

Application # \_\_\_\_\_

**SITE PLAN APPLICATION**

Monroe Township Planning Board/Zoning Board of Adjustment  
125 Virginia Avenue,  
Williamstown, NJ 08094  
(856) 728-9800 Ext. 271/279

ALL INFORMATION MUST BE COMPLETED BEFORE ACCEPTANCE BY EITHER BOARD. PLEASE USE THE ATTACHED CHECK LIST. FAILURE TO DO SO WILL CAUSE YOUR APPLICATION TO BE DELAYED.

**I. TYPE OF APPLICATION**

Minor Site Plan \_\_\_\_\_ Preliminary Major Site Plan X Final Major Site Plan X  
Preliminary & Final Major Site Plan \_\_\_\_\_

**II. GENERAL INFORMATION:**

A. Applicant's Name Monroe-Sicklerville Road LF Solar, LLC (A Wholly Owned Company of Trina Solar US Development LLC)

Address 100 Century Center Court, Suite 501 City San Jose  
Email jeff.lee@trinasolar.com  
State CA Zip Code 95112 Phone 800-696-7114 Fax \_\_\_\_\_

B. Owner's Name Monroe Township

Address 125 Virginia Avenue City Williamstown  
State NJ Zip Code 08094 Phone 856-728-9800 Fax \_\_\_\_\_

C. Attorney Jeffrey Daniels, Esquire (Angelini, Viniar & Freedman, LLP)

Address 1415 Route 70 East, Suite 306 City Cherry Hill  
Email \_\_\_\_\_  
State NJ Zip Code 08034 Phone 856-429-0020 Fax 856-429-0070

D. Engineer/Surveyor Michael R. Brown, P.E. - Consulting Engineer Services

Address 645 Berlin-Cross Keys Road City Sicklerville  
Email mbrown@ces-1.com  
State NJ Zip Code 08081 Phone 856-228-2200 Fax 856-232-2346

E. Is Applicant a Partnership or Corporation \_\_\_\_\_ Yes \_\_\_\_\_ No **LLC**

F. If Applicant is a Partnership or Corporation:

1. Attach certified resolution authorizing this development and stating authorized agent.
2. Provide Partnership or Corporate Disclosure Statement as per N.J.S.A. 40:55D-48.1 through 40:55D-48.4. **(See attached disclosure)**

G. If Applicant is other than Owner, attach a copy of the Agreement of Sale or document conferring a legal or equitable interest upon the Applicant.

**(See Redevelopment Agreement)**

III. INFORMATION REGARDING THE PROPERTY:

A. The location of the property is: West side of Williamstown-Sicklerville Road (CR 536 Spur), South of Holiday City Boulevard

B. The location of the property is approximately 114-feet feet from the intersection of Williamstown-Sicklerville Road and Holiday City Boulevard

C. The Block number(s) is 901

D. Lot number(s) 2 & 3

E. Existing Use of Property: Solid Waste Landfill  
Proposed Use of Property: Solar Energy Production Facility

F. The zone in which the property is located is Landfill Redevelopment Area  
(The Zoning Office can help determine this information)

G. Acreage of the entire site is 18.44 ± Acres Being developed is 6.65 ± Acres

H. Is the subject property located on a County Road? Yes X No \_\_\_\_\_  
Is the subject property located on a State Road? Yes \_\_\_\_\_ No X  
Is it within 200 feet of a Municipal Boundary? Yes \_\_\_\_\_ No X

I. The name of the business or activity (if any) N/A

J. Are there deed restrictions that apply or are contemplated? Yes X No \_\_\_\_\_  
(If yes, attach a copy) **Deed Restrictions are anticipated to be required as part of the NJDEP / Township Landfill Closure and will be the responsibility of the Township. There are no deed restrictions of record.**

K. Are any variances and/or waivers required? Yes \_\_\_\_\_ No X  
If your answer above was yes, please answer the following:

(1) Type of variance(s) and/or waiver(s) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

L. Improvements: List all proposed on site utility and off-tract improvements.  
On-site Solar energy production facility.  
No off-tract improvements.

M. Plat submission: List maps and other exhibits accompanying this application.  
Solar Facility Plans prepared by Consulting Engineer Services

Application # \_\_\_\_\_

IV. Submission Requirements, Fees, Authorization & Verification

Attached hereto and made part of this application, I have submitted the appropriate documents along with the appropriate fees for a site plan application.

The Applicant, as a condition of submission, agrees to pay, in escrow, all reasonable and necessary costs for professional review of the application and plans for inspection of required improvements and for other professional services required by this application. The escrow fee is an estimate only. You will be required to pay additional escrow fees if the total invoices exceed this amount. If there is remaining escrow money after all invoices are paid, it will be returned to you.

I certify the statements and information contained in this application is true.

Applicant Jeff Lee Date 8/20/20  
Print Name Jeff Lee  
Owner Jenni Date 8/19/2020  
Print Name Jill McCrea

Date received by the Board \_\_\_\_\_

## Chapter 175. Land Management

### Article X. Plat Detail and Data

#### § 175-71. Preliminary major site plan.

- A. An applicant shall submit a preliminary site plan in tentative form for discussion purposes in conformity with the following minimum criteria:
- (1) The preliminary site plan shall be drawn to a scale no less than one inch equals 100 feet, but consideration shall be given to a smaller scale if it permits the total project to be clearly depicted on a standard sheet of the sizes permitted in the Map Filing Law.
  - (2) All plans shall be certified by a licensed architect or engineer, including accurate lot lines certified by a licensed land surveyor in the State of New Jersey.
  - (3) The plan shall include, but not be limited to the following:
    - (a) A deed plotting of the tract may be submitted in lieu of an actual field survey of the lot lines, but the applicant accepts the responsibility that at final submission, if the accuracy of said deed plotting sufficiently alters the intent of the proposal, the Board shall reserve the right to reject the final submittal without prejudice and require a resubmittal for preliminary approval.
    - (b) Topographic contours from the United States Geological Survey quadrangle sheets may be submitted in lieu of an actual field or aerial topographical survey, or the applicant may opt to furnish the same. Contours shall extend 200 feet beyond the boundary of the proposal. All existing streams that will receive, either directly or indirectly, the tract stormwater runoff shall be indicated. A key plan of a smaller scale may be shown if it is not practicable to indicate it on the site plan.
    - (c) All dimensions needed to confirm conformity with appropriate zoning ordinances and other zoning criteria (i.e., density, land coverage, etc.) shall be indicated.
    - (d) All contiguous owners, existing dedicated streets (ownership and route numbers if applicable), existing wooded areas in outline only and geophysical conditions of any open or recreation space to be dedicated for public or quasi-public use.
    - (e) An architectural plan and views of each type of building shall be furnished and certified by an architect licensed in the State of New Jersey.

- (f) Proposed circulation plans, including access streets, easements, fire lanes and a typical section of all major cartways proposed shall be required.
  - (g) Existing and proposed stormwater drainage and collection systems shall be indicated and designed in accordance with the standards of § 175-140 (Stormwater management). Information required by such standards, including hydrological and hydraulic calculations, soil boring logs, maintenance schedules, etc., shall be provided. The size/capacity of existing facilities which are to be utilized in the proposal must be analyzed and indicated.  
[Amended 7-21-1992 by Ord. No. O-27-92]
  - (h) Size, height, location and arrangement of all existing and proposed buildings, structures and signs in accordance with the requirements of this chapter.
  - (i) The location of existing and proposed wastewater collection facilities and potable water supply facilities shall be indicated.  
[Added 7-21-1992 by Ord. No. O-27-92]
- B. The plan shall be signed by the applicant and owner and shall include respective names and addresses.

## § 175-72. Final major site plan.

Plats submitted for final major site plan approval shall be as follows:

- A. Each plan shall be at a scale of one inch equals 50 feet for a tract up to 40 acres in size; one inch equals 100 feet for a tract between 40 and 150 acres; and one inch equals 200 feet for a tract 150 acres or more. All plans shall be certified by a licensed architect or engineer, including accurate lot lines certified by a licensed land surveyor, submitted on one of the following standard sheet sizes: 8 1/2 inches by 13 inches; 15 inches by 21 inches; 24 inches by 36 inches; or 30 inches by 42 inches.
- B. The plat shall include the following data (if one sheet is not sufficient to contain the entire territory, the map may be divided into sections to be shown on separate sheets of equal sizes, with reference on each sheet to the adjoining sheets): boundaries of the tract; North arrow; date; scale; zone district(s) in which the lots are located; existing and proposed streets and street names; existing and proposed contour lines based on United States Geological Survey data and topographical surveys not older than two years, at two-foot intervals inside the tract and within 200 feet of any paved portion of the tract; title of plans; existing and proposed streams and easements; total building coverage in area and percent of lot; total number of parking spaces; all dimensions needed to confirm conformity with this chapter, such as but not limited to buildings, lot lines, parking spaces, setbacks and yards; a small key map giving the general location of the parcel to the remainder of the municipality; and the site relation to all remaining lands in the applicant's ownership.
- C. The plan shall also have the following minimum criteria for review and approval:
  - (1) Size, height, location and arrangement of all existing and proposed buildings, structures and signs in accordance with the requirements of this chapter, including a licensed architect's and/or engineer's drawing of each building or a typical building and sign showing front, side and rear elevations and the proposed use of all structures.

- (2) Proposed circulation plans, including access streets, curbs, aisles and lanes, easements, fire lanes, driveways, parking spaces, loading areas, loading berths or docks, pedestrian walks and all related facilities for the movement and storage of goods, vehicles and persons on the site and including the location of lights, lighting standards and signs and driveways within the tract and within 100 feet of the tract. Sidewalks shall be provided from each building entrance/exit along expected paths of pedestrian travel, including but not limited to access to parking lots, driveways or other buildings where pedestrian traffic can be expected to be concentrated. Plans shall be accompanied by cross sections of new streets, aisles, lanes and driveways, which shall adhere to applicable requirements of this chapter and applicable design standards in the subdivision ordinance.
- (3) Existing and proposed wooded areas, buffer areas and landscaping shall be shown. The landscaping plan, including seeded and/or sodded areas, grading, retaining walls, fencing, signs, recreation areas, shrubbery, trees and buffer areas shall be in accordance with applicable requirements of this chapter. These plans shall show the location, species and caliper of plant material for all planted or landscaped areas. For applications in the Pinelands Area, the landscaping plan shall incorporate the elements set forth in § 175-147E.  
[Amended 4-28-1997 by Ord. No. O-27-97]
- (4) Utilities.
  - (a) The proposed location of all drainage (including calculations), sewage and water facilities with proposed grades, sizes, capacities and types of materials to be used, including any drainage easements acquired or required across adjoining properties. The method of sewage and waste disposal and waste incineration, if any, shall be shown; percolation tests and test borings from sufficient locations on the site to allow a determination of adequacy shall be included where septic tanks and leaching fields are permitted and are proposed. Such plans shall be reviewed by the Board of Health and/or the Board Engineer and/or other appropriate authority, as applicable, with recommendations to the Planning Board.
  - (b) Proposed lighting facilities shall be included, showing the direction and reflection of the lighting. All public services shall be connected to an approved public utilities system where one exists.
  - (c) The applicant shall arrange with the servicing utility for the underground installation of the utilities' distribution supply lines and service connections, in accordance with the provisions of the applicable standard terms and conditions incorporated as part of its tariff as the same are then on file with the State of New Jersey Board of Public Utility Commissioners, and the developer shall provide the Township with four copies of a final plan showing the installed location of the utilities.
  - (d) The applicant shall submit to the Board, prior to the granting of final approval, a written instrument from each serving utility, which shall evidence full compliance or intended full compliance with the provisions of this subsection; provided, however, that lots which abut existing streets where overhead electric or telephone distribution supply lines and service connections have heretofore been installed may be supplied with electric and telephone service from these overhead lines, but any new service connections from the utilities' overhead lines shall be installed underground. In cases where total electrical and

telephone load and service cannot be determined in advance, such as industrial parks, shopping centers, etc., perimeter utility poles may be used, but service to building from poles shall be underground.

- (5) A written description of the proposed operations of the building(s), including the number of employees or members of nonresidential buildings; the proposed number of shifts to be worked and the maximum number of employees on each shift; expected truck and tractor-trailer traffic, emission of noise, glare and air and water pollution; safety hazards; and anticipated expansion plans incorporated in the building design. Where the applicant cannot furnish the information required herein because of nondetermination of use, site plan approval may be conditionally granted subject to further review and approval of the applicant's final plans. No certificate of occupancy shall be issued until all such plans are approved.
- (6) Where the applicant can clearly demonstrate that, because of peculiar or special conditions pertaining to his land or the proposed use, the literal enforcement of one or more of these provisions is impracticable or will exact undue hardship, the Planning Board may grant such relief for the goals intended and the rules and standards established herein if it determines that literal enforcement will create an inequitable situation.

## Chapter 175. Land Management

### Article X. Plat Detail and Data

#### § 175-73. Conditional use.

Applications for conditional uses shall include plat details and information requirements to the same extent as major site plans for both preliminary and final approval in addition to such information as may be necessary for the Board to determine whether the conditions for the specific use have been met.



Board of  
Chosen Freeholders

County Of Gloucester  
State of New Jersey

FREEHOLDER DIRECTOR  
Robert M. Damminger

FREEHOLDER LIAISON  
Heather Simmons



**AFFIDAVIT OF OWNERSHIP**

**MUST BE COMPLETED AND RETURNED**



Department of Public Works  
Planning Division

Public Works Director  
Vincent M. Voltaggio, P.E.

Office of Government  
Services  
1200 N. Delsea Drive  
Clayton, NJ 08312

Phone: 856.307.6650  
(Development Review  
856-307-6650)  
Fax: 856.307.6656

Web:  
[www.co.gloucester.nj.us](http://www.co.gloucester.nj.us)

New Jersey Relay Service -711  
Gloucester County Relay Service  
(TTY/ITD) - 856-848-6616

The County of Gloucester complies with all state and federal rules and regulations against discrimination in admission to, access to, or operations of its programs, services, and activities. In addition, County encourages participation of people with disabilities in its programs and activities and offers special services to all residents 60 years of age and older. Inquiries regarding compliance may be directed to the County's ADA Coordinator at (856) 384-6842/ New Jersey Relay Service 711.

1. Name of Company/Organization: Monroe - Sicklerville Road LF Solar LLC (a wholly owned company of Trina Solar US Development LLC)
2. Is Company a Corporation? Limited Liability Company
3. Name of State Which Incorporated: Delaware
4. Is Company a Partnership? No

**PLEASE LIST ANY AND ALL INDIVIDUALS WHO ARE OWNERS (FULL OR PART) OF THE COMPANY/ORGANIZATION, AND IF A NON-PROFIT ORGANIZATION, PLEASE LIST ALL BOARD MEMBERS.**

<u>Name</u>	<u>Address</u>	<u>Title</u>
Jifan Gao	No. 2 Tianhe Road, Trina PV Industrial Park, Xinbei District, Jiangsu, China	Chairman

Jeff Lee  
Signature and Title

Jeff Lee, CEO/President  
Please PRINT Name & Title