

The Township of Pennsauken
Application For The Zoning Board Of Adjustment

Before making application with the Planning Board, please contact the Planning and Zoning Office to insure the property is not located in a redevelopment area of the township.

Name of Applicant Solar Landscape LLC Date: November 10, 2020

1. Person Responsible for all Correspondences and/or Escrow Account

Name: Corey Gross, COO
Company Name: Solar Landscape LLC
Address: 522 Cookman Avenue, Unit 3
Asbury Park, New Jersey 07712
Telephone #: 732-986-4745

3. Address where work is being done 7245 Westfield Avenue, Pennsauken, New Jersey 08110
4. Plate 11, Block 1104, Lot 44, in Zoning District L-J
5. Type of building Church; Place of Worship, Type of Alterations Installation of Solar Panels - See Rider
6. Sq. Foot of Building 146,795, Valuation \$386,300
7. Height of Building 37 feet, Area of Building Coverage 23.5 %
8. Set backs: Front 24.7 Sides 241.4 Rear 269.6
9. Purpose for occupancy See Rider.

10. Curbing - Yes () No () N/A - Existing.

11. Streets - Yes () No () N/A - Existing.

12. Sewage/Water- Yes () No () N/A - Existing.

13. Number of Employees N/A

14. Number of Parking Spaces Existing: 257, Proposed: 519

15. Drainage Type See Drainage Report.

16. Type of Sign (s) N/A - Existing, Height of Sign (s) N/A - Existing.

17. Square Footage of Sign (s) N/A - Existing, Location of Sign (s) N/A - Existing.

18. Screen Planting See Site Plans.

19. Property Maintenance Schedule See Site Plans.

Wilentz, Goldman & Spitzer, P.A. on behalf of the Applicant, Solar Landscape LLC

Applicant: [Signature] Telephone: 732-855-6039

(Signature) Donna M. Jennings, Esq. 11/12/20

RECEIVED
NOV 12 2020
Planning & Zoning Office

Petition of Appeal
BEFORE THE ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF PENNSAUKEN, IN THE COUNTY OF
CAMDEN, NEW JERSEY

(a) Name of Petitioner: Solar Landscape LLC Date: November 10, 2020

Address: 522 Cookman Avenue

Town: Asbury Park County: Monmouth State: NJ Zip Code: 07712

(b) DESCRIPTION OF PROPERTY INVOLVED (Attach copy of Survey):

Address of Property Involved: 7245 Westfield Avenue, Pennsauken, NJ 08110

Township Assessment Map: Plate # 11 Block # 1104 Lot # 44

(c) Zoning District: L-1

(d) Notice obliged to be given to owners of property lying beyond the limits of the Township of Pennsauken:

Yes: _____ No: If yes, name of such municipality: _____

Present Use of Land or Buildings (example, Residence, Commercial, etc.) See attached Rider.

(f) Use Desired: See attached Rider.

(g) Owner's Names: Life in Christ Ministries, Inc.

Subject to Agreement of Sale? Yes: _____ No:

(h) Relief Desired: See attached Rider.

Wilentz, Goldman & Spitzer, P.A., on behalf
of the Petitioner, Solar Landscape LLC

FILED ON BEHALF OF PETITIONER:

By: Donna M. Jennings, Esq.

Address 90 Woodbridge Center Drive, Suite 900

Woodbridge, New Jersey 07095

Telephone No.: 732-855-6039

Signature of Petitioner: 

Address: _____

522 Cookman Avenue

Asbury Park, New Jersey 07712

Telephone No.: 732-986-4745

Rider

A. Minor Site Plan

Applicant, Solar Landscape LLC (“Solar Landscape”), is seeking minor site plan approval in connection with the community solar project (the “Project”) that is proposed to be installed at the World Harvest Christian Center (the “Church”) located at 7245 Westfield Avenue, identified as Lot 44 in Block 1104 on the Pennsauken Township Tax Map (the “Site”).

B. Use Variance Approval

The Site is situated in the Westfield Avenue Redevelopment Area, which is subject to the Redevelopment Plan for Westfield Avenue (the “RP”). The RP does not specifically list permitted uses but instead relies on the underlying zoning. Here, the underlying zoning for the Site is the L-I, Limited Industrial District (“L-I District”). The proposed community solar panels are not a permitted principle use in the L-I District and, thus, Solar Landscape is also seeking use variance approval in accordance with N.J.S.A. 40:55D-70(d).

The record will demonstrate that the Project satisfies both the positive and negative criteria for the granting of the use variance. Importantly, the Municipal Land Use Law (“MLUL”) specifically recognizes solar uses as inherently beneficial. See N.J.S.A. 40:55D-4. An inherently beneficial use “means a use which is universally considered of value to the community because it fundamentally serves the public good and promotes the general welfare.” Ibid. An inherently beneficial use, such as the community solar project proposed here, satisfies the positive criteria as a matter of law.

Equally important, Solar Landscape is developing the Project by order of the New Jersey Board of Public Utilities (“BPU”) as one (1) of forty-five (45) projects approved to participate in New Jersey’s first ever community solar program (“Community Solar”). Community Solar,

established in 2018 pursuant to the State's Clean Energy Act, allows New Jersey residents to purchase electricity from remotely located solar facilities, thereby enabling them to enjoy the benefits of solar electricity (including substantial financial savings) without needing to own a home suitable for solar panels.

The BPU ordered development of the Project due, in part, to the support it "received ... from the Township, local affordable housing providers, and local community organizations." See Exhibit 1. From its inception, this Project has received support from the following local organizations:

- Hispanic Family Center. See Exhibit 2.
- St. Joseph's Carpenter Society. See Exhibit 3.
- The Church community. See Exhibit 4.
- The Pennsauken Township Committee. See Exhibit 5.

This Project will bring substantial benefits to residents of Pennsauken, to the local economy, and to the Church. Specifically:

- Solar Landscape is required by BPU order to sell at least 51% of electricity generated by this Project to low-income and moderate-income ("LMI") residents in Pennsauken and/or immediately adjacent municipalities.
- All electricity will be sold at least 10% below the price of utility-supplied electricity, and LMI residents may qualify for substantially more savings.
- Solar Landscape's job-training program ("LAUNCH Solar") will train local LMI residents for careers in solar (at no charge to the trainees).
- Solar Landscape will pay \$547,730 to install a new roof on the Church.
- Solar Landscape will pay \$24,000 per year to lease the Church's roof and parking lot for the solar facility. The Church can use this money to further enhance the Property and to support various Church programs (including plans for a pre-school and a children's theatre).
- Solar Landscape will plant pollinators on the large grass section of the Property with the help of local experts from Rutgers University. This will provide nutrition and habitat that bees and butterflies need to thrive and will make the property more attractive.
- This Project will prevent an estimated 2,600 metric tons of carbon dioxide emission from entering the local atmosphere each year

Solar Landscape's Project also satisfies the negative criteria. That is, the Project may be approved without causing substantial detriment to the public good and will not substantially

impair the intent and purpose of the zone plan and zoning ordinance. The Project is located in the LI District which permits a variety of uses, such as warehousing, trucking, and distributing, which would have a much greater impact on the area by the sheer volume of the trucks and passenger vehicles to the Site. Here, once constructed, no additional traffic is generated and any negative visual impact will be screened by the proposed fence and significant additional landscaping.

C. Bulk Variances

Solar Landscape is also proposing to make improvements to the Site's parking lot, as detailed on the attached Site Plans, including but not limited to the addition and re-stripping of 247 parking stalls, raising the total number of parking stalls from 257 to 504 parking stalls. The parking stalls will be 9' wide and 18' long (9' x 18'), and as such, Solar Landscape is also seeking a variance from Ordinance Section 141-73, which requires parking stalls to be not less than 10' wide and 20' long. Notably, the proposed parking stalls on the northern portion of the Site were previously striped at 9' x 18'; thus, Solar Landscape is re-stripping those parking stalls to be 9' x 18' in order to be consistent with the existing conditions. The proposed parking stalls on the western portion of the Site are proposed to be 9' x 18' as well, in order to be consistent with the remainder of the Site and to channel traffic flow within the area and to better define the larger expanses of asphalt.

D. Submission Waivers

Solar Landscape requests waivers from certain application requirements, as follows:

- i. Ordinance Section 141-59B(3)(c) requires that the Site Plan shall include:

All structures, wooded areas and topography with contours at not more than one foot intervals extending at least 25 feet beyond the property lines, showing existing contours based upon a survey prepared by a licensed land surveyor with name, date and seal imposed; an outbound survey with

the same information and seal imposed; the name of the project; the name of the site plan designer; and the name of the developer.

A waiver is being requested from the requirement to provide topography extending 25 feet (25') beyond the property lines. Topography and structure locations have only been completed on-site within the areas of the proposed improvements; specifically, topography and structure locations were not obtained northwest of the Site in the area of the existing stormwater basin and adjacent uses. The waiver is warranted because the proposed improvements will not alter existing drainage patterns and, thus, the extent of survey was limited to areas required to analyze the impact of the proposed solar panels.

ii. Solar Landscape is also requesting a waiver from the requirement to provide a Traffic Impact Study because the addition of solar panels will not generate additional trips to the Site and the existing use will not be expanded as part of this Application.

iii. Solar Landscape is not required to submit an Environmental Impact Statement. Pursuant to Ordinance Section 142-2, “[t]he submission to the Pennsauken Township Environmental Commission of an environmental impact statement shall be required for any major subdivision or site plan application that involves the development of 1.5 acres or more of undeveloped land.” (Emphasis added). This Application involves the disturbance of only 0.8 acres of land that is already developed. Thus, an Environmental Impact Statement is not required.

Exhibit 1



Agenda Date: 12/20/19
Agenda Item: 8D

STATE OF NEW JERSEY
Board of Public Utilities
44 South Clinton Avenue, 9th Floor
Trenton, New Jersey 08625-0350
www.nj.gov/bpu/

CLEAN ENERGY

IN THE MATTER OF THE COMMUNITY SOLAR)
ENERGY PILOT PROGRAM)
)
) DOCKET NO. QO18060646
) et al. (see attached
) Appendices 1 through 46)

Party of Record:

Stefanie A. Brand, Esq., Director, New Jersey Division of Rate Counsel

BY THE BOARD:

This Order reflects the Board's actions on the applications received for participation in Program Year 1 ("PY1") of the Community Solar Energy Pilot Program ("Pilot Program"), codified at N.J.A.C. 14:8-9 et seq.

BACKGROUND

On May 23, 2018, the Clean Energy Act, P.L. 2018, c. 17, was signed into law, directing the Board of Public Utilities ("Board" or "BPU") to adopt rules and regulations within 210 days establishing a Pilot Program. This Pilot Program will enable New Jersey electric utility customers to participate in a solar energy project that may be remotely located from their properties and receive a credit on their utility bills. Community solar will therefore enable access to clean energy generation for utility customers currently unable to place solar generation directly on their own properties. The BPU is particularly interested in ensuring that low-and moderate-income ("LMI") customers are able to access community solar, and that community solar development is pursued without materially compromising the preservation of open space or protected lands in New Jersey. The Pilot Program is designed to provide the necessary experience and to lay the groundwork for the development and implementation of a full-scale Community Solar Energy Program within 36 months of the signing of the Clean Energy Act.

The Board adopted the Pilot Program rules on January 17, 2019 following stakeholder engagement. The adopted rules were filed with the Office of Administrative Law and published in the New Jersey Register on February 19, 2019. The final rules provide the framework necessary for the development and implementation of community solar in New Jersey. N.J.A.C. 14:8-9.3(c) directs Board Staff to initiate an annual application process, and lays out the requirements and conditions. N.J.A.C. 14:8-9.4(a) states that the Pilot Program during PY1 shall not exceed 75 MW in DC nameplate capacity, N.J.A.C. 14:8-9.4(b) states that the annual capacity

Appendix 39: Conditional Approval for QO19091262				
Docket Number	Applicant Name	Size (MWdc)	EDC	Contact Email
QO19091262	Solar Landscape	3.07	PSE&G	patrick@solatlandscape.com
Project Description: The proposed project would be a 3.07 MWdc LMI project sited on a rooftop and parking lot canopy in the Township of Pennsauken. The project has received support from the Township, local affordable housing providers, and local community organizations.				

Appendix 40: Conditional Approval for QO19091283				
Docket Number	Applicant Name	Size (MWdc)	EDC	Contact Email
QO19091283	Franklin Square Owner, LLC	0.0496	PSE&G	Tyler.haines@fairstead.com
Project Description: The proposed project would be a 0.0496 MWdc LMI project sited on a rooftop in Glendora. The project is being developed in partnership with an affordable housing provider.				

Appendix 41: Conditional Approval for QO19091284				
Docket Number	Applicant Name	Size (MWdc)	EDC	Contact Email
QO19091284	Franklin Square Owner, LLC	0.084	PSE&G	Tyler.haines@fairstead.com
Project Description: The proposed project would be a 0.084 MWdc LMI project sited on a rooftop in Glendora. The project is being developed in partnership with an affordable housing provider.				

Appendix 42: Conditional Approval for QO19091285				
Docket Number	Applicant Name	Size (MWdc)	EDC	Contact Email
QO19091285	Franklin Square Owner, LLC	0.0916	PSE&G	Tyler.haines@fairstead.com
Project Description: The proposed project would be a 0.0916 MWdc LMI project sited on a rooftop in Glendora. The project is being developed in partnership with an affordable housing provider.				

Appendix 43: Conditional Approval for QO19091286				
Docket Number	Applicant Name	Size (MWdc)	EDC	Contact Email
QO19091286	Franklin Square	0.0428	PSE&G	Tyler.haines@fairstead.com
Project Description: The proposed project would be a 0.0428 MWdc LMI project sited on a rooftop in Glendora. The project is being developed in partnership with an affordable housing provider.				

Exhibit 2



HISPANIC FAMILY CENTER OF SOUTHERN NEW JERSEY

Providing the community with a broad range of culturally relevant social services and advocacy programs that promote and encourage empowerment and self-sufficiency since 1976.

September 6, 2019

New Jersey Board of Public Utilities
44 S. Clinton Ave.
Trenton, NJ 08625

To whom it may concern:

The Hispanic Family Center of Southern New Jersey, Inc. (HFC) fully supports Solar Landscapes application to implement *New Jersey Community Solar Gardens*.


HFC is an experienced nonprofit with headquarters in the heart of East Camden. Our agency serves 10,000 clients each year across Camden and Gloucester counties. We have been providing adult education, job training and workforce development, health education, prevention and counseling services to the communities of Southern New Jersey for nearly 44 years.

HFC's programs are consistently growing and adapting to the changing needs of our community. In 2015, HFC launched a Green Jobs training program to prepare residents Camden with the skills and credentials needed to become solar thermal installers. While HFC no longer spearheads this program, our facility is still equipped with a state-of-the-art Learning Lab. Nearly 40 participants found employment after completing our program.

HFC is in support of Solar Landscapes spearheading a solar job training program within our Learning Lab facility. Solar Landscape has agreed that they will take on the expense of the training and ensure that participants achieve valuable professional certifications upon completion of the training. We will work in conjunction with Solar Landscapes to ensure the training programs success by providing referrals to the program.

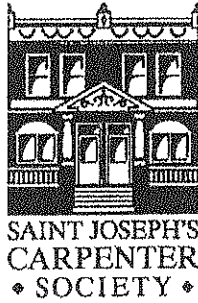
We support this effort because it clearly aligns with our agency's mission of increasing an individual's ability to become self-sufficient, with sustainable employment being a key component.

Thank you,



Elsa Candelario, MSW, LCSW
Executive Director

Exhibit 3



September 5, 2019

New Jersey Board of Public Utilities
44 South Clinton Avenue
Trenton, NJ 08625

Re: Letter of Support
Solar Landscape – Community Solar Application

Dear Sir or Madam:

I am writing to express support for Solar Landscape's Pennsauken Community Solar application.

Saint Joseph's Carpenter Society has worked in the City of Camden, Pennsauken, and other surrounding communities since 1985 to improve neighborhoods through safe and affordable housing for our residents. We recognize that affordable housing encompasses more than simply the physical house and are excited to know that electricity produced by this project will be sold at a discount to low- and moderate-income subscribers in the area. We are also pleased to hear about local solar energy job training that could benefit our area residents. We look forward to working with Solar Landscape to connect our neighborhood residents to these opportunities.

Saint Joseph's Carpenter Society supports Solar Landscape's Community Solar project in Pennsauken and are happy to support a local clean energy opportunity that can benefit our low- and moderate-income families.

If you need any additional information, please do not hesitate to contact me at 856-966-8117 or phogan@sjcscamden.org.

Sincerely,

Pilar Hogan Closkey, PE, PP, AICP
Executive Director

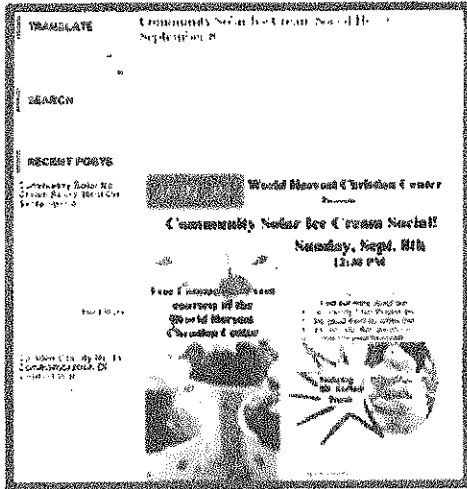
Rebuilding homes, empowering futures.

20 Church St, Camden, NJ 08109 • info@sjcscamden.org • 856.966.8117 • www.sjcscamden.org

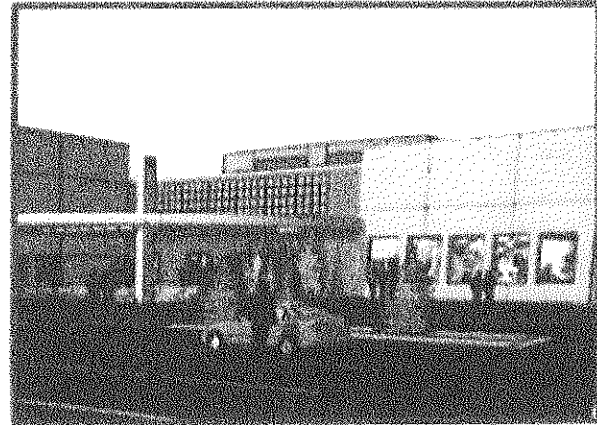


Exhibit 4

*Solar Landscape
Community Solar Ice Cream Social
World Harvest Christian Center
September 8, 2019*



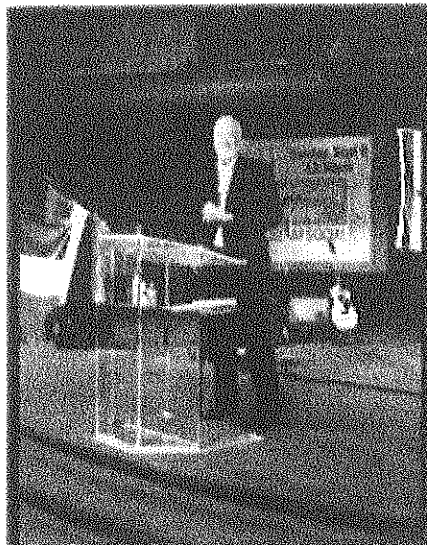
Event Advertisement in allthingspennsauken.com



Architect's rendering new entrance for the World Harvest Christian Center



Diana Rehill and Senior Pastor Nancy Palmer of the WHCC enjoy an ice cream after the 40-minute Community Solar Q&A held in the facility's main hall. Middle center and right; attendee's gather outside after event



Solar Landscape's Director of Community Engagement, Kevin Dunshee speaks to community members in the Main Hall

Exhibit 5



Township of
Pennsauken
CAMDEN COUNTY, NEW JERSEY

(609) 665-1000

FAX (609) 665-2749

www.twp.pennsauken.nj.us

INCORPORATED 1892

September 5, 2019

New Jersey Board of Public Utilities
44 S. Clinton Ave.
Trenton, NJ 08625

Re: *Letter of Support for Solar Landscape's Community Solar Applications*

To Whom It May Concern,

I am writing to express Pennsauken Township Committee's enthusiastic support for Solar Landscape's Community Solar application.

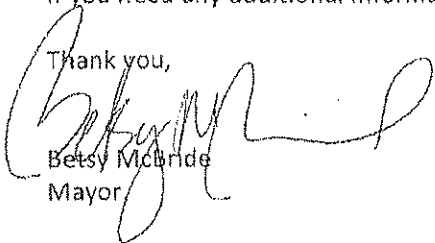
Solar Landscape made a presentation at our Township Committee Meeting on August 8th where they reviewed the projects they are applying to build in our township as part of the New Jersey Community Solar pilot program. We are pleased to learn that 51% or more of the electricity the system's produce will be sold at a discount to low-to-moderate-income subscribers. We are equally pleased that Solar Landscape will be sponsoring local solar energy job training in and around our community through its partnership with Isles of Trenton and Interfaith Neighbors.

I have referred Solar Landscape to affordable housing and job training organizations that work in our community, including: UrbanPromise, The Hispanic Family Center, St. Joseph's Carpenter Society and Cooper's Ferry Partnership.

We will continue to make every reasonable effort to protect our environment by working to remove CO² emissions from the atmosphere, and Solar Landscape's Community Solar projects support those beliefs. Moreover, we are committed to working with others on the global push toward renewable green energy solutions.

If you need any additional information, please contact me.

Thank you,


Betsy McBride
Mayor

Municipal Building, 5605 N. Crescent Boulevard, Pennsauken, New Jersey 08110

**OWNER'S AFFIDAVIT
OF AUTHORIZATION AND CONSENT**

**Re: Life in Christ Ministries, Inc.
7245 Westfield Avenue
Block 1104, Lot 44
Township of Pennsauken, New Jersey**

To Whom It May Concern:

Life in Christ Ministries, Inc., the owner of Block 1104, Lot 44 in the Township of Pennsauken, County of Camden, New Jersey (the "Property"), hereby consents and gives authorization to the Applicant, Solar Landscape, LLC, c/o Corey Gross, to seek any and all required land use approvals, including but not limited to Municipal, County, State, and Soil Conservation District, associated with the development of the Property.

Life in Christ Ministries, Inc.

Mary L. Palmer

Name:

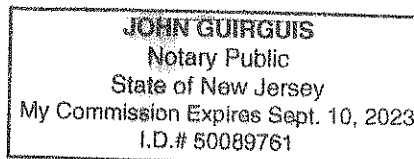
Title: *President Life in Christ Ministries Inc.*

Dated: *11-4-2020*

Sworn to and subscribed before me
this 11/16 day of November, 2020.

[Signature]

Notary Public of New Jersey



Corporate Disclosure Form

Solar Landscape LLC.

The following persons and/or entities own 10% or more of the applicant Solar Landscape LLC

Cosh Development LLC- 522 Cookman Ave. Unit 3, Asbury Park NJ 07712- 100% ownership of Solar Landscape LLC.

Shaun Keegan- 103 Hillcrest Dr. Neptune NJ 07753- 50% ownership of COSH Development LLC

Corey Gross-1315 Gully Rd. Wall NJ 07753- 50% ownership of COSH Development LLC

STORMWATER MANAGEMENT REPORT

Prepared for:

Solar Landscape LLC

Block 1104, Lot 44
7245 Westfield Avenue
Pennsauken Township
Camden County, New Jersey

Prepared by:

BOHLER //

N.J. Certificate of Authorization 24GA28161700

10000 Midlantic Drive, Suite 410W
Mount Laurel, NJ 08054
908-668-8300

BENJ File No. JM200538



Ahmad Tamous, P.E.
New Jersey Professional Engineer License No. 46184

November 2020

1. Introduction

The subject property is located at 7245 Westfield Avenue in Pennsauken Township, Camden County, New Jersey. The property is identified as Block 1104, Lot 44 on the Pennsauken Township tax maps and is a total of 14.35 acres in size and will hereafter be referred to as "the site". The site is bordered to the north by residential properties and Derosse Avenue; to the east by Derosse Avenue, residential properties, and Crescent Memorial Park beyond; to the west by railroad tracks and industrial warehouses beyond; and to the south by Westfield Avenue and truck dealership and manufacturing stores beyond.

Under existing conditions, the property consists of World Harvest Christian Center and associated site features within the L-1 Zone. The purpose of this report is to analyze the stormwater drainage conditions that will occur as a result of the addition of solar panels in the existing pavement areas to the north and west of the site, along with parking lot improvements. The scope of this study includes analysis of the existing drainage characteristics of the site compared with the post-development drainage conditions.

The construction of the proposed improvements on the Site will result in a marginal increase in impervious area of and will disturb 0.80 acres of land. The New Jersey Department of Environmental Protection (NJDEP) defines a major development as proposing an increase in impervious of 0.25 acres and/or disturbs one acre of land. Therefore, this project does not qualify as a major development by the NJDEP.

Pre-development and post-development conditions are examined for stormwater quantity analysis, water quality analysis, groundwater recharge, soil erosion and sediment control, and low impact development based on the *NJDEP Stormwater Management Regulations* of June 2016.

2. Pre-Development Site Conditions

Under existing conditions, the property consists of World Harvest Christian Center and associated site features within the L-1 Zone. Stormwater east of the church sheet flows south to north into the existing basin north-west of the site. For the pavement area to the north of the church, the water sheet flows into the wooded area north of the site. For rainfall east of the site sheet flows into Derosse Avenue where it is collected through a series of inlets within the road.

3. Post-Development Site Conditions

The post-development condition for the site includes the construction of solar panels within the existing impervious areas and parking fields. The proposed site is designed in a manner that generally maintains the existing drainage patterns. The proposed improvements result in a de

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minimis increase in impervious area, and therefore no additional stormwater management improvements are required to satisfy NJDEP's stormwater recharge, water quality, or water quantity requirements.

4. Conclusions

In summary, the proposed improvements illustrated on the drawings prepared by Bohler Engineering NJ, LLC meet the requirements set forth by the NJDEP Stormwater Regulations. The overall existing drainage patterns are being maintained, runoff rates/volumes will show a de minimis increase as a result of the proposed construction, and water quality measures are not required for the proposed improvements. Bohler Engineering anticipates that the stormwater design will not have a negative impact to surrounding areas.