

November 10, 2020

VIA ELECTRONIC FILING

Dawn M. Farrell, Planning/Zoning Board Clerk
Township of Monroe Planning Board/Zoning Board
125 Virginia Avenue
Williamstown, NJ 08094

**Re: Distributed Solar Development, LLC
Solar Development Project
Radix Elementary School
363 Radix Road, Williamstown, NJ 08094**

Dear Ms. Farrell:

On behalf of the Co-Applicant(s), Distributed Solar Operations, LLC¹ and Monroe Township Board of Education, enclosed please find the following:

1. Preliminary Major Site Plan Application; and
2. Overview of Phase 2 Solar Projects.

Kindly process the enclosed Application for the Informal Hearing Meeting scheduled on November 12, 2020 at 6:00 p.m.

Thank you for your attention in this matter.

Very truly yours,

HULSE & WYNTER

/s/ Gracy Hulse Wynter

Gracy Hulse Wynter

GHW/mlm

Enclosure(s)

c: William Vogt, P.E. (*via electronic mail, w/ enc.*)
Susan Ficke, Superintendent (*via electronic mail, w/ enc.*)
Client (*via electronic mail, w/ enc.*)

¹ Distributed Solar Operations, LLC is a wholly owned subsidiary of Distributed Solar Development, LLC
Hulse & Wynter, LLC • *We protect what matters.*

MAJOR SITE PLAN CHECK LIST

- Township Application Form (4 copies) MUST be signed by applicant and owner.
 County Form (2 copies) signed. PLEASE FILL IN THE CHECK LIST. FAILURE TO DO SO WILL CAUSE YOUR APPLICATION TO BE REJECTED.

- N/A Township Fees: 1. Nonrefundable Filing Fee – \$1,000.00
2. Major site plan preliminary approval.
Nonresidential: \$6,000 plus \$300 per acre or fraction thereof; or
Residential: \$6,000 plus \$100 per dwelling unit.
3. Major site plan final approval.
Nonresidential: \$6,000 plus \$150 per acre or fraction thereof; or
Residential: \$6,000 or \$50 per dwelling unit.

Note: Please submit the above fees in two separate checks, made out to “Monroe Township”.

County Fees: Please see County Application Form for proper fees. Checks must be made out to “Gloucester County”.

Certificate of Filing (If property is located in the Pineland Area)

Updated Tax Statement (obtain from the Tax Collector’s Office)

N/A Corporate/Partnership Disclosure (If Applicable)

Also, provide a certified resolution authorizing this development and stating the authorized agent. **Non-commercial development - Corporate Disclosure not required. N.J.S.A. 40:55D-48.1.**

W-9 Form (Taxpayer Identification Number and Certification)

Deed Restrictions or Protective Covenants (If Applicable) 4 copies.

Agreement of Sale or Lease (If applicant is not owner)

Number of Required Plans: 1. 9, signed by Owner and Applicant
(This includes the required copies for the County Planning Board)
2. 12 of reduced size 11” x 17”
3. email a PDF of plan to dfarrell@monroetownshipnj.org

Architectural Prints – 3 copies of preliminary architectural plans and elevations

Drainage Calculations – 6 copies

Environmental Assessment – 6 copies

Traffic Study – 6 copies

IMPORTANT

DO NOT FORWARD YOUR APPLICATION TO THE COUNTY PLANNING BOARD
BRING YOUR ENTIRE APPLICATION TO THE MONROE TOWNSHIP PLANNING BOARD.
WE WILL FORWARD THE APPLICATION TO THE COUNTY FOR YOU. FAILURE TO
ADHERE TO THIS PROCEDURE WILL CAUSE DELAYS TO YOUR APPLICATION.

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 _____
Preliminary & Final Major Site Plan _____

II. GENERAL INFORMATION:

- A. ^{Co-} Applicant's Name Distributed Solar Operations, LLC and Monroe Township Board of Education
Address 200 Harborside Drive, Suite 200 City Schene clady
Email robb.jetty@dsdrenewables.com
State NY Zip Code 12305 Phone 315-283-0324 Fax _____
- B. Owner's Name Monroe Township Board of Education
Address 75 E. Academy Street City Williamstown
State NJ Zip Code 08094 Phone 856-629-6400 Fax 856-262-2499
- C. Attorney Gracy Hulse Wynter, Esquire / Hulse & Wynter, LLC
Address 1624 Jacksonville Road, Suite 1 City Burlington
Email gwynter@hulseywynter.com
State NJ Zip Code 08016 Phone 609-387-5300 Fax 609-387-9169
- D. Engineer/Surveyor William R. Vogt, Jr., PE / L2A Land Design, LLC
Address 60 Grand Avenue City Englewood
Email wvogt@l2alanddesign.com
State NJ Zip Code 07631 Phone 201-227-0300 Fax 201-227-0001
- E. Is Applicant a Partnership or Corporation X Yes _____ No _____
- 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.
- 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.

III. INFORMATION REGARDING THE PROPERTY:

A. The location of the property is: 363 Radix Road, Williamstown, NJ 08094

B. The location of the property is approximately 186 / 1,703 feet from the intersection of Campus Drive and Mink Lane

C. The Block number(s) is 2301

D. Lot number(s) 8 & 31

E. Existing Use of Property: School
Proposed Use of Property: Installation of ground mounted solar array panels to generate power to serve the existing site.

F. The zone in which the property is located is R-2
(The Zoning Office can help determine this information)

G. Acreage of the entire site is 29.5 Being developed is 0.21 AC / 9,161 SF

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

I. The name of the business or activity (if any) Radix Elementary School

J. Are there deed restrictions that apply or are contemplated? Yes _____ No X
(If yes, attach a copy)

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

(1) Type of variance(s) and/or waiver(s) TBD - Potential Bulk Variances

L. Improvements: List all proposed on site utility and off-tract improvements.
Installation of ground mounted solar array panels.

M. Plat submission: List maps and other exhibits accompanying this application.
Visual rendering of ground mounted solar array panels at project site.

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.

Co-Applicant Robert H. Jetty Date 11/10/2020
Print Name Robert H. Jetty, COO (Distributed Solar Operations, LLC)

Owner _____ Date _____
Print Name Susan Ficke, Superintendent
Monroe Township Board of Education

Date received by the Board _____

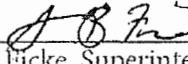
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I certify the statements and information contained in this application is true.

Co-Applicant  Date 11/9/20
Print Name Susan Ficke, Superintendent
Owner Monroe Township Board of Education Date _____
Print Name _____

Date received by the Board _____

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

Co-Applicant _____ Date _____

Print Name Robert H. Jetty, COO (Distributed Solar Operations, LLC)

Owner *Susan Ficke* Date 11/9/2022

Print Name Susan Ficke, Superintendent
Monroe Township Board of Education

Date received by the Board _____