



September 9, 2020

Dawn M. Farrell, Administrative Clerk
 Township of Monroe Planning Board
 125 Virginia Avenue, Suite 5A
 Williamstown, NJ 08094

Re: File #502-SP - Monroe-Sicklerville Road LF Solar, LLC
Application for Preliminary & Final Major Site Plan
 Solar Energy Production Facility
 739 Sicklerville Road, Williamstown, NJ
 Block 901, Lots 2 & 3
 Zoning District: Landfill Redevelopment Area (C – Commercial)
 T&M# MRPBR1390
Completeness Review

Dear Board Members:

We have received the following for review:

<u>Sheet</u>	<u>Title</u>	<u>Materials Received for Review</u>		<u>Date/Last Revised</u>
		Prepared by Consulting Engineer Services		
1 of 7	Cover Sheet			08-14-20 /
2 of 7	Existing Conditions & Demolition Plan			08-14-20 /
3 of 7	Solar Facility Plan			08-14-20 /
4 of 7	Solar Facility Details			08-14-20 /
5 of 7	Soil Erosion & Sediment Control Plan			08-14-20 /
6 of 7	Soil Erosion & Sediment Control Notes & Details			08-14-20 /
7 of 7	County Road Plans & Details			08-14-20 /
	Stormwater Management Report for Monroe-Sicklerville Road Landfill Solar			08 - 2020 /

The subject property is Block 901 Lots 2 & 3 and is located on the west side of Sicklerville Road (CR 536 Spur), roughly half a mile south of the Atlantic City Expressway. The property is ±17.23 acres (Lot 2 is ±15.41 acres and Lot 3 is ±1.82 acres) and is the site of the Township's former municipal sanitary landfill, which operated from 1965 to 1983. The site is primarily vacant grassed land with wooded areas along the perimeter of the site.

This application proposes to redevelop the existing landfill, per the Redevelopment Plan, into a Solar Energy Producing Facility. The proposed improvements include upgrades to the existing gravel driveway and the installation of two elevated solar panel arrays on the cap of the Landfill. The site will be accessed through the proposed driveway on Sicklerville Road. The Applicant is designated as the Redeveloper for this Area.

These submittals have been reviewed for compliance with the requirements of the Monroe Township Land Use Ordinance. We note the following:



Re: Monroe Township Planning Board
Application for Preliminary & Final Major Site Plan
Monroe-Sicklerville Road LF Solar, LLC
Technical Review #1

September 9, 2020
Page No. 2 of 6

Submission Requirements

We reviewed the requirements set forth in the following Ordinance Sections: 175-61, Major Site Plan Review; Section 175-71, Preliminary Major Site Plan Review; Section 175-72, Final Major Site Plan Review; Section 175-140, Stormwater Management. In our letter dated September 9, 2020 we stated this application can be considered complete if the noted outstanding requirements are made a condition of approval.

Requested Waivers

There do not appear to be any waivers requested.

Required Waivers

It appears one waiver is required:

1. The submitted plans do not include existing contours extending 300 feet beyond the property. Unless plans are revised to include this information, a waiver would be required, to which we would not take exception to.

Requested Variances

There do not appear to be any variances requested.

Required Variances

There do not appear to be any additional variances required.

Zoning Requirements

Zoning requirements for the Redevelopment Area are outlined in the Redevelopment Plan, prepared by ARH Associates, dated April 18, 2019. We defer to the Board's Planner for review of the zoning issues relative to this application.

Technical Review

A. Compliance with Landfill Redevelopment Plan

Section 4.3 of the Redevelopment Plan outlines goals & objectives for the proposed redevelopment. **The Redeveloper shall provide testimony to the Board regarding how the proposed development meets these goals.**

The following sections from the Redevelopment Plan provide standards for the physical redevelopment of the Area:

(1) 8.1, Permitted Uses

Solar energy production facilities are a permitted principal use. **A deed restriction is**



Re: Monroe Township Planning Board
 Application for Preliminary & Final Major Site Plan
 Monroe-Sicklerville Road LF Solar, LLC
 Technical Review #1

September 9, 2020
 Page No. 3 of 6

required limiting the use of the site to Solar Energy Production.

(2) 8.2. Building Limit Controls:

Category	Requirement	Proposed	Complies
Minimum Lot Size	No minimum established	±17.23 acres (Lots 2&3)	Yes
Minimum Lot Width	No minimum established	±1,505 feet (Lots 2&3)	Yes
Minimum Lot Depth	No minimum established	±220 feet (Lots 2&3)	Yes
Maximum Impervious Surface Coverage	Limited to that which is absolutely necessary to accommodate the Redevelopment Project.	12,565 sq. ft.	Yes
Maximum Building Coverage		0 sq. ft.	Yes
Maximum Structural Height		≤35 ft.	Yes
Minimum Setbacks			
Sicklerville Road (CR 536 Spur)	100'	≥100'	Yes
Easterly Property Line	50'	≥50'	Yes
Northerly Property Line	50'	≥50'	Yes
Westerly Property Line	50'	≥50'	Yes
Interior Setbacks	The entirety of the Redevelopment Area must be accessible for emergency vehicles.		See comment A(6)

(3) 8.3. Security Fencing

Sheet 3 shows a proposed chain link fence by others, surrounding the entirety of the Solar Energy Production Facility, as required. This section of the Redevelopment Plan requires that the fencing be a decorative, 6' high, non-climbable security fence. **The Redeveloper shall ensure the proposed fencing is in accordance with the Plan requirements.** Portions of the proposed fencing is located within the Limit of Trash. **The Redeveloper shall ensure that fencing shall be constructed without puncturing the landfill cap.**



Re: Monroe Township Planning Board
Application for Preliminary & Final Major Site Plan
Monroe-Sicklerville Road LF Solar, LLC
Technical Review #1

September 9, 2020
Page No. 4 of 6

(4) 8.4, Project Staging

The Redeveloper shall ensure that Project Staging Areas are enclosed by a lockable construction fence, which shall be removed upon completion of the Project. Additionally, all staging areas shall be restored to their pre-construction condition after all work is finished. All staging activities must be approved by the Township's Construction Official.

(5) 9.1, Access

The Applicant is proposing site access using the existing driveway on Lot 2. The Redevelopment Plan (section 9.1.2) states that access will be provided at Lot 3. **The access driveway should be revised accordingly. Access to the site, for testing and maintenance, must be maintained in-perpetuity.**

(6) 9.2, Internal Circulation

An internal stone circulationway is provided, as required. **The Applicant should provide testimony regarding the adequacy of the 10' wide internal driveway. It appears that a wider driveway may be needed at turns to allow firetrucks to maneuver the site; however, we defer this requirement to the Fire Code Official. The driveway may need to be extended in order to provide access to the eastern portion of Array 'B'. Additionally, it appears the driveway dead ends to the north. A turn around area may be need at this location.**

(7) 9.3, Parking

A parking / turn-around area is called out on Lot 3. **The Redeveloper shall clearly define the limits of the proposed parking / turn-around area. Testimony should be provided regarding the anticipated parking demand and types of vehicles expected, so that it can be determined whether stone should be required for the parking area.**

(8) 10.0, Utility & Easement Plan

The Landfill is not serviced by any public or private utilities. **A final Utility & Easement Plan depicting exact locations for utility lines and easements should be provided.**

(9) 11.1, Lighting

A lighting plan was not provided. **Redeveloper shall discuss with the board whether lighting will be needed for site maintenance personnel.**

(10) 11.2, Signage

A signage plan was not provided. **The Redeveloper shall provide testimony regarding whether any site identification signage is proposed.**

B. §175-93 Buffers

The Applicant shall discuss with the Board whether a landscaped buffers should be provided across the site frontage and whether supplemental plantings are required for the buffer to the adjacent residential use on Lot 5.



Re: Monroe Township Planning Board
Application for Preliminary & Final Major Site Plan
Monroe-Sicklerville Road LF Solar, LLC
Technical Review #1

September 9, 2020
Page No. 5 of 6

C. §175-124 Off-Tract Improvements

No off-tract improvements are proposed.

D. §175-133 Sidewalks

(1) The project is located within Sidewalk Area 2, as it is located within 2 miles of Radix Elementary School.

(2) Sidewalk does not currently exist nor is any proposed across the site's frontage. **The Redeveloper shall discuss with the Board whether side walk should be provided.**

E. §175-134 Sight Triangles

Sight triangles should be provided at the driveway, in accordance with AASHTO standards.

F. §175-140 Stormwater Management

This project is required to comply with Section 175-140 of the Township Ordinance as it is considered a major development (greater than 5,000 SF disturbance). A stormwater management report was submitted which demonstrates the proposed site complies with the stormwater management regulations. Stormwater quantity requirements are met as the report shows the post-development hydrographs do not exceed the pre-development hydrographs. Recharge requirements do not apply as Landfills are exempt from groundwater recharge requirements. Additionally, water quality measures are not required as the new impervious surfaces (array racking tubs) will not be traversed by vehicles. **The Redeveloper's engineer shall provide testimony regarding the proposed site grading and discuss impacts the proposed improvements will have on site drainage.**

G. §175-141 Street and Traffic Control Signs

A stop sign and stop bar should be provided at the driveway exit.

H. General Comments

(1) An existing building on Lot 3 is proposed to be removed. **The Redeveloper shall provide testimony regarding the existing building to be demolished including whether the presence of any harmful or hazardous materials is anticipated.**

(2) **Copies of the documents listed on note 19 of the Cover Sheet, and any other pertinent reports or approvals, shall be provided for the Board's record.**

(3) The rear setback shown on the Solar Facility Plan is labeled as both a 35' setback and a 50' setback. **This should be revised to list the 50' setback requirement.**



Re: Monroe Township Planning Board
Application for Preliminary & Final Major Site Plan
Monroe-Sicklerville Road LF Solar, LLC
Technical Review #1

September 9, 2020
Page No. 6 of 6

Bonds and Fees

As stated in Redevelopment Plan section 5.4.1, the Redeveloper is required to make payment for all planning costs incurred by the Township. The Redeveloper is also required to provide a escrow Redevelopment Administration Escrow fee of \$15,000.00. At any time if the Redevelopment Administration Escrow fee is reduced below \$5,000.00 the Redeveloper fund the account in an amount sufficient to pay all submitted invoices at that time plus an additional \$10,000. The Redevelopment Administration Escrow shall not serve as a substitute for any fees or escrows required by the Township's Planning Board (section 5.4.2).

Section 8.4.2(E) requires the Redeveloper to post a bond, performance guarantee or surety, in an amount established by the Township Engineer, for any costs associated with returning the area to its-pre-development condition should the Redeveloper fail to do so.

This application is subject to the posting of a site improvement performance bond in an amount equal to 120% of the site improvements cost as reviewed by the Township Engineer and a five (5%) percent escrow fee for the site inspection.

Outside Agency Approvals

Evidence of approval by the following agencies shall be a condition of any approvals by the Monroe Township Planning Board.

1. Gloucester County Soil Conservation District
2. NJDEP
4. Monroe Township Fire Code Official
5. Gloucester County Planning Board

Should you have any questions regarding these comments, please do not hesitate to contact our office.

Very truly yours,
T & M ASSOCIATES

Kyle R. Humphreys, P.E.
Planning Board Engineer

cc: Stephen Boraske, Board Solicitor
Pamela Pellegrini, P.E., P.P., C.M.E., Board Planner

KH:sm

G:\Projects\MRPB\R1390\Correspondence\MRPBR1390_Monroe-Sicklerville Road LF Solar_Technical Review.docx