

# TOWNSHIP OF MIDDLETOWN

## Planning Board

1 Kings Highway  
Middletown, NJ 07748-2594

DAVID MERCES  
*Chairman*



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*Director of Planning*

ERIN URIARTE  
*Planning Board Secretary*

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### TECHNICAL MEMORANDUM

**DATE:** February 18, 2022  
**APPLICATION:** Safari Energy, LLC  
Memorial Sloan Kettering Cancer Center, 480 Red Hill Road  
Block 1045, Lot 1  
Minor Site Plan

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#### **PROJECT DESCRIPTION**

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The applicant requires minor site plan approval to construct solar carports and associated improvements within the existing parking lot of the Memorial Sloan Kettering Cancer Center located at 480 Red Hill Road. The total system size will be 2,349,720 kW (2.34 MW) and consist of 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 at the center of the array. Seven light poles will be removed (and five relocated); and 42 trees will be removed along with 66 trees installed throughout the site.

No buildings are proposed, and no changes to the parking count are proposed.

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#### **PROPERTY HISTORY**

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The subject property is located at 480 Red Hill Road and contains the Memorial Sloan Kettering Cancer Center. The site is within the Office Research (OR) Zone and surrounded by residential and church uses. The site backs up to the Garden State Parkway.

The subject property obtained Preliminary and Final Major Site Plan approval for the healthcare facility and data center in 2013; and Amended Preliminary and Final Major Site Plan approval in 2014 for minor site plan changes.

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#### **PLANNING COMMENTS**

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1. Forty-two (42) trees will be removed to accommodate the solar carports; and sixty-six (66) new trees are proposed to be installed. The planting location of the new trees are shown on the Landscape Plan but will be field adjusted to avoid existing utilities and vegetation. The applicant shall address in

#### **Many Neighborhoods. One Middletown!**

Belford ◊ Chapel Hill ◊ Fairview ◊ Harmony ◊ Leonardo ◊ Lincroft ◊ Locust ◊ Middletown Village  
Monmouth Hills ◊ Navesink ◊ New Monmouth ◊ North Middletown ◊ Nut Swamp ◊ Oak Hill ◊ Port Monmouth ◊ River Plaza

testimony the general condition, size and type of the trees to be removed compared to the landscaping proposed.

2. Seven (7) light poles will be removed and five (5) replaced to accommodate the solar carport. The applicant shall address in testimony conformance with the lighting requirements.
3. The applicant shall address in testimony that the proposal is consistent with the conditions set forth in a resolution of memorialization adopted on June 11, 2014 granting amended preliminary and final major site plan approval for the subject property.
4. An approval or letter of no jurisdiction will be required from the following outside agencies:
  - NJDEP;
  - Monmouth County Planning Board;
  - Freehold Soil Conservation District;
  - Middletown Fire Advisory Review Board;
  - Middletown Health Department;
  - TOMSA; and
  - Any other agency or department having jurisdiction.

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#### **DOCUMENTS REVIEWED**

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- Application Checklist Waiver Requests, dated November 11, 2021;
- Minor Site Plan, consisting of eleven (11) sheets, prepared by FWH Associates, P.A., dated 11/9/21 (Sheets 1 and 3), and 9/15/21 (Sheets 2, 4-11);
- Denial of Development Permit, dated September 30, 2021;
- Project Narrative;
- Disclosure of Ownership;
- Certification letter that property taxes are current; and
- Application for Development Permit.

We reserve the right to make additional comments based upon the submission of additional documents or testimony presented to the Board.

**Report Prepared by:**

  
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Amy Citrano, PP AICP  
Planning Director

