

RIDER TO APPLICATION ITEMS 9 and 10 (Revised 4/21/20)**Checklist A, Item15****FAIRLEIGH DICKINSON UNIVERSITY (“APPLICANT”) – BASEBALL FIELD RENOVATION****AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN APPROVAL & BULK VARIANCES (“APPLICATION”)****285 MADISON AVENUE, BLOCK 101 LOT 6 (“PROPERTY”)****PROJECT NARRATIVE AND JUSTIFICATIONS FOR RELIEF (VARIANCES REQUESTED)****A. Project Description**

Applicant applies to the Borough of Madison Planning Board (“Board”) by way of its Application for amended preliminary and final major site plan approval with related bulk variances to provide high quality athletic facilities on its campus. The Application proposes to replace the existing baseball field that is located on the Property with a baseball field with relocated dugouts, bullpen and batting tunnels, the addition of home and visitor’s bleachers and a press box. The infield will be re-located slightly to the south. The synthetic turf outfield will extend over a drainage field, 325 ft. along the right and left field foul lines, and between 370 ft. and 390 ft. to the north and west in the outfield which is proposed in the same general location as the current natural turf field. 28 new parking spaces (3 ADA compliant) will be added parallel with the left field line and to Madison Avenue. The 48 space parking lot (2 ADA compliant) included in the 2019 soccer/lacrosse/ track Approval (P-18-003A) granted in 2019 will be connected to the baseball field area by walkways leading to the Press Box, home and visitor’s bleachers. Traditional site improvements such as fencing, foul poles, ball stopper netting and supports, flagpole and a scoreboard will be incorporated into this renovated venue. The Application exemplifies the University’s desire to continue the process of improving its athletic facilities on this campus, as well as upgrading the existing baseball field facilities in support of its NCAA Division III program.

B. Variances Requested**1. Section 195-25.15.N (7) Location of Parking**

Parking within 100 -foot front yard setback

- i. Closest parking space to ROW is 46.5 ft., requested

Purpose a. of the MLUL is advanced by this variance. The parking proposed provides for efficient on-site parking relate dot existing drive aisles and established traffic circulation. Negative impacts are eliminated where the proposed parking spaces are shielded from view by the existing 6 ft. brick wall located along Madison Avenue.

2. Sec. 195-25-5.B(3) Maximum Fence Height

6 ft. height permitted

Proposed:

- i. Two (2) 44 ft. poles with 40 ft. netting
- ii. Four (4) 20-foot poles with 20-foot ball netting in right field
- iii. Five (5) 40 ft. poles with 40 ft. netting
- iv. 14 ft. batting tunnel netting systems
- v. 8 ft. tall chain link fence at the Bullpen

RE: i-iii. The netting is designed at 40 ft. and 20 ft. heights in order to keep balls in play around the field while providing safety measures to surrounding areas as well as not to conflict with the track and field facilities located to the north of the field.

RE: iv.-v. Batting tunnels are a customary accessory use and feature of baseball and are necessary to the playing of the game of baseball. The netting associated with them provides safety to adjoining areas and are not readily visible from Madison Avenue.

Purpose a. of the MLUL is advanced as the ball stopper netting and the batting tunnel netting are safety features. They will also allow for the efficient use of the athletic facilities. The netting will not be readily visible from Madison Avenue and will have no substantial detriment to the public good or result in a substantial impairment to the zone plan or zoning ordinance as they will not impact the residential properties located near the baseball field.

3. Sec. 195-30.5. C(1) Maximum Height of Accessory Structure

15 ft. permitted

Proposed:

- i. Scoreboard with height of 19 ft., 11 in., proposed
- ii. Two (2) Foul poles with height of 30 ft. proposed

Purpose a. of the MLUL is advanced by these variances. These accessory uses are integral to the sport of baseball on the NCAA Division III level and are designed in proportion to the size and location of the proposed field. The scoreboard height will facilitate visibility to the Press Box, home, and visitor bleachers. The foul pole heights are necessitated by the need of baseball officials in the infield to visually determine whether balls are in play or have gone foul during a game. The location and orientation of the scoreboard and pole structures are such that no substantial detrimental visual impacts will affect the surrounding area. Furthermore, the ordinance does not anticipate atypical accessory structures such as an athletic scoreboard or foul poles, in their height requirements and, therefore, no substantial impairment to the zone plan will result.

4. Sec. 195-30.5.C(2) Accessory Structure and Uses – Front Yard Setback

No Accessory Structure permitted in Front Yard Setback

Proposed:

- i. Left field foul pole located 81.57 ft. from property line along South Oak Court
- ii. Existing shed relocated to front yard setback of South Oak Court, 53.79 ft. from property line

Purpose a. is advanced by these variances. The left field foul pole is an accessory use that is integral to the sport of baseball on the NCAA level and must be placed at a specific point in relationship to the field. Its location and orientation will have no detrimental visual impact on surrounding areas. The shed currently exists within the front yard setback of Madison Avenue. It is intended to store equipment used at the athletic fields and benefits from close proximity to the fields. The shed will be landscaped with evergreens along the South Oak Court property line to mitigate the visual impact of the shed.

5. Sec. 195-34.IV.3 University Sign Regulations

- i. Windscreen signage along outfield fence (facing inward towards field) includes
 - a. Sponsor logo (each) 4ft. x 6.67 ft. = 26.68 sf
 - b. FDU “Devils” logo (all one) & “FDU”: 5 ft. x 35 ft.= 175 sf
- ii. Two (2) distance markers, each 1 ft. x 2.17 ft., totaling 4.34 sf.

Total of 206.02 sf of additional signage to be added to existing 102.42 sf = 308.44 sf

Purposed a of the MLUL is advanced by these variances. University and sponsor logos are customarily found on outfield fences for university athletic facilities. The signs are internally oriented and will not be visible from adjacent residential properties. Therefore, the negative criteria are satisfied.

A portion of the windscreen signage lies in an area where such signage is exempt from regulation in the University Zone pursuant to Sec. 195-34A.7.