



3799.0014
December 27, 2021

Township of Middletown
1 Kings Highway
Middletown, NJ 07748

**Re: Minor Site Plan – Application for Development Permit
Memorial Sloan Kettering Cancer Center
Solar Facilities – 480 Red Hill Road
Block 1045 * Lot 1
Township of Middletown, Monmouth County, NJ**

Ms. Uriarte,

Enclosed please find the following items hereby submitted for your review as requested in your December 14th letter:

1. Four (4) copies – Revised Minor Site Plan Sets (Full Size)
2. Twenty (20) copies – Revised Minor Site Plans (11 x 17)
3. Twenty-Five (25) copies – Project Narrative
4. Twenty-Five (25) copies – Zoning Denial & Development Permit Application
5. One (1) copy – CD Electronic copy of all items

The above items are being submitted to your attention for review and to be placed on the next hearing date!

Please note that the Site Plans have been revised as per Amy Citrano's December 13th, Planning review letter. These revisions include:

- The Tax Map sheet number has been included in the title block of the revised site plans.
- A tree survey of the affected trees has been completed and shown on the revised Site Plans. A tree removal chart by tree caliper has also been added to the site plan sheets.
- As per my discussion with Amy Citrano, we kindly request a waiver from providing a note about error of closure. We previously requested a waiver from providing a full survey due to the nature of the improvements and providing this note is not feasible.

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

Sincerely,

FWH ASSOCIATES, P.A.


Jarred M. Fredericks

CC/ Roberty Keady (w encl)

JMF/jmf

K:\FWH Documents\3799\0014\Letters\2021\1227 MTPB Site Plan Sub Ltr.docx



3799.0013
September 21, 2021

Project Narrative

Memorial Sloan Kettering Cancer Center

Solar Facilities – 480 Red Hill Road

Lot 1 – Block 1045

The Memorial Sloan Kettering Cancer Center (MSK) located at 480 Red Hill Road, Middletown Township, New Jersey proposes to construct solar carports within their existing parking lot. The total system size will be 2,349,720 kW (2.34 MW) and consist of twelve (12) carport structures containing 4,392 solar panels. The carport structures will have a minimum clearance of 13.5' with a maximum height of 18.5' and will be supported by columns located in the center of the array. Existing trees and landscaping affected by the proposed improvements will be removed, however additional landscaping is proposed which replaces the removed trees by 1:1. Light poles that are within the area of the proposed carports will be removed while some existing light poles will be adjusted ad/or relocated. Adequate lighting is proposed under the carport structures and maintained throughout the parking lot and pedestrian walkways. The solar carports will be connected via underground conduit and brought to an equipment pad located on the westerly corner of the existing parking lot. The concrete equipment pad will be surrounded by 7' high chain link fence for safety. From the equipment pad, the solar array system will connect to an existing transformer.

An undercarriage or stormwater collection system is not proposed for the solar carports. The proposed solar carports will be constructed so that the solar panels themselves will have a quarter inch (1/4") gap between them which will allow for stormwater runoff to pass thru the arrays. Stormwater runoff will freely flow between the solar panels onto the parking lot pavement and drain as it currently does in the existing condition.

DENIAL OF DEVELOPMENT PERMIT

September 30, 2021

Safari Energy
1407 Broadway – 24th Floor
New York, NY 10018

RE: DP #21-09-102
480 Red Hill Road
Block 1045, Lot 1

Please be advised that the above referenced application to install 12 solar carports, within an existing parking lot at the medical center has been reviewed for compliance with the Township of Middletown Zoning Ordinance. The property is located in the OR (office - research) zone.

The following approvals will be necessary

#540-402C1 **Minor site plan approval**

To proceed with an application to the Planning Board, please contact the Erin Uriarte, at 732-615-2102. Should you have any questions, feel free to contact me at 732-615-2278.

Sincerely,

Marianne Dunn
Zoning Officer

Cc: ✓ Planning Department

COPY

Fee - Non-Refundable

\$59.00

\$150.00 Commercial Fee

TOWNSHIP OF MIDDLETOWN
APPLICATION FOR DEVELOPMENT PERMIT

21-9-102

DETAILED INSTRUCTIONS/INFORMATION IS ON THE REVERSE SIDE OF THE APPLICATION

Commercial

PROPERTY INFORMATION: BLOCK 1045 LOT(S) 1 ZONE OR

PROPERTY ADDRESS: 480 Red Hill Road

1. The undersigned applies to the Township of Middletown for an application for a development permit to commence the following activity. (Describe in detail the proposed development, include height, location proposed use, etc.). If the application is for an addition, describe the purpose (ex:bedroom). If the application involves a change of use of the property, a separate narrative is suggested.

The installation of solar carports and associated improvements within the existing parking lot of the Memorial Sloan Kettering cancer Center

Current use of the property (ex. single family, if multiple uses, list all): Hospital / Cancer Research Center

2. Is the property located on a corner lot or does more than one street abut the property? Yes No X
If yes, name of street(s)

3. Does the property contain any easements, right-of-way, or other restrictions? Yes No X Explain

4. Is the property located in a historic zone? Yes No X If Yes, approval from the Landmarks Commission must be submitted with this permit.

5. Is the property located in the 100 year floodplain? Yes No X (If yes, a floodplain encroachment permit is required and NJ DEP Flood Hazard Permit)

6. Does this application involve any grading or fill being added or removed? Yes No X Yes, Quantity

7. Is the property located on an unimproved or private road? Yes No X

8. Has this proposed work received approval from the Planning Board or Board of Adjustment for a variance/site plan/subdivision? Yes No X Date of Approval SEP 23 2021 If yes, attach a copy of the Board or Resolution of Approval.

9. Is the property situated within 50' of the following: ponds, streams, brooks, marshes, swamps, lakes, bogs, ditches, creeks, swamps, etc. or other low lying areas; or is the property located within 500' of the mean high water line or any area regulated by the Department of Environmental Protection? Yes No X Explain

If you answered yes, you must contact the New Jersey Department of Environmental Protection, to obtain clearance, prior to submitting for this permit. If you are unsure, you should contact this agency to clarify applicability. The phone number for the NJDEP is 609-292-0060. Violations of the Wetlands could result in fines imposed by the State of New Jersey.

PROPERTY OWNER

APPLICANT (If different than owner)

Name Mskcc Properties, LLC

Name Safari Energy

Mailing Address 633 Third Ave - 4th Floor New York, NY 10017

Mailing Address 1407 Broadway - 24th Floor New York, NY 10018

Phone No. 212-935-2500 Fax No.

Applicant: Please read the following: I hereby certify that I have permission from the property owner to submit this Application for Development. Furthermore, I certify, to the best of my knowledge all information contained on this application is correct; and, the survey provided is accurate and shows all structures located on the site. In addition, I grant permission to the Township of Middletown and their Agents to come onto the subject property, for the purpose of conducting inspections, relating to this application.

DATE 9/21/21 SIGNATURE

DISPOSITION BY ZONING OFFICER OR THE DIRECTOR OF PLANNING

DEVELOPMENT PERMIT APPROVED - conditions:

DEVELOPMENT PERMIT DENIED - See attached

Planning Board NJDEP

Board of Adjustment Other

Grading M. Quinn

DATE 9/30/21 ZONING OFFICER

This permit is issued for the purpose of property zoning only. Expiring one (1) year from date of approval.