

**RESOLUTION OF APPROVAL FOR CPV KEASBEY, LLC**

**WHEREAS, CPV KEASBEY, LLC**, hereinafter referred to as the applicant, has made application to the Planning Board of the Township of Woodbridge for Preliminary and Final Major Site Plan & Major Subdivision and bulk variance approval in order to subdivide the property and create three (3) parcels and construct a power generation facility with outdoor equipment, storage tanks, a control/administration building, parking and storm water control basin on the northern portion of the site and related improvements with respect to property located at Riverside Drive (Industrial Avenue) & Route 440 Right of Way, Woodbridge, New Jersey, also known and designated as Block 93, Lots 100.011 & 100.02, Block 95, Lot 10.01, Block 114, Lots 2 & 3, located on Riverside Drive (Industrial Avenue), Keasbey, Woodbridge Township, in the EPEC Redevelopment Area, (Draft Plan dated May 2012) Formerly Keasbey-Port Reading 1996 Redevelopment Area; and

**WHEREAS**, said development project is more specifically shown on major subdivision plans prepared by CME, Associates, signed and sealed by Michael J. McGurl, P.L.S., consisting of three (3) sheets dated April 2018; Preliminary & Final Major Subdivision & Preliminary & Final Site Plan, prepared by CME, Associates, signed and sealed by David J. Samuel, P.E., consisting of twenty-two (22) sheets dated October 2017 through May 22, 2018; Plan titled Keasbey Energy Center Proposed Electric Transmission Line to PSE&G Metuchen Substation, prepared by PS&S Engineers, signed and sealed by Sanjay M. Patel, P.E., consisting of fifty-nine (59) sheets dated May 8, 2017 revised through May 22, 2018; Drainage report prepared by CME Associates, signed and sealed by David J. Samuel, P.E., consisting of seven (7) sheets, dated October 30, 2017, revised through May 24, 2018; Architectural Elevations prepared by Mott MacDonald, consisting of one (1) sheet, dated September 28, 2016; Circulation Plan prepared by CME, signed and sealed by David J. Samuel, P.E., dated May 2018 consisting of one (1) sheet; Addendum to the subdivision and site plan prepared by Archer & Greiner, P.C.; Phasing Plan prepared by CME Associates, signed and sealed by David J. Samuel, P.E., dated June 2018; Survey plans prepared by CME, Associates, signed and sealed by Michael J. McGurl, P.L.S., consisting of two (2) sheets dated January 2018; and

**WHEREAS**, the Planning Board of the Township of Woodbridge has received a report from Bignell Planning Consultants dated July 24, 2018 (attached hereto and made a part hereof as Exhibit A); Remington & Vernick, consulting engineers dated August 1, 2018 (attached hereto and made a part hereof as Exhibit B); Fire Department report dated July 1, 2018 (attached hereto and made a part hereof as Exhibit C); Woodbridge Township Director of Police report dated June 27, 2018 (attached hereto and made a part hereof as Exhibit D); resolution dated June 13, 2018 from the Woodbridge Development Agency (attached hereto and made a part hereof as Exhibit E); TRC memo dated July 30, 2018 (attached hereto and made a part hereof as Exhibit F); and

**WHEREAS**, a public hearing was held on said development application before the Planning Board of the Township of Woodbridge on August 8, 2018 in accordance with local ordinance and the laws of the State of New Jersey; and

**WHEREAS**, the Planning Board of the Township of Woodbridge, after hearing the evidence presented on behalf of the applicant, after reviewing the reports of those agencies who reviewed the applicant's development project, and after hearing and considering the comments of the public, does make the following findings of fact and conclusions of law:



1. The plans conform to the requirements of the Land Use and Development Ordinance relative to site plans.

2. Notice as required under the Municipal Land Use Law has been given and the Planning Board has jurisdiction to hear and decide the application.

3. Robert W. Bucknam, Jr., Esq., of Archer & Greiner, P.C., appeared as counsel on behalf of the applicant. Mr. Bucknam stipulated to admission of the township professional reports into evidence and made part of the record. Mr. Bucknam represented that the applicant will comply with all the terms and conditions set forth in the reports entered into evidence at the hearing. Mr. Bucknam indicated that the project is located in the EPEC Redevelopment Area and involves the existing EPEC Power Center. The plant is being expanded to provide more energy to JCP&L substation in Sayreville and the PSE&G substation in Edison. The electric transmission line will go in two directions, one into Edison and one into Sayreville. This will provide much need electrical power within the State. The subdivision will create new lots for the separate power plants. A related application will provide a renewable energy solar facility to the Woodbridge Energy Center. When the Board approved the Woodbridge Energy Center, it granted a variance to permit the property not to abut a public street because they do not have frontage on an improved street. The proposed subdivision continues that variance. The new smaller lot will be conveyed to EPEC and will consolidate that with the land on which they are constructing a public access roadway that will be dedicated to the Township. Three lots are being created that will end up as two after consolidation.

4. The applicant proposes to subdivide the property and create three (3) parcels and construct power generation facility with outdoor equipment, storage tanks, a control/administration building, parking and storm water control basin on the northern portion of the site and related improvements with respect to property located at Riverside Drive (Industrial Avenue) & Route 440 Right of Way, Woodbridge, New Jersey, also known and designated as Block 93, Lots 100.011 & 100.02, Block 95, Lot 10.01, Block 114, Lots 2 & 3, located on Riverside Drive (Industrial Avenue), Keasbey, Woodbridge Township, in the EPEC Redevelopment Area, (Draft Plan dated May 2012) Formerly Keasbey-Port Reading 1996 Redevelopment Area

5. The subject property is a 27.46-acre industrial parcel located on the south side of Riverside Drive and contains an existing power generation facility, including outdoor equipment, storage tanks, a control/administration building, parking and a storm water control basin. Lot 100.02 was subdivided in 2013 from a larger tract with the CPV/Woodbridge Energy Center operation. The facility can be accessed from Riverside Drive. Power generating facilities and ancillary infrastructure are permitted by the EPEC Redevelopment Plan.

6. The applicant met with the Technical Review Committee and revised the original plans based upon issues raised by the Township professional staff. In all respects, the plan conforms to the requirements of the Woodbridge Township Ordinance.

7. The Preliminary and Final Major Site Plan and Major Subdivision substantially conforms to the bulk standards of the EPEC/Keasbey 2 and Keasbey 3 Redevelopment Plan(s) except for a minor front yard setback of 47.1 feet where a minimum of 50 feet is required. Variances are also sought for internal roadway set back of 10 feet on side yards and 40 feet on front yards where the proposed internal roadway is 0 feet where it connects lot 100.21 to lot 100.022; maximum parking lot pole height of 20 feet and shielded abutting residential uses is permitted and 30 foot high poles are shown on the plans with no residential spillage, a minimum 10 foot buffer along all rights of way and adjacent to residential uses is permitted and dimensions relative to Kolarick Drive are not identified, all setback areas fronting public roadways shall provide a combination of low walls, decorative fencing and/or landscaping and the proposed development site fronts on a public roadway and landscaping abutting Kolarick Drive is unclear.



8. Darren Mazzei, P.E., of CME Associates was sworn and qualified to testify as a licensed professional engineer in the State of New Jersey. Mr. Mazzei testified that Lot 100.02 was established in 2013 because of a minor subdivision application. The lot is 27.46 acres and contains the Woodbridge Energy Center on the eastern portion of the property. The existing site is bounded to the north by Conrail. To the west is Cannell properties and the northeast, west and south is Lot 100.011 that is EPEC Palmer's property. The 2013 subdivision granted a variance because the frontage of the roadway was bounded by Conrail Roadway that is parallel to Riverside Drive. The new lot in this case will not have any direct access to public frontage so they need the same variance. Mr. Mazzei testified that the eastern lot will be the future lot 100.021 and will house the Woodbridge Energy Center facility and will be 16.458 acres. The lot to the west will be future lot 100.22, the future Keasbey lot. This will also result in shared storm water system between Woodbridge Energy Center and Keasbey Energy Center. Cross easements will be set forth in the subdivision deeds to be recorded. Mr. Mazzei also addressed issues related to the site plan application in conjunction with the subdivision. The existing lot is to be subdivided and will create a lot consisting of 16.45 acres. Woodbridge Energy Center has 31 parking spaces and the new lot will have 20 parking spaces where 16 is/are required. There are two (2) phases, one to the existing Woodbridge Energy Center and a separate solar improvements phase. There are two (2) solar areas proposed, one is ground mounted and the other will be installed on top of the existing administration and water treatment facility. Drainage and erosion has been adequately addressed. Screening and storage of equipment waiver can be granted because of its size and setback for a considerable distance from Riverside Drive. There is existing fencing around the perimeter of the whole lot as well as the Conrail right-of-way. The variance for the 10-foot separation between lots is really a legal fiction. They also seek site plan approval for as built solar stockpile for the southern portion of the site. The EPEC remediation plan was followed and an impermeable cap underneath a portion of the site. The basin and outlets were modified to meet storm water control requirements. Storm water runoff is being reduced and meets New Jersey requirements. An updated storm water maintenance plan will be provided to the Township. To allow the access drive to serve both lots it is necessary to have the subdivision line right up against the property line causing the zero setback where normally 10 feet would be required.

9. Malvika Apte, P.P., was sworn and qualified to testify as a professional planner licensed by the State of New Jersey. Ms. Apte testified that the applicant is seeking a "C-2" variance for the condition that the lot does not front an improved street. The second variance is related to the internal roadway between the two lots that violates the minimum 10-foot setback, where there is no setback at all because the lot line goes along the road. Several goals of the Municipal Land Use Law are advanced by approval. The relief would promote the public health, safety, highways and general welfare. The power facility promotes the free flow of traffic and public access to the Raritan River, a goal of the EPEC Redevelopment Plan. The shared services of the proposed lots promote a more efficient use of land and sufficient space for different uses. The proposal also satisfies the negative criteria as there is no substantial impairment to the zone plan and the relief requested is technical. The relief can be granted without causing substantial detriment to the public good. The planning benefits described in Ms. Apte's testimony outweigh any minimal detriment caused by the variances. There is also adequate access for emergency services despite the lack of street frontage. Conditions that existed in 2013 have not changed her opinion on this application. Ms. Apte urged the board to approve the proposed subdivision plan. Ms. Apte also testified with respect to the site plan proposed. Ms. Apte's opinions and conclusions on the subdivision part of the application are equally applicable to the site plan. The internal roadway has minimal impact to the public or adverse to the public good.

10. Andrew Urquhart was sworn to testify on the site plan aspect of this application. Mr. Urquhart is the manager overseeing the development for Competitive Power Ventures. CPV develops, owns and operates power plants using high-energy efficiency, natural gas, wind powered generation and solar to meet electrical demand. The Woodbridge Energy Center was approved in 2013 and operating in January 2016. The facility



receives reclaimed water from the Middlesex County Utility Authority and the Keasbey Energy Center will receive recycled wastewater as well.

11. The meeting was open for public comment. Junior Ramiro, New Brunswick, New Jersey was sworn to testify. He is with a group called Food and Water Watch, an environmental not for profit. Mr. Raimo began testifying about a matter in New York where the state denied a permit for a CPV power plant in Orange County, N.Y. Mr. Ramiro wanted to provide information to the Planning Board concerning a CPV case in New York. The Board attorney cautioned this witness that the Board is not empowered to consider matters that were heard in other states. Further, an issue was raised as to whether Mr. Ramiro was an "interested party" who is permitted to offer testimony in this matter. Gerard Drubacher was sworn. The record is unclear where he lives. He had a concern about Mack Lane and access to the site from Kolarick Drive. Mr. Drubacher also discussed any impact by a storm that was addressed. There is 60,000 cubic feet of hydrogen storage on site. Those roads have nothing to do with the project before the Board. Charles Kratovil was sworn. He is the editor of New Brunswick Today, a community newspaper of New Brunswick with a New Brunswick Post Office address. Mr. Kratovil questioned the purpose of the subdivision. Mr. Kratovil claimed that there was not a person in the room that will doubt it will be approved. Mr. Kravotil also questioned whether a power plant is an appropriate use for this site. Mr. Kratovil inquired about the pollution emitted by the existing plant and these issues were adequately addressed by the applicant. Roberta Martin of Woodbridge was sworn. She wanted to know if the plans were going to be submitted to the Environmental Commission.

**WHEREAS THE BOARD FURTHER FINDS,**

11. In this case, the Board finds that the proposed Preliminary & Final Major Subdivision and bulk variances to subdivide the proposed lot into three (3) lots can be granted because the site is already constrained by the lack of street frontage and this same variance was granted for the power plant is use now on this site. Power plants are permitted uses in the Redevelopment Zone and the proposed subdivision will be utilized to effectuate construction of additional lots to house power plants to serve the electrical power needs of Woodbridge, Sayreville and Edison. The power generation facility complies with the EPEC Redevelopment Plan and provides economic and environmental benefits to the town and the state. There are no detriments to the area and the project complies with the Master Plan and Zoning Ordinance of the Township of Woodbridge. The redevelopment plan for this area encourages this type of development. It is also noted that general objection to power plants that are permitted uses in the Redevelopment Zone are not a proper basis for the board's consideration. The Board is duty bound to adhere to its own development regulations.

12. The applicant met the burden of proof under the Municipal Land Use Law as well as the Township Master Plan and Zoning regulations, subject to lawful conditions imposed by the Board.

**NOW, THEREFORE, LET IT BE RESOLVED,** that the Planning Board of the Township of Woodbridge does hereby grant Amended Preliminary and Final Major Site Plan & Minor Subdivision and bulk variance approval to **CPV KEASBEY, LLC**, in order to subdivide and develop the property and create three (3) parcels and construct a power generation facility with outdoor equipment, storage tanks, a control/administration building, parking and storm water control basin on the northern portion of the site and related improvements with respect to property located at Riverside Drive (Industrial Avenue) & Route 440 Right of Way, Woodbridge, New Jersey, also known and designated as Block 93, Lots 100.011 & 100.02, Block 95, Lot 10.01, Block 114, Lots 2 & 3, located on Riverside Drive (Industrial Avenue), Keasbey, Woodbridge Township, in the EPEC Redevelopment Area, (Draft Plan dated May 2012) Formerly Keasbey-Port Reading 1996 Redevelopment Area, subject to the following conditions:

1). The applicant agreed to comply with the terms and conditions set forth in the report from Bignell Planning Consultants dated July 24, 2018 attached hereto and provide revised plans as required.



2) The applicant agreed to comply with the terms and conditions set forth in the report from Remington & Vernick, consulting engineers dated August 1, 2018 attached hereto and provide revised plans as required.

3) The applicant will comply with the requirements of the Fire Prevention Bureau report dated July 1, 2018 attached hereto and applicable fire codes.

4) The applicant will comply with the contents of the report from the Woodbridge Township Director of Police dated June 27, 2018 attached hereto.

5) The general terms and conditions, whether conditional or otherwise, upon which major site plan approval is granted, shall not be changed for a period of two (2) years after the date of approval.

6) The applicant shall publish a brief notice of this determination in an official newspaper of the municipality within twenty (20) days of the date of mailing of a copy of this Resolution to the applicant.

7) Preliminary and Final Major Site Plan, is hereby granted **August 8, 2018** pursuant to motion adopted by the Planning Board of the Township of Woodbridge.

8) Preliminary and Final Major Subdivision and bulk and design variance approval is hereby granted **August 8, 2018** pursuant to motion adopted by the Planning Board of the Township of Woodbridge. Preliminary and Final Major Subdivision and variance approval shall expire 190 days (April 4, 2019) from the date hereof, unless within such period the approved Preliminary and Final Major Subdivision is perfected by the applicant, and unless the applicant shall hereafter advise the Board Secretary and Municipal Clerk of the Township of Woodbridge of the date and place of filing.

9) Approval is based upon the facts and evidence presented to the Board at the time of the hearing. In the event that it is determined that the applicant presented facts or evidence that may have been erroneous or incorrect, the Board reserves the right to rescind this approval under the provisions of the Municipal Land Use Law and cases interpreting same and/or require the applicant to return to the Board for further hearing.

I hereby certify that the foregoing is an exact and true copy of the Resolution adopted by the Planning Board of the Township of Woodbridge at a public meeting held on **September 26, 2018**.

**ADOPTED: September 26, 2018**



Teresa Olsen, Secretary  
Planning Board  
Township of Woodbridge

Roll Call: [Yes For Approval]

Chairman Raymond Miller	Yes
Vice Chairman, Terence Sharkey	Yes (1)
Nancy Drumm	Yes
Nayan Parikh	Yes (2)
Jay Ali	Yes
Dwight Glenn	Yes
Paul Colonna	Yes
Ketan Shah, 1 <sup>st</sup> Alternate	Yes
Cynthia Lewis, 2 <sup>nd</sup> Alternate	Yes



# ***Bignell Planning Consultants, Inc.***

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WOODBRIDGE, NJ 07095  
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MAIL@BIGNELLPLANNING.COM

Date:	July 24, 2018	Re:	CPV Shore, LLC (Keasbey Energy Center) Amended Preliminary/Final Major Site Plan
To:	Woodbridge Township Planning Board		Block 93, Lot 100.01 & 100.02 Riverside Drive (Industrial Avenue), Keasbey Application # P18-26
From:	Bignell Planning Consultants, Inc Board Planning Consultants		Previous Application # P13-04 Solar Panels - Planning Review

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This office has received a phasing plan, dated: June 2018 and a letter from the applicant's attorney, dated: June 19, 2018 relative to this application and offers the following planning comments for your consideration.

There have been previous applications for this property. Application #P13-04 was a site plan, variance and subdivision application which created the Woodbridge Energy Center electric generating facility. That application was approved in 2013 and has been constructed. The applicant is now proposing to add an additional energy center facility to this site and has returned to the Township for site plan and subdivision approval. That application (P18-25) is simultaneously being processed with this one.

## 1. Property Description

The subject property (Lot 100.02) is a 27.46-acre industrial parcel located on the south side of Riverside Drive and contains an existing power generation facility, including outdoor equipment, storage tanks, a control/administration building, parking and a storm-water control basin. The site's southern property line extends to the US Pier Head Line of the Raritan River. The site does not have direct frontage on Riverside Drive and abuts a rail right-of-way (Block 70.01, Lot 10) on the entire north property line. The site contains several sewer, utility and access easements along with several wetland and waterfront regulatory areas. The facility can be accessed from Riverside Drive. A network of interior roads provide access to the material storage tanks, parking areas, switching yards, and treatment buildings. A public access road was also created in 2013 which begins at Riverside Drive, crosses over the rail right-of-way, and provide access to the energy facility and continues to the waterfront area.

This application will also involve several additional lots located to the west of the current power generation plant. The generation plant is connected to a Jersey Central Power and Light switching station in the Borough of Sayreville, approximately four (4) miles to the southwest of the plant site. Aerial transmission lines have been constructed on these lots continuing westward into the Raritan Center industrial park on the southernmost tip of Edison Township. Wires are attached to 120' high monopoles, spaced several hundred feet apart.

## 2. Proposed Development

The applicant now proposes to amend the original approval and create two separate areas on site



for the construction of solar panels. Phase I of the solar panel construction will be 13,680 square feet area for the installation of ground mounted solar array. It will be located in the northern portion of the site. Phase II will be a 12,480 square foot area for the installation of rooftop mounted solar panels. The rooftop of the existing administrative/water treatment building will be used.

3. Master Plan Review

The 2009 Master Plan recommends this site for industrial redevelopment. The proposed use is consistent with this land use recommendation.

4. Zoning Compliance: Proposed EPEC Redevelopment Area, (Formerly Keasbey-Port Reading 1996 Redevelopment Area)

A. Use:

1. Power generating facilities and ancillary infrastructure are permitted by the EPEC Redevelopment Plan.

B. Bulk:

No bulk violations are being created with the solar panel additions.

C. Bulk: KPR 1996 Redevelopment Plan:

DESCRIPTION	REQUIRED	PROVIDED	CONFORMITY
MAXIMUM BUILDING HEIGHT FOR UTILITY INFRASTRUCTURE	150'	Height of rooftop solar panels not indicated on the plan	TBD

5. Parking Review

A. Parking Spaces

Required: (Redevelopment Plan) 1 per employee on max shift + 10%, not to exceed 20 + 1 space per commercial or fleet vehicle  
= 2 employees per shift + 10% + 0 fleet/maintenance vehicles = 3 spaces

Provided: **7 spaces at Keasbey facility – as per prior approval**

**Complies.** The application indicates the reduction of 5 employee spaces and 2 visitor spaces (existing employee spaces reduced from 27 to 22, visitor spaces reduced from 4 to 2, 2 new truck spaces are being proposed with 1 loading space being unchanged)

B. Driveway Dimensions

Required: driveways 15' – 40' wide

Proposed: 24' wide driveway road to plant

**Complies.**

Required: minimum distance between curb cuts on street of 75'

Proposed: two roads proposed with >75 between proposed

**Complies.**

Required: driveways to provide unobstructed access for vehicles, emergency access, and maintenance and garbage collection

Proposed: 24' wide driveways/roads on plant site

**Complies.**



Required: internal roadway setback of 10' on side yards and 40' on front yard  
Proposed: proposed internal roadway at 0' were it connects lot 100.021 to lot 100.022  
**1 Violation.**

C. Lighting Compliance

Required: uniform lighting for all streets, driveways, vehicle areas, pedestrian areas  
Provided: lighting for roadways on plant lot  
**Complies. No changes indicated.**

D. Loading

Required: loadings spaces (14' x 55' x 15') based on gross floor area  
Proposed: provided on west side of facility  
**Complies. No changes indicated.**

6. Landscaping and Buffering  
**NA with this application.**

7. Outside Storage of Materials  
**NA with this application.**

8. Signs  
**NA with this application.**

9. Green Buildings and Environmental Sustainability

The applicant should provide testimony to address the following elements

- A. Green Building
- B. Bicycle Use
- C. Walkability
- D. Proximity to Mass Transit
- E. Renewable Energy Use
- F. Recycling

10. Land Use Inventory

The following land uses are found in the neighborhood:

North: Riverside Drive, rail right-of-way, vacant land & warehouses beyond  
East: light industrial, vacant land  
South: wetlands, Raritan River  
West: light industrial warehouses, Raritan Center, Edison Township

11. Plan Review Comments

- A. The applicant must document approvals or exemptions from the Middlesex County Planning Board, Freehold Soil Conservation District, NJDEP and all other agencies having jurisdiction.
- B. The applicant shall indicate the maximum number of solar panels being proposed. All electrical equipment and wiring associated with the panel installation should be located on the site plan.
- C. The applicant has previously indicated that a landscaped berm, wall or other screening method on the north, west and south sides of the original facility, to screen the power plant from the Public



Access Road and Riverside Drive, would comply with all screening and buffering requirements of the Redevelopment Plan and will be addressed by the property owner with subsequent applications for this entire site. The applicant should clarify this item.

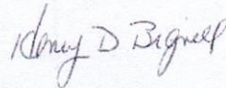
- D. The applicant shall indicate how excess dirt will be removed from the site if generated with the solar panel portion of this amended site plan.
- E. The Redevelopment plan also requires a 10' buffer to public rights-of-way. This should be dimensioned on the plan.
- F. The applicant shall indicate that no glare from the solar panels will be created.
- G. The applicant shall indicate how weeds etc. will be controlled for the ground mounted solar panels.
- H. The Technical Review Committee has no further comments on this application.

12. Recommendations

From a physical planning perspective, this office recommends that any action taken on this application be subsequent to the applicant submitting the following:

- A. Revised plans addressing the above planning comments to the satisfaction of the Board.
- B. Submission of documentation from all outside agencies having jurisdiction.
- C. Testimony relative to the substantial detriment to the public good if any variances are required with this application.
- D. Testimony relative to the substantial impairment of the promulgated land use policies of the Township should any variances be required.
- E. Payment of any outstanding taxes, application and/or escrow fees.

Very truly yours,



Henry Bignell, PP

For the Firm

for

Marta Darden, PP, AICP

Planning & Development Director

HB/hb

: CPV Shore, LLC. Applicant  
Robert Bucknam Jr, Esq., Applicant's Attorney  
D. Samuel, PE, Applicant's Engineer  
File: #1103/18-25 (See #1103/17-34 & #1103/12-4)





**REMINGTON  
& VERNICK  
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**August 1, 2018**

Woodbridge Township Planning Board  
One Main Street  
Woodbridge, New Jersey 07095

Attn: Teresa Olsen, Planning Board Secretary

Re: **Application No: #P18-26**  
**CPV Keasbey, LLC**  
**Block 93, Future Lot 100.021**  
**EPEC Redevelopment**  
**Riverside Drive (Industrial Avenue), Keasbey, NJ**  
**Amended Preliminary / Final Major Site Plan with Bulk Variance**  
**Our File: 1225-P-384**

Dear Ms. Olsen:

Remington & Vernick Engineers (RVE) has reviewed the above referenced site plan for Amended Preliminary / Final Site Plan with bulk variance.

**A. GENERAL COMMENTS**

The applicant is CPV Keasbey, LLC. The applicant's mailing address is 8403 Colesville Road, Suite 915, Silver Spring, MD 20910. The property owner is CPV Shore Urban Renewal, LLC. The owner's mailing address is 8403 Colesville Road, Silver Spring, MD 20910.

The property is located south of Riverside Drive, in the Keasbey section of the Township.

The proposed project is to amend the preliminary and final major site plan approval granted under #P13-04 to include the following improvements: a 13,680 square foot ground mounted solar array in the northern portion of the site, a 12,480 square foot rooftop mounted solar array on the existing administrative/water treatment building located on the Woodbridge Energy Center tract, the development of demineralization and hydrogen storage trailers, an alternative future combined fuel gas metering area, and modifications to the existing security fencing and access drives. The amended site plan is proposed in two (2) phases. Phase 1 will consist of the two (2) proposed solar arrays and Phase 2 will consist of the remaining proposed improvements and modifications. The project is located on Future Lot 100.021 and will consist of 16.458 acres and contain the existing Woodbridge Energy Center.

**The applicant has filed a separate application (#P18-25) for major subdivision and major site plan approval. The proposed subdivision will create the Future Lot 100.021 (as well as Lots 100.022 and 100.023) from the existing Lot 100.02, containing the existing Woodbridge Energy Center, which will include the phased improvements noted above.**



**B. ITEMS SUBMITTED**

1. Development Application Checklist, Minor Site Plan – Preliminary & Final Approval of Major Site Plan.
2. Township of Woodbridge Application for Preliminary Approval / Major Site Plan, dated 05-23-2018.
3. Township of Woodbridge Application for Final Approval / Major Site Plan, dated 05-23-2018.
4. One (1) copy of a plan set titled “Preliminary & Final Major Subdivision & Preliminary & Final Site Plan, CPV Keasbey, LLC, CPV Keasbey Energy Center, Block 93, Lots 100.011 & 100.02, Township of Woodbridge, Middlesex County, New Jersey” prepared by CME Associates, signed and sealed by David J. Samuel, P.E., consisting of twenty-two (22) sheets, dated October 2017, revised through 5/22/2018.

1	TITLE SHEET	October, 2017	5/22/2018
2	EXISTING CONDITIONS PLAN	October, 2017	5/22/2018
3	OVERALL SITE LAYOUT PLAN	October, 2017	5/22/2018
4-5	SITE LAYOUT PLAN	October, 2017	5/22/2018
6	OVERALL GRADING PLAN	October, 2017	5/22/2018
7-8	GRADING PLAN	October, 2017	5/22/2018
9	OVERALL UTILITIES PLAN	October, 2017	5/22/2018
10-11	UTILITY PLAN	October, 2017	5/22/2018
12	OVERALL LANDSCAPE & LIGHTING PLAN	October, 2017	5/22/2018
13-14	LANDSCAPE & LIGHTING PLAN	October, 2017	5/22/2018
15	ROAD PROFILES	October, 2017	5/22/2018
16	OVERALL SOIL EROSION & SEDIMENT CONTROL PLAN	October, 2017	5/22/2018
17-18	SOIL EROSION AND SEDIMENT CONTROL PLAN	October, 2017	5/22/2018



19-20	CONSTRUCTION AND S.E.S.C. DETAILS	October, 2017	5/22/2018
21	CONSTRUCTION, LANDSCAPE, AND LIGHTING DETAILS	October, 2017	5/22/2018
22	CONSTRUCTION DETAILS	December, 2017	5/22/2018

5. One (1) copy of a Drainage Report for CPV Keasbey Energy Center prepared by CME Associates, signed and sealed by David J. Samuel, P.E., revised through 12/19/2017.
6. One (1) copy of the EPEC Redevelopment Plan, dated May 2012.
7. One (1) copy of an Application Submission Letter, dated 6/19/2018.
8. One (1) copy of CPV Shore, LLC #P13-04 Resolution, memorialized on April 17, 2013.
9. One (1) copy of a Phasing Plan consisting of one (1) sheet entitled "CPV Keasbey Energy Center, Phasing Plan", prepared by CME Associates, signed and sealed by David J. Samuel, P.E., dated June 2018.
10. One (1) set of Survey plans entitled "Survey of Lot 100.02 & Part of Lot 100.011, Block 93 Prepared for CPV Shore, LLC, Situated in the Township of Woodbridge, Middlesex County, New Jersey" prepared by CME Associates, signed and sealed by Michael J. McGurl, P.L.S., consisting of two (2) sheets, dated January 2018.

**C. VARIANCES OR WAIVERS REQUESTED OR REQUIRED**

Our office defers detailed review of any required variances to the Board Planner.

**D. MAJOR SITE PLAN CHECKLIST**

Per the Development Application Checklist, Minor Site Plan - Preliminary & Final Approval of Major Site Plan, we offer the following comments per review of the submitted plans:

**All items from the checklist have been adequately addressed, with the following exceptions:**

21. Show provisions for screening of storage of equipment, attached or separate from buildings. **Waiver Requested.**

**We support the granting of the waivers for public hearing purposes.**



**E. OFF-SITE and OFF-TRACT IMPROVEMENTS**

1. Many off-site and off-tract improvements are proposed. The proposed construction limits of off-site and off-tract improvements needs to be clarified. While the Public Access Road is noted to be installed by others, the limits of the work is not clear.
2. It appears either temporary or permanent easements are proposed for all off-site and off-tract construction activities. These include temporary construction, parking, lay down, and portable facilities. They also include permanent construction such as roads, grading, and drainage.

**F. SITE REQUIREMENTS/LAYOUT**

1. The applicant should provide an exhibit at the public hearing, depicting the proposed improvements and phasing of the project on an aerial overlay of the site, to clarify the scope and location of the proposed work to the Board.
2. The applicant's engineer should provide testimony on the proposed solar panels, such as size, materials and operation. Technical details should be submitted, whether as spec sheets or as details on the plans.
3. Testimony should be provided regarding measures taken to maintain operations during construction, including maintaining access for fire and emergency vehicles.
4. Information and testimony should be provided regarding fire safety and suppression associated with the proposed solar equipment, such as alarms, lockouts, or methods of fire suppression required.
5. The applicant's professionals should provide testimony regarding maintenance of the solar field, both the equipment and the landscaping.
6. The proposed division of proposed improvements shall be clarified, between this application and the Keasbey Energy Center application as well as the phasing within this application.
7. Testimony shall be provided regarding the adequacy of security for the site.
8. Proposed road ownership should be clarified. It is anticipated that on-site roads will be privately owned. Furthermore, it is anticipated that the Public Access Road will be publicly owned. The subdivision plan indicates a public access easement but the phasing plans label it a public access road.
9. Some level of detail should be provided for the proposed hydrogen storage trailer, whether architectural plans, or elevations or details added to the site plans.
10. Proposed improvement limits need to be defined on the Site Layout Plans.
11. A note on the Overall Site Layout Plan indicates that twenty (20) existing parking spaces are located on future Lot 100.021, while the Zoning Requirements indicate that twenty-seven (27) spaces are located on Lot 100.021. The proposed and existing parking spaces shall be more clearly indicated. Parking shall be provided to the Board's satisfaction. ADA parking shall be provided in accordance with barrier-free standards.



12. Signage requirements are indicated on the plans. Testimony shall be provided regarding any proposed signage. We defer to the Board Planner regarding the signage and any variances associated with it.
13. The applicant should provide testimony on truck and other equipment storage on-site.
14. No refuse enclosure has been proposed on the plans.
15. The applicant should provide testimony regarding the method of trash storage and collection.
16. The final road and circulation designs are subject to Township Engineering review and approval.
17. A point to point diagram should be provided to verify the adequacy of the proposed lighting. Proposed lighting of the access roads to the site and public access road should be addressed.
18. No lighting is proposed in the vicinity of the ground mounted solar field.
19. If utilities are proposed, laterals shall be shown connecting to the buildings.
20. Minimal utilities are proposed for this project. Any proposed utilities for the hydrogen storage trailers or the gas metering area shall be indicated on the plans.
21. Construction details will be reviewed in further detail during compliance if granted Board approval.

**G. GRADING and DRAINAGE**

1. The large soil mound located at the southern end of the tract is marked "proposed pile to be constructed by others (typ.)" A dotted line is marked "waterfront jurisdiction limit. No proposed site work within limit." The potential conflict between these two notes should be clarified.
2. The submitted documents do not clarify the disturbance or impervious coverage increases associated with this application. Since this portion of the proposed work is being proposed as a stand-alone two phase application, this information should be provided separately.
3. Brief testimony should be provided at the public hearing regarding the history and adequacy of the stormwater management system.
4. Grading shall be completed for the proposed ground mounted solar field area.
5. Freehold Soil Conservation District will be reviewing the project to insure the proper erosion and sediment control measures have been designed.
6. Existing and proposed drainage area maps have been provided for review.
7. Due to the amount of disturbance proposed in the project, the project in this application appears to classify as major development under NJDEP's Stormwater Rule (NJAC 7:8) in its own right.
8. If the project is considered major development, the applicant must submit a Major Stormwater Development Summary ([www.nj.gov/dep/dwq/tier\\_a\\_forms.htm](http://www.nj.gov/dep/dwq/tier_a_forms.htm)) in



electronic and hard copy format in compliance with the Township's Tier A Municipal Stormwater General Permit, which took effect on 1/1/18. This item can be addressed during compliance if granted Board approval.

9. An operations and maintenance manual must be submitted that complies with the requirements listed in the Stormwater Rule. Our office has no objection to this being addressed during compliance, if/when granted Board approval. Final review and approval of the Stormwater Maintenance Plan is subject to review by Township Engineering.
10. Testimony shall be provided regarding the stabilization of the proposed ground mounted solar panels. It appears that portions of the ground beneath the solar panels may be in complete shade all the time, which will result in bare spots beneath the panels. The applicant's professionals should provide testimony and revise the plans as needed to assure soil stability under the solar panels.
11. We also note the potential for sheet flow of stormwater off of the solar panels to erode the area directly beneath. The applicant's professionals should provide testimony regarding this issue, and design revisions (if necessary). Said revisions could be provided during compliance review (if approval is granted).
12. We note a number of locations where multiple large pipes are to be connected to manholes or catch basins. These structures should be oversized to assure structural integrity. We note that Inlet 6 is marked oversized on the general utility plan but not the individual sheets. Labels shall be revised to be consistent.
13. The provided pipe calculations note a number of locations where calculated velocities are low enough to pose risks of debris buildup and blockage. Revisions should be considered.
14. The proposed outlet structure utilizes two separate 12-inch outlet pipes, which presents the potential for blockage. Fifteen inch pipe should be provided.
15. Final approval of the amended stormwater design for this project is subject to NJDEP review.

#### **H. ENVIRONMENTAL**

1. The applicant's professionals shall provide a summary of remedial actions undertaken and/or necessary to construct and occupy the proposed expansion per applicable NJDEP requirements. NJDEP approval remains necessary for the overall facility.
2. Testimony should be provided regarding the various permits required for this application and the current status of same.

#### **I. MISCELLANEOUS**

1. The subdivision plan appears to need revisions, for example it appears Proposed Lot 100.023 may have a typo on sheet 2. The final subdivision plan and easements are subject to the review and approval of Township Engineering.



2. Construction details shall be provided for the two (2) different proposed access gates. A detail is provided for the motorized gate but not the swing gate.
3. Proposed pad lock location shall be indicated on the site plans for the two (2) proposed access gates.
4. Limits of proposed soils berm shall be clearly indicated.
5. The Phase Plan shall be revised to more clearly indicate which improvements are proposed in what phase under this project.

**J. OUTSIDE AGENCY APPROVALS**

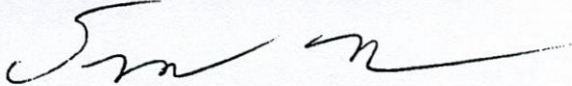
The applicant will be required to obtain any and all outside agency approvals including any Federal, State, County and local approvals that may be required, including but not limited to:

1. Township of Woodbridge (including but not limited to road and circulation design, water, sewer, and stormwater maintenance).
2. Local Fire Code Official.
3. Middlesex County Planning Board.
4. Freehold Soil Conservation District.
5. New Jersey Department of Environmental Protection (**as applicable**).

We reserve the right to provide additional comments upon receipt of revised information. Please call our office at (732) 955-8000 if you have any questions or comments concerning this information.

Very truly yours,

**REMINGTON & VERNICK ENGINEERS**



Terence M. Vogt, PE, PP, CME  
Principal, Regional Manager

TMV/JC/tg

cc: CPV Keasbey, LLC  
David J. Samuel, PE, CME Associates  
Michael J. McGurl, PLS, CME Associates  
Robert W. Bucknam, Jr., Esq., Archer & Greiner, P.C.  
Marta Darden, AICP, PP, Director, Department of Planning and Zoning  
Jason A. Cline, PE, CME  
Michael Gelin, PE, Woodbridge Township Engineering



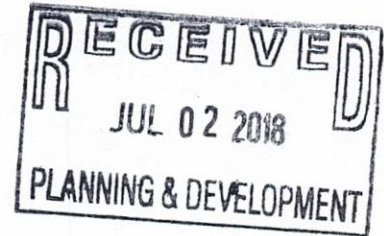


**FORDS FIRE PREVENTION BUREAU, FORDS FIRE DEPARTMENT**

LOCAL ENFORCING AGENCY, DISTRICT NO. 7

667 King George Road, Fords, NJ 08863  
Business: 732-738-3926 Fax: 732-738-9038

FIRE • POLICE • MEDICAL  
EMERGENCIES  
DIAL 9-1-1



July 1, 2018

Marta Darden, A.I.C.P., PP  
Woodbridge Twp. Department of Planning & Development  
1 Main Street  
Woodbridge, NJ 07095

**RE: Application No. P18-26**  
**Applicant: CPV KEASBEY, LLC-SOLAR FACILITIES**  
**Block: 93 Lots: PART OF 100.02 (TO BE KNOWN AS 100.021) Zone KPR'96**  
**Street: Riverside Drive, Keasbey NJ**

Dear Marta Darden,

The Fire Prevention Bureau has reviewed the updated proposed plans/checklist dated June 21,2018 for the above referenced project and has no objections or comments at this time.

Please contact me if you have any further questions regarding this matter

Thank you,

Frank DellaPietro III  
Fire Official  
Fire District No.7



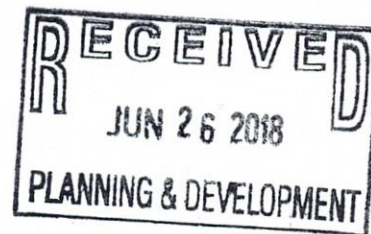


# Township of Woodbridge

Department of Police  
Robert J. Hubner, Director  
Joseph M. Nisky, Deputy Director

Mayor John E. McCormac

One Main Street  
Woodbridge, New Jersey 07095-3399  
(732) 634-7700  
FAX: (732) 602-7350  
TTY: (732) 634-2080



June 25, 2018

TO: Planning Board

FROM: Robert Hubner, Director of Police

RE: Application No. **#18-26**  
Applicant: **CPV KEASBEY, LLC - SOLAR FACILITIES**  
Location: **Riverside Drive, Keasbey, NJ**  
Type: **Amended Preliminary/Final Major Site Plan**

As per your request, the above application was reviewed and this Department finds that approval of this proposal will not have a major impact on police services to this Community. The recommendation for approval is based on the information presented at this time and is subject to change should additional information become available.

Also, any handicapped parking spaces, zones contained within the proposal, will be reviewed upon completion of the project to ensure all signs and markings are in compliance, proper ordinance amendments are codified within the Revised Ordinances of the Township of Woodbridge, upon being submitted/approved by the Municipal Council of the Township of Woodbridge.

Robert Hubner  
Director of Police  
rh/vz



**RESOLUTION**

**WHEREAS**, the Woodbridge Redevelopment Agency (the "Agency"), is an agency of the Township of Woodbridge in the State of New Jersey (the "Township") established pursuant to N.J.S.A. 40A:12A-1, *et seq.*, having its offices at 1 Main Street, Woodbridge, New Jersey 07095; and

**WHEREAS**, the Redevelopment Agency at its regularly scheduled meeting on April 4, 2017 heard a presentation in regards to an application submitted by CPV Keasbey, LLC, for a proposed project in the EPEC Redevelopment Area; and

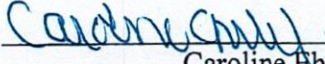
**WHEREAS**, the proposal for this project has been reviewed by the Commissioners of the Redevelopment Agency who have found that it meets all the criteria of the EPEC Redevelopment Plan; and

**NOW THEREFORE, BE IT RESOLVED** by the Woodbridge Redevelopment Agency as follows:

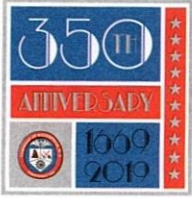
1. The Woodbridge Redevelopment Agency hereby authorizes and directs the Secretary of the Redevelopment Agency to report to the Planning Board the following:
  - a) That the subject project has been reviewed by the Commissioners of the Redevelopment Agency;
  - b) That the Woodbridge Redevelopment Agency hereby represents to the Planning Board that the subject project meets all the criteria of the EPEC Redevelopment Area;
  - c) That the Woodbridge Redevelopment Agency recommends to the Planning Board the adoption of this application.

**ADOPTED: June 13, 2017**

I hereby certify the foregoing to be a true copy of a Resolution adopted on June 13, 2017 by the Woodbridge Redevelopment Agency.

  
\_\_\_\_\_  
Caroline Ehrlich  
Executive Director  
Redevelopment Agency  
Township of Woodbridge





# Township of Woodbridge

Department of Planning and Development  
Marta Darden, Director  
One Main Street • Woodbridge, New Jersey 07095  
Tel: (732) 602-6004 • Fax: (732) 602-6038

John E. McCormac, Mayor



Woodbridge - Ten Towns, One Community

To: Planning Board Chairperson and  
All Planning Board Members

From: Marta Darden   
Director of Planning & Development

Date: July 30, 2018

Re: Amended Preliminary/Final Major Site Plan and Bulk Variance- #P18-26  
Block: 93, Lot: 100.02; Zone: ER  
Riverside Drive, Keasbey  
**CPV Keasbey, LLC**

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This report is submitted to the Board indicating that the above-captioned applications have been reviewed by the Planning Board Technical Review Committee of the Township, and we hereby represent the applicants have made a good faith effort to revise submitted plans to address all professional concerns that were raised.

MD/ck