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March 11, 2020

VIA HAND DELIVERY

Ms. Fran Boardman, Planning Board Secretary
 Planning Board
 Borough of Madison
 50 Kings Road, Room 206
 Madison, NJ 07940

**RE: Fairleigh Dickinson University (“Applicant”)
 285 Madison Avenue, Borough of Madison, Morris County, NJ
 Block 101, Lot 6 (the “Property”)
 Application for Amended Preliminary and Final Site Plan Approval with bulk
 variances (“Baseball Field Application”)**

Dear Ms. Boardman:

This office represents Applicant in connection with the Application. The Applicant is proposing improvements and upgrades to the existing baseball athletic field located on the Property. The Applicant is therefore submitting an application to the Borough of Madison Planning Board (“Board”) for Amended Preliminary and Final Site Plan Approval with bulk variance relief.

In connection with the Baseball Field Application, please find the following enclosed with this letter:

1. One (1) original and sixteen (16) copies of the completed and signed Amended Site Plan Application, dated March 6, 2020, to each of which is attached:
 - a. Permission to enter Applicant’s Property (Application # 4);
 - b. Applicant’s Disclosure Statement (Application #3);
 - c. Technical Review Escrow Agreement;

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14000 Horizon Way, Suite 325
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- d. Two (2) checks of Applicant made payable to "Borough of Madison"; one (1) in the amount of \$ 2,550.00 to cover the Application Fee for this project and one (1) in the amount of \$4,752.50 towards the Escrow Fee for this project.
 - e. Completed and signed W-9 form.
 - f. Responses to Application Item #9: "Description of Project" & Item 10, "Variance Requests."
2. Seventeen (17) copies of Checklist A for All Applications to which is attached:
 - a. "Written Requests for Waivers of Submission" from Checklists A, C, D & E;
 3. Four (4) copies of Tax Collector Report;
 4. Four (4) copies of Water and Sewer Department Report;
 5. Four (4) copies of the Certified List of Property Owners for the Borough of Madison, Borough of Florham Park, Morris Township and Harding Township;
 6. Seventeen (17) copies of set of 10 Photographs (Checklist A-8);
 7. Four (4) sets of copies of prior Resolution dated May 7, 2019 (Checklist A-9);.
 8. Four (4) copies of Witness List (Checklist A-11);
 9. Seventeen (17) copies of Deed Restrictions (Checklist A-13);
 10. Seventeen (17) copies of Draft Public Notice (Checklist A-14);
 11. Seventeen (17) copies of the Project Narrative and Justifications for Relief (Checklist A-15);
 12. Seventeen (17) copies of Checklist C, Preliminary Site Plan and All Variances, to which is attached:
 - a. Seventeen (17) copies of Checklist C Waiver Request (Checklist C-15);
 - b. One (1) signed original and three (3) copies of with Preliminary Environmental Checklist, attached to which are four (4) copies of "Environmental Impact Assessment" prepared by PK Environmental, dated February 20, 2020, (Checklist C-33);
 - c. Four (4) duplicate original sets of Stormwater Management Report (signed and sealed) prepared by Derck & Edson, dated March 5, 2020, (Checklist C- 34);
 - d. Seventeen (17) copies of Traffic/ Transportation Impact Study prepared by Stonefield Engineering & Design, LLC, dated March 5, 2020 (Checklist C-35);
 13. Seventeen (17) copies of Checklist D, Final Site Plan to which is attached:

- a. Four (4) copies of Morris County Planning Board Application dated march 10, 2020 (see, Checklist A-12, supra);
14. Seventeen (17) copies of Checklist E, Permitted Use with Waiver to which is attached:
 - a. Written statement of Prior and Proposed Use of Property, (see, Checklist C-15, supra);
 - b. Written statement regarding waste and recycling; (see, Checklist C-15, supra).
15. Seventeen (17) copies of the full-size Site Plan Set prepared by Derck & Edson signed and sealed under date of March 5, 2020, consisting of the following:

CIVIL ENGINEERING

- a. C-001 COVER SHEET
- b. C-100 OVERALL BOUNDARY PLANS
- c. C-101 EXISTING CONDITIONS PLAN
- d. C-102 DEMOLITION PLAN
- e. C-103 LAYOUT PLAN
- f. C-103A LAYOUT ENLARGEMENT PLAN
- g. C-103B TURF & STRIPING PLAN
- h. C-104 GRADING PLAN
- i. C-104A GRADING ENLARGEMENT PLAN
- j. C-105 UTILITY PLAN
- k. C-106 PLANTING PLAN
- l. C-107 STEEP SLOPES PLAN
- m. C-501 DETAILS
- n. C-502 DETAILS
- o. C-503 DETAILS
- p. C-504 DETAILS
- q. C-701 SOIL EROSION AND SEDIMENT CONTROL PLAN
- r. C-702 SOIL EROSION AND SEDIMENT CONTROL PLAN DETAILS
- s. C-703 SOIL EROSION AND SEDIMENTATION CONTROL NOTES

ARCHITECTURAL

- t. G-002 NOTES SYMBOLS & ABBREVIATIONS
- u. G-003 CODE SUMMARY PLAN
- v. A-100 PRESSBOX & DUGOUT FLOOR PLANS
- w. A-101 PRESSBOX FLOOR & ROOF PLANS AND REFLECTED CEILING PLANS
- x. A-102 DUGOUT PLANS & DETAILS
- y. A-201 PRESSBOX EXTERIOR ELEVATIONS
- z. A-301 BUILDING SECTIONS & DETAILS
- aa. A-401 WALL SECTIONS & DETAILS
- bb. A-501 STAIR PLANS SECTIONS & DETAILS
- cc. A-601 WINDOWS DOORS & WALL TYPES

STRUCTURAL

- dd. S-001 FOUNDATION & FRAMING PLANS

- ee. S-201 TYPICAL DETAILS
- ff. S-202 TYPICAL DETAILS
- gg. S-301 FOUNDATION SECTIONS & DETIALS

MECHANICAL

- hh. M-101 FIELD LEVEL PLAN -MECHANICAL
- ii. M-102 PRESS BOX / SEATING PLAN- MECHANICAL
- jj. M-601 DETAILS, SCHEDULES

ELECTRICAL

- kk. E001 SITE PLAN
- ll. E-002 SITE PLAN- LIGHTING
- mm. E101 FIELD LEVEL PLAN – ELECTRICAL
- nn. E102 PRESS BOX/ SEATING PLAN - ELECTRICAL
- oo. E601 SCHEDULES

16. **Survey:** Four (4) original signed and sealed Boundary & Topographic Surveys prepared by Borbas Surveying & Mapping, LLC, originally dated July 13, 2017 and revised to December 17, 2019. Please note that Sheet C-101 of the Site Plan Set entitled “Existing Conditions Plan” is based on the revised, updated Survey; and
17. Also attached the Plan Set:
Tree Inventory:
- TRE-1 Tree Inventory Plan
 - Spreadsheet – FDU University Tree Inventory- Baseball Project-12/2019 identifying the type and status of existing trees and the status of ongoing tree removal.
- Applicant will replace 50 trees as part of the baseball renovation project.

If there is anything further that the Board deems necessary as part of this application, please give me a call directly and I will work with my client to submit a copy of same as soon as possible.

Applicant looks forward to this Application being deemed complete and scheduled for the Planning Board’s next technical review meeting.

Thank you for your consideration and assistance with this application.

Very truly yours,

JASON R. TUVEL, ESQUIRE

Ms. Fran Boardman
March 11, 2020
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Enclosures

cc: Fairleigh Dickinson University
Derck & Edson