

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 Amended Preliminary and Final Major Site Plan and bulk and design variance approval in order to amend the original approval and create two separate areas on site for the construction of solar panels 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 100.01 & 100.02, 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 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; Drainage report prepared by CME Associates, signed and sealed by David J. Samuel, P.E., revised through December 19, 2017; 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 25, 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.

4. 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. The facility can be accessed from Riverside Drive. There have been previous applications for this property. Application #P13-04 was a site plan, variance and subdivision application that created the Woodbridge Energy Center electric generating facility that has been constructed. The applicant is now proposing to add an additional energy center to this site. This application was also submitted with #P18-25 that was approved by the Board. Power generating facilities and ancillary infrastructure are permitted by the EPEC Redevelopment Plan.

5. This application proposes to amend the original approval in 2013 to create two separate areas on site for the construction of solar panels. Phase I of the solar panel construction will be 13,680 a square foot area for the installation of ground mounted solar array, 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 on the existing administrative/water treatment building.

6. The applicant met with the Technical Review Committee and revised the filed 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 Amended Preliminary and Final Major Site Plan conforms to the bulk standards of the EPEC/Keasbey 2 and Keasbey 3 Redevelopment Plan(s). The applicant seeks four (4) variances with this application. A variance for the maximum height of the light poles where a maximum of 20 feet is permitted and 30 feet is proposed for five (5) new light poles. A variance for the existing 30-foot high light poles on site was previously approved by this Board in 2013. No bulk violations are created with the solar panel additions. In addition, the applicant requires the same relief requested in the companion application, #P18-25 with respect to the internal roadway setback of 10 feet on side yards and 40 feet on front yards where zero feet is proposed where the shared access internal roadway connects lot 100.021 to lot 100.022. A variance for landscape buffer around Kolarick drive and future roadway is also necessary.

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 in the companion application #P18-25 for this site and any relief sought and granted in that case is applicable to the subject case. Mr. Mazzei testified that there is a shared access driveway between the Woodbridge Energy Center and the Keasbey Energy Center that was discussed in the companion application and the basis for the relief sought. The variance for the reclaimed water tank has a setback of 47.5 feet where a minimum of 50 feet is required. The facility is a gas fired electric generated plant using natural gas with waste water coming from the MCUA as a grey water line, similar to the existing 24-inch line that feeds the Keasbey Energy Center. The site is also subject to NJDEP air quality and noise regulations and permitting that complies with the EPEC Redevelopment Plan. Mr. Mazzei testified that the facility operates without causing fumes, dust, odor, smoke, vibration or temperatures on adjacent properties. The storm management system uses swells that will be piped with oversize inlets that discharges into the basin. They will comply with all storm water regulations. The future Keasbey Energy Center will have six (6) full time employees and four (4) maximum on a shift. The applicant requests relief from the 10 foot landscape buffer based upon the fact the closest area to Riverside Drive is about 323 feet from that right-of-way. There are no residential uses in close proximity to either facility.

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 in the companion site plan and subdivision case bearing application number #P18-25. Ms. Apte testified that the applicant is seeking four (4) general variances. Ms. Apte testified and relied on "C-2" criteria in the Municipal Land Use Law for these conditions. She testified 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 opined that the site plan proposed can be granted with the relief sought without any detriment to the zone or the public good. The height for the five (5) light poles is a safety issue and has already been granted on this site. As it relates to the buffer requirement, the site is set back about 300 feet and does not require a 10 foot buffer. Ms. Apte concluded that the internal roadway has minimal impact upon the public and is not result in any adverse visual impact. Overall, Ms. Apte opined that she found no substantial impact on the public good with these four (4) variances. Ms. Apte opined that the project is consistent with and advances the goals of the EPEC Redevelopment Plan.

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. 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 declined to advise the board of his residential address and would only provide a business P.O. Box address. Substantial time was devoted to determine whether Mr. Kratovil was properly qualified as an "interested person" to testify under the Municipal Land Use Law. Nevertheless, the board permitted this witness to ask questions and participate in the case. Mr. Kratovil inquired about pollution caps and emission issues and claimed that the plant emits pollution that, in his opinion, would be a substantial detriment to the public good. This opinion was inappropriate in that, Mr. Kratovil was not qualified to render an expert opinion as to quality of emissions from the existing plant or the future plants proposed. Mr. Kratovil also questioned the necessity of the proposed plants and whether there was sufficient demand. Mr. Kratovil sought to sway the decision of the board in a manner that is not permitted by the Municipal Land Use Law. He continued to ask irrelevant questions and despite clear instructions as to the proper function of the board, sought to ask questions in a manner that transgressed upon the board's sworn statutory duty. Mr. Kratovil argued that the board seriously consider the concerns of pollution and seriously consider denying the application based upon pollution claims or information that was unsubstantiated and unqualified. Mr. Kratovil was not permitted to provide further unsubstantiated opinions on pollution, emissions or power demand that he was not qualified to provide. To suggest that the board deny a permitted application that substantially complies with the EPEC Redevelopment Plan of the Township would violate the Board's statutory duty to follow the Zoning Ordinances, the Municipal Land Use Law and cases interpreting it. Counsel for the Board determined that further information sought to be put before the board by Mr. Kratovil was not proper.

WHEREAS THE BOARD FURTHER FINDS,

12. In this case, the Board finds that the proposed Amended Preliminary & Final Major Site Plan and variances can be granted without substantial detriment to the master plan, zone plan and particularly the Redevelopment Plan that permits the proposed power plants to be constructed in this area. Further, the site is already constrained by the lack of street frontage and this same variance was granted for the existing power

plant on this site. The lack of the 10-foot buffer does not impact the site or the area because the property is set back from the right-of-way by over 300 feet. The facility will be utilized to effectuate 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 and the proposed plant(s) further that goal. 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.

13. 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 and variance approval to **CPV KEASBEY, LLC**, in order to amend the original approval and create two separate areas on site for the construction of solar panels 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 100.01 & 100.02, 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 Fords 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 25, 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) Amended 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) 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, 2013



Teresa Olsen, Secretary
Planning Board
Township of Woodbridge

Roll Call: [Yes For Approval]

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

Motion to approve granted

Bignell Planning Consultants, Inc.

424 AMBOY AVENUE - SUITE 202
WOODBIDGE, NJ 07095
PHONE: (732) 636 - 0200
FAX: (732) 218 - 5975
MAIL@BIGNELLPLANNING.COM

Date: July 24, 2018
To: Woodbridge Township
Planning Board
From: Bignell Planning Consultants, Inc.
Board Planning Consultants

Re: CPV Keasbey, LLC (Keasbey Energy Center)
Preliminary and Final Major Site Plan & Bulk
Variances
& Preliminary and Final Major Subdivision
Block 93, Lot 100.011 & 100.02
(To be known as 100.021)
Block 95, 10.01
Block 114, Lot 2 & 3
Riverside Drive (Industrial Avenue)
& 440 Right-of-way, Keasbey
Application # P18-25
Planning Review

This office has received a site plan, revised through: May 21, 2018, warehouse building elevations, dated: September 28, 2016, a truck turning plan, dated: May 2018, a property survey, dated: January 2018, a major subdivision plan, dated: April 2018, a site plan, (Grey Water Utility), dated: May 24, 2018, a site plan, (Proposed Electric Transmission Line) dated: May 25, 2018, a set of 9 color images (undated), and two letters from the applicant's attorney, dated: June 19, 2018 and July 13, 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. This application also includes construction of transmission towers in both Woodbridge and Edison Township, and new water utilities to be constructed beyond the boundaries of the CPV site in the Township of Woodbridge and in the Borough of Sayreville.

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. Lot 100.02 was subdivided from a larger tract and created in 2013 to contain the CPV/Woodbridge Energy Center operation. 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.

2. Proposed Development

The applicant proposes to subdivide lot 100.02 so as to create three (3) parcels. Proposed lot 100.021 will be 16.458 acres in area on the east side of the site and will be drawn to contain the existing Woodbridge Energy Center. Proposed lot 100.022 will be 10.857 sf in area on the western area of the site and will contain a new power generation plant known as the Keasbey Energy Center. That facility will be located on the west side of the existing power plant and will be of similar size to the existing facility. Both facilities will share a central access road and other common facilities. The proposed Keasbey Energy Center facility will have frontage on Kolarick Road which will be extended to connect Riverside Drive to the Raritan River. Proposed lot 100.023 will be a 0.14 acre "remainder" parcel on the west side of the tract near the access road and will be consolidated into its abutting lot, Block 93, Lot 100.011.

The Keasbey Energy Center will connect to an electric distribution station in Edison Township via overhead transmission lines. Approximately 21 new steel utility transmission monopoles are proposed (9 poles in Woodbridge Township). Poles will be approximately 122'-167' high, depending on the elevation of the land on which they are installed. The poles will begin on lot 100.022 at the Keasbey Energy Center and will continue inside the Riverside drive median for approximately 2,400 LF eastward toward the Route 44 interchange. Poles will then turn northward and continue for 1,200 LF to reach the Route 440 right-of-way. Poles will continue westward along the south side of Route 440 for approximately 9,000 LF, cross over the NJ Turnpike and the Route 287/440 rights-of-way and terminate inside PSE&G's Metuchen Substation in Edison Township. All poles proposed in Woodbridge Township appear to be located within the EPEC, Keasbey 2, or Keasbey 3/KPR96 Redevelopment Zones and will be installed in public (Riverside Drive, Route 440/287, NJ Turnpike) rights-of-way. The total length if this "tie-line" will be 2.4 miles.

The proposed development will also have a direct water line for gray water transmission from the Middlesex County Utilities Authority facility in Sayreville. A new grey water line will begin on lot 100.022 at the Keasbey Energy site and travel westward and southward between Kolarick Drive and the abutting Scannell/FedEx/Federal Business Centers properties in a 20' wide easement area. The new water line will follow the path of the existing CPV grey water line, crossing under the Raritan River and connecting to the MCUA facility. This facility will purchase water from the MCUA.

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: EPEC Redevelopment Plan

| DESCRIPTION | REQUIRED | PROVIDED | | | CONFORMIT Y |
|---|----------|-----------|-----------|----------------------------|--------------------|
| | | 100.021 | 100.022 | 100.023 | |
| MINIMUM LOT AREA | 10 Acres | 16.458 AC | 10.857 AC | >10 AC after consolidation | COMPLIES |
| MINIMUM LOT WIDTH | N/A | - | - | - | - |
| MINIMUM LOT DEPTH | N/A | - | - | - | - |
| MINIMUM FRONT SETBACK | 50' | >50' | 47.1' | N/A | 1 VIOLATION |
| MINIMUM REAR/SIDE SETBACK | 30' | 34' | 49' | N/A | COMPLIES |
| MAXIMUM BUILDING HEIGHT: PRINCIPAL | 150' | 22' | 15' | N/A | COMPLIES |
| MAXIMUM BUILDING HEIGHT: ACCESSORY OR STACK | 250' | 145' | 160' | N/A | COMPLIES |
| MAXIMUM % IMPERVIOUS COVER | 85% | 33% | 23% | N/A | COMPLIES |

1 Bulk Violation.

C. Bulk: EPEC/Keasbey 2 and Keasbey 3 Redevelopment Areas

Permitted: Maximum pole height for transmission monopoles: 185'

Proposed: All proposed poles no higher than 167'

Complies.

D. Additional Requirements for Power Generation Facilities

Required: Facility must use natural gas

Facility must use treated wastewater for cooling

Processed wastewater can not be directly discharged into Raritan River

Best Available Technology shall be used for air emissions

All NJDEP air permitting requirements shall be met and documented

Appropriate noise attenuation measures comply with state regulations and documented

Provided: Testimony required for each item

Required: on street parking on major roads to be prohibited

Provided: parking provided for power plant on site

Complies.

Required: facility to be maintained on regular basis in compliance with property maintenance code

Provided: testimony required

Complies.

Required: during operation, fumes, dust, odor, smoke, vibration above ambient standards shall not be detectable on adjacent property, including compliance with NJDEP noise regulations

Provided: testimony required

Complies.

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

Complies.

B. Parking & Driveway Dimensions

Required: 9' x 18' spaces

Proposed: 9' x 18' spaces.

Complies.

Required: aisle width of 24' for two-way parking

Proposed: 24' wide

Complies.

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.

Required: maximum parking lot pole height of 20' and shielded abutting residential uses

Provided: 30' high poles shown on sheet 21, no residential spillage

Violation.

D. Loading

Required: Parking and loading to be coordinated with street system to reduce traffic and not obstruct vehicle or pedestrian circulation

Provided: testimony required

Complies.

Required: loadings spaces (14' x 55' x 15') based on gross floor area

Proposed: provided on west side of facility

Complies.

Required: Loading areas, truck parking and all utility areas, meters, trash compounds, outdoor storage and other service functions to be located in areas of low visibility and screened with a 6' high screen

Provided: loading area with six-foot screening fence and landscaping

Complies.

6. Landscaping and Buffering

A. Screening

Required: 10' deep buffer along all rights-of-way and adjacent to residential uses

Provided: not clearly show on proposed public road (shown as Kolarick Drive)

Violation. Relief requested.

Required: all setback areas fronting on public roadways shall provide a combination of low walls, decorative fencing, and/or landscaping

Provided: proposed development site fronts on a public roadway, unclear landscaping abutting Kolarick Drive.

Violation. Relief requested.

B. Parking Lot Landscaping

Required: 10% landscaping

Provided: 10% landscaping provided around 7-car parking lot

Complies.

7. Outside Storage of Materials

Required: maximum stacking height of 15'

Provided: testimony required

Complies.

Required: all storage to be in containers which are covered, non-flammable and approved by Health Department

Provided: testimony required

Complies.

8. Signs

Required: signage plan required based on use including material collection areas and way-finding

Provided: one entrance sign proposed, (40 sf) at northwest corner of Keasbey facility (Sheet 20)

Signs are permitted. More information required relative to the content and purpose of this sign.

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

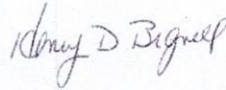
- A. The applicant must document approvals or exemptions from the Middlesex County Planning Board, Freehold Soil Conservation District, NJDEP and all other agencies having jurisdiction.
- B. With this application, proposed lot 100.021 will not have frontage on a public street. Relief under §40:55D-36 is required.
- C. The applicant should provide testimony to explain the overall operation of the proposed power generating facility.
- D. The applicant had 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.
- E. The applicant shall indicate how excess dirt will be removed from the site.
- F. The applicant will need to provide testimony to address the adequacy of parking, loading and vehicle circulation on the proposed site.
- G. The applicant shall indicate what spillage control devices are included with the construction of the fuel tanks.
- H. The applicant should clarify the public road. Will be constructed with this application. This should be clarified on the plan. The Redevelopment plan also requires a 10' buffer to public rights-of-way. This should be shown.
- I. The applicant should screen the west loading areas and other exposed areas of the facility from the public access road.
- J. The Redevelopment plan limits parking lot light poles to a maximum height of 20.' The applicant should seek relief from this item.
- K. The applicant will need to provide photo-simulations or similar illustrations of this site showing the height of the facility and the screening measures provided to screen these structures. The simulations should show the site from surrounding areas and should be provided before the public hearing.
- L. The plans should clarify the content and intent of the proposed northwest sign. This appears to be a permitted sign.
- M. The applicant will have to provide testimony at a public hearing to address the "performance standards" elements of the Redevelopment Plan listed hereinabove.
- N. The applicant should clarify if the proposed monopoles will all be installed within Middlesex County/NJDOT rights-of-way or if any portion of the poles or wires will be installed on or cross over private property. Written documentation should be provided from these agencies allowing the construction of these poles on these proposed properties.
- O. The applicant should clarify if the proposed water line improvements create any bulk violations on the lots where it is proposed. The site plan application should include all lots involved with proposed water line (Block 93, Lot 100.01 & 100.02, Block 114, Lots 2 & 3, Block 95, Lot 10.01).
- P. The applicant should clarify what state of federal agency permits the proposed underwater pipe under the Raritan River. Documentation of approval should be submitted.
- Q. With the new subdivision the applicant shall provide cross access agreements for all improvements being shared by both facilities.
- R. 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 should the variances be granted.
- D. Testimony relative to the substantial impairment of the promulgated land use policies of the Township should the variances be granted.
- E. Payment of any outstanding taxes, application and/or escrow fees.

Very truly yours,



Henry Bignell, PP
For the Firm
for

Marta Lefsky 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: #1103/17-34 (See #1103/12-4)



**REMINGTON
& VERNICK
ENGINEERS**

3 Jocama Boulevard, Suite 300-400
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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: #P18-25**
CPV Keasbey, LLC – Preliminary Plan Review
Block 93, Lots 100.011 & 100.02
Block 95, Lot 10.01, Block 114, Lots 2 & 3
EPEC Redevelopment
Riverside Drive (Industrial Avenue), Route 440 Rights of Way, Keasbey, NJ
Preliminary / Final Major Subdivision & Site Plan with Bulk Variances
Our File: 1225-P-383

Dear Ms. Olsen:

Remington & Vernick Engineers (RVE) has reviewed the above referenced plans for Preliminary / Final Major Subdivision and Site Plan with bulk variances.

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, c/o Competitive Power Ventures, Inc. 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 subdivide existing Lot 100.02 in Block 93 into three (3) new lots. The new lots will be known as Lots 100.021 – 100.023. Proposed Lot 100.021 will consist of 16.458 acres and contain the existing Woodbridge Energy Center. Proposed Lot 100.022 will consist of 10.857 acres and contain the proposed Keasbey Energy Center. Proposed Lot 100.023 will consist of 0.146 acres and will be consolidated with Lot 100.011 in Block 93 upon the filing of the Subdivision Plat.

Proposed Lot 100.022 is the subject of the Site Plan portion of the application. Preliminary and Final Site Plan approval is requested for the development of the Keasbey Energy Center, along with off-site improvements including a Generation Tie-Line and a Gray Water Line. Bulk variance approval and design waivers have also been requested. The proposed twenty-seven (27) acre project area is part of the lands which comprise the EPEC Redevelopment Plan. Power generating facilities are a permitted use according to the EPEC Plan.

The proposed project is for a new six hundred seventy megawatt (670 MW) combined cycle, gas fired electric generating facility with combustion and steam turbines, a heat recovery steam generator, demineralized and reclaim water tanks, a cooling tower and switchyard, with related site improvements including a warehouse building, driveways and parking areas, lighting and

landscaping, the extension of the existing security fence, and related utility and stormwater management improvements.

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 Subdivision, dated 05-23-2018.
3. Township of Woodbridge Application for Final Approval / Major Subdivision, dated 05-23-2018.
4. Land Subdivision Standards – Major Subdivision, Preliminary Details – Checklist.
5. Land Subdivision Standards – Major Subdivision, Final Plat Details – Checklist.
6. One (1) copy of a plan set titled “Proposed Major Subdivision of Lot 100.02, Block 93 N/F CPV Shore Urban Renewal, LLC & Lot 100.011, Block 93, N/F Epic Polymers, Inc., prepared for CPV Shore Urban Renewal, 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 three (3) sheets, dated April 2018.
7. 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 |

8. One (1) copy of a plan set titled "Keasbey Energy Center Proposed Electric Transmission Line to PSE&G Metuchen Substation, Edison and Woodbridge Township, Preliminary and Final Site Plans" prepared by PS&S Engineers, signed and sealed by Sanjay M. Patel, P.E., consisting of fifty-nine (59) sheets, dated 5/8/2017, revised through 5/25/2018.

| | | | |
|-------|---|----------|-----------|
| 1 | COVER SHEET | 5/8/2017 | 5/25/2018 |
| 2 | ZONING SCHEDULES | 5/8/2017 | 5/25/2018 |
| 3 | PROPERTY OWNERS LIST | 5/8/2017 | 5/25/2018 |
| 4 | GENERAL NOTES AND LEGEND | 5/8/2017 | 5/25/2018 |
| 5 | INDEX SHEET | 5/8/2017 | 5/25/2018 |
| 6-20 | SITE PLAN | 5/8/2017 | 5/25/2018 |
| 21-28 | PROFILE | 5/8/2017 | 5/25/2018 |
| 29-39 | CROSS SECTIONS | 5/8/2017 | 5/25/2018 |
| 40 | SITE DETAILS | 5/8/2017 | 5/25/2018 |
| 41-55 | CONSTRUCTION ACCESS AND SOIL EROSION & SEDIMENT CONTROL PLANS | 5/8/2017 | 5/25/2018 |
| 56 | SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS | 5/8/2017 | 5/25/2018 |

| | | | |
|----|---|----------|-----------|
| 57 | CAISSON NOTES, GENERAL NOTES AND STRUCTURAL LOADS | 5/8/2017 | 5/25/2018 |
| 58 | FOUNDATION ELEVATIONS, SECTIONS AND DETAILS | 5/8/2017 | 5/25/2018 |
| 59 | CASSON FOUNDATION REINFORCEMENT AND ANCHOR BOLTS SCHEDULE | 5/8/2017 | 5/25/2018 |

9. 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.
10. One (1) copy of a plan set titled "Keasbey Energy Center – Gray Water Utility, Woodbridge Township Development Plans, Block 93, Lots 100.01 & 100.02; Block 95, Lot 10.01; Block 114, Lots 2 & 3, Township of Woodbridge, Middlesex County, New Jersey" prepared by Marathon Engineering & Environmental Services, signed and sealed by Jesse D. Dougherty, P.E., consisting of seven (7) sheets, dated 10/30/2017, revised through 5/24/2018.

| | | | |
|-----|---|------------|-----------|
| 1 | COVER SHEET | 10/30/2017 | 5/24/2018 |
| 2 | INFORMATION SHEET | 10/30/2017 | 5/24/2018 |
| 3 | OVERALL PERMIT PLAN | 10/30/2017 | 5/24/2018 |
| 4-6 | GRAY WATER TRANSMISSION LINE ROUTE PLAN | 10/30/2017 | 5/24/2018 |
| 7 | DETAILS AND DISTURBANCE TABLES SHEET | 10/30/2017 | 5/24/2018 |

11. One (1) copy of the EPEC Redevelopment Plan, dated May 2012.
12. One (1) copy of Preliminary Architectural Elevations consisting of one (1) sheet entitled "Keasbey Architectural Warehouse Building Elevations, Drawing Number 324698-A-101", prepared by Mott MacDonald, dated 9/28/2016.
13. One (1) copy of a Truck Circulation Plan consisting of one (1) sheet entitled "Township of Woodbridge Middlesex County, New Jersey, CPV Keasbey Energy Center, Truck Circulation Plan", prepared by CME Associates, signed and sealed by David J. Samuel, P.E., dated May 2018.

14. One (1) copy of an Application Submission Letter, dated 6/19/2018.
15. One (1) copy of a CPV Keasbey LLC – Keasbey Energy Center Addendum to Woodbridge Township Planning Board Application for Preliminary and Final Major Subdivision and Preliminary and Final Major Site Plan and Bulk Variance Approvals, prepared by Archer & Greiner P.C.
16. One (1) copy of CPV Shore, LLC #P13-04 Resolution, memorialized on April 17, 2013.
17. 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.
18. 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.
19. One (1) set of site photographs.

C. VARIANCES OR WAIVERS REQUESTED OR REQUIRED

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

D. MAJOR SUBDIVISION CHECKLIST

Per the Major Subdivision Details - Checklist, we offer the following comments per review of the submitted plans:

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

1. Certification that all taxes on the property have been paid and that there are no outstanding assessments for local improvements. **The applicant’s engineer indicates that this shall be provided.**
2. Certification by the municipal engineer that the developer has complied with conditions of preliminary approval as required by Section 150-56C(1)(c)and(d). **The applicant’s engineer indicates that this shall be provided.**
5. Minimum building setback lines on all lots and other sites. **Partial waiver requested.**

E. 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:

3. Present site plans at an engineer's scale no smaller than one inch equals fifty feet nor larger than one inch equals twenty feet. The size of the sheets shall not exceed thirty-six inches by twenty-four inches. **A waiver is requested for providing 42" X 30" sheets.**
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.

F. OFF-SITE and OFF-TRACT IMPROVEMENTS

1. The provided addendum indicates the Keasbey Energy Center will reuse reclaimed water which will be purchased from the Middlesex County Utilities Authority Wastewater Treatment Plan in the Borough of Sayreville and will be transported to the Woodbridge Energy Center by way of an underground pipeline running through a "Gray Water Line" beneath the Raritan River and in the Township of Woodbridge through a "Gray Water Line Easement".
2. The provided addendum indicates that the Generation Tie Line will be a 2.4 mile long, 230kV radial line running through overhead transmission easements within Woodbridge Township and Edison Township to deliver power to their substation in Metuchen.
3. The applicant proposes nine transmission monopoles within the Township, located within overhead easements. The poles range in height up to approximately 185 feet above ground level. The applicant should confirm compliance with FAA standards, including whether there is any need for lighting or the like on the poles. A permit or letter of no interest should be provided from the FAA.
4. Any future submittals shall also call out the height above grade of each proposed pole.
5. The proposed construction of the overhead transmission line is proposed to pass along multiple state and local roadways. The applicant shall provide testimony and revisions demonstrating the work can be accomplished safely along busy traffic corridors. We defer to Middlesex County and the NJDOT review where jurisdiction requires it.
6. Several existing light poles are depicted without an indication of their height to allow verification of enough vertical clearance. Revisions are necessary.
7. The clearance between existing improvements and infrastructure and the proposed overhead wires is misleading as depicted. Revisions to make the adequacy of the clearance more easily determined are needed.
8. Further to the above, the elevation label convention for a number of the existing poles that the transmission line is proposed to be routed above implies narrow clearances (such as approximately 5 feet on PF-02). The naming convention and labels shall be revised to be clear about height above grade, elevation, and clearance between improvements and the proposed transmission line.

9. The electrical transmission line plans indicate that guide rail and other details are to be provided on the traffic control plans. Our office has not received these plans at this time.
10. We note that along the path of the proposed grey water line, all disturbances to wetlands, wetlands buffers, riparian zones and riparian zone buffers appear to be only temporary. The applicant shall confirm and clarify as appropriate.
11. Testimony should be provided regarding the disturbance associated with the routing of the proposed overhead transmission line similar to the above comment.
12. The applicant shall demonstrate their ability to obtain all of the temporary and permanent easements and agreements depicted on the plans.

G. SITE REQUIREMENTS/LAYOUT

1. 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.
2. 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. Municipal boundaries should be clearly shown.
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 installation.
5. The proposed division of proposed improvements shall be clarified, between this application and the Amended Woodbridge Energy Center application as well as any proposed phasing within this application.
6. Testimony shall be provided regarding the adequacy of security for the site.
7. Architectural elevations have been provided for the proposed warehouse but no floor plans are provided.
8. A total of seven (7) parking spaces are shown on the plan with no handicapped parking spaces. The Zoning Requirements indicate three (3) parking spaces are required for Lot 100.022. The plans indicate that twenty-six (26) off-street parking spaces are required for Lot 100.021 and twenty-seven (27) spaces have been provided, however no parking spaces are shown for Lot 100.021. Parking shall be provided to the Board's satisfaction. ADA parking shall be provided in accordance with barrier-free standards.
9. 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.

10. The applicant should provide testimony on truck and other equipment storage on-site.
11. No refuse enclosure has been proposed on the plans.
12. The applicant should provide testimony regarding the method of trash storage and collection.
13. 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 should be addressed.
14. The applicant should provide testimony regarding applicable ADA compliance for the proposed buildings.
15. If utilities are proposed, laterals shall be shown connecting to the buildings.
16. Minimal utilities are depicted as proposed for this project. Any proposed utilities for the warehouse or CEMS building or other structures shall be indicated on the plans.
17. Adequate clearance shall be demonstrated for all utility crossings.
18. Construction details will be reviewed in further detail at a future time.

H. 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. Brief testimony should be provided at the public hearing regarding the history and adequacy of the stormwater management system, including the previous revisions to the system and the ongoing oversight by the NJDEP.
3. All proposed contours shall be properly labeled and completed.
4. Freehold Soil Conservation District will be reviewing the project to insure the proper erosion and sediment control measures have been designed.
5. Existing and proposed drainage area maps have been provided for review.
6. Due to the amount of disturbance proposed in the project, the project in this application is classified as major development under NJDEP's Stormwater Rule (NJAC 7:8).
7. Since the project is considered major development, the applicant must submit a Major Stormwater Development Summary (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.
8. 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 acceptance of the O&M manual we defer to Township Engineering.
9. 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.

10. 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.
11. The proposed outlet structure utilizes two separate 12-inch outlet pipes, which presents the potential for blockage. Fifteen inch pipe should be provided.
12. We acknowledge that final jurisdiction for the review and approval of the grading and drainage design rests with the NJDEP.

I. 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.
3. The proposed construction of the gray water line involves crossing or routing through numerous environmentally sensitive areas. The applicant's professionals shall provide information regarding the measures and restrictions being undertaken or imposed to protect these resources. We note for example that the crossing of the Black Ditch the plans prohibit construction equipment from crossing the ditch, and the proposed sequence of work avoids blocking more than half of the ditch at a time to maintain fish passage and channel flow.
4. Sanitary sewer calculations and sanitary sewer design shall be provided.

J. MISCELLANEOUS

1. Additional information should be provided as to how the project complies with the specific requirements for Power Generation Facilities listed in the Redevelopment Plan.
2. A report or summary of the overall operation of the power generating facility should be provided.
3. The site plans propose ammonia storage within the southwest portion of the development footprint. Testimony regarding the proposed use and approvals required should be provided.
4. 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.

K. 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:

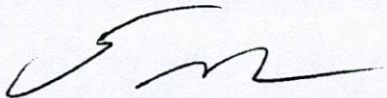
1. Township of Woodbridge.
2. Local Fire Code Official.
3. Middlesex County Planning Board.
4. Freehold Soil Conservation District.
5. New Jersey Department of Environmental Protection (**as applicable**).

The applicant should provide a complete list of permits and outside agency approvals that will be required to successfully complete this project, including the current status of those approvals.

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
Sanjay M. Patel, PE, PS&S, LLC
Michael J. McGurl, PLS, CME Associates
Jesse D. Dougherty, PE, Marathon Engineering & Environmental Services
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

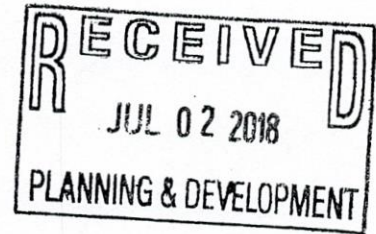


FORDS FIRE PREVENTION BUREAU, FORDS FIRE DEPARTMENT

LOCAL ENFORCING AGENCY, DISTRICT NO. 7

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

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



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. P18-25
Applicant: CPV KEASBEY, LLC
Block: 93 Lots: 100.011 & 100.02 & 100.011 & PART OF 100.0.02 TO BE KNOWN AS 100.21
Blocks: 95/114 Lots 10.01/2&3 Zone: KPR
Street: Riverside Drive/Route 440 Right of Way, Keasbey NJ

Dear Marta Darden,

The Fire Prevention Bureau has reviewed the updated proposed plans dated May 25, 2018 for the above referenced project and has the following comment.

In item number 7 on the check list, the site circulation plan showing the WB-62 type vehicle is sufficient for our fire apparatus to enter and exit the site. This exceeds our WB-50 requirement that we currently use.

The Fire Hydrants specifications, Fire Department Connections Storz Types connections are all indicated on the plans as requested in our previous reports.

The Bureau has no objections or further comment 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 27, 2018

TO: Planning Board

FROM: Robert Hubner, Director of Police

RE: Application No. **#18-25**
Applicant: **CPV KEASBEY, LLC**
Location: **Riverside Drive / Route 440 Rights of Way, Keasbey, NJ**
Type: **Preliminary/Final Major Subdivision/
Preliminary/Final Major Site Plan and Bulk Variances**

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

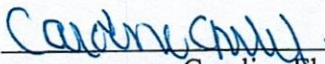
WHEREAS, the proposal for this project has been reviewed by the Commissioners of the Redevelopment Agency who have found that it meets all the criteria of the EPEC Redevelopment Plan; and

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

John E. McCormac, Mayor

Department of Planning and Development

Marta Darden, Director


One Main Street • Woodbridge, New Jersey 07095

Tel: (732) 602-6004 • Fax: (732) 602-6038



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: Preliminary/Final Major Subdivision, Preliminary/Final Major Site Plan and Bulk
Variances- **#P18-25**
Block: 93, Lots: 100.011, 100.02; Zone: ER and KPR'96
Riverside Drive/Route 440 Rights of Way, Kearsbey
CPV Kearsbey, LLC

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

EXHIBIT F