

JOHN H. ALLGAIR, PE, PP, LS (1983-2001)  
DAVID J. SAMUEL, PE, PP, CME  
JOHN J. STEFANI, PE, LS, PP, CME  
JAY B. CORNELL, PE, PP, CME  
MICHAEL J. McCLELLAND, PE, PP, CME  
GREGORY R. VALES, PE, PP, CME



TIM W. GILLEN, PE, PP, CME (1991-2019)  
BRUCE M. KOCH, PE, PP, CME  
LOUIS J. PLOSKONKA, PE, CME  
TREVOR J. TAYLOR, PE, PP, CME  
BEHRAM TURAN, PE, LSRP  
LAURA J. NEUMANN, PE, PP  
DOUGLAS ROHMEYER, PE, CFM, CME  
ROBERT J. RUSSO, PE, PP, CME  
JOHN J. HESS, PE, PP, CME

October 14, 2022

**Revised November 21, 2022**

Hazlet Township Land Use Board  
1766 Union Avenue  
Hazlet, NJ 07730

Attn: Laura McPeek  
Land Use Board Secretary

**Re: Solar Landscape, LLC - Proposed Roof Mounted Solar Panels  
Minor Site Plan Application #22-12L  
Completeness & Technical Engineering Review #1  
Location: Extra Space Storage Facility  
1030 NJSH Route 36  
Block 68.13, Lot 6  
Hazlet Township, Monmouth County, NJ  
Our File: HHZL0068.08**

Dear Land Use Board Members:

In accordance with your authorization, our office has performed a completeness and engineering review of the above-referenced application, including but not limited to, the following:

- Minor Site Plan, Solar Rooftop System, Block 68.13, 1110 NJSH Route 36, Lot 6, Township of Hazlet, Monmouth County, NJ", prepared by Kevin E. Shelly, P.E. of Shore Point Engineering, consisting of two (2) sheets, dated June 22, 2022, unrevised.
- Boundary & Location Survey, EXTRA SPACE STORAGE INC. #1110 New Jersey State Highway Route 36, Lot 6, Block 68.13 Township of Hazlet; one (1) sheet., prepared by Blue Marsh Associates, Inc, Land Surveyors and Planners, dated June 2, 2022, unrevised.
- Plans for Extra Space Storage Community Solar; prepared by Dominic A. Moffit, P.E. of T and M Associates dated January 31, 2022, unrevised.
- Completed Site Plan Application Form, Monmouth County Planning Board, dated: August 10, 2022.
- Completed Development Review Checklist and Completed Environmental Assessment Checklist.
- Completed Application Rider, Corporate Disclosure Form, W-9 Request for Taxpayer Certification, Proof of Taxes paid through June 30, 2022 and copy of a check for \$100.00 application fee.
- Letter from Monmouth Planning Board, marked Received: August 25, 2022.
- Letter from Wilentz, Attorneys at Law, dated: August 16, 2022

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Based on our review, we offer the following:

- 1) The Applicant, Solar Landscape, LLC, is seeking Site Plan approval to construct roof mounted solar panels on the seven (7) existing self-storage buildings on the property. The seven buildings have a total roof area of 91,750 square feet and have rectangular shapes. Access to each building is provided via internal drive aisles with driveway access to Route 36. The project will include only the roof mounted solar panels and a small equipment pad (7 foot x 6 foot) and equipment rack to be located on a space presently occupied by a concrete apron. This concrete apron is located at a grass area along the access drive between three of the buildings. The equipment pad is proposed to be located 43.3 feet from the corner of the property of the adjacent Lot 5. Three riser poles are also proposed on the subject property to provide power from an existing utility pole on the southwest corner of the property.





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- 2) The subject 6.625-acre property is situated on the southerly side of NJSH Route 36 within the BH (Business Highway) Zoning District. Currently, the property contains the Extra Space Storage Facility, consisting of six (6) storage unit buildings with drive aisles and a seventh building containing an office located in the front of the property with a paved driveway and parking. A right-in / right-out driveway provides access to the site from NJSH Route 36. The site is bounded to the west by Quick Check Gas Station / Convenience Store, to the east by Neil Michael's Steakhouse and residential properties, to the south by residential properties and to the north by NJSH Route 36. There is no indication of freshwater wetlands on the site, but the property is located in the CAFRA Zone.
- 3) Self-Storage Facilities are a permitted use in the BH zone. The rooftop solar array is customarily incidental to the principal use on the property and is therefore a permitted accessory use.
- 4) Although not requested by the Applicant, it appears the following variances and/or design waivers may be necessary:
  - a) **Section 181-406:** Schedule B Bulk Regulations. The maximum building height in the BH Zoning District is 25 feet; whereas 45' high tall utility poles are proposed on the property to provide power to the solar panels. The utility poles are considered accessory structures to the permitted accessory use and therefore a "C" variance is required for the height of the utility poles.
  - b) **Section 181-406:** Schedule B Bulk Regulations. The maximum impervious coverage in the BH Zoning District is 55%; whereas, 66.1% is existing and 66.1% is proposed (no change). We note this is an existing non-conformity that is no exacerbated by the application.
- 5) We defer to the Township Construction Department for review and approval of the structural design of the panels, the proposed mounting frame(s), the connection to the existing roof, all electrical connections and all other improvements associated with the installation of the panels and governed by applicable building codes.
- 6) The Applicant should provide testimony as to if the equipment pad connects to any existing utility infrastructure and if the conduits from the equipment pad connect to all seven of the buildings. If so, additional construction details may be necessary.
- 7) The proposed project includes only the roof top solar panels and small equipment pad and rack. There will be no changes in parking spaces, site development, traffic generation, water, sewer or storm drainage flows.
- 8) The Applicant shall provide testimony that the utility poles shall not cause any noise, heat, odor or vibration to the adjacent residential properties.



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- 9) The underground conduit from the most northern utility pole to the equipment pad is shown on the adjacent property on the AC Electric Plan and DC Electric Plan. These lines should be shown to be entirely on the Block 68.13, Lot 6.
- 10) The Applicant should discuss whether the utility poles or underground conduits will be in conflict with any of the existing landscaping in the island in the western access drive. If any landscaping is proposed to be removed, a landscaping plan shall be provided for review.
- 11) The conduits from the utility poles to the equipment pad and from the equipment pad to each of the building is proposed within the existing asphalt drive aisles and parking areas. A pavement trench restoration detail shall be provided for review.
- 12) The Applicant should provide testimony to indicate the height of the roof mounted solar array above the existing roof line and confirm that the overall height is less than the permitted building height of twenty-five (25') feet.
- 13) The Applicant should provide testimony regarding the buffering and screening of the adjacent residential uses located to the south of the property in accordance with **Section 181-503**. The required buffer strip is twenty (20') feet in the BH Zone.
- 14) The Applicant should indicate the status of all required outside agency approvals as required, including but not limited to, the following:
  - i) NJDEP (CAFRA)
  - ii) NJDOT
  - iii) Hazlet Township Fire Prevention Bureau
- 15) The Applicant has requested a Waiver of all Development Review Checklist items and Environmental Assessment Check List items due to the lack of proposed changes to the site. Due to the lack of anticipated site impacts, CME supports the waivers requested in the Development Plan Checklist and the Environmental Assessment Check List.

Based on our review of the submitted information, we find that the Applicant has addressed all of the submission requirements set forth in the Ordinance. Therefore, we recommend that this application be deemed **COMPLETE** for consideration by the Land Use Board subject to the waiving of the submission items by the Board and the Applicant complying with all applicable notification requirements as set forth in the Hazlet Township Land Use Ordinance and the Municipal Land Use Law and confirmation of the application fee amount.

The right is reserved to present additional comments pending the receipt of revised plans and/or the testimony of the Applicant before the Board.



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Should you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,  
**CME Associates**



Trevor Taylor, PE, PP, CME, CFM  
*Land Use Board Engineer*

TT:  
Enclosure

cc: Greg Vella, Esq., Board Attorney  
Sharon Keegan, Zoning Board Officer  
Extra Space Property Seventy-One, LLC, Owner  
Solar Landscape, LLC, Applicant  
Shore Point Engineering  
Donna M. Jennings, Esq., Wilentz, Attorneys at Law  
**(Via Electronic Mail)**