



YOUR GOALS. OUR MISSION.

MIPB-R8710

January 24, 2022

Ms. Erin Uriarte, Secretary
Township of Middletown Planning Board
One Kings Highway
Middletown, New Jersey 07748

via E-Mail (euriarte@middletownnj.org)

**Re: Memorial Sloan Kettering Cancer Center Solar Facilities
480 Red Hill Road
Block 1045, Lot 1
Minor Site Plan
First Engineering Review**

Dear Board Members:

As requested, our office has reviewed the above referenced minor site plan application, consisting of the following:

- Minor Site Plan, prepared by Christopher P. Rosati, P.E., and Leroy G. Webb Jr., L.L.A., of FWH Associates, P.A., dated September 15, 2021, last revised December 23, 2021, consisting of eleven (11) sheets.
- Project Narrative, dated September 21, 2021.
- Denial of Development Permit, dated September 30, 2021.

Based on our review and site visit, we offer the Board the following comments and suggestions:

A. Project Description

The 40.42-acre property is currently developed and contains a Memorial Sloan Kettering Cancer Center building with associated parking. The site is located in the Office Research (OR) Zone of the Township with frontage along Red Hill Road. With this application, the applicant is seeking minor site plan approval to construct a solar array facility consisting of 12 carport structures containing 4,392 solar panels mounted between 13.5' and 18.5' in height within two areas of the existing parking lot, along with minor landscaping and lighting improvements.

B. Off-Site and Off-Tract Improvements

1. The applicant does not propose any off-site improvements as part of this application.

C. Site Requirements/Layout

1. The applicant shall clearly indicate on the plans the limits of asphalt sawcut and replacement for all electrical conduit installation.
2. We note that some of the east array solar panels are built on curb islands with steep slopes. As such, the applicant shall consider raising the height of the columns as necessary to provide a minimum 13.5' clearance for vehicles.



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D. Drainage/Grading

1. The proposed development will not disturb an area exceeding 1 acre, nor will it create more than a quarter acre of new impervious surfaces. Therefore, the project is not considered a “major development” as defined by NJAC. 7:8 and is not subject to the NJDEP Stormwater Management stormwater quantity, quality and recharge requirements of a major development.
2. The applicant does not propose any new drainage improvements as a part of this application. The applicant should provide testimony on whether there will be any adverse drainage impacts as a result of the proposed construction. We recommend all existing inlets be cleaned as a condition of approval.

E. Lighting and Landscaping

1. The Planting Notes shall be revised to include the following:
 - a. All plants shall be nursery grown.
 - b. Any area to be disturbed shall be permanently stabilized with 4 inches of topsoil, seed, fertilizer and straw mulch.
2. Based on a recent site inspection, it appears there are shrubs in the east solar array that will be impacted from the addition of solar arrays. The applicant shall clarify how they intend to install columns in the B3, B4, and B7 solar array without interfering or damaging the existing shrubs. The plans shall be reviewed, and additional shrubs shall be removed and replaced as necessary.
3. The planting schedule shall be revised to provide shade trees with a minimum 3” caliper per section 540-645.E.2 of the ordinance.
4. The applicant shall provide testimony on the time and frequency of the proposed lighting. It is recommended they be placed on a timer.

F. Miscellaneous

1. The applicant shall be aware that any damages to the existing pavement due to the proposed construction shall be repaired or replaced to the satisfaction of the Township’s Engineer. A note shall be added to the plans indicating same.
2. We defer further review to the Fire Department.
3. The applicant shall add a note to the plans indicating that all improvements shall be in accordance with the current ADA regulations, where applicable.



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4. Approvals or letters of service should be obtained from the following agencies:

- New Jersey Department of Environmental Protection
- Freehold Soil Conservation District
- All other agencies and departments having jurisdiction.

If you have any questions or require additional information, please call.

Very truly yours,

T&M ASSOCIATES

ROBERT R. KEADY, P.E., C.M.E.
MIDDLETOWN PLANNING BOARD ENGINEER

RRK:GTG:DV:lkc

cc: Safari Energy, Applicant, 1407 Broadway – 24th Floor, New York, NY, 10018
Christopher P. Rosati, P.E., Applicant's Engineer, 1856 Route 9, Toms River, NJ 08755