



Department of Community Development

820 Mercer Street, Cherry Hill, NJ 08002

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

www.Cherryhill-NJ.com

LAND USE DEVELOPMENT APPLICATION

Submission Date: 3/31/2025

Application No.: 25-Z-0007

☐ 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. # 10253

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 (Contact: Bernadette Skelly)

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)

- ☐ Minor Subdivision
- ☐ Preliminary Major Subdivision ¹
- ☐ Final Major Subdivision
- ☐ Minor Site Plan
- ☐ Preliminary Major Site Plan ¹
- ☐ Final Major Site Plan
- ☐ Amended Plan
- ☒ Site Plan Waiver
- ☐ Concept Plan

- ☐ Interpretation ¹
- ☐ Appeal of Administrative Officer's Decision
- ☐ Certificate of Non-Conformity
- ☒ Use (d) Variance ¹
- ☒ Bulk (c) Variance ¹
- ☐ Conditional Use ¹
- ☐ Street Vacation Request
- ☐ Rezoning Request ¹
- ☐ Other: _____

¹ 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		<u>IR/B</u>
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: _____
Profession: _____
Address: _____

City: _____ State: _____ Zip: _____
Phone: (____) _____ Fax: (____) _____
Email: _____

7. LOCATION OF PROPERTY

Street Address: 1939 Olney Ave Block(s): 497.01
Tract Area: 3.27 acres Lot(s): 1

8. LAND USE

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

9. PROPERTY

Number of Existing Lots: <u>1</u>	<u>Proposed Form of Ownership:</u>
Number of Proposed Lots: <u>1</u>	<input type="checkbox"/> Fee Simple <input type="checkbox"/> Condominium <input type="checkbox"/> *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): OPRA response returned no prior resolutions.

13. ZONING SCHEDULE (complete all that apply)

	REQUIRED	EXISTING	PROPOSED
Minimum Lot Requirements			
Lot Area	20,000 sf	140,400 sf	No change
Frontage	120 ft	270 ft	No change
Lot Depth	120 ft	270 ft	No change
Minimum Yard Requirements			
Front Yard	30 ft	81.2 ft	No change
Secondary Front Yard	30 ft	85.8 ft	No change
Rear Yard	20 ft	85.8 ft	No change
Side Yard	10 ft	103.4 ft	No change
Aggregate Side Yard	25 ft	NA	NA
Building Height	35 ft	18 ft	<19 ft*
Lot Requirements			
Residential Buffer Strip	NA	NA	NA
Open Space	25%	21.4%	21.2 %
Parking Setbacks			
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 9.5 inches

	REQUIRED	EXISTING	PROPOSED
Accessory Uses			
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
Signage Requirements			
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 Loading Spaces REQUIRED: NA
 Number of Parking Spaces PROVIDED: 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
7th day of March, 2025 (year)
[Signature] (notary)

Lisa Haak
 Notary Public, State of New Jersey
 I.D. No. 50163068

My Commission Expires June 26, 2026

[Signature] SIGNATURE (applicant)

3/7/2025 DATE

Donna M. Jennings, Esq.*

PRINT NAME

*WGS on behalf of Applicant

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

23rd day of December, 2024 (year)

Kristie T. Radcliffe (notary)

Bernadette Skelly 12/23/24
SIGNATURE (owner) DATE
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] 1/17/2025
SIGNATURE (applicant) DATE

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 12, 2018 not renewed May 16, 2018 shows and discloses the premises in its entirety, described as Block(s) 497.01 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

23rd day of December, 2024 (year)

Kristie T. Radcliffe (notary)

BERNADETTE SKELLY of full age, being duly
PRINT NAME
Bernadette Skelly 12/23/24
SIGNATURE (applicant/owner) 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.

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 of Adjustment Secretary
Cherry Hill Township
820 Mercer Street
Cherry Hill, NJ 08002

**RE: Solar Landscape LLC
1939 Olney Ave
Block 497.01, 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 April 1, 2024.

Additionally, in response to your e-mail correspondence dated January 24, 2025, the Applicant proposes to install 1,272 modules, and the energy produced is 610.56 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
1939 Olney Ave
Block 497.01, 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 – 1939 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,


DONNA M. JENNINGS

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

RIDER
Solar Landscape LLC
Site Plan Waiver, Use Variance, and Bulk Variances
1931 Olney Ave
Block 485.01, Lot 1

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 1931 Olney Avenue and identified as Block 485.01, Lot 1 on the Township’s tax maps. The property is located in the Industrial Restricted (IR) Zone within the IR-RB (Industrial Restricted – Restricted Business) Overlay Zone and is approximately 140,400 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 from Ordinance Section 421-E:

- Maximum Lot Coverage: 70% permitted / 78.8% proposed
- Minimum Open Space: 25% required / 21.2% 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 – 1939 Olney Avenue
Block 497.01, 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.

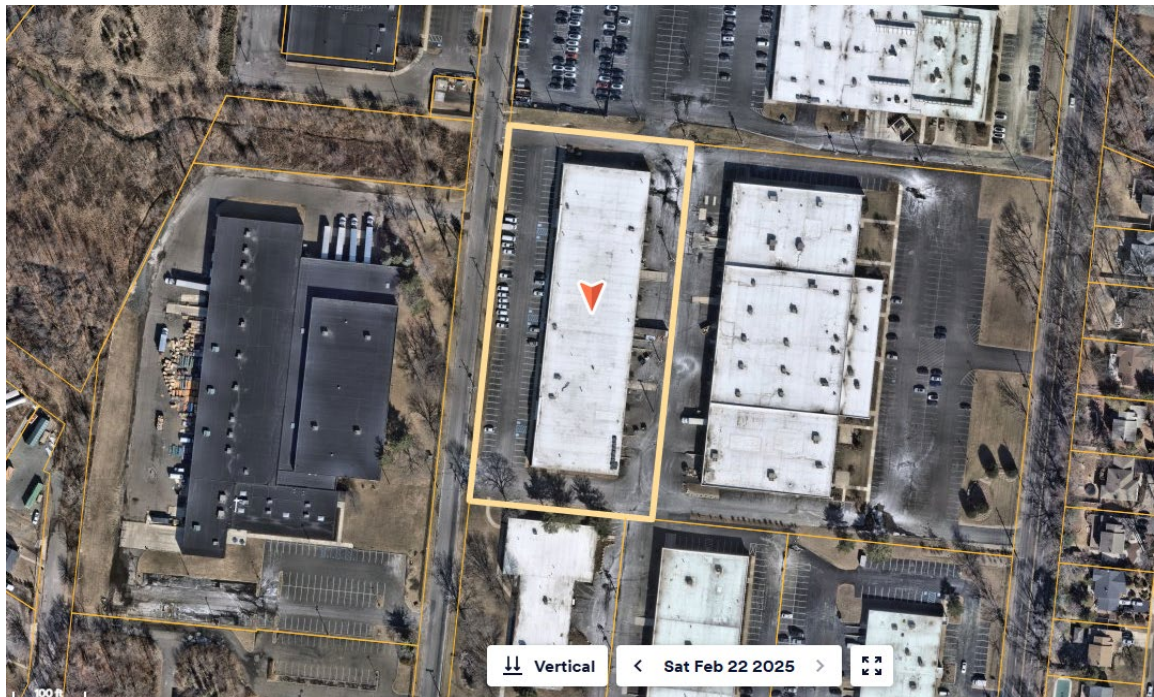


Department of
Community Development

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
1939 Olney Avenue
Cherry Hill, New Jersey 08003
Block 497.01 Lot(s) 1
Application No. 25-Z-0007
DATE: April 24, 2025

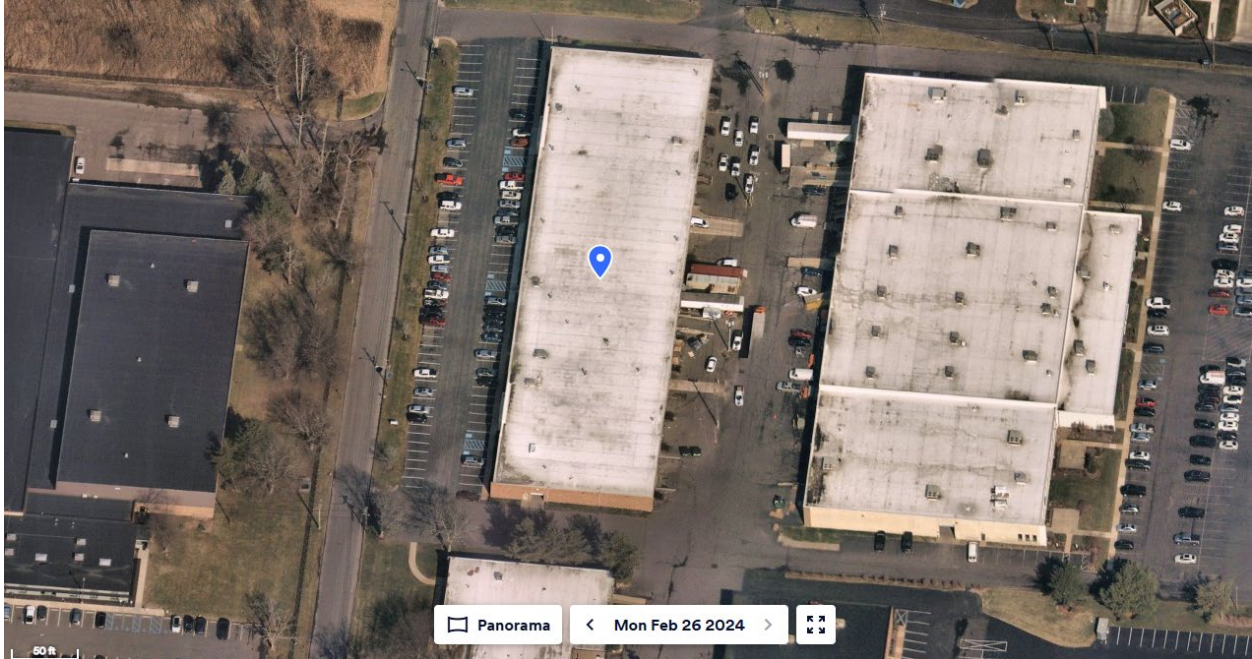
I. GENERAL INFORMATION

- 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 610.56 kW-DC rooftop solar photovoltaic (PV) system containing 1,272 panels on top of an existing commercial building along with associated ground-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).
- D. **Site Area.** The subject site is a 3.27-acre sized lot containing a multi-tenant industrial building located along the east side of Olney Avenue, mid-block between Keystone Avenue, to the south, and Pin Oak Avenue, to the north, both of which are private. The site access consists of two (2) separate driveways 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 residents. 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 shopping center was constructed around 1965. with the current owner of the property taking ownership in 2008. Numerous zoning permits for certificates of occupancy approvals have been issued for various industrial uses over the years with the most recent permit issuance involving “Napa Auto Parts.” (ZP-24-00475) being issued in 2024. In November of 2023 a zoning permit (ZP-23-01306) was issued for roof mounted solar panels. In October of 2024, the aforementioned zoning permit (ZP-23-01306) 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 *April 12, 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 per §432.C.1.a via §419.D.12 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 Industrial Restricted (IR) zone (§419.F.1) are noted below:

CODE SECTION	MINIMUM REQUIREMENTS	REQUIRED	EXISTING	PROPOSED	CONFORM
§419.F.1	Building Coverage	30%	38%	No Change	ENC
§419.F.1	Lot Coverage	70%	89.5%	89.6%	V (Bulk)
§419.F.1	Open Space	25%	10.5%	10.4%	V (Bulk)
§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)	V (Use)

§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	8.5"	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

^V Variance

^{ENC} Existing Non-conformance

^C Conforms

B. **Use (D) Variance.** A use d(1) variance is necessary from §432.C.1.a via §419.D.12 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 §419.F.1, to permit a building coverage of 38%, 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 §419.F.1, to permit a lot coverage of 89.6%, where a maximum lot coverage of 70% is permitted and 89.5% 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 §419.F.1, to permit an open space coverage of 10.4%, where a minimum open space coverage of 25% is required and 10.5% 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 front 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):

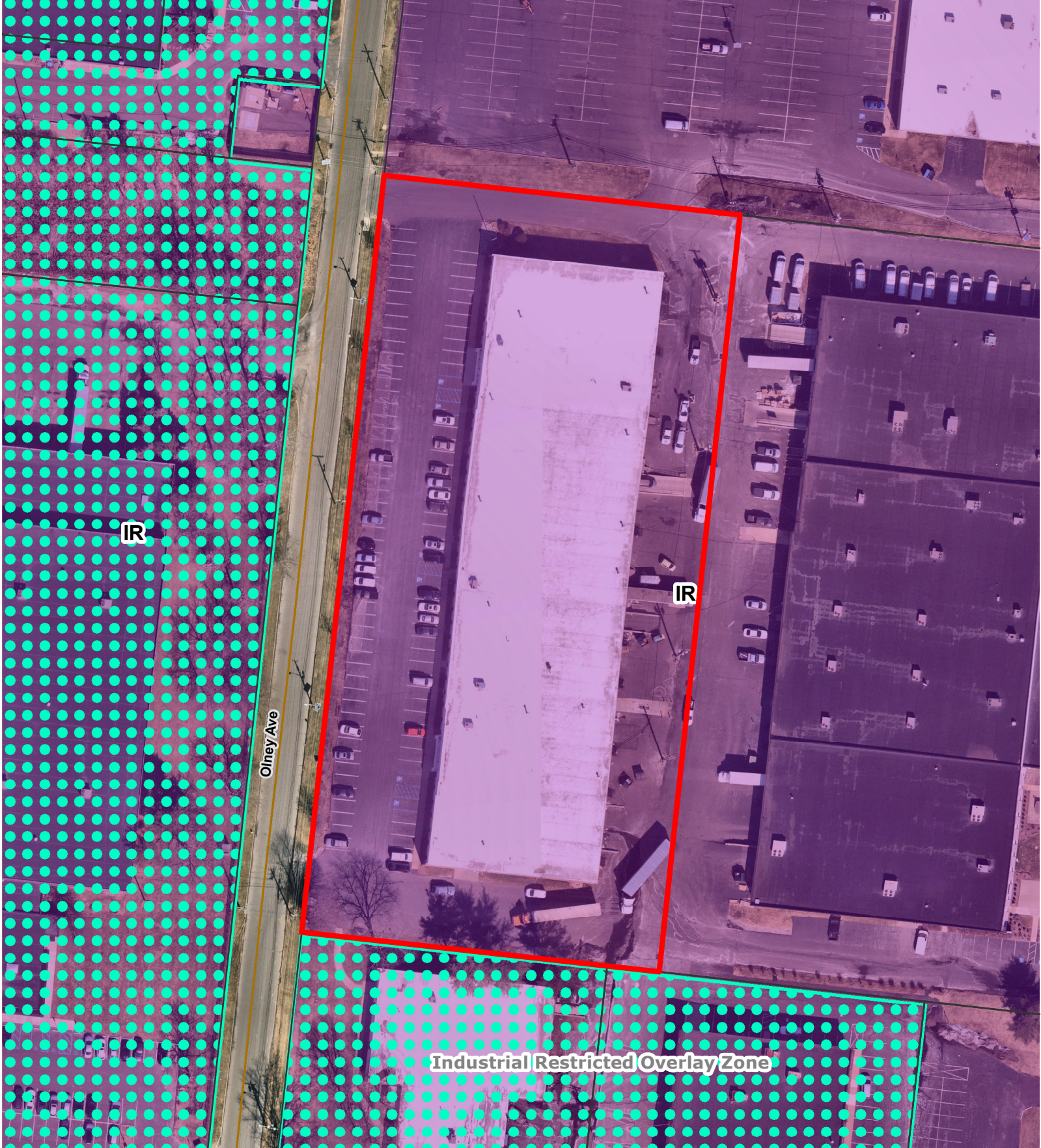
1. After the resolution is memorialized, a **Notice of Decision** will be published in the Courier Post by the Department of Community Development.
2. If applicable, **two (2) copies of revised site plans along with an electronic copy**, which provide completeness items and all conditions of approval, 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 with any questions.*

cc: Solar Landscape, LLC (via email)
Cherry Umbrella, LLC (via email)

Donna M Jennings, Esq. (via email)
Luke Policastro, Esq. (via email)

Kevin Shelly, PE (via email)
Fred Kuhn (via email)
Kathleen Gaeta (via email)
Mike Raio (via email)

Allen Zeller, Esq. (via email)
Sharon Walker (via email)
Kathy Cullen (via email)
Danielle Hammond (via email)

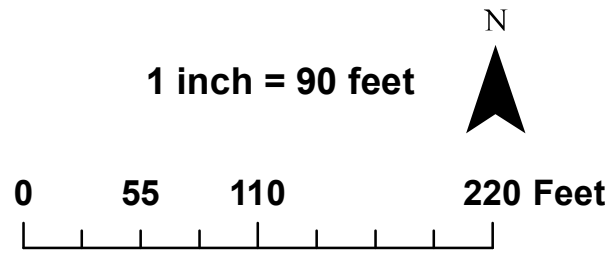


1939 OLNEY AVE

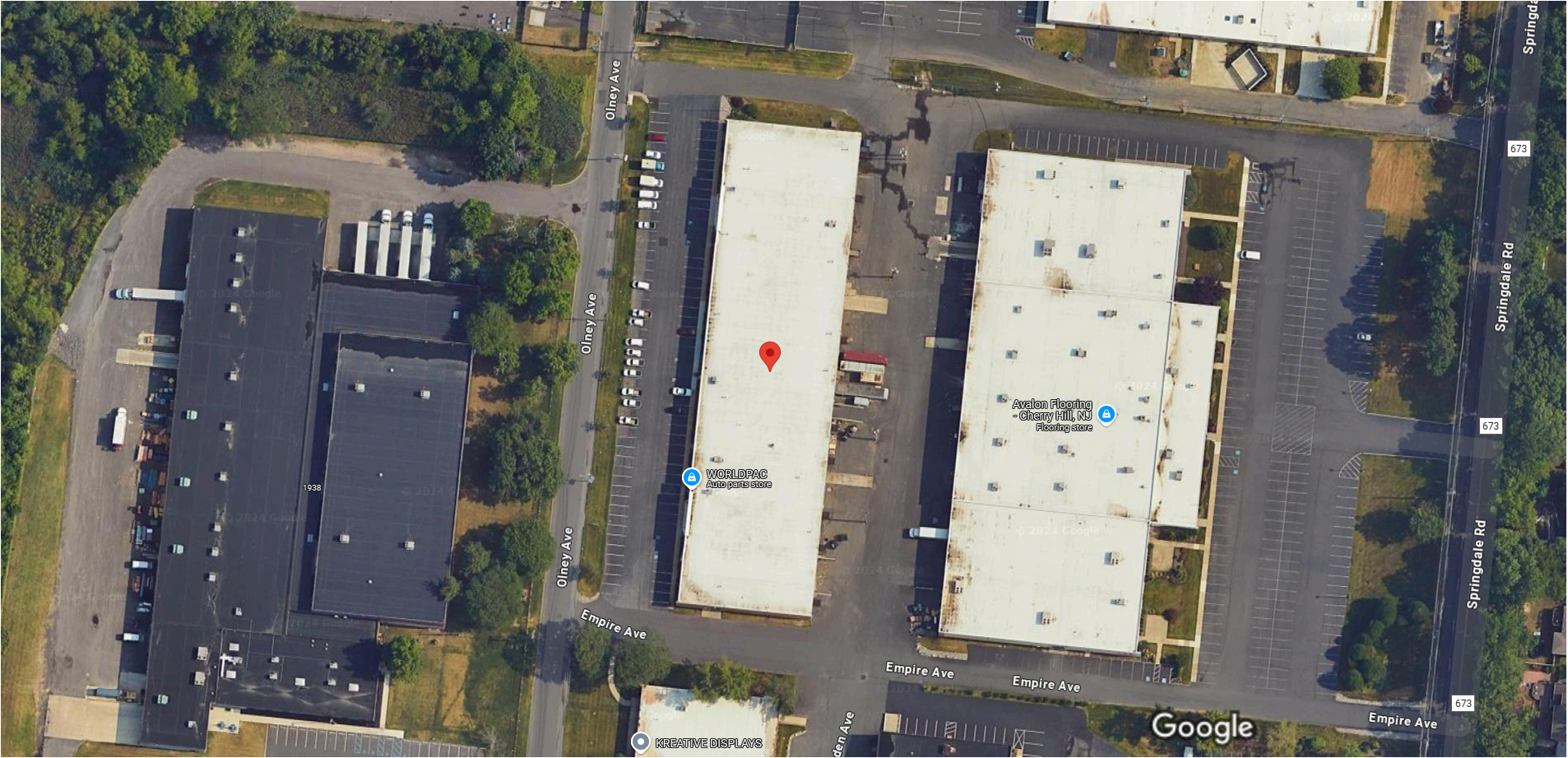
BLOCK 497.01 LOT 1

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



- Legend**
- Parcels selection
 - Parcels
 - Bus Stops
 - Rail Lines





GROUND MOUNTED EQUIPMENT







STRUCTURAL FEASIBILITY REPORT

Prepared By

V. Benedicto
April 12, 2024

Reviewed By

David C. Hernandez, PE
April 1, 2024

Site

1939 Olney Ave, Cherry Hill, NJ 08003, USA

Prepared For

Solar Landscape LLC
601 Bangs Ave, Unit 3, Asbury Park, NJ 07712
Attention: Elizabeth McKeever

Exactus Energy Inc.

New Age Engineering
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Reviewed By.....	1
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Re: Structural feasibility report for installation of a solar PV system at

1939 Olney Ave, Cherry Hill, NJ 08003, USA

Exactus Energy Inc. has been retained to review the structural condition for the site: 1939 Olney Ave, Cherry Hill, NJ 08003, USA. 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 10 psf

1. Background

1.1. Report Scope

A site inspection of the roof structure to obtain structural specifications, including open web steel joist details, was conducted on January 17, 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.

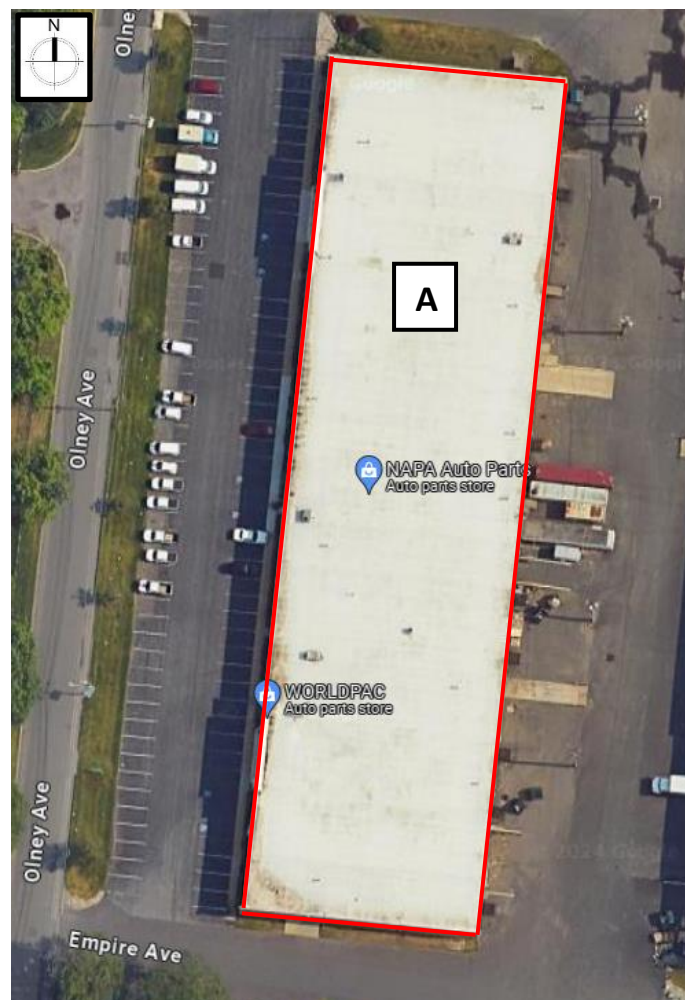


Figure 1: Roof structures included in this assessment

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.

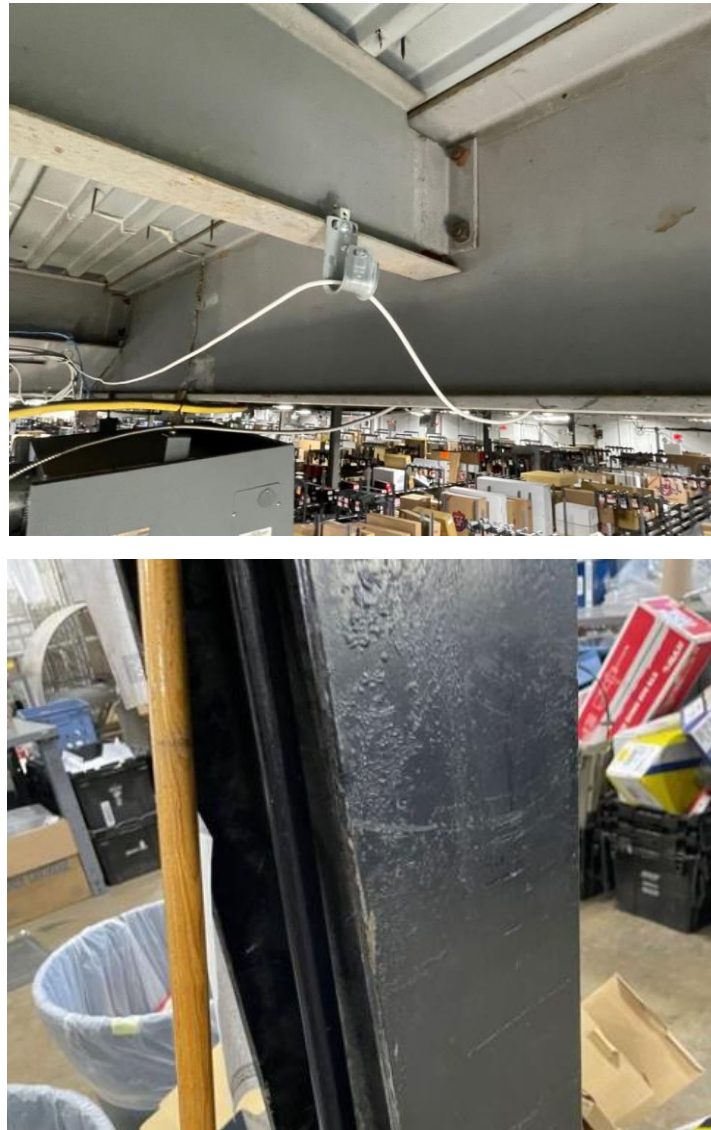


Figure 2: Steel beams and steel columns

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
- International Building Code (2021) – 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. The building has been classified as Risk Category II.

Table 1: Design loads

		Current Analysis (2024)	Load Description
Roof A	Risk Category	II	2021 IBC – NJ Ed. Sec. 1604.5
	Exposure Category	B	2021 IBC – NJ Ed. Sec. 1609.4.3
	Dead Load	15 psf	Roof System
	Live Load	20 psf	Roof Live Load
	Concentrated Live Load	300 lbs	2021 IBC – NJ ed. Table 1607.1
	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:** 10 psf (Green)



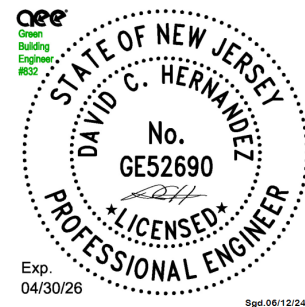
Figure 4: Allowable Capacity Map

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 ^a		
	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 ^a	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 ^b 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 $\frac{P_r}{P_c} < 0.2$

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

Appendix B

Calculations

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	B271	207	120	DStlS2	Ordinary Moment Frame	W12X16	Slender

LLRF and Demand/Capacity Ratio

L (in)	LLRF	Stress Ratio Limit
240.0000	1	0.95

Analysis and Design Parameters

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

Stiffness Reduction Factors

$\alpha P_r / P_y$	$\alpha P_r / P_e$	τ_b	EA factor	EI factor
0.002	0.032	1	0.8	0.8

Design Code Parameters

Ω_b	Ω_c	Ω_{TY}	Ω_{TF}	Ω_v	Ω_{V-RI}	Ω_{VT}
1.67	1.67	1.67	2	1.67	1.5	1.5

Section Properties

A (in ²)	J (in ⁴)	I ₃₃ (in ⁴)	I ₂₂ (in ⁴)	A _{v3} (in ²)	A _{v2} (in ²)
4.71	0.1	103	2.82	2.11	2.64

Design Properties

S ₃₃ (in ³)	S ₂₂ (in ³)	Z ₃₃ (in ³)	Z ₂₂ (in ³)	r ₃₃ (in)	r ₂₂ (in)	C _w (in ⁶)
17.17	1.41	20.1	2.26	4.6764	0.7738	96.59

Material Properties

E (lb/in ²)	f _y (lb/in ²)	R _y	C _{pr}	α
29000000	50000	1.1	1.4	NA

Stress Check forces and Moments

Location (in)	P _r (kip)	M _{r33} (kip-ft)	M _{r22} (kip-ft)	V _{r2} (kip)	V _{r3} (kip)	T _r (kip-ft)
120	-0.28	6.8623	1.319E-05	0	0	0

Axial Force & Biaxial Moment Design Factors (H1.3b,H1-2,M)

	L Factor	K ₁	K ₂	B ₁	B ₂	C _m
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	1.244

Demand/Capacity (D/C) Ratio Eqn.(H1.3b,H1-2,M)

D/C Ratio =	$(M_{r33}/C_b M_{c33})$
0.732 =	0.732

Axial Force and Capacities

P_r Force (kip)	P_{nc}/Ω (kip)	P_{nt}/Ω (kip)
0.28	7.359	141.018

Moments and Capacities

	M_r Moment (kip-ft)	M_n/Ω (kip-ft)	M_n/Ω No LTB (kip-ft)	$M_n/\Omega C_b=1$ (kip-ft)
Major Bending	6.8623	9.3757	50.1497	7.5339
Minor Bending	1.319E-05	5.6387		

Shear Design

	V_r Force (kip)	V_n/Ω (kip)	Stress Ratio
Major Shear	0	52.8	0
Minor Shear	0	37.989	0

End Reaction Major Shear Forces

Left End Reaction (kip)	Load Combo	Right End Reaction (kip)	Load Combo
2.494	DStIS3	2.494	DStIS3

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	B116	95	236	DSIS3	Ordinary Moment Frame	W21X62	Slender

LLRF and Demand/Capacity Ratio

L (in)	LLRF	Stress Ratio Limit
240.0000	0.917	0.95

Analysis and Design Parameters

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

Stiffness Reduction Factors

$\alpha P_r / P_y$	$\alpha P_r / P_e$	τ_b	EA factor	EI factor
0.006	0.003	1	0.8	0.8

Design Code Parameters

Ω_b	Ω_c	Ω_{TY}	Ω_{TF}	Ω_v	Ω_{V-R}	Ω_{VT}
1.67	1.67	1.67	2	1.67	1.5	1.5

Section Properties

A (in ²)	J (in ⁴)	I ₃₃ (in ⁴)	I ₂₂ (in ⁴)	A _{v3} (in ²)	A _{v2} (in ²)
18.3	1.83	1330	57.5	10.14	8.4

Design Properties

S ₃₃ (in ³)	S ₂₂ (in ³)	Z ₃₃ (in ³)	Z ₂₂ (in ³)	r ₃₃ (in)	r ₂₂ (in)	C _w (in ⁶)
126.67	13.96	144	21.7	8.5251	1.7726	5957.54

Material Properties

E (lb/in ²)	f _y (lb/in ²)	R _y	C _{pr}	α
29000000	50000	1.1	1.4	NA

Stress Check forces and Moments

Location (in)	P _r (kip)	M _{r33} (kip-ft)	M _{r22} (kip-ft)	V _{r2} (kip)	V _{r3} (kip)	T _r (kip-ft)
236	-3.259	-93.5506	-0.0022	12.843	0.002	-0.0075

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

	L Factor	K ₁	K ₂	B ₁	B ₂	C _m
Major Bending	1.967	1	1	1	1	1
Minor Bending	0.333	1	1	1	1	1

Parameters for Lateral Torsion Buckling

L_{ltb}	K_{ltb}	C_b
0.333	1	2.136

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

D/C Ratio =	$(P_r / 2P_c) + (M_{r33} / M_{c33}) + (M_{r22} / M_{c22})$
0.264 =	0.004 + 0.26 + 3.979E-05

Axial Force and Capacities

P_r Force (kip)	P_{nc} / Ω (kip)	P_{nt} / Ω (kip)
3.259	418.828	547.904

Moments and Capacities

	M_r Moment (kip-ft)	M_n / Ω (kip-ft)	M_n / Ω No LTB (kip-ft)	$M_n / \Omega C_b=1$ (kip-ft)
Major Bending	93.5506	359.2814	359.2814	354.566
Minor Bending	0.0022	54.1417		

Shear Design

	V_r Force (kip)	V_n / Ω (kip)	Stress Ratio
Major Shear	12.843	168	0.076
Minor Shear	0.002	182.069	1.205E-05

End Reaction Major Shear Forces

Left End Reaction (kip)	Load Combo	Right End Reaction (kip)	Load Combo
		12.843	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	C8	31	0	DSIS3	Ordinary Moment Frame	W8X31	Non-Compact

LLRF and Demand/Capacity Ratio

L (in)	LLRF	Stress Ratio Limit
144.0000	0.512	0.95

Analysis and Design Parameters

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

Stiffness Reduction Factors

$\alpha P_r / P_y$	$\alpha P_r / P_e$	τ_b	EA factor	EI factor
0.118	0.076	1	0.8	0.8

Design Code Parameters

Ω_b	Ω_c	Ω_{TY}	Ω_{TF}	Ω_v	Ω_{V-R}	Ω_{VT}
1.67	1.67	1.67	2	1.67	1.5	1.5

Section Properties

A (in ²)	J (in ⁴)	I ₃₃ (in ⁴)	I ₂₂ (in ⁴)	A _{v3} (in ²)	A _{v2} (in ²)
9.13	0.54	110	37.1	6.96	2.28

Design Properties

S ₃₃ (in ³)	S ₂₂ (in ³)	Z ₃₃ (in ³)	Z ₂₂ (in ³)	r ₃₃ (in)	r ₂₂ (in)	C _w (in ⁶)
27.5	9.28	30.4	14.1	3.4711	2.0158	531.09

Material Properties

E (lb/in ²)	f _y (lb/in ²)	R _y	C _{pr}	α
29000000	50000	1.1	1.4	NA

Stress Check forces and Moments

Location (in)	P _r (kip)	M _{r33} (kip-ft)	M _{r22} (kip-ft)	V _{r2} (kip)	V _{r3} (kip)	T _r (kip-ft)
0	-33.536	0.5019	0.01	0.099	0.002	-5.138E-06

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

	L Factor	K ₁	K ₂	B ₁	B ₂	C _m
Major Bending	0.854	1	1	1	1	0.212
Minor Bending	0.854	1	1	1	1	0.237

Parameters for Lateral Torsion Buckling

L_{ltb}	K_{ltb}	C_b
0.854	1	2.266

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

D/C Ratio =	$(P_r / 2P_c) + (M_{r33} / M_{c33}) + (M_{r22} / M_{c22})$
0.087 =	0.081 + 0.007 + 2.845E-04

Axial Force and Capacities

P_r Force (kip)	P_{nc} / Ω (kip)	P_{nt} / Ω (kip)
33.536	208.209	273.353

Moments and Capacities

	M_r Moment (kip-ft)	M_n / Ω (kip-ft)	M_n / Ω No LTB (kip-ft)	$M_n / \Omega C_b=1$ (kip-ft)
Major Bending	0.5019	75.7667	75.7667	70.9184
Minor Bending	0.01	35.124		

Shear Design

	V_r Force (kip)	V_n / Ω (kip)	Stress Ratio
Major Shear	0.099	45.6	0.002
Minor Shear	0.002	125.03	1.64E-05

Joint Design

Continuity Plate Area (in ²)	Load Combo	Doubler (in)	Load Combo
1.81	DStIS5	0.5701	DStIS3

Appendix C

Roof Warranty Information

WARRANTY NO.: 10192248 Rev 1**BUILDING OWNER:** CHERRY UMBRELLA LLC**NAME OF BUILDING:** 1939 OLNEY STREET**BUILDING ADDRESS:** 1939 OLNEY STREET CHERRY HILL, NJ**DATE OF COMPLETION OF THE CARLISLE TOTAL ROOFING SYSTEM:** 12/31/2019**DATE OF ISSUE:** 1/7/2020

Carlisle Roofing Systems, Inc., (Carlisle) warrants to the Building Owner (Owner) of the above described building, that; subject to the terms, conditions, and limitations stated in this warranty, Carlisle will repair any leak in the Carlisle Roofing System (Carlisle Total Roofing System) installed by a Carlisle Authorized Roofing Applicator for a period of 20 years, commencing with the date of Carlisle's acceptance of the Carlisle Total Roofing System installation. However, in no event shall Carlisle's obligations extend beyond 20.5 years, subsequent to the date of substantial completion of the Carlisle Total Roofing System. See below for exact date of warranty expiration.

The Carlisle Total Roofing System is defined as the following newly installed Carlisle brand materials: Membrane, Flashings, Adhesives and Sealants, Insulation, Cover Boards, Fasteners, Fastener Plates, Fastening Bars, Edge Metal, Insulation Adhesives and any other newly installed Carlisle brand products utilized in this installation.

TERMS, CONDITIONS, LIMITATIONS

1. Owner shall provide Carlisle with written notice via letter, fax or email within thirty (30) days of any leak in the Carlisle Total Roofing System. Owner should send written notice of a leak to Carlisle's Warranty Services Department at the address set forth at the bottom of this warranty. By so notifying Carlisle, the Owner authorizes Carlisle or its designee to investigate the cause of the leak. Should the investigation reveal the cause of the leak to be outside the scope of this Warranty, investigation and repair costs for this service shall be paid by the Owner.
2. If, upon inspection, Carlisle determines that the leak is caused by a defect in the Carlisle Total Roofing System's materials, or workmanship of the Carlisle Authorized Roofing Applicator in installing the same, Owner's remedies and Carlisle's liability shall be limited to Carlisle's repair of the leak. Carlisle shall have sole responsibility in determining the method of repair of the area.
3. This warranty shall not be applicable if, upon Carlisle's inspection, Carlisle determines that any of the following has occurred:
 - (a) The Carlisle Total Roofing System is damaged by: natural disasters, lightning, fire, insects, animals, windblown debris or objects, earthquakes, tornados, hail, hurricanes, and winds of (3 second) peak gust speeds of 55 mph or higher measured at 10 meters above ground; or
 - (b) Loss of integrity of the building envelope and/or structure, including, but not limited to, partial or complete loss of roof decking, wall siding, windows, roof top units, doors or other envelope components; or
 - (c) All associated building components, including but not limited to the deck substrate, joists, columns and foundation, must also meet wind speed design requirements.
 - (d) The Carlisle Total Roofing System is damaged by any acts, accidents, misuse, abuse, vandalism, civil disobedience or the like; or
 - (e) Deterioration or failure of building components, including, but not limited to, the roof substrate, walls, mortar, HVAC units, non Carlisle brand metal work, etc., occurs and causes a leak, or otherwise damages the Carlisle Total Roofing System; or
 - (f) Deterioration of metal materials and accessories caused by marine salt water, atmosphere, or by regular spray of either salt or fresh water; or

- (g) Acids, oils, harmful chemicals and the like come in contact with the Carlisle Total Roofing System and cause a leak, or otherwise damage the Carlisle Total Roofing System; or
- (h) The Carlisle Total Roofing System encounters leaks or is otherwise damaged by condensation resulting from any condition within the building that may generate moisture; or
- (i) The Carlisle Authorized Applicator or any additional contractor or subcontractor failed to follow Carlisle's published specifications and details for the approved system assembly or failure to correct all installation deficiencies listed in any Carlisle inspection report.

4. This Warranty shall be null and void if any of the following shall occur:

- (a) If, after installation of the Carlisle Total Roofing System by a Carlisle Authorized Roofing Applicator, there are any alterations or repairs made on or through the roof or objects such as, but not limited to, structures, fixtures, solar arrays, wind turbines, roof gardens or utilities are placed upon or attached to the roof without first obtaining written authorization from Carlisle; or
- (b) Failure by the Owner to use reasonable care in maintaining the roof, said maintenance to include, but not be limited to, those items listed on Carlisle's Care & Maintenance Guide which accompanies this Warranty.

5. In addition, it shall be Owner's sole responsibility to remove and re-install at Owner's expense, all obstructions, including, but not limited to, structures, fixtures, solar arrays, wind turbines, roof gardens, utilities or other overburden from the affected area as determined by Carlisle that would hinder or impede repairs being made in the most expedient and least expensive manner possible. Owner shall be responsible for all costs associated with any loss of power generation in the event that removal of a solar array is required to repair the roofing system.

6. During the term of this Warranty, Carlisle shall have free access to the roof during regular business hours.

7. Carlisle shall have no obligation under this Warranty while any bills for installation, supplies, service, and/or warranty charges have not been paid in full to the Carlisle Authorized Roofing Applicator, Carlisle, or material suppliers.

8. Carlisle's failure at any time to enforce any of the terms or conditions stated herein shall not be construed to be a waiver of such provision.

9. Carlisle shall not be responsible for the cleanliness or discoloration of the Carlisle Total Roofing System caused by environmental conditions including, but not limited to, dirt, pollutants or biological agents.

10. Carlisle shall have no liability under any theory of law for any claims, repairs, restoration, or other damages including, but not limited to, consequential or incidental damages relating, directly or indirectly, to the presence of any irritants, contaminants, vapors, fumes, molds, fungi, bacteria, spores, mycotoxins, or the like in the building or in the air, land, or water serving the building.

11. This warranty shall be transferable upon a change in ownership of the building when the Owner has completed certain procedures, including a transfer fee and an inspection of the Roofing System by a Carlisle representative.

12. Any dispute, controversy or claim between the Owner and Carlisle concerning this Limited Warranty shall be settled by mediation. In the event that the Owner and Carlisle do not resolve the dispute, controversy or claim in mediation, the Owner and Carlisle agree that any and all suits, proceedings, or claims shall be filed in either the state courts of Cumberland County, Pennsylvania or in the United States District Court for the Middle District of Pennsylvania. Each party irrevocably consents to the jurisdiction and venue of the above-identified courts.

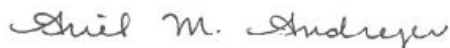
13. Roof System Design Assembly: Carlisle, as manufacturer of commercial roofing products with the sole purpose of offering products for an Owner, design professional, architect, consultant, or engineer when designing/choosing a roof system assembly, assumes no liability nor implies to the suitability of the products for any particular assembly or specific building operation or structure. The Owner, design professional, architect, consultant, or engineer is solely responsible for the assembly chosen for a particular building structure to include the responsibility to properly calculate wind uplift values, design dead loads and live loads, and suitability and condition of building envelope substrate, decking, parapets, drainage, slope, and other attributes pertaining to the performance of the roof system assembly.

14. The Carlisle Authorized Applicator or any additional contractor or subcontractor are not agents of Carlisle.

CARLISLE DOES NOT WARRANT PRODUCTS UTILIZED IN THIS INSTALLATION WHICH IT HAS NOT FURNISHED AND SPECIFICALLY DISCLAIMS LIABILITY, UNDER ANY THEORY OF LAW, ARISING OUT OF THE INSTALLATION AND PERFORMANCE OF, OR DAMAGES SUSTAINED BY OR CAUSED BY, PRODUCTS NOT FURNISHED BY CARLISLE OR THE PRIOR EXISTING ROOFING MATERIAL OVER WHICH THE CARLISLE ROOFING SYSTEM HAS BEEN INSTALLED.

THE REMEDIES STATED HEREIN ARE THE SOLE AND EXCLUSIVE REMEDIES FOR FAILURE OF THE CARLISLE TOTAL ROOFING SYSTEM OR ITS COMPONENTS. THERE ARE NO WARRANTIES EITHER EXPRESSED OR IMPLIED, INCLUDING THE IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AND MERCHANTABILITY, WHICH EXTEND BEYOND THE FACE HEREOF. CARLISLE SHALL NOT BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL OR OTHER DAMAGES INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS OR DAMAGE TO THE BUILDING OR ITS CONTENTS UNDER ANY THEORY OF LAW.

BY: Ariel M. Andrejev



AUTHORIZED SIGNATURE

TITLE: Sr. Manager, Technical and Warranty Services

This Warranty Expires: 1/6/2040

Carlisle Care and Maintenance Guide

In order to ensure the long-term performance of your Roofing System and continued warranty service and coverage, regular rooftop maintenance inspections are necessary. While normal aging will occur on all roofs, if not detected early, problems stemming from abuse, contamination, accidents and severe weather can result in extensive and costly repairs or premature failure of the roofing system. Single-ply Roofing Systems are typically low-slope and easy to inspect, but caution must be taken to ensure safety. Carlisle disclaims and assumes no liability for any rooftop activity.

- Owner must retain records related to the Roofing System. Such records include, but are not limited to: the warranty document and serial number, maintenance inspection logs, rooftop traffic logs, service logs, and invoices for work performed on the roofing system.
- Inspect the roof at least every six months (preferably spring and fall) and immediately following any weather event that includes excessive rainfall, high winds and/or hail warnings. Increased number of rooftop maintenance inspections may be required on some roofs as the location may dictate, such as higher trees near the building which will accumulate leaves and debris on the roof and have adverse effects on drainage. In addition, rooftop maintenance inspections should occur after regular maintenance of any rooftop unit.

When inspecting the Roofing System, pay special attention to the following:

- Walls/Parapets/Roof Edge – Wind damage often begins at the perimeter of the roof. Ensure all membrane terminations and edge metal and copings are secure.
- Roof Deck Membrane – Inspect the field of the roof, scanning for damage caused by wind-blown debris or traffic.
- Penetrations/Rooftop Units – Inspect the membrane, flashings and terminations around penetrations and roof top units for possible damage from service work. Ensure the units and terminations are secure.
- Remove debris (leaves, dirt, trash, etc.) – Good roofing practice dictates that water should drain from the roof and that ponded water should evaporate within 48 to 72 hours after a rainfall. Debris can inhibit drainage.

Additional Maintenance Items:

- Foot Traffic – Walkways must be provided if regular traffic is required or if rooftop equipment has a regular thirty (30) day or less maintenance schedule.
- Petroleum Products & Chemicals - Keep all liquids containing petroleum products or chemicals off the membrane to avoid product degradation.
- Animal Fats/Vegetable Oils: EPDM Membranes - Do not exhaust animal fats/vegetable oils directly onto EPDM roof surfaces. TPO & PVC Membranes – Animal fats/vegetable oils must be regularly removed and the rooftop surface cleaned with a mixture of soap and water.

What to do if a leak occurs:

- After verifying the leak is through the roofing system, contact Carlisle at 1-800-233-0551 or at www.carlisesyntec.com.
- If minor, emergency temporary repairs are made to a suspected leak area, use Carlisle's Lap Sealant or a good-grade rubber caulk to address the repair area (do not use asphaltic roof cement). Please note, Carlisle is not responsible for the cost associated with any emergency temporary repairs.

Alterations to the Roofing System:

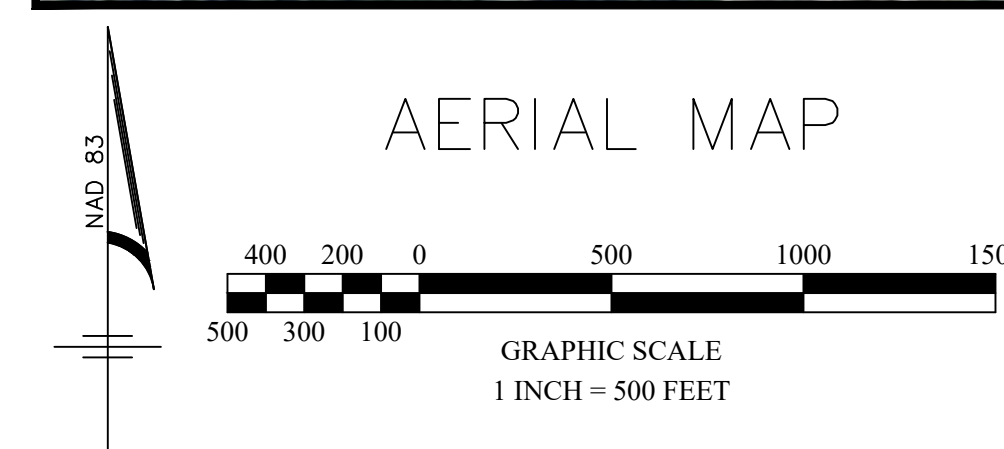
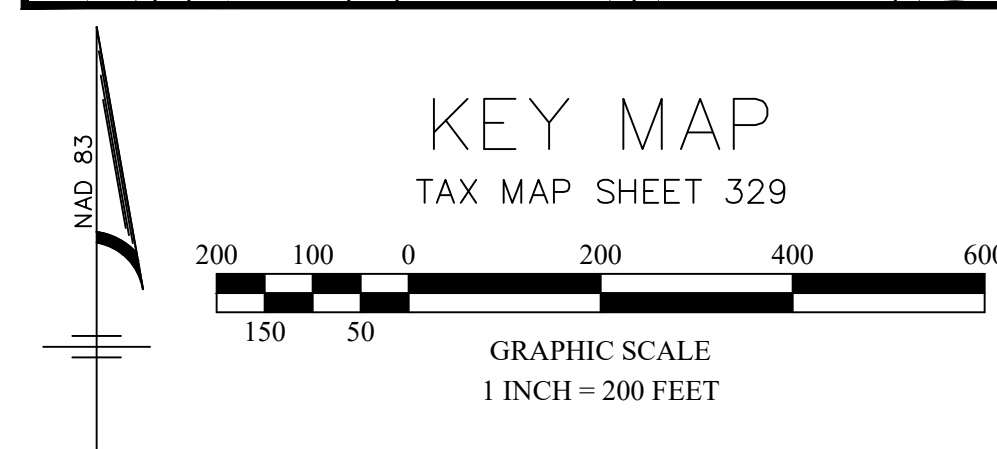
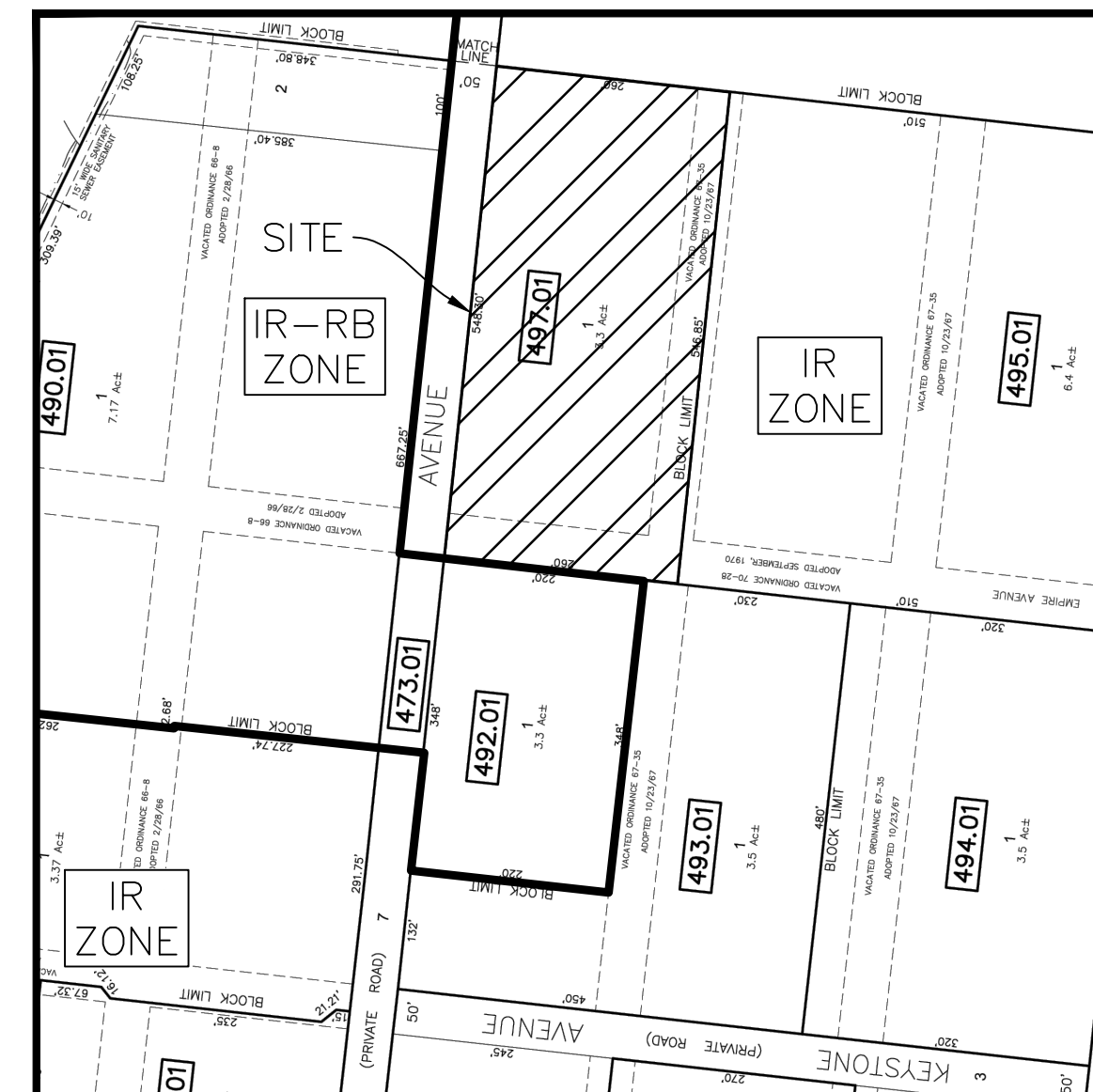
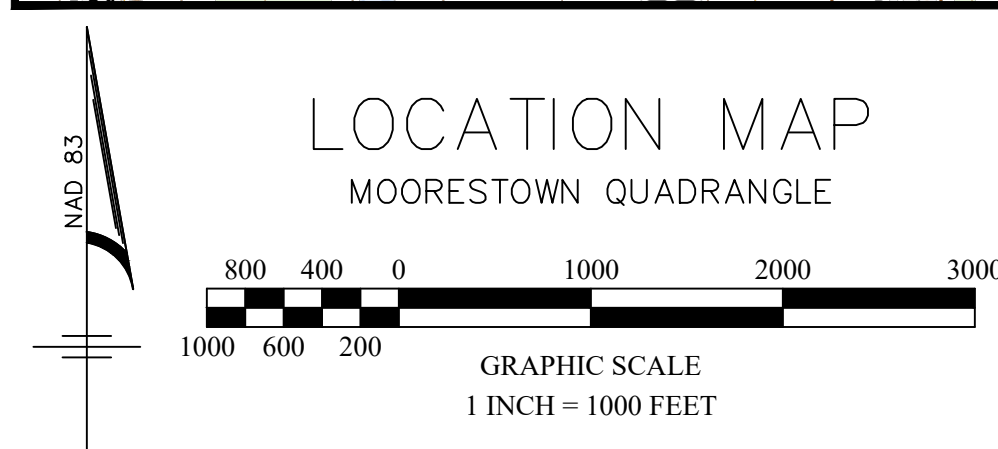
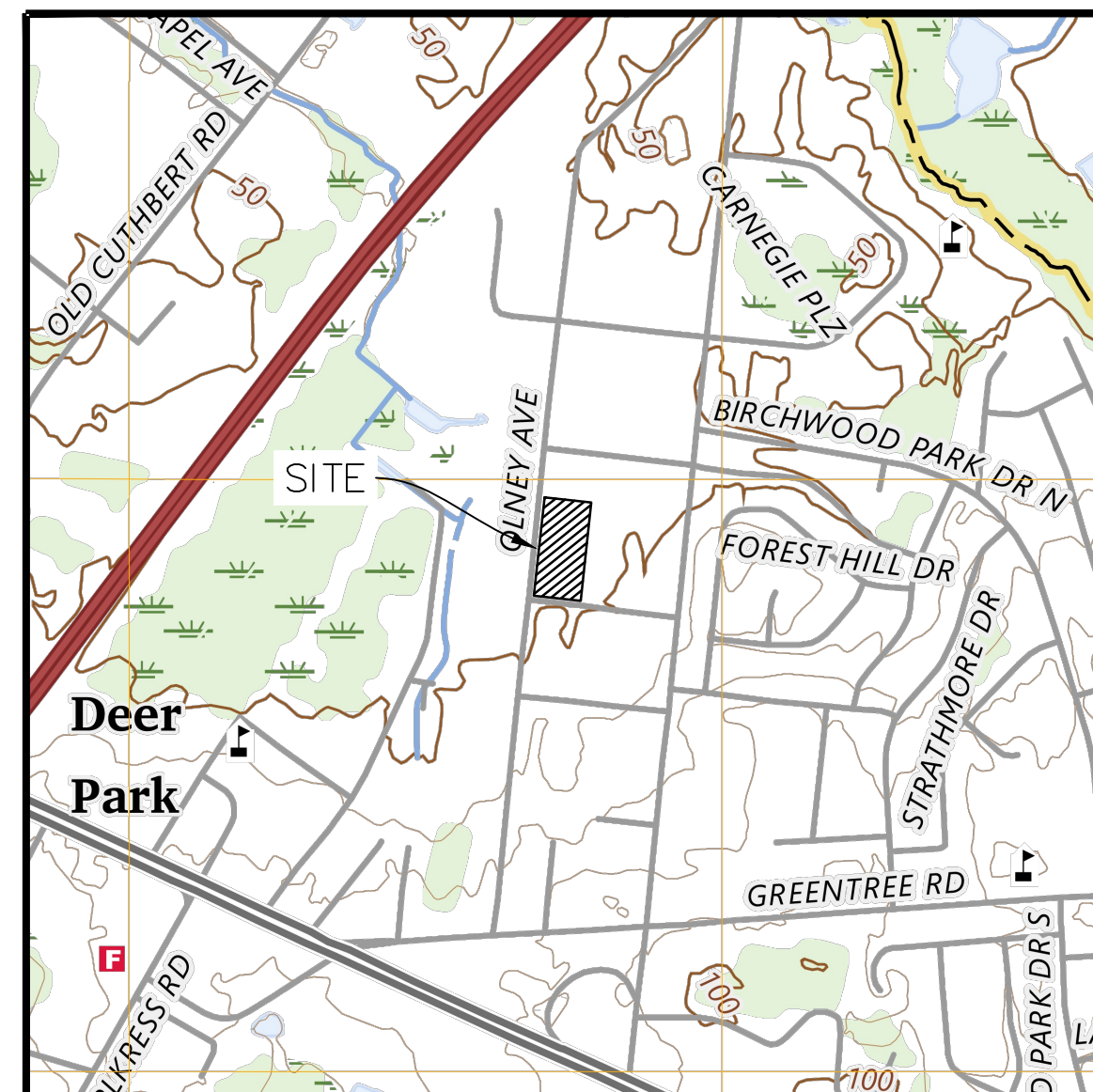
- Alterations to the Roofing System must be completed by a Carlisle Authorized Applicator. The Carlisle Authorized Applicator must notify Carlisle when the revision work is complete. The necessary form can be found on the Carlisle website via the Authorized Applicators login.

Warranty Transfer:

- Warranties shall be transferable upon a change in ownership of the building when the Owner has completed certain procedures. This form can be found on the Carlisle website for additional guidelines.

**SITE PLAN WAIVER
COMMUNITY SOLAR
SOLAR ROOFTOP SYSTEM - 1939 OLNEY AVENUE
BLOCK 497.01, LOT 1
TOWNSHIP OF CHERRY HILL, CAMDEN COUNTY, NEW JERSEY**

- GENERAL NOTES:
- | 1. | <u>APPLICANT</u> | <u>OWNER</u> |
|-----|---|--|
| | SOLAR LANDSCAPE, LLC
4522 COOKMAN AVE – UNIT 3
ASBURY PARK, NJ 07712 | CHERRY UMBRELLA LLC
4 RADNOR CORP CTR STE 105
RADNOR, PA 19087 |
| 2. | SITE IS KNOWN AND DESIGNATED AS BLOCK 497.01, LOT 1 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE TOWNSHIP OF CHERRY HILL, CAMDEN COUNTY, NEW JERSEY (SHEET 329). | |
| 3. | EXISTING BOUNDARY AND STRUCTURES INFORMATION SHOWN ON PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY PREPARED FOR: CHERRY UMBRELLA, LLC; 1939 ONEWAY AVENUE; TOWNSHIP OF CHERRY HILL, CAMDEN COUNTY, NEW JERSEY; BLOCK 497.01, LOT 1", PREPARED BY MILLMAN NATIONAL LAND SERVICES, DATED 04/12/2018. | |
| 4. | SITE COORDINATES: 562,365' N, 504,018' E | |
| 5. | HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88 | |
| 6. | IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR IS REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION. | |
| 7. | ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. ADDITIONALLY, ALL WORK SHALL ALSO COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER/DEVELOPER. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY AND TO CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR. | |
| 8. | THE CONTRACTOR SHALL NOTIFY ALL AGENCIES HAVING JURISDICTION AT LEAST 72 HOURS IN ADVANCE OF ANY WORK. | |
| 9. | 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. | |
| 10. | ALL TRAFFIC CONTROL DEVICES WITHIN THE RIGHT OF WAY TO BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION. | |
| 11. | THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF THE WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION OF THESE UTILITIES OR OTHER POTENTIAL CONFLICT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING, PRIOR TO CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROJECT DESIGN. THE CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING UTILITIES AND ALL OTHER SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. | |
| 12. | THE PROPOSED SOLAR PANEL APPLICATION IS PART OF NEW JERSEY'S COMMUNITY SOLAR PROGRAM. | |
| 13. | ONCE THE SYSTEM IS INSTALLED AND OPERATIONAL, THERE IS NO IMPACT ON THE CURRENT SITE OPERATIONS. THERE IS NO ON-SITE STAFF FOR MAINTENANCE OR OPERATIONS. SOLAR LANDSCAPE HAS A MAINTENANCE AND INSPECTION SCHEDULE FOR THEIR PROJECTS, WHICH TYPICALLY INCLUDES A 2-MAN INSPECTION TEAM THAT WOULD VISIT THE SITE TWICE PER YEAR TO PERFORM INSPECTIONS AND ROUTINE MAINTENANCE OF THE SYSTEM. | |
| 14. | ALL CONSTRUCTION IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL AND FIRE CODES. | |
| 15. | ALL SIGNAGE RELATED TO THE PROPOSED SOLAR PANELS WILL BE PROVIDED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS. | |
| 16. | THE APPLICANT WILL OBTAIN APPROVAL FROM THE CHERRY HILL FIRE OFFICIAL FOR THE PROPOSED DEVELOPMENT. | |
| 17. | SIGNED AND SEALED FINAL DESIGN PLANS, ENGINEERING UPLIFT CALCULATIONS AND ROOFING ANALYSIS WILL BE PROVIDED. | |
| 18. | NO ADDITIONAL SITE IMPROVEMENTS BEYOND THE ROOF MOUNTED SOLAR PANELS AND THE GROUND MOUNTED ELECTRICAL EQUIPMENT ARE PROPOSED AS PART OF THIS APPLICATION. | |
| 19. | THE PROPOSED SITE IMPROVEMENTS WILL HAVE NO IMPACT ON SITE SECURITY, CIRCULATION, PARKING OR OPERATIONS. | |
| 20. | AS ASBUILT DRAWINGS FOR THE GROUND-MOUNTED EQUIPMENT AND UNDERGROUND UTILITIES WILL BE PROVIDED ONCE CONSTRUCTION IS COMPLETED. | |
| 21. | 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. | |



Variances Requested

- D Use Variance. Although Solar energy infrastructure is a permitted accessory use in the IR-RB zone (§§(Section 419.D)) they are not permitted when powering the principal building. [Section 4432.C.1.a)
- Bulk Variance. The maximum permitted impervious lot coverage is 70%. The proposed lot coverage is 89.6%. (Section 4419.F.1.)
- Bulk Variance. The minimum required open space for the lot is 25%. The proposed open space is 10.4%. (Section 4419.F.1.)

Pre-Existing Non-Conforming Conditions

- The maximum permitted building coverage for the lot is 30%. The current total building coverage of the lot area is 38.0%. (Section §419.F.1.)

INDUSTRIAL RESTRICTED (IR) ZONING SCHEDULE

BLOCK 497.01, LOT 1

PROPOSED USE: COMMUNITY SOLAR ENERGY PROJECT¹

	REQUIRED	EXISTING	PROPOSED	COMPLI
MIN. LOT AREA	20,000 SF	142,453 SF	NO CHANGE	YES
MIN. LOT FRONTAGE	100 FT	548.3 FT	NO CHANGE	YES
MIN. LOT DEPTH	120 FT	260.1 FT	NO CHANGE	YES
MIN. FRONT YARD SETBACK	30 FT	82.6 FT	NO CHANGE	YES
MIN. REAR YARD SETBACK	20 FT	53.2 FT	NO CHANGE	YES
MIN. SIDE YARD SETBACK				
One Side Combined	10 FT 24 FT	50.4 FT 105.1 FT	NO CHANGE NO CHANGE	YES YES
MAX. BUILDING HEIGHT**	35 FT	18 FT	NO CHANGE***	YES
MAX. LOT COVERAGE	70 %	89.5 %	89.6 %	NO ²
MIN. OPEN SPACE	25 %	10.5 %	10.4 %	NO ²
MAX. BUILDING COVERAGE	30 %	38.0 %	NO CHANGE	NO*

'D Use Variance Requested

²Bulk Variance Requested

*Existing Non-Conformity

****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.

***Solar Panels will add about 8.5 inches to building height thus not significantly affecting overall height.

DRAWING INDEX

200' PROPERTY OWNERS LIST

No.	Description	Revision	Date	BLOCK	LOT	QUALIFIER	OWNER	OWNER ADDRESS	CITY	STATE	ZIP
				468.05	1		CHERRY UMBRELLA LLC	4 RADNOR CORP CTR STE 105	RADNOR	PA	19087
				473.01	3		TWP OF CHERRY HILL	820 MERCER STREET	CHERRY HILL	NJ	08002
1.	TITLE SHEET	ORIGINAL	SUBMISSION	473.01	4	C0001	BESTWORK INDUSTRIES FOR THE BLIND	1940 OLNEY AVE STE200	CHERRY HILL	NJ	08003
2.	SITE PLAN	ORIGINAL	SUBMISSION	473.01	4	C0002	CHERRY UMBRELLA LLC	4 RADNOR CORP CTR STE 105	RADNOR	PA	19087
3.	CONSTRUCTION DETAILS	ORIGINAL	SUBMISSION	490.01	1		GWL 1938 OLNEY LLC	1399 FRANKLIN AVE STE 100	GARDEN CITY	NY	11530
				490.01	2		FIRST INDUSTRIAL LP	PO BOX 600	PINE BROOK	NJ	07058
				492.01	1		CHERRY UMBRELLA LLC	4 RADNOR CORP CTR STE 105	RADNOR	PA	19087
				493.01	1		CHERRY UMBRELLA LLC	4 RADNOR CORP CTR STE 105	RADNOR	PA	19087
				494.01	1		CHERRY UMBRELLA LLC	4 RADNOR CORP CTR STE 105	RADNOR	PA	19087
				495.01	1		CHERRY UMBRELLA LLC	4 RADNOR CORP CTR STE 105	RADNOR	PA	19087

APPROVED BY THE TOWNSHIP OF CHERRY
HILL ZONING BOARD OF ADJUSTMENT AS
A SITE PLAN WAIVER:

CHAIRMAN	DATE
----------	------

SECRETARY	DATE
-----------	------

TOWNSHIP ENGINEER _____ DATE _____

Date _____

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

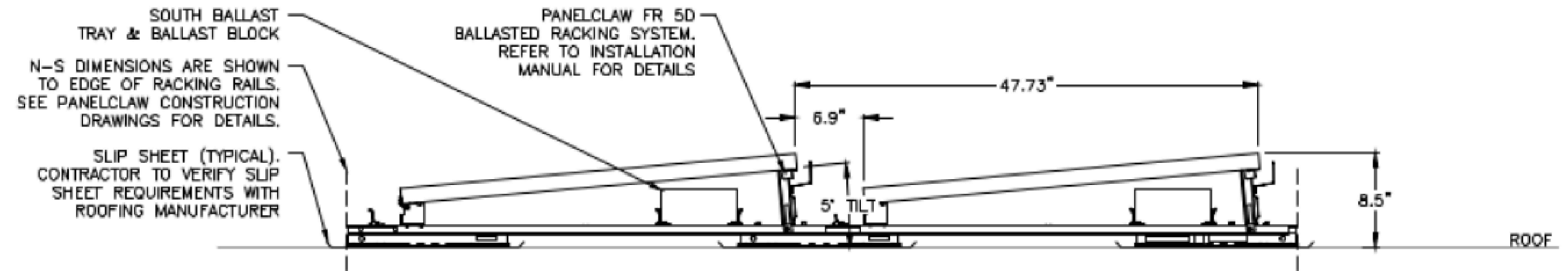
SITE PLAN WAIVER
COMMUNITY SOLAR

SOLAR ROOFTOP SYSTEM - 1939 OLNEY AVENUE
BLOCK 497.01, LOT 1

SITUATED IN
TOWNSHIP OF CHERRY HILL, CAMDEN COUNTY, NEW JERSEY

TITLE SHEET

SCALE: AS SHOWN	PROJECT No.: SLA-2422
RELEASED BY: KES	DATE: 02/21/25
CHECKED BY: RZH	Sheet Number 1 OF 3
DRAWN BY: MJW	



GRAPHIC SCALE
1 INCH = 30 FEET

INDUSTRIAL RESTRICTED (IR) ZONING SCHEDULE				
BLOCK 497.01, LOT 1				
PROPOSED USE: COMMUNITY SOLAR ENERGY PROJECT				
	REQUIRED	EXISTING	PROPOSED	COMPLIES
MIN. LOT AREA	20,000 SF	142,453 SF	NO CHANGE	YES
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MIN. REAR YARD SETBACK	30 FT	53.2 FT	NO CHANGE	YES
MIN. SIDE YARD SETBACK				
	One Side	50.4 FT	NO CHANGE	YES
	Combined	105.1 FT	NO CHANGE	YES
MAX. BUILDING HEIGHT**	35 FT	18 FT	NO CHANGE***	YES
MAX. LOT COVERAGE	70 %	89.5 %	89.6 %	NO ²
MIN. OPEN SPACE	25 %	10.5 %	10.4 %	NO ²
MAX. BUILDING COVERAGE	30 %	38.0 %	NO CHANGE	NO*

1. APPLICANT: SOLAR LANDSCAPE, LLC
2. SITES ARE KNOWN AND DESIGNATED AS BLOCK 497.01, LOT 1 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE TOWNSHIP OF CHERRY HILL, CAMDEN COUNTY, NEW JERSEY (SHEET 329).
3. EXISTING BOUNDARY AND STRUCTURES INFORMATION SHOWN ON PLAN ENTITLED "ALTA/NSPS SURVEY; 1939 OLNEY AVE TOWNSHIP OF CHERRY HILL, CAMDEN COUNTY, NEW JERSEY; BLOCK 497.01, LOT 1", PREPARED BY MILLMAN NATIONAL LAND SERVICES, DATED 04/13/2018.
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5. HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88
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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.

[illegible]

