



RVE HQ:
232 Kings Highway East
Haddonfield, NJ 08033
O: (856) 795-9595
F: (856) 795-1882

January 29, 2021

Borough of Lawnside
Planning Board
Rafiq Heigler, Chairman
4 East Douglas Avenue
Lawnside, NJ 08045-1599

Attention: Angela Miller, Secretary

**Re: Preliminary and Final Site Plan
BT-Newyo, LLC and United Parcel Services, Inc.
301 Oak Avenue
Block 405, Lot 1
Our file #04-21-P-113**

Dear Board Members:

We have reviewed a preliminary and final site plan submission, received January 8, 2021, consisting of the following:

| Sheet | Title | Date | Latest Revision Date |
|-------|----------------------|----------|----------------------|
| G-1 | Cover Sheet | 04-04-20 | 12-21-20 |
| G-2 | General Notes | 04-04-20 | 12-21-20 |
| G-3 | Site Plan | 04-04-20 | 12-21-20 |
| G-3.1 | Site Plan | 04-04-20 | 12-21-20 |
| G-3.2 | Module Layout (East) | 04-04-20 | 12-21-20 |
| G-3.3 | Module Layout (West) | 04-04-20 | 12-21-20 |
| PV-1 | Single Line Diagram | 04-04-20 | 12-21-20 |
| PV-2 | Schedules | 04-04-20 | 12-21-20 |
| PV-3 | Equipment Pad Detail | 04-04-20 | 12-21-20 |
| PV-4 | Additional Detail | 04-04-20 | 12-21-20 |
| PV-5 | Invertor Mounting | 04-04-20 | 12-21-20 |
| PV-6 | Placards | 04-04-20 | 12-21-20 |

The plans were prepared, signed, and sealed by Joseph R. Jancauskas, P.E., dGEN Energy Partners, 30 N. Gould Street, Suite 5736, Sheridan, WY 82801, (937) 212-8908

I. GENERAL INFORMATION

Applicant/Owner: BT-Newyo, LLC
55 Glenlake Parkway, NE
Atlanta, GA 30328
(404) 828-7137

Proposal: The applicant seeks preliminary and final site plan approval to construct 55,000 sf of solar panels to be mounted on five (5) freestanding carports. The site includes an existing UPS warehousing/processing facility.

Zoning: Area 3 of the Oak Avenue Redevelopment Area
(underlying zone = I-A)

II. ZONING REQUIREMENTS

A. **Use:** The applicant's existing warehousing/processing facility use is in conformance with the permitted principal uses of Area 3 of the Oak Avenue Redevelopment Plan, which also references any uses permitted under Section 96-81. Section 96-81.A(1)(f) specifically permits solar energy systems for principal uses. They shall be permitted on lots with a minimum size of three acres owned by same person or entity, provided the requirements in Section 120A-3C have been met.

The applicant proposes to construct carport structures to which the solar panels will be attached. As such, these constitute ground-mounted or freestanding solar energy system, which are governed by Section 120A-3C(3). The applicant should be prepared to provide testimony regarding the following:

- a) Ground-mounted solar energy systems shall not be installed in residential districts unless insufficient space, structural or shading issues or other restrictions prohibit rooftop solar energy systems. Not applicable.
- b) Ground-mounted and freestanding solar energy systems shall meet all accessory use setback requirements of the zoning district in which it is located. Not applicable to the I-A zone.

- c) The height of ground-mounted or freestanding solar energy system shall not exceed the applicable maximum accessory structure height in the zoning district in which the solar energy system is located. Plan complies.
- d) A solar energy system may exceed the applicable maximum accessory structure height if it will cover an impervious surface parking area. Height may not exceed height of the primary structure that the parking area serves. Minimum height of the parking canopy must allow clearance of emergency service and service vehicles. Construction details for the carport should be provided and dimensioned.
- e) A densely planted perimeter landscaped buffer that includes evergreen trees and/or shrubs with a 6-ft.-tall vinyl-coated chain link fence located inside the landscape perimeter shall be provided for ground-mounted and freestanding solar energy systems. Plantings shall not be a lesser height than the solar array at the time of planting. A landscape plan should be provided. It appears only street trees exist along Oak Avenue.
- f) Clearing of natural vegetation for the installation of a solar energy system shall be limited to that which is necessary for the construction, operation and maintenance of the system and as otherwise prescribed by applicable laws, regulations and ordinances. Testimony should be provided. It appears several trees will need to be removed.
- g) Tree removal to accommodate the installation of a solar energy system shall be the minimum required. Minimizing tree removal shall be a factor in locating the solar energy system if necessary. If tree removal is required, any proposed tree removals shall be mentioned on the permit application. Testimony should be provided. It appears several trees will need to be removed.
- h) The design of a solar energy system shall, to the extent possible, utilize materials, colors, textures, screening and landscaping that will blend into the natural setting and existing environment. Testimony should be provided.
- i) Any solar energy system that has generated no electricity for a period of 12 months shall be deemed to be abandoned and shall be decommissioned within 6 months. If decommissioning has not been completed within 6 months, the Borough may take appropriate means to force such decommissioning. A note should be added to the plans.

B. **Area and Bulk Requirements:**

| Code Reference | Item | Required | Proposed | Status |
|----------------|---------------------------------------------------------------------|--------------------|------------|------------|
| 120A-3.B | Lot Area | 3 ac. | 34 ac | C |
| 120A-3.C.3(d) | Building Height, Max. | 30 ft. | 18 ft. | C |
| 120A-3.C.3(d) | Building Height, Min. | Emergency vehicles | TBD | TBD |
| | Principal Bldg. Setback | | | |
| 96-81.B(2) | Front Yard | 30 ft. | 45.4 ft. | C |
| 96-81.B(2) | Rear Yard | 30 ft. | 650 ft. | C |
| 96-81.B(2) | Side Yard | 30 ft. | 55.10 ft. | C |
| 96-84.B | Off-Street Parking (warehouse = 1/400 sf + office = 1/300 sf) | TBD | TBD | TBD |

C - Conformance.

TBD - To be determined by the applicant's professionals.

III. **GENERAL COMMENTS**

1. East Oak Avenue is an existing two-way roadway. There are no improvements proposed for this roadway with this application. A road opening on East Oak Avenue would require a road opening permit from the Camden County Highway Department.
2. The applicant should consider installing sidewalk, since there appears to be foot traffic along the property's frontage on East Oak Avenue.
3. The site plan should be revised to provide additional details, including the following:
 - the placement of the carports in relation to the existing parking
 - any reduction in the number of parking spaces should be provided
 - any reduction in existing landscaped parking lot islands should be provided
 - the location of existing roadways, rights-of-way, curb, and utilities

- the height of the carport should be dimensioned and should be high enough to allow emergency vehicles to pass.
 - a lighting plan should be provided for the areas under the carports
4. Our office recommends that a three-dimensional color elevation view should be provided.
 5. The Borough Fire Chief should review the plans to ensure that adequate clearance will be provided for access by fire trucks.
 6. Testimony should be provided regarding the amount of energy produced (voltage) and the ultimate end user.
 7. The applicant should indicate if any geotechnical work was completed for the proposal and if any structural design constraints were identified.
 8. A copy of the structural analysis prepared by a New Jersey professional engineer should be provided.
 9. Our office recommends that any utility equipment associated with the panels should be screened from view.
 10. The applicant is to provide testimony regarding any environmental concerns, studies, and remediation pertaining to the site and any effect of the installation of the footings of the solar carports with these concerns.
 11. The applicant should indicate if there is a change in impervious coverage with this project proposal, with regards to stormwater.
 12. The applicant should state if there is a safety and regular maintenance and monitoring plan in place.
 13. A note should be added to the plan that the installation and equipment will comply with the most recent and applicable mechanical, fire, structural and electrical codes.
 14. A copy of the prior resolution of approval should be provided.
 15. It appears that the scale for sheet G-3 is incorrectly labelled as 1:30.
 16. Equipment pad note 6 should reference New Jersey.

17. The applicant should note that the payment of the taxes for the fourth quarter will be required prior to plan approval for this applicant.
18. The applicant and owner are reminded that site safety is their responsibility. The plan should note that “The owner, or his representative, is to designate an individual responsible for construction site safety during the course of site improvements pursuant to N.J.A.C. 5:23-2.21 (e) of the N.J. Uniform Construction Code and CFR 1926.32 (f) (OSHA Competent Person)”.

IV. SUMMARY OF VARIANCES AND WAIVERS

Variances: To be determined

Waivers: To be determined

V. APPROVAL PROCESS

If the Planning Board should grant final approval to this project, the following is applicable:

1. The applicant’s engineer must make appropriate revisions to the plan pursuant to the Planning Board action.
2. Ten (10) copies of the final plan should be submitted to our office for review, approval and signature.
3. The applicant is notified that an inspection escrow and performance bond is required for this application and an estimate for all on/off site improvements (excluding structures) must be reviewed and approved by the Planning Board Engineer. The inspection escrow must be posted prior to the issuance of any building permits.
4. The applicant must contact the Planning Board office to settle any outstanding review escrow accounts prior to the issuance of building permits.

5. No work is to start until a preconstruction conference is held. The preconstruction conference shall be scheduled with the Borough Engineer's office (Senior Inspector for Lawnside Borough at 856-795-9595 extension 1131) a minimum of three working days prior to the start of work.

VI. OUTSIDE AGENCY APPROVALS

This plan may be subject to the review and approval of the following outside agencies, if not already received. Evidence of these approvals must be submitted to the Borough Planning Department and this office prior to the final signature of plans:


1. Camden County Planning Board.
2. Camden County Soil Conservation District.
3. Any others as may be necessary.

When plans are resubmitted, they are to be accompanied with a point by point response to all underlined items.


If you have any questions regarding this matter, please do not hesitate to call.

Sincerely yours,

REMINGTON & VERNICK ENGINEERS, INC.



Joseph M. Petrongolo, L.L.A., R.L.A., P.P.



Dena M. Johnson, P.E., C.M.E.

JMP/DMJ/KT/

cc: BT-Newyo, LLC; Joseph Jancauskas, P.E.; Cecilia Lassiter, Esq.; Darryl Rhone, Esq.;
Andrew Leveccia; Chris Mecca, Construction Code Official