



Borough of Madison
Hartley Dodge Memorial
50 Kings Road
Madison, NJ 07940

Memorandum

To: Chairman and Members of the Planning Board

From: Frank Russo, PE, PP
Planning Board Engineer

Re: Application No. P 20-002
Fairleigh Dickenson University/ Florham Campus
Preliminary and Final Site Plan
Technical Review #1
Block 101 Lot 6
285 Madison Avenue

Date: April 17, 2020

CC: Robert A. Vogel, PE, CME
Susan Blickstein, AICP, PP
Vincent Loughlin, Esq
Jason R. Tuvel, Esq

The Borough has received the following documents relating to the above referenced application for the purposes of an engineering review:

1. Preliminary & Final Site & Architectural Plans, as prepared by Derck & Edson Associates of Lititz, Pennsylvania consisting of forty seven (47) sheets dated March 5, 2020, unrevised.
2. Tree Inventory Plan and associated spreadsheet, as prepared by Derck & Edson Associates of Lititz, Pennsylvania dated February 12, 2020, unrevised.
3. Stormwater Management Calculations and Drainage Area Mapping, as prepared by Derck & Edson Associates of Lititz, Pennsylvania dated March 5, 2020, unrevised.
4. Boundary & Topographic Survey, as prepared by Borbas Surveying & Mapping of Boonton, New Jersey consisting of five (5) sheets dated June 13, 2019, revised through December 17, 2019.
5. Environmental Impact Assessment, as prepared by PK Environmental of Chatham, New Jersey dated February 20, 2020, unrevised.
6. Traffic & Parking Letter Report, as prepared by Stonefield Engineering of Rutherford, New Jersey dated March 5, 2020.

The Applicant is seeking approval for the redevelopment and expansion of the existing baseball fields on the westerly side of 'Gatehouse Road', adjacent to South Oak Court, as well as improvements and additions to the available parking on that side of the property frontage. Based on a review of the received documents, I offer the following comments:

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

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.
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.
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.
5. Testimony should be provided relating to the intended hours of operation of the lighting in the proposed parking lot.
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 could be considered.
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.
8. As discussed at the TCC meeting, there currently exists an un-demarcated 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.
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.
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.
11. An updated Operation and Maintenance Manual of the proposed stormwater management system should be prepared and forwarded for review.
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.

13. While the Traffic Assessment indicates there would be no measureable 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.
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.
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.
16. Should the Board act favorably on this application, I would recommend the submission of as-built survey of the constructed improvements in both an electronic format (AutoCAD) and hard copy be a condition of any approving resolution.
17. I defer to the Board Planner on any variance and waiver relief required associated with this application.

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