



## Department of Community Development

820 Mercer Street, Cherry Hill, NJ 08002

856-488-7870 (Phone) 856-661-4746 (Fax)

[www.Cherryhill-NJ.com](http://www.Cherryhill-NJ.com)

### LAND USE DEVELOPMENT APPLICATION

Submission Date: 3/31/2025

Application No.: 25-Z-0006

☐ PLANNING BOARD

☒ ZONING BOARD OF ADJUSTMENT

#### FOR OFFICE USE ONLY

TAXES PAID YES/NO \_\_\_\_\_ (INITIAL)

FEES \$ 1,600.00 PROJ. # \_\_\_\_\_

ESCROW \$ 4,000.00 ESCR. # 10252

#### 1. APPLICANT

Name: Solar Landscape LLC

Address: 522 Cookman Avenue Unit 3

City: Asbury Park State: NJ Zip: 07712

Phone: ( 732 ) 855-6039\* Fax: ( 732 ) 726-6560

Email: djennings@wilentz.com\* \*Applicant's Attorney

Interest in Property: Lessee

#### 2. OWNER

Name: Cherry Umbrella LLC

Address: 4 Radnor Corp Ctr Ste 105

City: Radnor State: PA Zip: 19087

Phone: ( 484 ) 320-7810 Fax: (        )       

Email: bskelly@endurance-re.com

#### 3. TYPE OF APPLICATION (check all that apply)

- |   |  |
|---|--|
| <input type="checkbox"/> Minor Subdivision                          | <input type="checkbox"/> Interpretation <sup>1</sup>                 |
| <input type="checkbox"/> Preliminary Major Subdivision <sup>1</sup> | <input type="checkbox"/> Appeal of Administrative Officer's Decision |
| <input type="checkbox"/> Final Major Subdivision                    | <input type="checkbox"/> Certificate of Non-Conformity               |
| <input type="checkbox"/> Minor Site Plan                            | <input checked="" type="checkbox"/> Use (d) Variance <sup>1</sup>    |
| <input type="checkbox"/> Preliminary Major Site Plan <sup>1</sup>   | <input checked="" type="checkbox"/> Bulk (c) Variance <sup>1</sup>   |
| <input type="checkbox"/> Final Major Site Plan                      | <input type="checkbox"/> Conditional Use <sup>1</sup>                |
| <input type="checkbox"/> Amended Plan                               | <input type="checkbox"/> Street Vacation Request                     |
| <input checked="" type="checkbox"/> Site Plan Waiver                | <input type="checkbox"/> Rezoning Request <sup>1</sup>               |
| <input type="checkbox"/> Concept Plan                               | <input type="checkbox"/> Other: _____                                |

<sup>1</sup> Legal advertisement and notice is required to all property owners within 200 feet.

#### 4. ZONE (check all that apply)

RESIDENTIAL		COMMERCIAL	OFFICE	OTHER	OVERLAY
RA	RA/PC	B1	O1	<u>IR</u>	FP
R1	R7	B2	O2	IN	SBC
R2	R10	B3	O3		IR/B
R3	R20	B4			A-H/C

#### 5. ATTORNEY (A corporation, partnership, limited liability company or partnership must be represented by a New Jersey Attorney)

Name: Donna M. Jennings, Esq.

City: Woodbridge State: NJ Zip: 07095

Address: 90 Woodbridge Center Drive Suite 900

Phone: ( 732 ) 855-6039 Fax: ( 732 ) 726-6560

Email: djennings@wilentz.com

**6. APPLICANT'S PROFESSIONALS (Engineer, Surveyor, Planner, etc.)**

Name: Kevin Shelly, PE  
Profession: Engineer  
Address: 1985 Highway 34, Suite A7  
  
City: Wall State: NJ Zip: 07719  
Phone: (732) 924-8100 Fax: (732) 924-8110  
Email: kshelly@shorepointengineering.com

Name: Planner TBD  
Profession:   
Address:   
  
City:  State:  Zip:   
Phone: ()  Fax: ()   
Email:

**7. LOCATION OF PROPERTY**

Street Address: 1931 Olney Ave Block(s): 485.01  
Tract Area: 3.525 acres Lot(s): 1

**8. LAND USE**

Existing Land Use: Commercial/Office  
Proposed Land Use (be specific): Rooftop community solar panels with associated ground-mounted equipment.

**9. PROPERTY**

Number of Existing Lots: <u>1</u>	Proposed Form of Ownership:
Number of Proposed Lots: <u>1</u>	<input type="checkbox"/> Fee Simple <input type="checkbox"/> Condominium   *Lessee
Are there Existing Deed Restrictions or Easements?	<input checked="" type="checkbox"/> Rental <input type="checkbox"/> Cooperative
Are there Proposed Deed Restrictions or Easements?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (please attach copies)
	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (please attach copies)

**10. UTILITIES (check all that apply)**

N/A   ☐ Public water   ☐ Public sewer   ☐ Private well   ☐ Private septic system

**11. APPLICATION SUBMISSION MATERIALS**

List all plans, reports, photos, etc. (use additional sheets if necessary): See attached cover letter.

**12. PREVIOUS OR PENDING APPLICATIONS**

List all previous or pending applications for this parcel (use additional sheets if necessary): See attached cover letter.

### 13. ZONING SCHEDULE (complete all that apply)

	REQUIRED	EXISTING	PROPOSED
<b>Minimum Lot Requirements</b>			
Lot Area	20,000 sf	142,453 sf	No change
Frontage	120 ft	548.3 ft	No change
Lot Depth	120 ft	260.1 ft	No change
<b>Minimum Yard Requirements</b>			
Front Yard	30 ft	82.6 ft	No change
Secondary Front Yard	30 ft	N/A	No change
Rear Yard	20 ft	53.2 ft	No change
Side Yard	10 ft	50.4 ft	No change
Aggregate Side Yard	24 ft	105.1 ft	No change
Building Height	35 ft	18 ft	<19 ft*
<b>Lot Requirements</b>			
Residential Buffer Strip	NA	NA	NA
Open Space	25%	10.5%	10.4 %
<b>Parking Setbacks</b>			
Parking Setback to non-residential	5'	NA	NA
Parking Setback to residential	15'	NA	NA
Parking Setback to Right-of-Way	20'	NA	NA

\*Solar panels add approximately 8.5 inches

	REQUIRED	EXISTING	PROPOSED
<b>Accessory Uses</b>			
Garage Area	NA	NA	NA
Garage Height	NA	NA	NA
Fence Height	NA	NA	NA
Pool Depth	NA	NA	NA
Shed Area	NA	NA	NA
Shed Height	NA	NA	NA
<b>Signage Requirements</b>			
Façade Sign area 1	NA	NA	NA
Façade Sign area 2	NA	NA	NA
Freestanding Sign area	NA	NA	NA
Freestanding Sign height	NA	NA	NA
Functional Sign(s) area	NA	NA	NA
Building Façade area	NA	NA	NA
Distance from Driveway	NA	NA	NA
Distance from R.O.W.	NA	NA	NA

Is the proposed site on a inside or corner lot?

Inside

Corner

### 14. PARKING & LOADING REQUIREMENTS

Number of Parking Spaces REQUIRED: NA  
 Number of Parking Spaces PROVIDED: NA

Number of Loading Spaces REQUIRED: NA  
 Number of Loading Spaces PROVIDED: NA

### 15. RELIEF REQUESTED (check all that apply)

- ☒ Zoning Variances are requested.
- ☐ Exceptions from Municipal Requirements are requested (*N.J.S.A. 40:55D-51*).
- ☐ Exceptions from New Jersey Residential Site Improvement Standards (R.S.I.S.) are requested (*N.J.A.C. 5:21-3.1*).
- ☐ Waivers from New Jersey Residential Site Improvement Standards (R.S.I.S.) are requested (*N.J.A.C. 5:21-3.2*).  
 Requires application to and approval of the New Jersey Site Improvement Advisory Board.

For any type of the above relief requested, a separate exhibit should be attached stating the factual basis, legal theory, and/or previously granted relief.

### 16. SIGNATURE OF APPLICANT

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant, or that I am an Officer of the Corporate applicant and authorized to sign the application for the Corporation, or a General Partner of the partnership application.

SWORN & SUBSCRIBED to before me this  
7<sup>th</sup> day of March, 20 25 (year)  
Lisa Haak (notary)

Lisa Haak  
 Notary Public, State of New Jersey  
 I.D. No. 50163068  
 My Commission Expires June 26, 2026

Donna M. Jennings, Esq.\*  
 SIGNATURE (applicant)

3/7/2025  
 DATE

Donna M. Jennings, Esq.\*  
 PRINT NAME  
 \*WGS on behalf of Applicant



Commonwealth of Pennsylvania - Notary  
Kristie T. Radcliffe, Notary Public  
Delaware County

My commission expires February 26, 2028  
Commission number 1240065

## 17. CONSENT OF OWNER

I certify that I am the Owner of the property which is the subject of this application, hereby consent to the making of this application and the approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency (if owned by a Corporation, a resolution must be attached authorizing the application and officer signature).

SWORN & SUBSCRIBED to before me this

23<sup>rd</sup> day of December, 2024 (year)

Kristie T. Radcliffe (notary)

Bernadette Skelly

SIGNATURE (owner)

DATE

12/23/24

BERNADETTE Skelly

PRINT NAME

## 18. DISCLOSURE STATEMENT (circle all that apply)

Pursuant to N.J.S.A. 40:55D-48.1 & 48.2, please answer the following questions:

Is this application to subdivide a parcel of land into six (6) or more lots?

Yes

☒ No

Is this application for a variance to construct a multiple dwelling of twenty-five (25) or more units?

Yes

☒ No

Is this application for approval of a site (or sites) for non-residential purposes?

☒ Yes

No

Is the applicant a corporation?

Yes

☒ No

Is the applicant a limited liability corporation?

☒ Yes

No

Is the applicant a partnership?

Yes

☒ No

If you responded YES to any of the above, please answer the following (use additional sheets if necessary):

List the names and addresses of all stockholders or individual partners owning at least 10% in stock of any class or at least 10% of the interest in partnership (whichever is applicable).

Does a corporation or partnership own 10% or more of the stock in this corporation or partnership? If yes, list the names and addresses of stockholders of that corporation holding 10% or more of the stock or 10% or greater interest in that partnership (whichever is applicable). This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholders and individual partners with 10% or more ownership have been listed.

SIGNATURE (applicant)

DATE

1/24/2025

## 19. SURVEY WAIVER CERTIFICATION

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of April 13, 2018 last revised May 10, 2018 shows and discloses the premises in its entirety, described as Block(s) 485.01 Lot(s) 1; and I further certify that no buildings, fences, or other facilities have been constructed, installed, or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey; County of Camden:

SWORN & SUBSCRIBED to before me this

23<sup>rd</sup> day of December, 2024 (year)

Kristie T. Radcliffe (notary)

Bernadette Skelly

PRINT NAME

Bernadette Skelly

SIGNATURE (applicant/owner)

of full age, being duly

12/23/24

DATE

## FOR OFFICE USE ONLY

The application was reviewed in accordance with the rules of the applicable Board and Ordinances of the Township of Cherry Hill and determined that all the checklist items are in order and this application has been deemed complete. The time within which the applicable Board must act on this application pursuant to N.J.S.A. 40:55d-1 et seq., has commenced from this date.

Commonwealth of Pennsylvania - Notary Seal  
Kristie T. Radcliffe, Notary Public

Delaware County  
My commission expires February 26, 2028  
Commission number 1240065

Member, Pennsylvania Association of Notaries

SIGNATURE (administrative officer)

DATE



**DONNA M. JENNINGS, ESQ.**

T: 732.855.6039  
F: 732.726.6560  
djennings@wilentz.com

90 Woodbridge Center Drive  
Suite 900 Box 10  
Woodbridge, NJ 07095-0958  
732.636.8000

January 30, 2025

**VIA EMAIL**

Jacob Richman, Zoning Board Secretary  
Cherry Hill Township  
820 Mercer Street  
Cherry Hill, NJ 08002

**RE: Solar Landscape LLC  
1931 Olney Ave  
Block 485.01, Lot 1  
Minor Site Plan and Use Variance**

Dear Mr. Richman:

This office represents Solar Landscape LLC (the “Applicant”) in this matter. Enclosed, for filing, please find the following:

1. Photographs of Existing Building; and
2. Structural Feasibility Report, prepared by Exactus Energy Inc., dated June 14, 2024.

Additionally, in response to your e-mail correspondence dated January 24, 2025, the Applicant proposes to install 844 modules, and the energy production is 493.74 kW DC.

Should you require any additional information, please do not hesitate to contact this office. Thank you for your attention to this matter.

Very truly yours,

  
DONNA M. JENNINGS

w/encl.

cc: Solar Landscape LLC  
Kevin Shelly, PE

**DONNA M. JENNINGS, ESQ.**

T: 732.855.6039  
F: 732.726.6560  
djennings@wilentz.com

90 Woodbridge Center Drive  
Suite 900 Box 10  
Woodbridge, NJ 07095-0958  
732.636.8000

March 7, 2025

**VIA EMAIL**

Jacob Richman, Zoning Board Secretary  
Cherry Hill Township  
820 Mercer Street  
Cherry Hill, NJ 08002

**RE: Solar Landscape LLC  
1931 Olney Ave  
Block 485.01, Lot 1  
Site Plan Waiver with Variances**

Dear Mr. Richman:

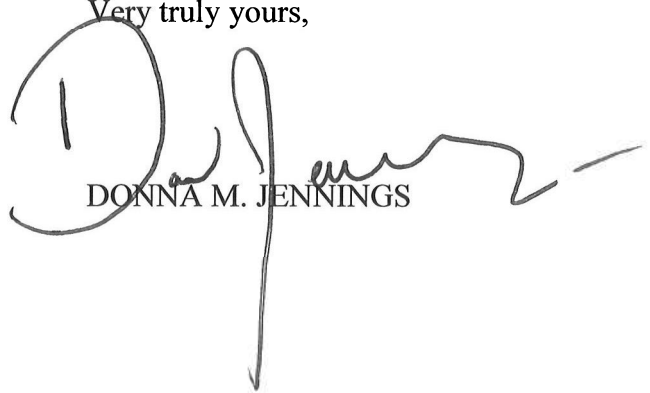
This office represents Solar Landscape LLC (the “Applicant”) in this matter. Enclosed, for filing, please find the following:

1. Amended Application Form Pages with Amended Rider.
2. Amended Fee Schedule.
3. Site Plan Waiver Layout, entitled “Site Plan Waiver Community Solar Rooftop System – 1931 Olney Avenue,” prepared by Shore Point Engineering, dated February 21, 2025, consisting of three (3) sheets.

In furtherance of your request for additional information regarding the Applicant’s compliance with the requirements of the New Jersey Community Solar Energy Program (“CSEP”), please accept this correspondence as the Applicant’s statement that they will adhere to all applicable requirements. The Applicant’s participation in the CSEP is contingent on adhering to these standards. Importantly, Community Solar Projects in the program are required to serve a majority of low-and-moderate-income customers.

Should you require any additional information, please do not hesitate to contact this office.  
Thank you for your attention to this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Donna M. Jennings', with a long vertical line extending downwards from the end of the signature.

DONNA M. JENNINGS

cc: Applicant  
Kevin Shelly, PE  
Luke H. Policastro, Esq.



**RIDER**  
**Solar Landscape LLC**  
**Site Plan Waiver, Use Variance, and Bulk Variances**  
**1939 Olney Ave**  
**Block 497.01, Lot 1**

**Applicant's Proposal**

Solar Landscape LLC ("Applicant") submits this application for site plan waiver, a use variance, and bulk variances to install rooftop community solar panels on the existing commercial structure with associated ground-mounted equipment located at 1939 Olney Avenue and identified as Block 497.01, Lot 1 on the Township's tax maps. The property is located in the Industrial Restricted (IR) Zone and is approximately 142,453 square feet.

The Applicant proposes to sell the power generated as part of the New Jersey Community Solar Energy Program. Solar energy systems are permitted in every zone so long as the system provides power for the principal use of the property and the power is not generated for commercial purposes pursuant to Ordinance Section 432-C(1)(a). Therefore, the proposed use is not permitted, and the Applicant requires a d(1) use variance. In addition, if deemed necessary, the Applicant requires the following bulk variances:

- Maximum Lot Coverage: 70% permitted / 89.6% proposed
- Minimum Open Space: 25% required / 10.4% proposed

**Checklist Item 15. Required Approvals.**

- New Jersey Community Solar Energy Program Acceptance
- JCP&L Utility Interconnection
- Department of Community Affairs Building, Electrical, and Fire

**Checklist Item 16. Summary of Proposed Operations.**

Once installed, employees will be on site regularly other than for routine maintenance. No truck traffic, noise, glare, odors or other hazards are anticipated, as the effect of the solar panels on the Property is de minimis.



Solar Rooftop System – 1931 Olney Avenue  
Block 485.01, Lot 1  
Cherry Hill Township, Camden County, New Jersey

### **Completeness Checklist Waiver Request**

The Applicant is requesting the following submission waivers.

- *Number 35 - Building Plans. Proposed structures and uses on the tract, i.e., size, height, location, arrangement, an architect's scaled elevation of the front, side and rear of any structure to be modified, with building lighting details and attached signs.*  
**The application is for roof mounted solar panels and no additional structures are proposed.**
- *Number 36 - Floor Plans where multiple dwelling units or more than one use is proposed that have different parking standards.*  
**The application is for roof mounted solar panels that will have no impact on the floor plans.**
- *Number 37 - Signs. Existing and proposed signs, including the location, size, height and necessary measurements and a Sign Location Plan.*  
**The application is for roof mounted solar panels and has no impact on existing signage.**
- *Number 38 - Streets. Existing and proposed street and lot layout, with dimensions correct to scale, showing that portion proposed for development in relation to the entire tract.*  
**The application is for roof mounted solar panels and has no impact on existing roadways and is not proposing any roadways.**
- *Number 39 - Easements & ROW. Name, width, and location of existing and proposed easements, right-of-ways, deed restrictions or covenants with reference source. The plans should note if none exist.*  
**The application is for roof mounted solar panels and has no impact on existing easements or ROW.**
- *Number 50 - Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent bench marks based upon U.S.G.S. datum.*  
**The application is for roof mounted solar panels and has no impact on existing topography.**
- *Number 51 - Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) percent slope.*  
**The application is for roof mounted solar panels that will have no impact on existing topography.**
- *Number 52 - Proposed grades in sufficient numbers to illustrate the proposed grading scheme.*  
**The application is for roof mounted solar panels and has no impact on existing topography.**
- *Number 53 - Locations and dimensions of artificial and/or natural features such as railroad rights-of-way, bridges, dams, soil types, wooded areas, etc.*  
**The application is for roof mounted solar panels and has no impact on existing landscape.**



- *Number 55 - Locations of all existing and proposed water courses (i.e. lakes, streams, ponds, swamps or marsh areas, or underdrain) within 500 feet of the development, show the location and water level elevations.*

**The application is for roof mounted solar panels and has no impact on existing waterways.**

- *Number 56 - Flood Plain limits as determined by most recent FEMA FIRM maps and onsite evaluations by a licensed professional engineer.*

**The application is for roof mounted solar panels and has no impact on existing floodplain.**

- *Number 57 - Freshwater Wetlands & transition area boundaries, and stream buffer with NJDEP or accepted reference.*

**The application is for roof mounted solar panels and has no impact on existing freshwater wetlands.**

- *Number 58 - Landscaping Plan showing number, size, species, and location.*

**The application is for roof mounted solar panels and has no impact on existing landscaping.**

- *Number 61 - Utilities. Plans and profiles for all storm lines, underdrains and ditches whether onsite or off-tract, affected by the development including:*

- a. Location of each inlet, manhole or other appurtenance.*
- b. Slope of line.*
- c. Pipe material type.*
- d. Strength, class or thickness.*
- e. Erosion control and soil stabilization methods.*

**The application is for roof mounted solar panels and has no impact on existing stormwater utilities.**

- *Number 62 - Septic System infrastructure.*

**The application is for roof mounted solar panels and has no impact on existing septic system infrastructure.**

- *Number 63 - Names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains within 200'*

**The application is for roof mounted solar panels and has no impact on surrounding properties or utilities.**

- *Number 64 - Streets. Plans for all proposed streets or road improvements, whether onsite or off-tract, showing:*

- c. Fire lanes.*
- d. Driveway aisle and dimensions.*
- e. Parking spaces with size, number, location, and ADA spaces.*
- f. Loading areas.*
- g. Curbs.*
- h. Radii of curb line.*
- i. ADA ramps, signage, striping, etc.*
- j. Sidewalks and bicycle routes.*
- k. Any related facility for the movement and storage of goods, vehicles, persons, etc.*

- l. Directional and traffic signs with scaled drawings.*
- q. Fencing, railroad ties, bollards, and parking bumpers.*
- t. Center line profiles at a horizontal scale not less than 1"=50' for all existing adjoining streets and proposed streets. Standard details for curbing, sidewalks, bike paths, paving, stoned, or graveled surfaces, bollards, railroad ties and fences.*

**The application is for roof mounted solar panels and no additional streets, road improvements, or parking are proposed.**

- *Number 65 - Lighting Plan showing photometric patterns, isolux, footcandles, etc.*

**The application is for roof mounted solar panels and no additional lighting is proposed.**

- *Number 66 - Sewer & Water. Plans and profiles of water, and sewer layouts whether onsite, offsite or off-tract showing:*

- a. Size and types of pipes and mains.*

**The application is for roof mounted solar panels and has no impact on existing sewer and water profiles.**

- *Number 67 - If service is to be provided by an existing water or sewer utility company, a letter from that company shall be submitted, indicating that service shall be available before occupancy of any proposed structures.*

**The application is for roof mounted solar panels and has no impact on existing utilities.**

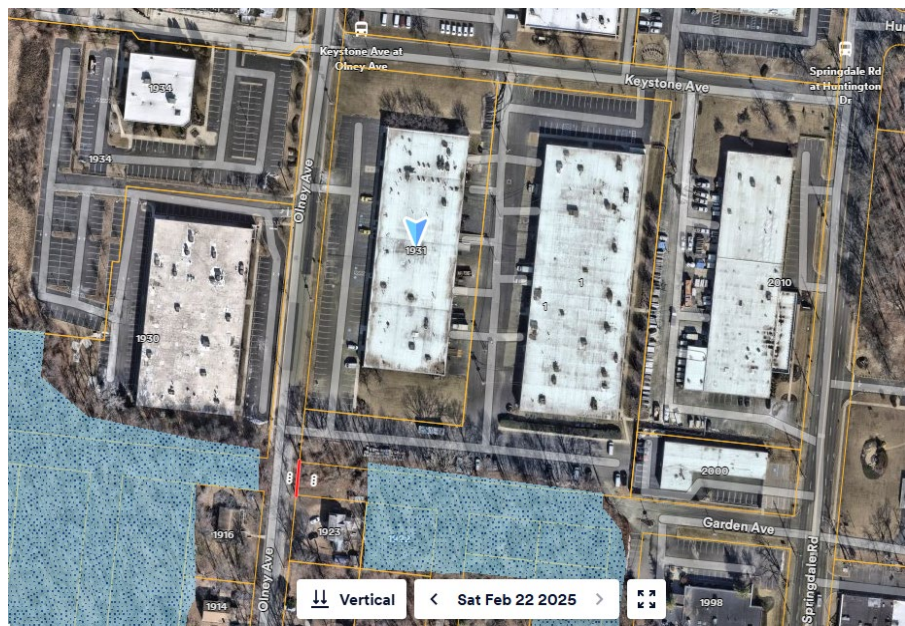


Department of  
Community Development

**TO:** Cherry Hill Township Zoning Board Members  
**FROM:** Kathy Cullen, Director  
Jacob Richman, PP, AICP, Deputy Director  
Samuel Opal, Assistant Planner  
**RE:** **COMPLETENESS REVIEW**  
**Solar Landscape, LLC**  
**1931 Olney Avenue**  
**Cherry Hill, New Jersey 08003**  
**Block 485.01 Lot(s) 1**  
**Application No. 25-Z-0006**  
**DATE:** April 24, 2025

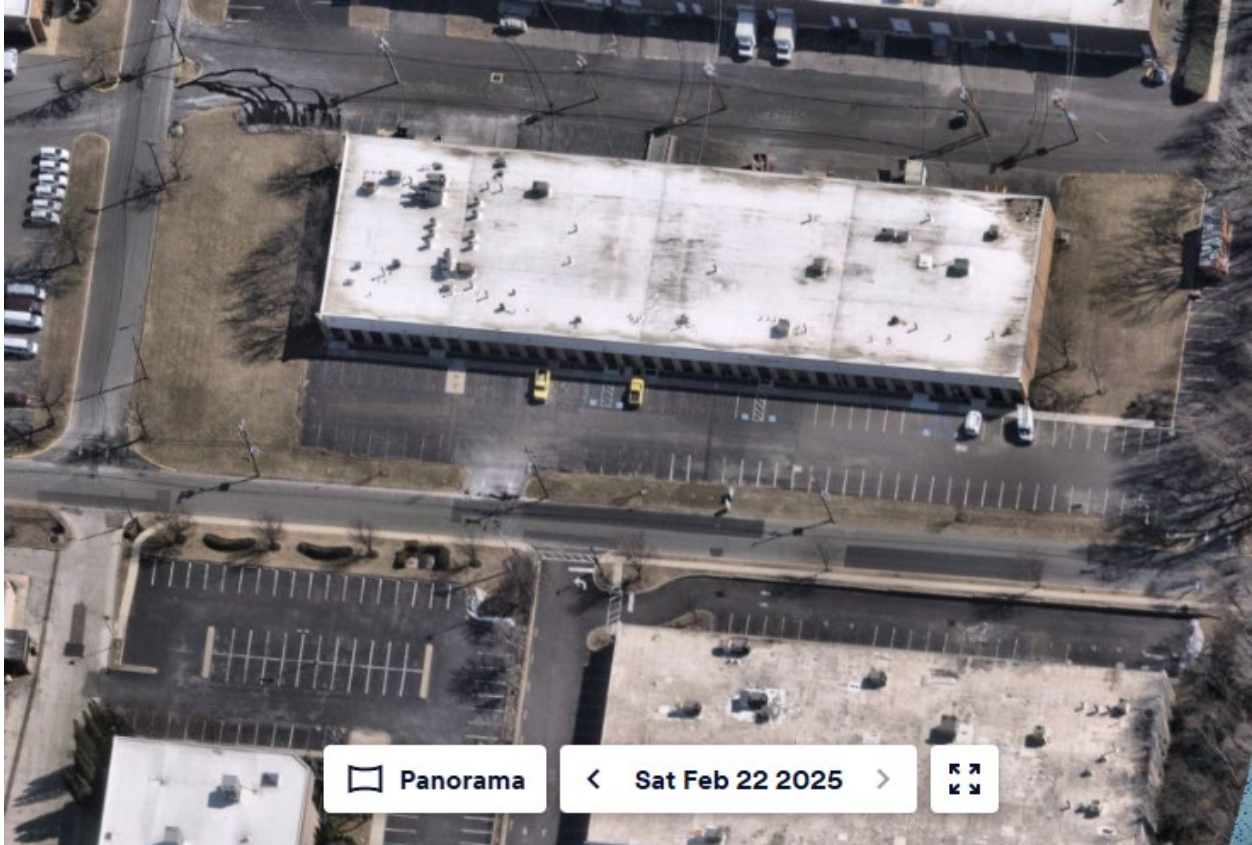
**I. GENERAL INFORMATION**

- A. **Applicant & Owner.** Solar Landscape, LLC, 522 Cookman Avenue, Unit 3, Asbury Park, NJ 07712; Cherry Umbrella, LLC, 4 Radnor Corp, Center Suite 105, Radnor, PA 19087.
- B. **Proposal.** Site Plan Waiver with a Use d(1) Variance and Bulk (C) Variances to install a 493.74 kW-DC rooftop solar photovoltaic (PV) system containing 844 panels on top of an existing commercial building along with associated ground and wall-mounted equipment. The system would fall under the NJ Community Solar Energy Program (CSEP) and would supply renewable energy back into the grid for prospective customers to purchase. The Zoning Ordinance only permits solar energy systems to provide power for the principal use of the property as opposed to off-site users.
- C. **Zone.** Industrial Restricted (IR) with a Restricted Business (IR-RB) Overlay.
- D. **Site Area.** The subject site is a 3.22-acre sized lot containing a multi-tenant industrial building located on the corner of Olney Avenue, to the west, and Keystone Avenue, to the north, which is a private road. Access to the site can be found with one driveway that is located along Olney Avenue. The site is surrounded by other IR & IR-RB zoned properties containing various industrial uses (warehousing, manufacturing and storage) to the north, east and west. To the south is the Limited Office (O1) zoned section of the Deer Park industrial area, which houses mixture of uses from offices to various forms of residences. Nearby major roadways include Springdale Road (CR-673) to the east, Greentree Road (CR-674) and Marlton Pike East (SR-70).





- E. **History.** According to Township Tax Assessor records, the industrial building was constructed around 1980, with the current owner of the property taking ownership in 2008. Multiple zoning board and planning board approvals have been received for this property. In July of 1981, the zoning board issued site plan waiver and a Use D(1) variance approval to permit a retail store in the building. In May of 1985 the planning board issued preliminary (#3733) and final (#3733-F) major site plan approval for the construction of a parking area along with other site improvements. In March of 1997 the zoning board denied an interpretation request that sought to permit adult day care centers in the industrial (IR) zone. In July of 1997, the zoning board granted Use D(1) variance approval (#6685-97) to permit a performing arts center within the building, and granted a bulk (C) variance to have lettering on an entrance canopy. In February of 2010, the zoning board issued site plan waiver and Use D(2) variance approval (#10-Z-0004) for the expansion of a non-conforming use (dance school approved via resolution #6685-97) from suite 100 to suites 100 & 200. Numerous zoning permits for certificates of occupancy approvals have been issued for various industrial uses over the years with the most recent permit issuances involving “ServiceMaster” (ZP-21-01655) and “I Service Imports” (ZP-23-00297) being issued in 2021 and 2023 respectively. In January of 2022, a zoning permit was issued (ZP-22-00064) for the installation of a prefabricated loading ramp in the rear of the building. In November of 2023 a zoning permit (ZP-23-01296) was issued for roof mounted solar panels. In October of 2024, the aforementioned zoning permit (ZP-23-01296) was rescinded, due to the fact that the department of community development was made aware that the previously approved solar panels were intended for the use of “Community Solar” which is not permitted per §432.C.1.a of the Zoning Ordinance.
- F. **Jurisdiction Determination.** Per §432.C.1.a of the Zoning Ordinance, the general requirements for solar energy systems are as follows: *“The solar energy system shall provide power for the principal use of the property whereon said system is to be located and shall not be for the generation of power for commercial purposes, although this provision shall not be interpreted to prohibit the sale of excess power generated from time to time from a wind or solar energy system designed to meet the energy needs of the principal use.”* In receiving an application for a Community Solar project, the Department reviewed and determined that a Use (D) Variance would be required as the applicant’s project description did not conform to the general requirements governing solar energy systems. Specifically, the Department determined that the project did not comply with the following key phrase: *“shall not be for the generation of power for commercial purposes...”* As the intention of this project is to sell all energy generated from the solar energy system to community solar members in the local area, the applicant is utilizing the solar energy system primarily to sell and provide power to off-site users (i.e. for commercial purposes) as opposed to providing: *“power for the principal use of the property...”* While the Ordinance does allow for: *“the sale of excess power generated from time to time”* the solar energy system shall be primarily designed to: *“meet the energy needs of the principal use.”* Again, in this instance, the primary purpose of this project is to sell all energy generated from the system to people in the local area as opposed to primarily powering the underlying building (At Home and Big Lots). Therefore, the Department affirms that the Zoning Board of Adjustment has jurisdiction to consider the requested Use (D) Variance and associated Site Plan Waiver request.



## II. COMPLETENESS REVIEW

- A. **Submitted Items.** The following information has been submitted in support for this application and reviewed by the Cherry Hill Township Department of Community Development for conformance to the Zoning Ordinance:
1. Community Solar Site Plan Waiver Plan prepared by *Kevin E. Shelly, PE* of *Shore Point Engineering* dated *February 21, 2025*:
    - a. Title Sheet, Sheet 1 of 3;
    - b. Site Plan, Sheet 2 of 3; and
    - c. Construction Details, Sheet 3 of 3.
  2. Structural Feasibility Report prepared by *J. Trampe* of *Exactus Energy, Inc.* dated *June 14, 2024*.
  3. Site and Aerial Photographs.
  4. Submission Waivers Request Letter.
  5. Application Overview Rider with List of Variances.
  6. Cover Letter with Solar Installation Overview dated January 30, 2025.
  7. Cover Letter with CSEP Compliance Statement dated March 7, 2025.
  8. Land Use Development Application.
- B. **Checklist.** Waivers requested and recommended for residual checklist items (items reviewed are the only checklist items applicable to the application):
14. **Photographs of the site showing area in question. Utilizing the provided aerial and site photographs, the applicant shall provide testimony regarding the existing site conditions**

and signify which areas will be impacted by the development footprint (i.e. roof areas and areas where electrical infrastructure will be installed).

15. *Required Approvals.* List and provide applications and permits of regulatory agencies (NJDOT, NJDEP, CCSC, etc.). **Waiver requested and the Department does not object as no additional outside agency approvals are required for the proposed change of use.**
16. *Summary.* A written description of the proposed use(s) and operation(s) of the building(s), i.e., the number of employee or users of non-residential buildings, the proposed number of shifts to be worked, the maximum number of employees on each shift, expected truck traffic, noise, glare, radiation, heat, odor, safety hazards, air and water pollution. **The applicant shall provide detailed testimony to the Board regarding the proposed solar installation and related improvements including but not limited to the following: 1) The CSEP details; 2) The total number of panels; and 3) The proposed roof and ground-mounted electrical infrastructure (i.e. inverters, meters, utility cabinets, utility pole connections and electrical wiring [above and below ground]). Please also provide testimony regarding the differences, if any, between a solar installation whose primary purpose is to generate electricity for the underlying use and one whose primary purpose is to send energy back out to the grid. Lastly, the applicant shall address whether any tree removal is necessary to accommodate the proposed solar installation.**
32. *Zoning Schedule* showing required, existing, and proposed lot & yard requirements for relevant zone(s) including, area, frontage, depth, setbacks, height, etc. **Please review the zoning schedule provided in Section III.A below and confirm to the Board the accuracy of the indicated requirements.**
35. *Building Plans.* Proposed structures and uses on the tract, i.e., size, height, location, arrangement, an architect's scaled elevation of the front, side and rear of any structure to be modified, with building lighting details and attached signs. **The applicant shall verify that the only changes to the exterior of the building are the installation of the rooftop panels and the associated electrical infrastructure that is to be ground-mounted.**
36. *Floor Plans* where multiple dwelling units or more than one use is proposed that have different parking standards. **Waiver requested and the Department does not object to the granting of this waiver as no building additions are proposed.**
37. *Signs.* Existing and proposed signs, including the location, size, height and necessary measurements and a Sign Location Plan. **Waiver requested and the Department does not object to the granting of this waiver as no signage is proposed.**

- C. **Determination.** This application has been **deemed technically complete**. The above-referenced items shall be addressed on revised plans and items submitted for conformance review.

### III. DEPARTMENT OF COMMUNITY DEVELOPMENT COMMENTS

- A. **Zoning Requirements.** Community Solar Energy projects are not a permitted principal use in the Industrial Restricted (IR) zone nor the Restricted-Business (IR-RB) overlay zone per §432.C.1.a via §419.D.12 (and §421.D) of the Zoning Ordinance. The zoning requirements for solar energy systems (for roof-mounted systems only) are found in §432.C as well as the coverage requirements for the Restricted-Business (IR-RB) overlay zone (§421.E) are noted below:



CODE SECTION	MINIMUM REQUIREMENTS	REQUIRED	EXISTING	PROPOSED	CONFORM
§421.E	Building Coverage	30%	32.8%	No Change	ENC
§421.E	Lot Coverage	70%	78.6%	78.8%	<b>V (Bulk)</b>
§421.E	Open Space	25%	21.4%	21.2%	<b>V (Bulk)</b>
§432.C.1.a	Power Generation for Principal Use	Shall not to be used for Commercial Purposes	N/A	For Sale to Local Area (Commercial Purposes)	<b>V (Use)</b>
§432.C.1.c	Glare	Shall not create glare that poses a nuisance or danger to surroundings	N.A	Testimony to be provided	TBD
§432.C.2.a	Roof-Mounting Height	<3' from finished roof	N/A	9.5"	C
§432.C.2.b	Placement on Roof	Shall not extend beyond the edge or pitch of the roof	N/A	Contained within edge of roof	C

<sup>V</sup> Variance

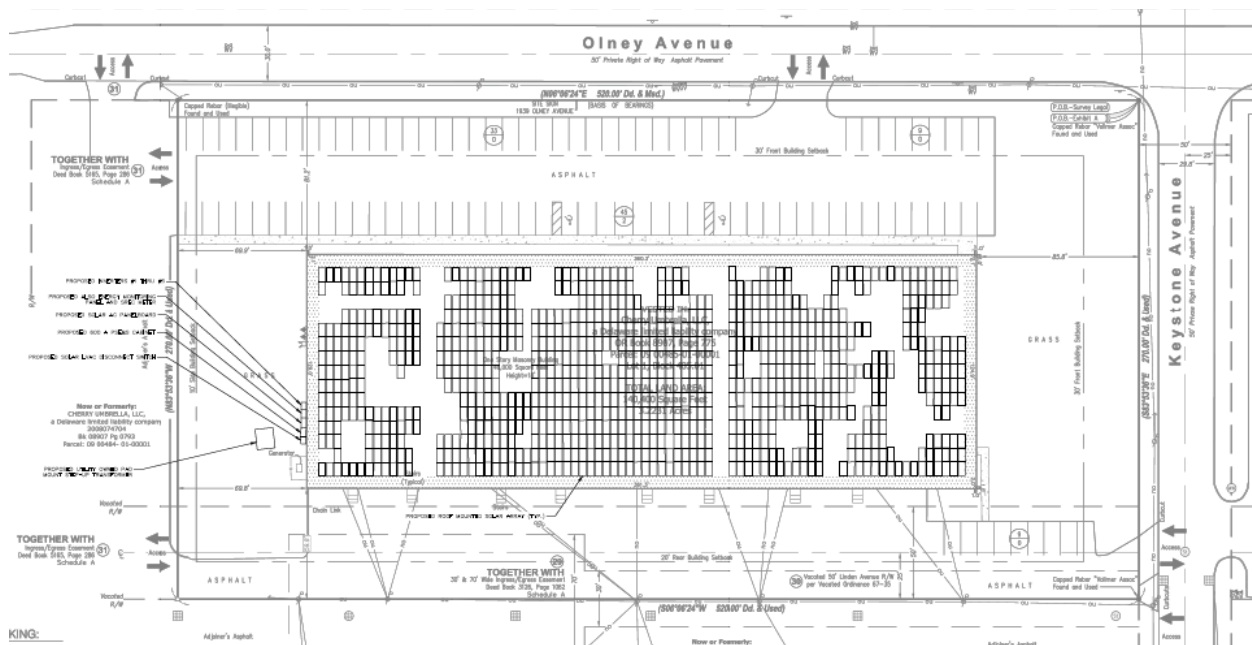
<sup>ENC</sup> Existing Non-conformance

<sup>C</sup> Conforms

B. **Use (D) Variance.** A use d(1) variance is necessary from §432.C.1.a via §419.D.12 (and §421.D) of the Zoning Ordinance to permit the installation of a solar energy system that is principally designed to send all energy generated back to the grid and then, for commercial purposes, sold to the community, where such use is not specifically permitted (NJSA 40:55D-70(d)(1)). Justification should be provided for the requested variance in accordance with N.J.S.A. §40:55D-70(d)(1), where the Township recommends that the burden of proof be provided by a licensed New Jersey Professional Planner (P.P.). In considering a request for a use (d) variance(s), the Zoning Board of Adjustment must be assured that the Applicant has demonstrated either that:

1. The positive criteria are met if at least one of the following is proven by the applicant:
  - a. The proposed use inherently serves the public good; or
  - b. The project advances one or more of the purposes of the municipal land use law (N.J.S.A. 40:55D-2); or
  - c. The property owner would suffer "undue hardship" if compelled to use the property in conformity with the permitted uses in the zone (zoned into inutility); or
  - d. The proposed site is particularly suitable for the proposed use.

2. To meet the negative criteria the applicant must show that the proposed use can be granted without:
    - a. Substantial detriment to the public good.
    - b. Substantially impairing the intent and purpose of the zone plan and zoning ordinance.
- C. **Bulk (C) Variances.** It is recommended, although not required, that justification be provided by a licensed New Jersey Professional Planner (P.P.), for the requested variances in accordance with N.J.S.A. §40:55D-70:of Adjustment must be assured that the Applicant has demonstrated either that:
1. From §421.E, to permit a building coverage of 32.8%, where a maximum building coverage of 30% is permitted. ***This represents a pre-existing nonconforming condition that is unaffected by the proposed application.***
  2. From §421.E, to permit a lot coverage of 78.8%, where a maximum lot coverage of 70% is permitted and 78.6% exists. **The concrete pad associated with the proposed ground-based equipment triggers a slight exacerbation of the existing nonconforming condition. Thus a new variance is required.**
  3. From §421.E, to permit an open space coverage of 21.2%, where a minimum open space coverage of 25% is required and 21.4% exists. **The concrete pad associated with the proposed ground-based equipment triggers a slight exacerbation of the existing nonconforming condition. Thus a new variance is required.**
  4. Any other variances deemed necessary by the Zoning Board of Adjustment.
- D. **Design Waivers.** No design waivers are requested or required as part of this application.
- E. **Standards of Review.** The following standards for review apply for Site Plan Waivers, per §804, "Where site plans are required, the Administrative Officer may determine that the purposes of this Ordinance and the public interest can be served by approval of a site plan waiver. A site plan waiver may be requested provided that such change in use or modification of an existing conforming use would not involve any of one or more of the following:
1. A significant structural improvement that would alter the exterior of the building (**Not Applicable – The improvements will be located on top of the roof with the exception of ground-based equipment**).
  2. Drainage modifications, including but not limited to:
    - a. Major storm drainage installations (**Not Applicable**).
    - b. An increase of stormwater runoff of more than one cubic foot per second during a twenty-five year rainfall event (**Not Applicable**).
    - c. Redirecting of stormwater runoff (**Not Applicable**).
  3. Any change in vehicular traffic circulation patterns or intensity of use (**Not applicable as the improvements are primarily contained to the roof with electrical infrastructure contained on the side of the building**).
  4. No approval for the proposal is required by outside agencies, such as the County or State (**Not Applicable**).
  5. The requirement for a major or minor site plan would not forward the purposes of this Ordinance or otherwise serve the public interest (**Not Applicable as excepting for the rooftop solar infrastructure, no major physical changes are being proposed for the property**).



**F. Comments.** The applicant shall address the following comments:

1. The applicant shall provide testimony regarding the proposed solar installation including but not limited to the total number of panels, the power generation of the installation, the associated electrical infrastructure/ground-based equipment, and compliance with the Community Solar Energy Program (CSEP) requirements.
2. Per the requirements of §432.C.2 of the Zoning Ordinance, the solar panel system shall not extend beyond the edge or pitch of the roof, nor shall the system be mounted more than three (3') feet higher than the finished roof to which it is mounted upon. Per §432.C.1.c, the installation of solar panels shall not create glare that is a nuisance or pose a danger to surrounding properties and the general public. The applicant shall affirm that the proposed solar energy system will comply with said requirements.
  - a. Furthermore, utilizing the performance standards established in §502.A, testimony shall be provided regarding any applicable impacts as it relates to: air quality, emissions, drainage, glare, heat, noise, odor, waste, ventilation, vibration and sight triangle visibility.
3. While 2018 Master Plan does not specifically indicate a position on Community Solar Energy systems, the Land Use Element does state the following: *"It is recommend to comprehensively review the standards for ground-mounted and roof-mounted solar systems to ensure that they meet the needs of industry providers. Additional alternative energy systems (e.g., small wind energy, electric vehicle charging stations) should also be considered for inclusion in the Zoning Ordinance, where appropriate."*
  - a. Furthermore, the NJ MLUL Section 40:55D-4 indicates that solar energy systems are classified as an inherently beneficial use which establishes the positive criteria. However, in order to determine whether the negative criteria is satisfied, the Zoning Board shall consider the whether there is any perceived or apparent negative impact with respect to sending renewable energy back into the grid -- as opposed to just allowing power generation for the underlying principal use -- for purchase.
4. Please see Checklist item #16 above. Testimony shall be provided by the applicant in regard to the purpose of the proposed solar facility and the scope of work necessary in order to accommodate said facility.

5. The applicant shall be advised that the project shall comply with the Cherry Hill Tree Ordinance. If any trees require removal, such trees shall be replaced in-kind or be subject to a fee submission into the Cherry Hill Tree Fund in the amount of \$300.00 per tree. **This shall be a condition of approval.**
  6. The applicant shall provide testimony regarding the findings/analyses contained with the submitted Structural Analysis. The applicant and the Board shall be advised that the submitted Structural Analysis will be reviewed for UCC compliance by the Township's Construction Office during building permit review (following the issuance of a zoning permit once plans are deemed compliant). The applicant shall comply with all UCC requirements with respect to the solar energy system installation. **This shall be a condition of approval.**
  7. While not explicitly required for solar installations, in general all rooftop mechanical and electrical equipment shall be screened to the greatest extent possible from view at ground level by a parapet wall, within the roof structure itself, or properly screened. Ground-mounted mechanical and electrical equipment shall also be screened with landscaping and/or fencing (if not already screened from the ROW by the building), where feasible. The applicant shall address whether any screening measures are proposed. **This shall be a condition of approval.**
  8. The application may be subject to additional comments by members Zoning Board, the Cherry Hill Department of Community Development, the Township's zoning board consultants, and/or the public.
  9. The statements, opinions, and conclusions contained within this Completeness Review are based upon the information, plans, and other documents provided to the Department as of the date of its issuance. The Department reserves the right to supplement or amend any of the statements, opinions, and/or conclusions contained herein at any time up to, and including, at the time of the hearing of this application.
- E. **Conditions.** Should the Zoning Board consider and grant the requested relief to permit the proposed improvements, they may impose reasonable conditions, as they deem necessary, in addition to the following recommended conditions of approval:
1. All taxes and assessments shall be paid on the property for which this application is made. The Applicant shall submit proof that no taxes or assessments for local improvements are due or delinquent on the property for which the application is made.
  2. Any and all conditions made a part of any approval, including those noted by reference in this or any other reports of any consultants to the Zoning Board, or as set forth on the record at the Zoning Board hearing, must be satisfied.
  3. The Applicant shall pay all required escrows, costs and professional fees associated with the application to the Department of Community Development within fourteen (14) days of receipt of a written request for payment of escrow funds. The failure to pay the required escrow funds within the fourteen (14) day period after receipt of written notice may result in the voiding of this approval. Negative escrow account balances shall incur interest at the rate of 1.5% per month.
  4. Any and all outside agency reviews and/or approvals shall be obtained, if applicable.
  5. The failure of the Applicant to comply with any of the conditions contained in this Resolution will permit the Zoning Officer to withhold or rescind any zoning permits issued to the Applicant, pursue any other enforcement actions permitted by the Cherry Hill Township Zoning Ordinance, and/or refer the matter back to the Zoning Board where it may, at its sole option, revoke the approval being granted by any Resolution of Approval.



#### IV. APPROVAL PROCESS

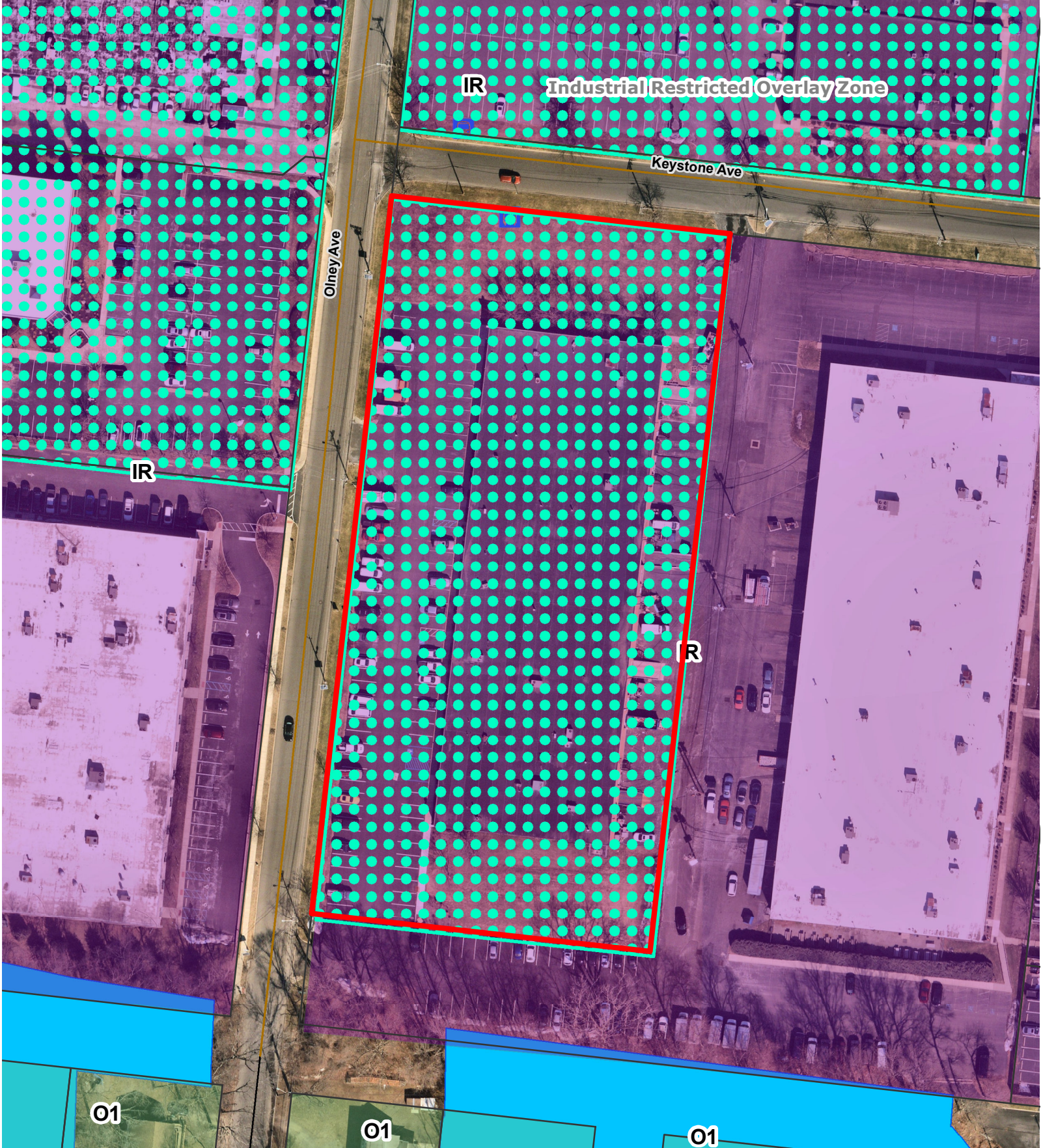
If approved, the following items are required to complete the approval process (notwithstanding any other needed items due to the unique nature of the application):

1. After the resolution is memorialized, a **Notice of Decision** will be published in the Courier Post by the Department of Community Development.
2. If applicable, **two (2) copies of revised site plans along with an electronic copy**, which provide completeness items and all conditions of approval, shall be submitted to the Department of Community Development for review.
3. Submit any **draft legal documents** (agreements, deeds, easements, etc.) for review by the Zoning Board Engineer and Solicitor. Revise as necessary.
4. If applicable, after comments from the Department of Community Development and the Board Engineer have been provided, **revise (if needed), and submit six (6) copies of finalized plans for signature along with an electronic copy.**
5. Payment of any outstanding **Review Escrow**.
6. Complete and submit a **Zoning Permit** for the proposed solar energy system. *To learn about how to submit a zoning, please visit the following webpage: <http://www.chnj.gov/203/Zoning> or contact our Zoning Officer at [zoning@chnj.gov](mailto:zoning@chnj.gov) with any questions.*

cc: Solar Landscape, LLC (via email)  
Cherry Umbrella, LLC (via email)  
Kevin Shelly, PE (via email)  
Fred Kuhn (via email)  
Kathleen Gaeta (via email)  
Mike Raio (via email)

Donna M Jennings, Esq. (via email)  
Luke Policastro, Esq. (via email)  
Allen Zeller, Esq. (via email)  
Sharon Walker (via email)  
Kathy Cullen (via email)  
Danielle Hammond (via email)





# 1935 OLNEY AVE

BLOCK 485.01 LOT 1

**CHERRY HILL**  
*township*  
You couldn't pick a better place.

**PREPARED BY:**  
JACOB RICHMAN, PP, AICP, SENIOR PLANNER  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
LICENSE NO. 33LI00629000

1 inch = 90 feet

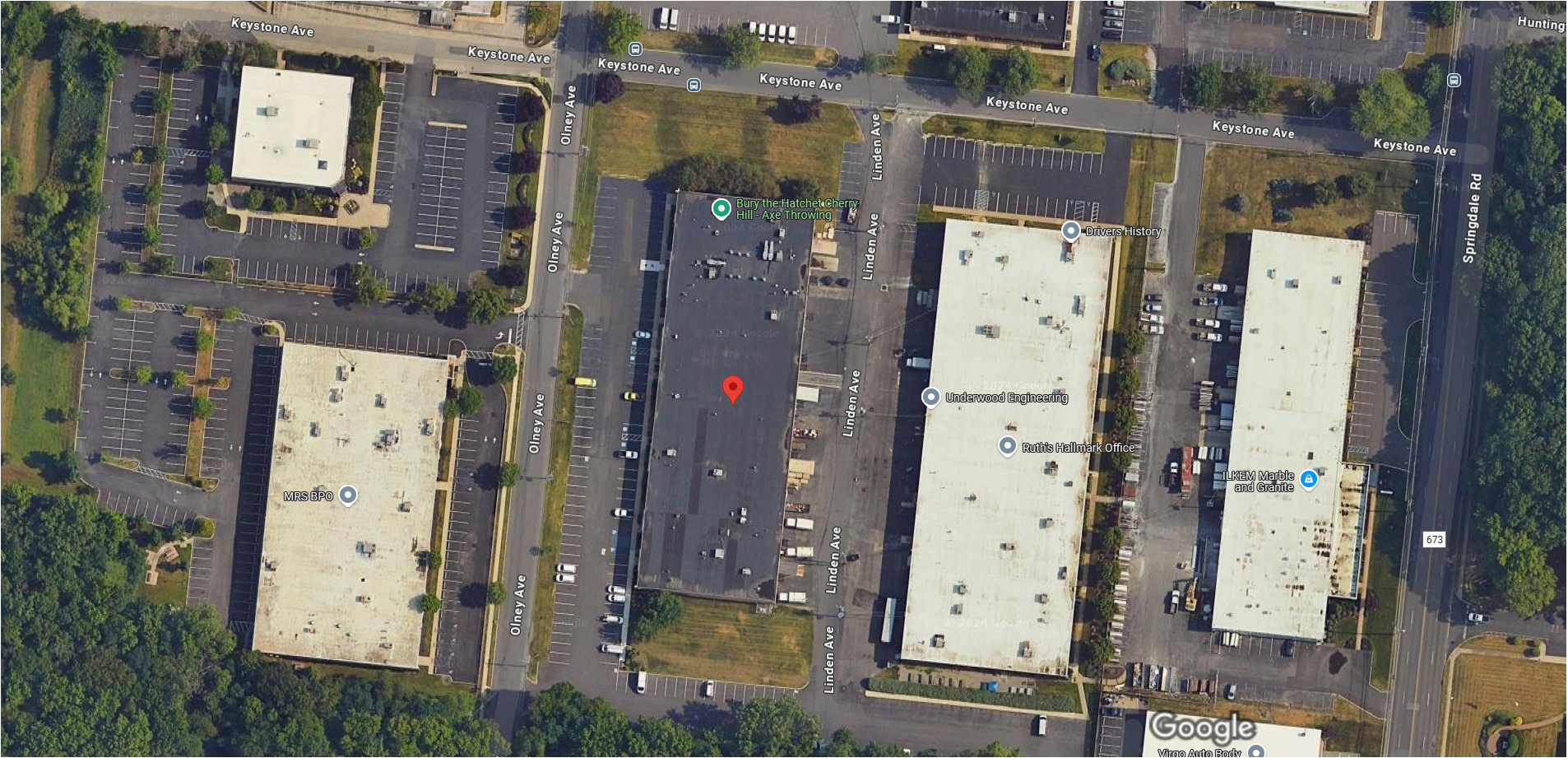
0 55 110 220 Feet

N

**Legend**

- Parcels selection
- Parcels
- Bus Stops
- Rail Lines

















# STRUCTURAL FEASIBILITY REPORT

## Prepared By

V. Benedicto  
June 14, 2024

## Reviewed By

David C. Hernandez, PE  
June 14, 2024

## Site

1931 Olney Ave, Cherry Hill, NJ 08003-2015

## Prepared For

Solar Landscape  
601 Bangs Ave, Unit 3, Asbury Park NJ 07712  
Attention: Shishira Bhargav

## Exactus Energy Inc.

New Age Engineering  
14 Neilor Crescent, Toronto, ON, M9C 1K4  
1-833-392-2887 | [www.exactusenergy.com](http://www.exactusenergy.com)

## Table of Contents

Prepared By.....	1
Reviewed By.....	1
Site .....	1
Prepared For .....	1
<b>1. Background.....</b>	<b>4</b>
<b>1.1. Report Scope.....</b>	<b>4</b>
<b>1.2. Roof System Compositions and Structures .....</b>	<b>5</b>
<b>2. Assumptions.....</b>	<b>6</b>
<b>3. Analysis and Methodology .....</b>	<b>7</b>
<b>3.1. Design Loads and Criteria .....</b>	<b>7</b>
<b>4. Results.....</b>	<b>8</b>
<b>4.1. Loading Capacity .....</b>	<b>8</b>
<b>4.2. Conclusions.....</b>	<b>9</b>
<b>Appendix A .....</b>	<b>10</b>
<b>A1 – ASCE 7-16 Table 7.3-1 and Table 7.3-2 .....</b>	<b>10</b>
<b>A2 – AISC 360-16 Equation H1.2, H1-1b.....</b>	<b>11</b>

## **Re: Structural feasibility report for installation of a solar PV system at**

1931 Olney Ave, Cherry Hill, NJ 08003-2015

---

**Exactus Energy Inc.** has been retained to review the structural condition for the site: 1931 Olney Ave, Cherry Hill, NJ 08003-2015. The roof of this building was assessed to determine its capacity to support additional loads imposed by the installation of a solar PV system. The conclusions and findings of this investigation are summarized in this technical document.

The feasibility assessment for the site concludes:

- Roof A has additional structural capacity for up to 4.5 psf

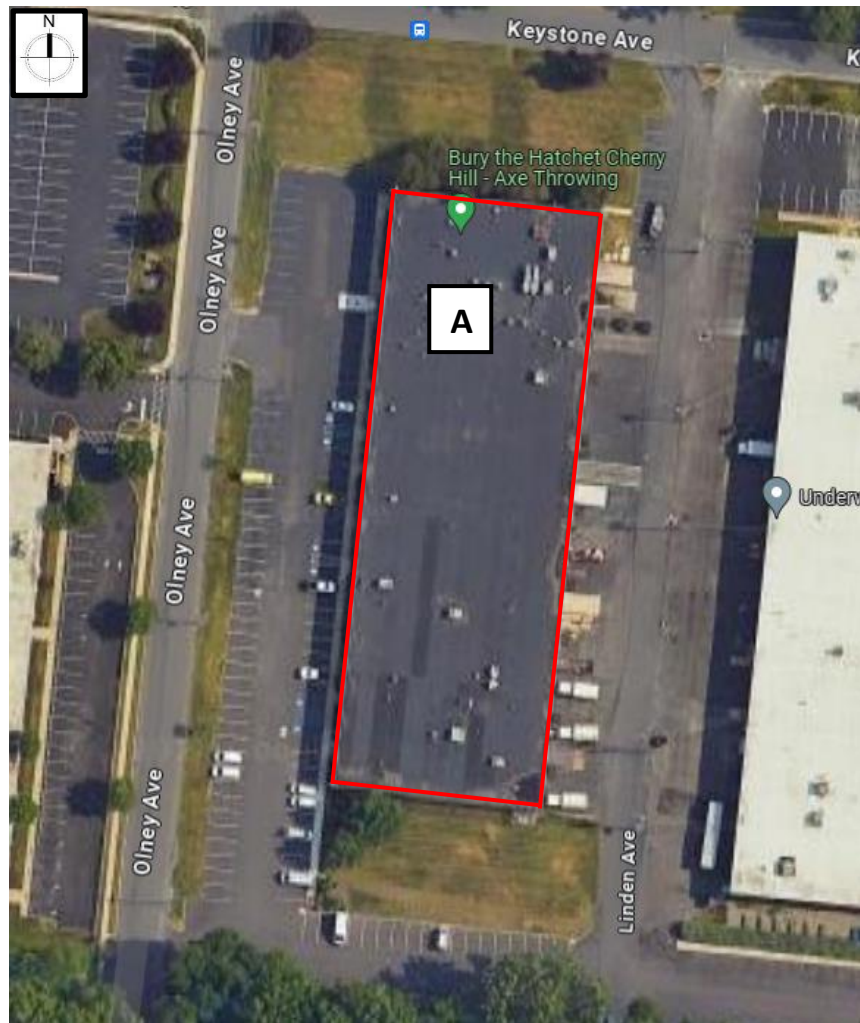


# 1. Background

## 1.1. Report Scope

A site inspection of the roof structure to obtain structural specifications was conducted on June 11, 2024. Structural specifications are detailed in site inspection documentation. Architectural/structural drawings or existing documentation was not provided.

The plan view of the site is provided in Figure 1. The roofs included in this assessment are highlighted.



**Figure 1:** Roof structures included in this assessment



## 1.2. Roof System Compositions and Structures

Upon review, the building was determined to consist of built-up roofing membrane atop steel decking and are supported by systems of steel beams and steel columns. Photographs of the structural members of each roof are provided in Figure 2 and Figure 3.



**Figure 2:** Steel beams and steel columns



**Figure 3:** Steel beams and steel columns

## 2. Assumptions

The following assumptions have been made for this assessment:

- The roof surfaces are not expected to support any other additional loading for the life of the solar PV system.
- All connections of structural members impacted by additional PV system weight have sufficient reserve capacity to withstand the system weight.

The structural analysis and assessment are based upon visual inspection and measurements collected on site. The loading capacity was established in accordance with the requirements of

- ASCE 7-16
- 2021 International Building Code – New Jersey Edition

### 3. Analysis and Methodology

#### 3.1. Design Loads and Criteria

The governing design loads used in this assessment are detailed in Table 1. Mechanical loads and accumulated snow have also been considered.

**Table 1:** Design loads

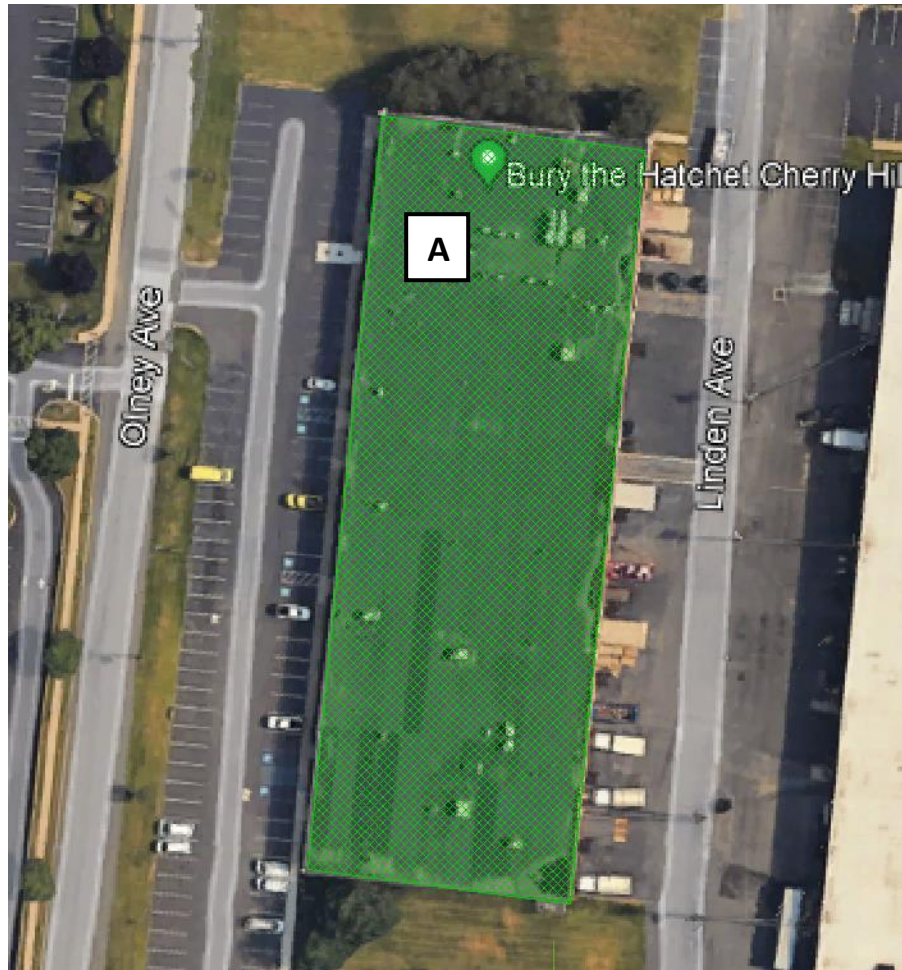
		<b>Current Analysis (2024)</b>	<b>Load Description</b>
<b>Roof A</b>	Risk Category	II	2021 IBC NJ Ed. – Sec 1604.5
	Exposure Category	B	2021 IBC NJ Ed. – Sec 1604.5
	Dead Load	15 psf	Roof System
	Live Load	20 psf	Roof Live Load
	Exposure Factor ( $C_e$ )	1.0	ASCE Table 7.3-1
	Thermal Factor ( $C_t$ )	1.0	ASCE Table 7.3-2
	Snow Load	25 psf	Ground Snow Load
	Wind Load	115 mph	Wind Speed

## 4. Results

### 4.1. Loading Capacity

It is determined that the capacity of each roof area to support additional loads imposed by the installation of a solar PV system is as follows:

- **Roof A:** 4.5 psf (Green)



**Figure 4:** Allowable Capacity Map

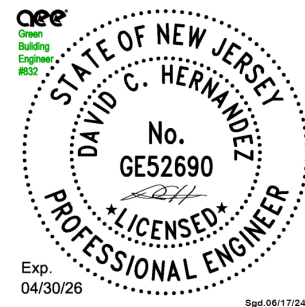
## 4.2. Conclusions

This assessment has been conducted to evaluate the additional loading capacity of each roof structure as labelled in Figure 1 to support additional loads imposed by the installation of a solar PV system. The additional loading capacities and other information given in this report should not be used for any other purposes. The engineer must be contacted for any other type of equipment installation.

Acknowledged by:

---

*David C. Hernandez, PE*



## Appendix A

### A1 – ASCE 7-16 Table 7.3-1 and Table 7.3-2

**Table 7.3-1 Exposure Factor,  $C_e$**

Surface Roughness Category	Exposure of Roof <sup>a</sup>		
	Fully Exposed	Partially Exposed	Sheltered
B (see Section 26.7)	0.9	1.0	1.2
C (see Section 26.7)	0.9	1.0	1.1
D (see Section 26.7)	0.8	0.9	1.0
Above the tree line in windswept mountainous areas	0.7	0.8	NA
In Alaska, in areas where trees do not exist within a 2-mi (3-km) radius of the site	0.7	0.8	NA

**Table 7.3-2 Thermal Factor,  $C_t$**

Thermal Condition <sup>a</sup>	$C_t$
All structures except as indicated below	1.0
Structures kept just above freezing and others with cold, ventilated roofs in which the thermal resistance (R-value) between the ventilated space and the heated space exceeds $25^{\circ}\text{F} \times h \times \text{ft}^2/\text{Btu}$ ( $4.4 \text{ K} \times \text{m}^2/\text{W}$ )	1.1
Unheated and open air structures	1.2
Freezer building	1.3
Continuously heated greenhouses <sup>b</sup> with a roof having a thermal resistance (R-value) less than $2.0^{\circ}\text{F} \times h \times \text{ft}^2/\text{Btu}$ ( $0.4 \text{ K} \times \text{m}^2/\text{W}$ )	0.85

## A2 – AISC 360-16 Equation H1.2, H1-1b

### H1. DOUBLY AND SINGLY SYMMETRIC MEMBERS SUBJECT TO FLEXURE AND AXIAL FORCE

#### 1. Doubly and Singly Symmetric Members Subject to Flexure and Compression

The interaction of flexure and compression in doubly symmetric members and singly symmetric members constrained to bend about a geometric axis ( $x$  and/or  $y$ ) shall be limited by Equations H1-1a and H1-1b.

**User Note:** Section H2 is permitted to be used in lieu of the provisions of this section.

(a) When  $\frac{P_r}{P_c} \geq 0.2$

$$\frac{P_r}{P_c} + \frac{8}{9} \left( \frac{M_{rx}}{M_{cx}} + \frac{M_{ry}}{M_{cy}} \right) \leq 1.0 \quad (\text{H1-1a})$$

(b) When  $\frac{P_r}{P_c} < 0.2$

$$\frac{P_r}{2P_c} + \left( \frac{M_{rx}}{M_{cx}} + \frac{M_{ry}}{M_{cy}} \right) \leq 1.0 \quad (\text{H1-1b})$$



# ETABS Steel Frame Design

## AISC 360-16 Steel Section Check (Strength Summary)

### Element Details

Level	Element	Unique Name	Location (in)	Combo	Element Type	Section	Classification
Story1	B42	67	161.5385	DSItS3	Ordinary Moment Frame	BEAM 1	Compact

### LLRF and Demand/Capacity Ratio

L (in)	LLRF	Stress Ratio Limit
300.0000	1	0.95

### Analysis and Design Parameters

Provision	Analysis	2nd Order	Reduction
ASD	Direct Analysis	General 2nd Order	Tau-b Fixed

### Stiffness Reduction Factors

$\alpha P_r / P_y$	$\alpha P_r / P_e$	$\tau_b$	EA factor	EI factor
-3.548E-05	-3.744E-05	1	0.8	0.8

### Design Code Parameters

$\Omega_b$	$\Omega_c$	$\Omega_{TY}$	$\Omega_{TF}$	$\Omega_v$	$\Omega_{V-R}$	$\Omega_{VT}$
1.67	1.67	1.67	2	1.67	1.5	1.5

### Section Properties

A (in <sup>2</sup> )	J (in <sup>4</sup> )	I <sub>33</sub> (in <sup>4</sup> )	I <sub>22</sub> (in <sup>4</sup> )	A <sub>v3</sub> (in <sup>2</sup> )	A <sub>v2</sub> (in <sup>2</sup> )
13.8	3.97	205.61	4.15	2.4	12

### Design Properties

S <sub>33</sub> (in <sup>3</sup> )	S <sub>22</sub> (in <sup>3</sup> )	Z <sub>33</sub> (in <sup>3</sup> )	Z <sub>22</sub> (in <sup>3</sup> )	r <sub>33</sub> (in)	r <sub>22</sub> (in)	C <sub>w</sub> (in <sup>6</sup> )
34.27	2.08	46.53	5.25	3.86	0.5484	109.51

### Material Properties

E (lb/in <sup>2</sup> )	f <sub>y</sub> (lb/in <sup>2</sup> )	R <sub>y</sub>	C <sub>pr</sub>	$\alpha$
29000000	50000	1.1	1.4	NA

**Stress Check Message -  $l/r > 300$**

### Stress Check forces and Moments

Location (in)	P <sub>r</sub> (kip)	M <sub>r33</sub> (kip-ft)	M <sub>r22</sub> (kip-ft)	V <sub>r2</sub> (kip)	V <sub>r3</sub> (kip)	T <sub>r</sub> (kip-ft)
161.5385	0.015	34.2266	0	0.424	0	0

### Axial Force & Biaxial Moment Design Factors (H1.2,H1-1b)

	L Factor	K <sub>1</sub>	K <sub>2</sub>	B <sub>1</sub>	B <sub>2</sub>	C <sub>m</sub>
Major Bending	1	1	1	1	1	1
Minor Bending	1	1	1	1	1	1

### Parameters for Lateral Torsion Buckling

$L_{ltb}$	$K_{ltb}$	$C_b$
1	1	1.137

### Demand/Capacity (D/C) Ratio Eqn.(H1.2,H1-1b)

D/C Ratio =	$(P_r / 2P_c) + (M_{r33} / M_{c33}) + (M_{r22} / M_{c22})$
0.838 =	1.852E-05 + 0.838 + 0

### Axial Force and Capacities

$P_r$ Force (kip)	$P_{nc} / \Omega$ (kip)	$P_{nt} / \Omega$ (kip)
0.015	6.931	413.174

### Moments and Capacities

	$M_r$ Moment (kip-ft)	$M_n / \Omega$ (kip-ft)	$M_n / \Omega$ No LTB (kip-ft)	$M_n / \Omega C_b=1$ (kip-ft)
Major Bending	34.2266	40.8643	116.0928	35.9293
Minor Bending	0	8.2834		

### Shear Design

	$V_r$ Force (kip)	$V_n / \Omega$ (kip)	Stress Ratio
Major Shear	0.424	215.569	0.002
Minor Shear	0	43.114	0

### End Reaction Major Shear Forces

Left End Reaction (kip)	Load Combo	Right End Reaction (kip)	Load Combo
5.509	DS1S3	5.509	DS1S3

# ETABS Steel Frame Design

## AISC 360-16 Steel Section Check (Strength Summary)

### Element Details

Level	Element	Unique Name	Location (in)	Combo	Element Type	Section	Classification
Story1	B134	159	4	DStIS3	Ordinary Moment Frame	I BEAM 2	Compact

### LLRF and Demand/Capacity Ratio

L (in)	LLRF	Stress Ratio Limit
480.0000	0.609	0.95

### Analysis and Design Parameters

Provision	Analysis	2nd Order	Reduction
ASD	Direct Analysis	General 2nd Order	Tau-b Fixed

### Stiffness Reduction Factors

$\alpha P_r / P_y$	$\alpha P_r / P_e$	$\tau_b$	EA factor	EI factor
3.547E-04	2.18E-04	1	0.8	0.8

### Design Code Parameters

$\Omega_b$	$\Omega_c$	$\Omega_{TY}$	$\Omega_{TF}$	$\Omega_v$	$\Omega_{V-RI}$	$\Omega_{VT}$
1.67	1.67	1.67	2	1.67	1.5	1.5

### Section Properties

A (in <sup>2</sup> )	J (in <sup>4</sup> )	I <sub>33</sub> (in <sup>4</sup> )	I <sub>22</sub> (in <sup>4</sup> )	A <sub>v3</sub> (in <sup>2</sup> )	A <sub>v2</sub> (in <sup>2</sup> )
28.32	6.18	1793.17	69.09	12.8	16.8

### Design Properties

S <sub>33</sub> (in <sup>3</sup> )	S <sub>22</sub> (in <sup>3</sup> )	Z <sub>33</sub> (in <sup>3</sup> )	Z <sub>22</sub> (in <sup>3</sup> )	r <sub>33</sub> (in)	r <sub>22</sub> (in)	C <sub>w</sub> (in <sup>6</sup> )
170.78	17.27	204.55	28.7	7.9573	1.562	6963.88

### Material Properties

E (lb/in <sup>2</sup> )	f <sub>y</sub> (lb/in <sup>2</sup> )	R <sub>y</sub>	C <sub>pr</sub>	$\alpha$
29000000	50000	1.1	1.4	NA

### Stress Check forces and Moments

Location (in)	P <sub>r</sub> (kip)	M <sub>r33</sub> (kip-ft)	M <sub>r22</sub> (kip-ft)	V <sub>r2</sub> (kip)	V <sub>r3</sub> (kip)	T <sub>r</sub> (kip-ft)
4	-0.314	-362.1025	0	-43.228	0	0

### Axial Force & Biaxial Moment Design Factors (H1-1b)

	L Factor	K <sub>1</sub>	K <sub>2</sub>	B <sub>1</sub>	B <sub>2</sub>	C <sub>m</sub>
Major Bending	0.983	1	1	1	1	1
Minor Bending	0.125	1	1	1	1	1

### Parameters for Lateral Torsion Buckling

$L_{ltb}$	$K_{ltb}$	$C_b$
0.125	1	1.025

### Demand/Capacity (D/C) Ratio Eqn.(H1-1b)

D/C Ratio =	$(P_r / 2P_c) + (M_{r33} / M_{c33}) + (M_{r22} / M_{c22})$
0.71 =	2.394E-04 + 0.71 + 0

### Axial Force and Capacities

$P_r$ Force (kip)	$P_{nc} / \Omega$ (kip)	$P_{nt} / \Omega$ (kip)
0.314	655.57	847.904

### Moments and Capacities

	$M_r$ Moment (kip-ft)	$M_n / \Omega$ (kip-ft)	$M_n / \Omega$ No LTB (kip-ft)	$M_n / \Omega C_b=1$ (kip-ft)
Major Bending	362.1025	510.3593	510.3593	510.3593
Minor Bending	0	68.9565		

### Shear Design

	$V_r$ Force (kip)	$V_n / \Omega$ (kip)	Stress Ratio
Major Shear	43.228	301.796	0.143
Minor Shear	0	229.94	0

### End Reaction Major Shear Forces

Left End Reaction (kip)	Load Combo	Right End Reaction (kip)	Load Combo
43.228	DStIS3	37.687	DStIS3

# ETABS Steel Frame Design

## AISC 360-16 Steel Section Check (Deflection Details)

### Element Details

Level	Element	Unique Name	Location (in)	Combo	Element Type	Section
Story1	B42	67	161.5385	DStID1	Ordinary Moment Frame	BEAM 1

### LLRF and Demand/Capacity Ratio

L (in)	LLRF	Stress Ratio Limit
300.0000	1	0.95

### DEFLECTION DESIGN (Combo DStID1)

Type	Consider	Deflection in	Limit in	Ratio	Status
Dead Load	Yes	0.4963	2.5	0.199	OK
Super DL + Live Load	Yes	0	2.5	0	OK
Live Load	Yes	0	0.8333	0	OK
Total Load	Yes	0.4963	1.25	0.397	OK
Total - Camber	Yes	0.4963	1.25	0.397	OK

# ETABS Steel Frame Design

## AISC 360-16 Steel Section Check (Deflection Details)

### Element Details

Level	Element	Unique Name	Location (in)	Combo	Element Type	Section
Story1	B134	159	260	DStID1	Ordinary Moment Frame	I BEAM 2

### LLRF and Demand/Capacity Ratio

L (in)	LLRF	Stress Ratio Limit
480.0000	0.609	0.95

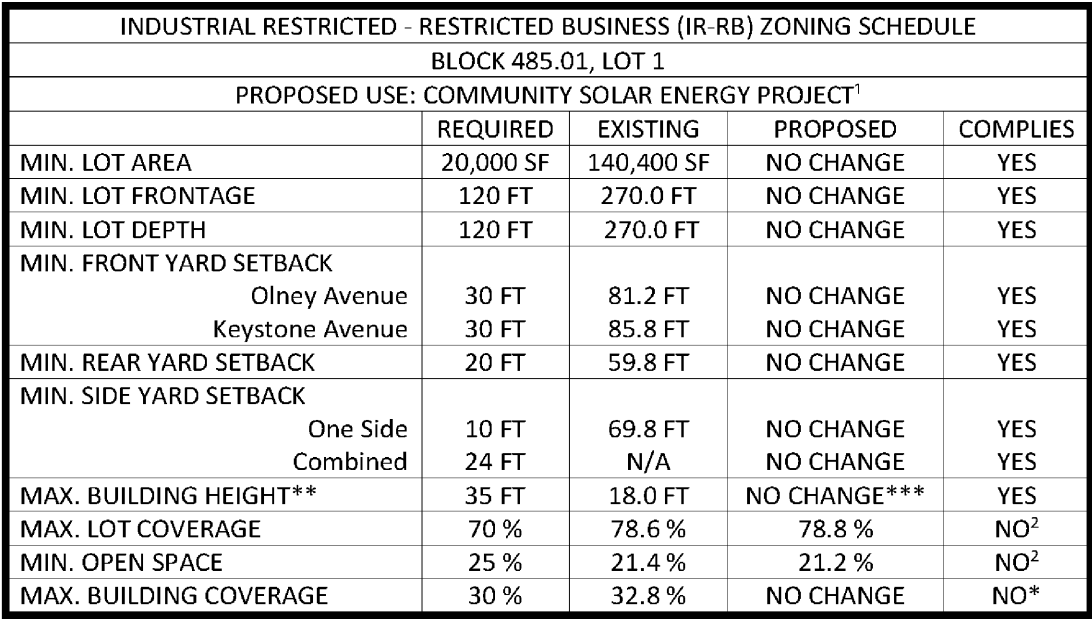
### DEFLECTION DESIGN (Combo DStID1)

Type	Consider	Deflection in	Limit in	Ratio	Status
Dead Load	Yes	0.3051	4	0.076	OK
Super DL + Live Load	Yes	0	4	0	OK
Live Load	Yes	0	1.3333	0	OK
Total Load	Yes	0.3051	2	0.153	OK
Total - Camber	Yes	0.3051	2	0.153	OK



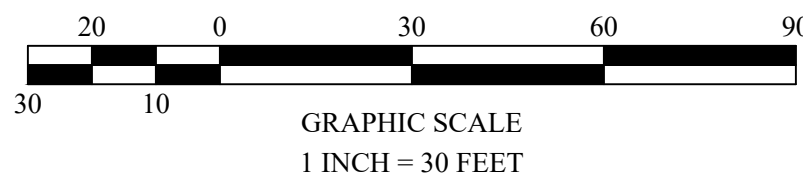






\***BUILDING HEIGHT** - The vertical distance from finished grade to the top of the highest roof beams on a flat or shed roof, the deck level on a mansard roof, and the average distance between the eaves and the ridge level for gable, hip, and gambrel roofs.

1. APPLICANT: SOLAR LANDSCAPE, LLC
2. SITES ARE KNOWN AND DESIGNATED AS BLOCK 485.01, LOT 1 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE TOWNSHIP OF CHERRY HILL, CAMDEN COUNTY, NEW JERSEY (SHED 329).
3. EXISTING BOUNDARY AND STRUCTURES INFORMATION SHOWN ON PLAN ENTITLED "ALTA/NSPS SURVEY; 1931 OLNEY AVENUE TOWNSHIP OF CHERRY HILL, CAMDEN COUNTY, NEW JERSEY; BLOCK 485.01, LOT 1", PREPARED BY MILLMAN NATIONAL LAND SERVICES, DATED 04/12/2018.
4. SITE COORDINATES: 562,399' N, 504,022'E
5. HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88
6. UNLESS OTHERWISE INDICATED, ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
7. ACCORDING TO THE NEW JERSEY SOIL EROSION AND SEDIMENT CONTROL ACT, A PROJECT IS DEFINED AS "ANY DISTURBANCE OF MORE THAN 5,000 SQUARE FEET OF THE SURFACE AREA OF LAND". THEREFORE, NO SOIL EROSION AND SEDIMENT CONTROL MEASURES ARE REQUIRED ON THIS PROJECT SINCE WE ARE DISTURBING LESS THAN 5,000 SF.



## RACKING DETAIL

[illegible]

Date \_\_\_\_\_

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**Kevin E. Shelly, P.E.**  
PROFESSIONAL ENGINEER  
N.J. Lic. No. GE05031300

**SITE PLAN WAIVER  
COMMUNITY SOLAR**  
SOLAR ROOFTOP SYSTEM - 1931 OLNEY AVENUE  
BLOCK 485.01, LOT 1  
SITUATED IN  
TOWNSHIP OF CHERRY HILL, CAMDEN COUNTY, NEW JERSEY

SCALE: 1"=30'		PROJECT No.: SLA-2421	
RELEASED BY: KES		DATE: 02/21/25	
CHECKED BY: RZH		Sheet Number  2 OF 3	
DRAWN BY: MJW			



