



Engineers  
Planners  
Surveyors  
Landscape Architects  
Environmental Scientists

500 Scarborough Drive, Suite 108  
Egg Harbor Township, NJ 08234  
T: 609.910.4068  
F: 609.390.0040  
[www.maserconsulting.com](http://www.maserconsulting.com)

September 4, 2020

**VIA EMAIL AND USPS**

Dawn M. Farrell, Administrative Clerk  
TOWNSHIP OF MONROE PLANNING BOARD  
125 Virginia Avenue, Suite 5A  
Williamstown, New Jersey 08094-1768

Re: Preliminary and Final Major Site Plan (1<sup>st</sup> Review)  
Trina Solar Landfill Redevelopment  
Block 901, Lots 2 & 3  
Zone: Landfill Redevelopment Area  
Applicant: Monroe-Sicklerville Road LF Solar, LLC  
Application № 502-SP  
MC № MMP-011, Task 21

Dear Ms. Farrell:

The above referenced application is a request for preliminary and final major site plan approval.

**1.0 Project Description**

**1.1 Applicant's Proposal**

The applicant requests preliminary and final major site plan review to construct a solar energy production facility on Williamstown-Sicklerville Road. Two arrays are proposed indicated as Array "A" and Array "B". The applicant is currently designated as the Redeveloper for this property and has a valid lease agreement with the Township of Monroe to lease, develop, construct, own and operate a solar facility on the project site.

**1.2 Existing Conditions**

The property in question is 18.44± acres overall with Lot 2 having 16.54± acres and Lot 3 having 1.90± acres. The parcel is located on the west side of Williamstown-Sicklerville Road (CR 536) and south of Holiday City Boulevard. The property is the site of the former municipal solid waste landfill which operated between 1965-1983 and is now formally closed. As such, the property was designated as an area in need of redevelopment and is located in the Landfill Redevelopment Area. The redevelopment area is currently vacant with some treed areas along the rear slope of the landfill, along the northeast corner of Lot 2 and on the majority of Lot 3.



### 1.3 Surrounding Land Uses

The Township owned parcels are generally bounded by Sicklerville Road (CR 536 Spur) to the east, Holiday City Boulevard to the north, the Loggerhead Branch to the west and residential properties to the south.

### 2.0 Materials Reviewed

We have reviewed the referenced submission, encoded by the Planning Board as #502-SP 08212020, received on August 28, 2020, consisting of the following:

<i>Sheet</i>	<i>Title</i>	<i>Date</i>
---	Cover Letter from Dawn Farrell, Administrative Clerk	August 25, 2020
---	Submission letter, Michael R. Brown, CES	August 24, 2020
---	Site Plan Application	August 20, 2020
---	Zoning Code Sections	---
---	Affidavit of Ownership	---
---	W-9 Form	August 20, 2020
---	Gloucester County Planning Department Report of Action	August 18, 2020
1 of 7	Cover Sheet	August 14, 2020
2 of 7	Existing Conditions and Demolition Plan	August 14, 2020
3 of 7	Solar Facility Plan	August 14, 2020
4 of 7	Solar Facility Details	August 14, 2020
5 of 7	Soil Erosion and Sediment Control Plan	August 14, 2020
6 of 7	Soil Erosion & Sediment Control Notes and Details	August 14, 2020
7 of 7	County Road Plans & Details	August 14, 2020

The plans are signed and sealed by Michael R. Brown, PE of Consulting Engineer Services (CES).

### 3.0 Redevelopment Land Use Plan Requirements

#### 3.1 Use

In accordance with the Landfill Redevelopment Plan prepared by ARH Associates, dated April 18, 2019, solar (or other form of Alternative/Renewable) energy production facilities are a permitted use in the redevelopment area as well as the primary purpose for redevelopment, as defined in the plan.



### 3.2 Building Controls

1. **Lot Area:** No minimum established. The existing geometry of the Redevelopment Area shall constitute the lot area, width and depth. The plan conforms to this requirement.
2. **Lot Width/Depth:** No minimum established. The existing geometry of the Redevelopment Area shall constitute the lot area, width and depth. The plan conforms to this requirement.
3. **Minimum Setback – Sicklerville Road\*:** The minimum required setback from Sicklerville Road is 100 feet. The plan conforms to this requirement.
4. **Minimum Setback – Easterly Property Line\*:** The minimum setback to the easterly property line is 50 feet. The plan conforms to this requirement.
5. **Minimum Setback – Northerly Property Line\*:** The minimum setback to the northly property line is 50 feet. The plan conforms to this requirement.
6. **Minimum Setback – Westerly Property Line\*:** The minimum setback to the westerly property line is 50 feet. The plan conforms to this requirement.
7. **Maximum Impervious Coverage:** The maximum permitted impervious coverage is limited to that absolutely necessary to accommodate the redevelopment project. The plan conforms to this requirement.
8. **Maximum Building Coverage:** The maximum permitted building coverage is limited to that absolutely necessary to accommodate the redevelopment project. The plan conforms to this requirement.
9. **Maximum Structural Height:** With the exception of utility poles and overhead cabling, the maximum permitted structural height is 35 feet. The plan indicates it conforms to this requirement.

*\*The intent of these setbacks is to buffer adjacent land uses from the Redevelopment Project and to respect and preserve, to the maximum extent practicable, the natural, wooded conditions along the Loggerhead Branch and the freshwater wetlands along Sicklerville Road near the front of the Redevelopment Area – while maximizing the production of “green” energy. Accordingly, and subject to the requirements of the Relevant Permitting Agencies, these minimum setbacks are established.*



### **3.3 Security Fencing**

1. In accordance with 8.3.1 of the Redevelopment Plan, the entirety of the Solar (or other form of Alternative / Renewable) Energy Production Facility shall be surrounded by a decorative, 6' high, non-climbable security fence. The location of such fence may be along the perimeter of the Redevelopment Area or internal to the Area. To the extent possible, such fencing shall not be located within the 'Limit of Trash' as specified on the Solid Waste Closure and Post-Closure Plan. Any fencing, temporary or permanent, placed within the 'Limit of Trash' shall not be constructed so as to puncture the landfill cap. The plan does not strictly conform to these requirements, with perimeter chain link security fence proposed and the majority of the proposed fencing (by others) to be located within the 'Limit of Trash' area. It is assumed the "by others" means the Township. Detail of the fence have not been provided. It shall be confirmed that the fencing "by others" will be constructed in such a manner as to not puncture the landfill cap.
2. In accordance with 8.3.2 of the Redevelopment Plan, the type, design and location of the Security Fence shall be determined by the Planning Board at time of Review & Approval.
3. In accordance with 8.3.3 of the Redevelopment Plan, barbed-wire, concertina-wire, razor-wire or similar materials, and/or the electrification of the Security Fence, is prohibited. Compliance of the proposed security fencing (by others) to be determined.

### **3.4 Project Staging**

1. In accordance with 8.4.2A of the Redevelopment Plan, Project Staging Areas shall be enclosed by a lockable construction fence, which shall be removed upon completion of the Project, or Phase or Subphase thereof, for which the Staging Area is intended. Testimony shall be provided regarding the Redeveloper's intended compliance with this requirement.
2. The applicant shall acknowledge the obligations regarding project staging as set forth in 8.4.2B-F of the Redevelopment Plan requirements.

## **4.0 Access, Internal Circulation & Parking Plan**

### **4.1 Access**

1. The applicant shall acknowledge the obligations regarding access as set forth in 9.1.3 of the Redevelopment Plan.



#### **4.2 Internal Circulation**

1. The plan proposes a 10' stone internal circulation drive to be provided by others. The applicant shall confirm that the proposed path of this circulation drive, as cited in 9.2 of the Redevelopment Plan, meets the requirements of the NJDEP testing and maintenance program and the needs of the redevelopment project. Additional turnarounds should be considered.

#### **4.3 Parking**

1. Designated parking has not been shown on the plan. Testimony shall be provided regarding the minimum number of spaces required to support the NJDEP testing and maintenance program and to service the solar facility as cited in 9.3 of the Redevelopment Plan.

#### **5.0 Utility & Easement Plan**

1. Testimony shall be provided regarding any easements that may be needed to ensure access to the redevelopment area for testing and maintenance in perpetuity pursuant to the NJDEP approved solid waste closure and post-closure plan.
2. Testimony shall be provided regarding the Township's PJM Interconnection Application and Agreement.

#### **6.0 Lighting & Signage Plan Requirements**

##### **6.1 Lighting**

1. In accordance with 11.1 of the Redevelopment Plan, a comprehensive lighting plan for the redevelopment project shall be included as part of the project plans submitted for approval. The application and plans submitted to the Planning Board did not include said plan as required. Compliance to be determined.

##### **6.2 Signage**

1. In accordance with 11.2.1, the redeveloper shall include as part of the project plans submitted to the Planning Board for approval, a signage plan reflecting signage considered appropriate for the project. Although a signage plan was not provided, security sign details were included on sheet 4 of 7. These signs are to be placed along the exterior of the fence facing outward. The applicant shall provide testimony regarding any proposed identification signage or the need for any additional facility signage on site.



## 7.0 General Comments/Recommendations

1. The proposed solar array lease areas should be labeled on the plan.
2. The approved wetlands line and buffer limits should be labeled to include the NJDEP permit number as required by NJDEP.

## 8.0 Fees, Contributions and Obligations

### 8.1 Escrow

The applicant must contact the Township's Finance Office to settle any outstanding review escrow accounts prior to the plans being signed.

## 9.0 Outside Agency Approval

This site plan is subject to the review and approval of all outside agencies with jurisdiction, if not already received, including but not limited to the following. Evidence of these approvals must be submitted to the Planning Board.

- New Jersey Department of Environmental Protection;
- Gloucester County Soil Conservation District;
- Gloucester County Planning Board;
- Monroe Township Fire Official;
- Any others as may be required.

The above comments and/or recommendations are submitted for your review and consideration. Should you have any questions with regard to this matter or require additional information, please do not hesitate to contact our office at (609) 910-4068.

Best regards,

**MASER CONSULTING, INC.**

A handwritten signature in blue ink that reads 'Pamela J. Pellegrini'.

Pamela J. Pellegrini, P.E., P.P., C.M.E.  
Project Manager

PJP/rld

cc: Stephen Boraske, Esquire  
Douglas A. White, PE, CME