham Campus Athletic Facilities Parking Management Plan and Procedure document. We have included a copy for your convenience.

15. *As a condition of any approvals the Board may entertain, an engineer's estimate must be prepared to determine the amount of engineering escrow fees that would be required for the proposed site work only.*

Acknowledged. An estimate will be provided upon Planning Board approval of the application.

16. *Should the Board act favorably on this application, I would recommend the submission of as-built survey of the constructed improvement in both an electronic format (AutoCAD) and hard copy be a condition of any approving resolution.*

Acknowledged.

17. *I defer to the Board Planner on any variance and waiver relief required associated with this application.*

Acknowledged.

Planning Board Professional Planner Comments

The following are responses to the comments received as part of the Memorandum written by Dr. Susan Blickstein, AICP/PP, Planning Board Planner for the Borough of Madison, dated March 27, 2020:

1. *It is not clear if the wall signs on the rear of the press box or the sponsor placard on the scoreboard are included in the proposed signage totals.*

The aforementioned signs are not included in the proposed signage totals because per the Borough of Madison code section 195-34.A(7), they are exempt.

2. *The Applicant should clarify the heights of proposed freestanding lights for the parking lot and walkway areas and include those heights on the Lighting Plan.*

The light fixture heights have been included on Sheet E002, Site Plan - Lighting Photometrics.

3. *The Applicant should clarify the extent to which games will be called using sound amplification systems.*

Testimony can be provided on this topic.

4. *The Applicant should provide testimony on whether there is a proposal to light the ballfield in the future as the proposed location will necessarily impact light pole locations and their proximity to property lines and residential areas.*

The current application does not propose lighting of the field (stadium lighting).

5. *The Applicant should provide detailed testimony on how the proposed improvements will change existing buffers and visibility of the field for adjacent residences. Photo simulations and/or renderings that show existing and proposed conditions in leaf off and leaf on conditions should be presented to the Board and made available to the public.*

Acknowledged.

6. *The Applicant should review the proposed landscaping plan and consider adding deciduous trees given the loss of deciduous trees and overall loss of tree canopy based on proposed tree removal.*

The plans currently indicate a greater than 1:1 replacement of deciduous trees, adhering to the spirit of the Tree Removal Ordinance requirements. Additional evergreen trees, shrubs and groundcover are also proposed which are in addition to the number of deciduous trees lost/replaced.

7. *PK Environmental should provide testimony on whether reasonable measures to mitigate construction impacts on rare/endangered/threatened species are warranted.*

PK Environmental has provided an additional letter, dated April 17, 2020 to address this concern. This letter has been included for your reference (please refer to item A30 under Application Documents.

8. *The Traffic Assessment letter indicates no changes in traffic generation compared to the current ballfield traffic generation. The Applicant should provide detailed testimony on the anticipated usage of the ballfield (proposed bleacher occupancy for 300 spectators) and concurrent use with the multi-purpose field and new track both in terms of operations for athletes, equipment, staff and visitor circulation and parking.*

Acknowledged. The Applicant will be prepared to offer testimony as to the operational aspects of the field. As part of the previously approved application for this property, the University provided the Florham Campus Athletic Facilities Parking Management Plan and Procedure document. We have included a copy for your convenience.

9. *The Applicant should indicate proposed hours of lighting for the parking lot when fields are in use and specify which fixtures would remain on overnight for security purposes.*

Sheet E601, Schedules, has been revised to include the proposed lighting control information.

10. *The proposed improvements require several 'c' variances. The Applicant's planner should provide testimony on both the positive and negative criteria to support all of the requested variances with emphasis on how the benefits of the proposed improvements outweigh any detriments.*

Acknowledged.

11. *The Applicant may want to consider using porous asphalt for the new walkways included in this application.*

The University and its design professionals have chosen to continue the use of concrete walkways for consistency throughout the site, both from an aesthetic standpoint but also an ease of maintenance standpoint.

Shade Tree Management Board Comments

The following are responses to the comments received as part of the Memorandum written by the Shade Tree Management Board, dated April 2, 2020:

1. *The applicant is proposing the removal of forty-one (41) trees ranging in size from 6 to 35 DBH (Diameter at Breast Height). According to the tree inventory provided, the condition of the trees range from poor to good. Eleven (11) have been rated as Poor. The species are primarily Lindens and Maples with a few Ash, Oaks, Pines and one (1) Black Walnut. There are also five (5) Tree of Heavens which are considered an invasive species.*

Acknowledged.

2. *There was a discrepancy between the trees scheduled for removal on the Tree Inventory Plan (TRE-1) and the Demolition Plan (C-102). Since these two trees have a DBH of 8 and 16, **These two (2) trees should be added to the Tree Inventory Plan.***

As requested, Plan TRE-1 has been revised to include these two trees.

3. *Since a Tree Removal Permit is required, STMB recommends the Municipal Arborist review this application according to the Borough's Tree Protection Ordinance.*

At the date of the application filing, all of the trees were already removed. University officials met with Borough officials prior to the removal of the trees, having planned that work prior to the Borough's adoption of the new tree ordinance. At that meeting the University committed to following the spirit of the ordinance requirements, although intended to continue with the schedule of having the trees removed prior to ordinance adoption. The proposed plan includes the replacement of deciduous trees in spirit with the ordinance, replacing them in a quantity that exceeds the 1:1 replacement requirement, and in sizes in accordance with the regulations.

4. *The applicant is proposing to plant sixty-two (62) trees. Nineteen (19) evergreens and forty-three (43) deciduous trees. In addition, forty-two (42) shrubs along with one thousand two hundred seventy-seven (1,277) grasses and perennials.*

Acknowledged. These quantities have been increased with the revised plan. Please refer to Sheet C-106, Planting Plan included with this submission.

5. *STMB recommends the Municipal Arborist review this application to ascertain the correct tree replacement quantities.*

Acknowledged.

We appreciate the Planning Board's consideration of this application. Please do not hesitate to contact us if you require additional information or have any questions.

Sincerely,

DERCK & EDSON, LLC
enhancing campuses, downtowns, and athletics



Jennifer L. Lee, RLA
Senior Project Manager

enclosure(s): as noted above

cc w/encl: Fairleigh Dickinson University
Prime & Tuel
Phillips Preiss
Stonefield