



Department of Community Development

820 Mercer Street, Cherry Hill, NJ 080002

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-0010

☐ 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. # 10256

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) 756-6560*

Email: djennings@wilentz.com*

Interest in Property: Lessee

2. OWNER

Name: Cherry Umbrella LLC

Address: 4 Radnor Corp CTR STE 105

Radnor, PA 19087

City: Radnor State: PA Zip: 19087

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

Email: bskelly@endurance-re.com

*Applicant's Attorney, Donna M. Jennings

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		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 - Wilentz, Goldman & Spitzer, PA

City: Woodbridge State: NJ Zip: 07095

Address: 90 Woodbridge Center Drive Suite 900 PO Box 10

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: 2030 Springdale Road Block(s): 495.01
Tract Area: Approximately 6.387 acres Lot(s): 1

8. LAND USE

Existing Land Use: Commercial
Proposed Land Use (be specific): See attached rider.

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 *Applicant is 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 type="checkbox"/> No	<input checked="" 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
Minimum Lot Requirements			
Lot Area	20,000 sf	278,215 sf	No change
Frontage	120 ft	544.2 ft	No change
Lot Depth	120 ft	510 ft	No change
Minimum Yard Requirements			
Front Yard	30 ft	220 ft	No change
Secondary Front Yard	30 ft	64 ft	No change
Rear Yard	20 ft	64 ft	No change
Side Yard	10 ft	52 ft	No change
Aggregate Side Yard	NA	NA	NA
Building Height	35 ft	19 ft	<20 ft*
Lot Requirements			
Residential Buffer Strip	NA	NA	NA
Open Space	25%	20.5%	20.4%
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 8.5 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)

DATE 3/7/2025

Donna M. Jennings, Esq.*

PRINT NAME
 *WGS on behalf of Applicant

Commonwealth of Pennsylvania - Notary Public
Kristie T. Radcliffe, Notary Public
Delaware County
My commission expires February 26, 2028
Commission number 1240065
Member, Pennsylvania Association of Notaries

17. CONSENT OF OWNER

I certify that I am the Owner of the property which is the subject of this application, hereby consent the making of this application and the approval of the plans submitted herewith. I further consent 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.

1/17/25

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 13, 2018, shows and discloses the premises in its entirety, described as Block(s) 495.01 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

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

**RE: Solar Landscape LLC
2030 Springdale Road
Block 495.01, 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. Feasibility Structural Analysis, prepared by Pure Power Engineering, Inc., dated January 23, 2024.

Additionally, in response to your e-mail correspondence dated January 24, 2025, the Applicant proposes to install 1,776 modules, and the energy production is 852.48 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 of Adjustment Secretary
Cherry Hill Township
820 Mercer Street
Cherry Hill, NJ 08002

**RE: Solar Landscape LLC
2030 Springdale Road
Block 495.01, Lot 1
Site Plan Waiver with Variances**

Dear Mr. Richman:

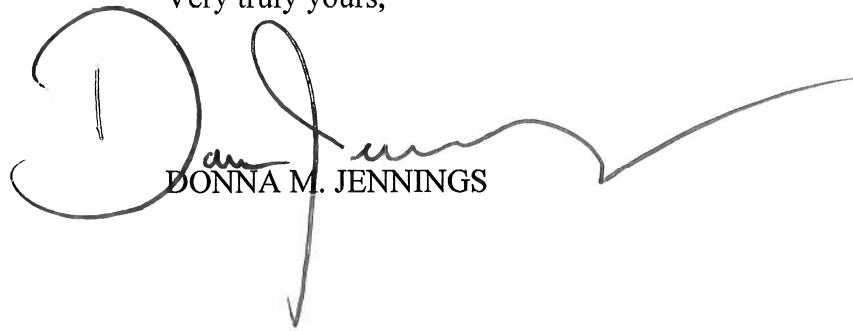
This office represents Solar Landscape LLC (the “Applicant”) in this matter. Enclosed, for filing, please find the following:

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 – 2030 Springdale Road,” 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 dark ink, appearing to read 'Donna M. Jennings', with a long, sweeping horizontal line extending to the right.

DONNA M. JENNINGS

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

RIDER
Solar Landscape LLC
Site Plan Waiver, Use Variance, and Bulk Variances
2030 Springdale Road
Block 495.01, 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 2030 Springdale Road and identified as Block 495.01, Lot 1 on the Township’s tax maps. The property is located in the Industrial Restricted (IR) Zone and is approximately 278,215 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 the Applicant requires the following bulk variances from Ordinance Section 419-F:

- Maximum Lot Coverage: 70% permitted / 79.6% proposed
- Minimum Open Space: 25% required / 20.4% proposed

Checklist Item 15. Required Approvals.

- Camden County Planning Board
- 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 – 2030 Springdale Road
Block 495.01, 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

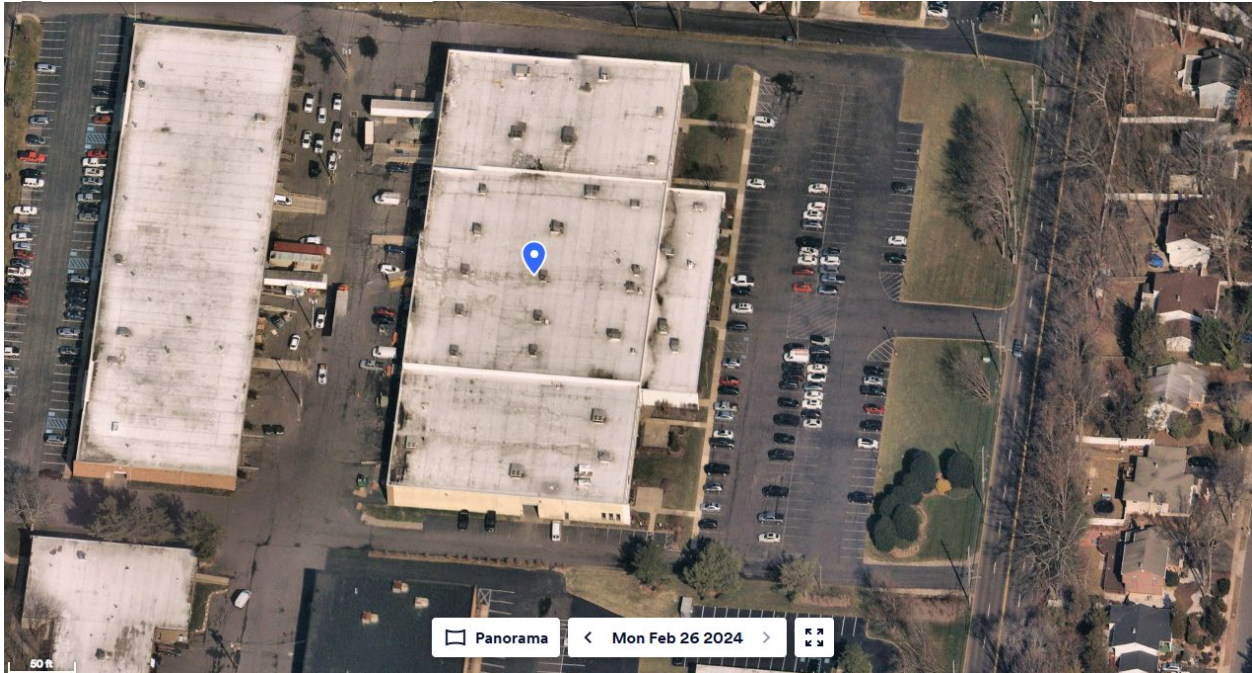
TO: Cherry Hill Township Zoning Board Members
FROM: Kathy Cullen, Director
Jacob Richman, PP, AICP, Deputy Director
Samuel Opal, Assistant Planner
RE: **COMPLETENESS REVIEW**
Solar Landscape, LLC
2030 Springdale Road
Cherry Hill, New Jersey 08003
Block 495.01 Lot(s) 1
Application No. 25-Z-0010
DATE: 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 852.48 kW-DC rooftop solar photovoltaic (PV) system containing 1,776 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).
- D. **Site Area.** The subject site is a 6.39-acre sized lot containing a multi-tenant industrial building located along the west side of Springdale Road (CR-673) mid-block between Keystone Avenue, to the south, and Pin Oak Avenue, to the north, both of which are private. The access on the site consists of two (2) separate driveways, both being located along Springdale road (CR-673). The site is surrounded by other IR & IR-RB zoned properties containing various industrial uses (warehousing, manufacturing and storage) to the north, south and west. Further 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. To the east, across Springdale (CR-673) is residentially zoned (RAPC) Point of woods Neighborhood. 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 building was constructed around 1965. with the current owner of the property taking ownership in 2008. In November of 1984, the zoning board issued and use D(1) variance approval (#2779-84-V) to permit a the retail sales of sheet music and other music supplies in association within existing warehouse use on site. In May of 1986 the zoning board issued use D(1) variance and Bulk (C) variance approval to permit 3,000 square feet of a 57,000 square foot facility to be used as an outlet for retail sales for furniture and to permit 115 parking spaces where 124 were permitted. In February of 1989, the planning board issued minor subdivision approval for a lot line adjustment between the subject property (495.01/1) and a neighboring property (497.01/1). In September of 1995, the zoning board issued use D(1) variance approval (#6570-95) to permit the retail sales of men's clothing. 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 "DMC Contractor, LLC" (ZP-15-00291) and the construction of a forklift Loading space (ZP-15-00367) both being issued in 2015. In November of 2023, a zoning permit (ZP-23-01299) was issued for roof mounted solar panels. In October of 2024, the aforementioned zoning permit (ZP-23-01299) 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 *Ahmed Youssef, PE* and *William Benton* of *Pure Power Engineering* dated *January 23, 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%	31.8%	No Change	ENC
§419.F.1	Lot Coverage	70%	79.5%	79.6%	V (Bulk)
§419.F.1	Open Space	25%	20.5%	20.4%	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 31.8%, 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 §419.F.1, to permit a lot coverage of 79.6%, where a maximum lot coverage of 70% is permitted and 79.5% exists. **The concrete pads associated with the proposed ground-based**

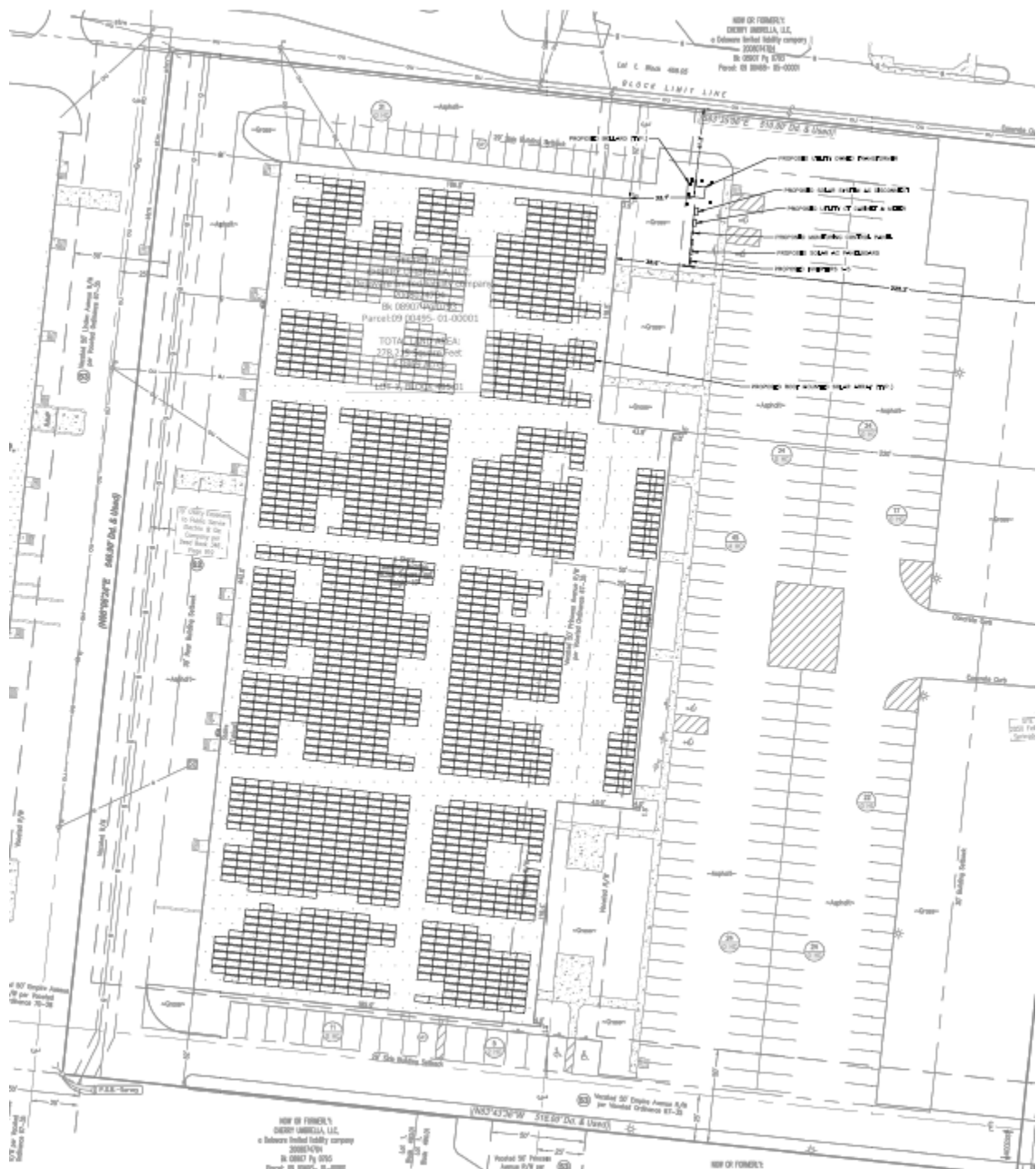
equipment triggers a slight exacerbation of the existing nonconforming condition. Thus a new variance is required.

3. From §419.F.1, to permit an open space coverage of 20.4 %, where a minimum open space coverage of 25% is required and 20.5% exists. **The concrete pads 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.

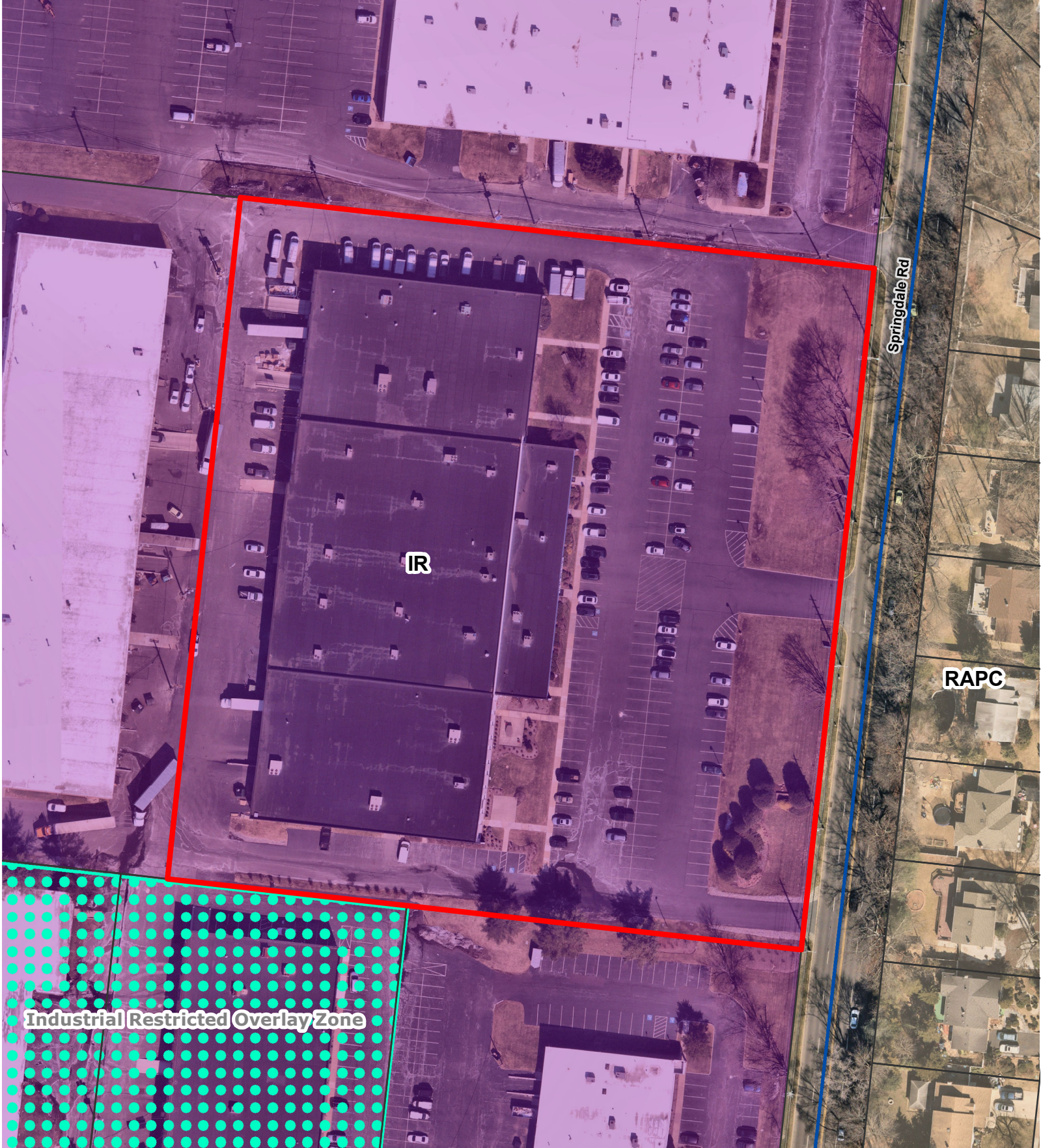
IV. APPROVAL PROCESS

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

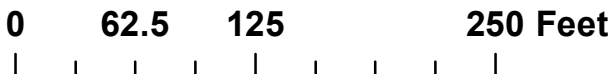
Donna M Jennings, Esq. (via email)
Luke Policastro, Esq. (via email)
Allen Zeller, Esq. (via email)
Sharon Walker (via email)
Kathy Cullen (via email)
Danielle Hammond (via email)



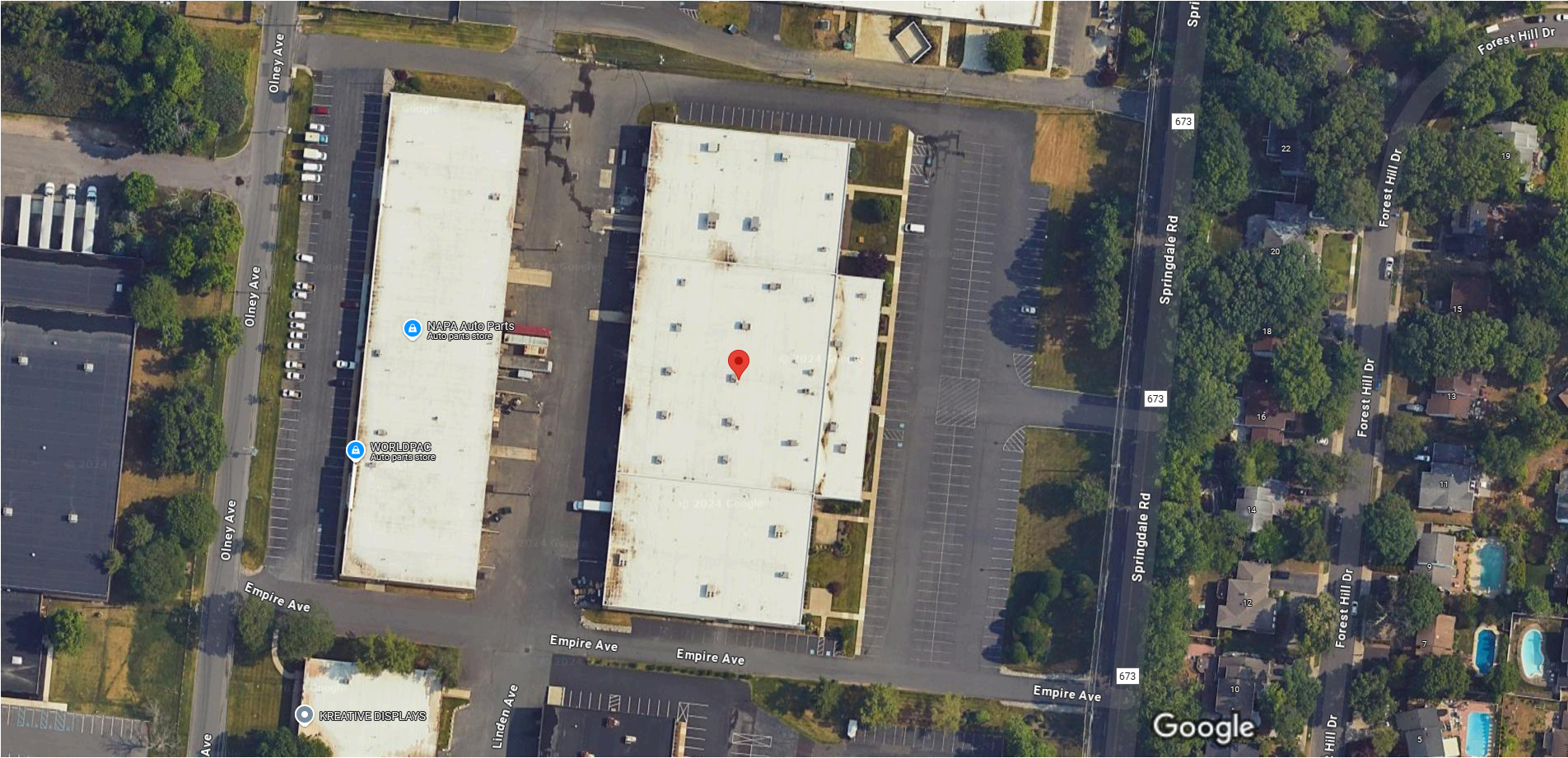
2030 SPRINGDALE RD

BLOCK 495.01 LOT 1

1 inch = 100 feet



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



GROUND MOUNTED EQUIPMENT





Feasibility Structural Analysis of Building for a Proposed Rooftop Solar PV System

For The Project:

Cherry Hill 2030

2030 Springdale Road, Cherry Hill, NJ 08003

Presented to:



601 Bangs Ave, Suite 301

Asbury Park, NJ 07712

Presented by:



Pure Power Engineering, Inc.

111 River Street - Suite 1110

Hoboken, NJ 07030

www.PurePower.com

(201) 687-9975

PPE Project No. PPE-08653.01



Ahmed Youssef, PE

William Benton

January 23, 2024





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Executive Summary

A (PV) Solar Array is proposed to be installed with modules mounted to a ballasted (and/or mechanically attached) racking system and supported on the rooftop of the subject building. Pure Power has performed a structural analysis and determined the following:

- Existing building is feasible for PV solar system.
- Reserved capacity and maximum allowable deck loads for the existing roof:
Reserved Capacity = **9.0 psf**
Maximum system wt = **418,468 lb**
Deck Downward = **450 lb** (in a 2.0' wide strip X 6.67' long spans, point loads spaced at 3.0 ft and 3.7' o.c.)

Assuming using U-Anchor 2400/2600 with 8-#15 fasteners and w/ PanelClaw racking system with U-bracket

Uplift = **500.0 lb**
Shear = **400 lb**

Assuming using OMG PowerGrip Plus with 8-#15 fasteners and w/ PanelClaw racking system with U-bracket

Uplift = **500.0 lb**
Shear = **333 lb**

Assuming using Facet with 8-#15 fasteners and w/ PanelClaw racking system with U-bracket

Uplift = **500 lb**
Shear = **400 lb**

Notes:

- Racking manufacturer shall select the racking system such that satisfies both the above specified uniform load reserve capacities and the maximum allowable downward, uplift and shear loads on the roof deck, respectively.
- The allowable deck loads will be dependent on the racking system used. At the time of the writing of this report, this information was not available. The allowable deck loads shown above are based on PanelClaw racking system with U-bracket and subject to change upon receiving this information.

Existing Structure

The original structure is Cherry Hill 2030 building located at 2030 Springdale Road, Cherry Hill, NJ 08003. The referenced building is a one story steel frame structure, which was built circa 1984. The approximate total area is 89219 square feet. Typical roof construction consists of 1.5" Metal Deck x Gauge 20 supported by steel beams

Reserved Load Plan

(Blue Shaded Area A)
Reserved Capacity = 9 psf



Standard Conditions for Engineering Services on Existing Structures

- The analysis is based on the information gathered from the field and/or information provided to Pure Power Engineering and is assumed to be current and accurate.
- Unless noted otherwise, the structure and the foundation system are assumed to be in good condition, free of defects, and can achieve theoretical strength.
- It is assumed that the structure has been properly maintained and shall be properly maintained during its service. The superstructure and the foundation system are assumed to be designed with proper engineering practice and fabricated, constructed and erected in accordance with the design documents. Pure Power will accept no liability which may arise due to any existing deficiency in design, material, fabrication, erection, construction, etc. or lack of maintenance.
- The analysis results are only applicable for the proposed additions and alterations specified in this report. Any deviation of the proposed equipment and placement, etc., will require Pure Power to generate an additional structural analysis.
- The analysis does not include the design of the racking system or the ballast it requires. The analysis is performed to verify the capacity of the main structural system. Connections are assumed to have the capacity of the main structural members.
- Pure Power assumes that the existing building has NOT been modified or altered from its original design. Building landlord/client shall inform PPE with any kind of modification and/or alteration that may have been done to the existing building during its lifetime.

Proposed PV-Panels and Preliminary Design

- PV solar panels shall be installed on the roof as arrays on a ballasted racking system. A typical ballasted racking system is designed to resist wind uplift and sliding by placing concrete blocks (ballast) as counterweight on the racks. The system does not increase uplift on the building because the ballast should be designed to resist the additional uplift in order to provide the code required factor of safety.
- If the PV racking system is mechanically attached to the roof deck, then the uplift and shear forces at each mechanical attachment are not to exceed the capacity noted in this report under the executive summary section.
- It is assumed that the panels will be approximately 12 inches above the rooftop at the high end.
- It is assumed that the average design weight includes the weight of the panels, racking system and the ballast and all required assemblies.

Existing Building Code Allowance

- Pursuant to New Jersey Rehabilitation Subcode section 5.23-6.32, an addition shall not increase the forces in any structural element of the existing building or structure by more than five percent, unless the increased forces on the element are still in compliance with the building subcode for new structures.
- Pursuant to International Existing Building Code Sections 805.3, any existing lateral load-carrying structural element whose demand-capacity ratio with the addition and/or alteration considered is no more than 10 percent greater than its demand-capacity ratio with the addition and/or alteration ignored shall be permitted to remain unaltered, thus considered to be Code-compliant and adequate. If the demand-capacity ratio increase is more than 10 percent, the subject structural element is checked against the applicable Code criteria for new structures.
- Pursuant International Building Code section 1607.14.4.1, where PV panels are installed on building roof, it is not necessary to include roof live load in the area(s) covered by the panels when these area(s) are inaccessible, or signs are posted prohibiting storage under the panels. Therefore, Pure Power has applied the roof live/snow load in all areas that are still accessible and subject to foot traffic, maintenance workers, storage, etc., but not directly under the modules.

Codes and References

2021 International Building Code, NJ Edition
Minimum Design Loads for Buildings and Other Structures, ASCE 7-16
Standard Specifications for Steel Joists & Joist Girders, SJI 44th Edition
Specifications for Structural Steel Buildings, ANSI/AISC 360-16

Design Criteria

Snow Load (Service)

Ground Snow Load:	25 psf
Risk Category:	II
Snow Exposure: C_e :	1.0
Snow Load Important Factor I_s :	1.0
Thermal Factor C_t :	1.0
Flat Snow Load:	20.0 psf

Roof Live Load (Service) 20.0 psf

Note: The racking manufacturer/the racking manufacturer's structural engineer shall be responsible to verify the design criteria when designing the racking system.

Analysis Assumptions for Existing Roof

PPE performed a complete analysis of the existing roof framing system. Based on the site visit conducted on January 15, 2024 and the analysis results, the roof member design capacity is as listed below:

Total Roof DL =	18.0 psf
Live Load	30.0 psf
Snow Load	20.0 psf
Total Roof Load =	48.0 psf

PPE understands that the area where the clear space between the panels and rooftop is not more than 24 in. Therefore, as per the current state code (section 1607.14.4.1), roof live load does NOT need to be considered on areas where the proposed PV system will be installed.

The proposed PV system is to weigh a maximum **9.0 psf**

Based on PPE's experience with simliar type of buildings, and field observations, the actual loading, including the weight of the PV system is as follows:

Roofing & Insulation	2.0 psf
Deck	2.0 psf
Joists	2.5 psf
Girders	2.8 psf
MEP, Ceiling, & Misc.	4.0 psf
Sprinklers	2.0 psf
Total Roof DL =	15.3 psf
PV System Weight	9.0 psf
Snow Load	20.0 psf
Total Roof Load =	44.3 psf

Photovoltaic (PV) modules are not designed to support any overhead foot traffic, and their low profile nature prevents access and foot traffic below. For this reason, the dead load of the PV system and roof live loads are assumed to act non-concurrently. Since the actual roof member loading breakdown is less than the roof member design capacity, it can be concluded that the array does not increase the gravity loads carried by the roof framing. Therefore, per IBC 1607.13.5.1 and IEBC Section 806.2, the structure may remain unaltered.

Conclusion

Based on our experience and engineering analysis of the information available at the time of this writing, it is the opinion of this organization that the added stresses due to the weight of the proposed PV modules are considered acceptable and will not exceed the capacity of the existing roof structure. Therefore, the proposed PV modules may be installed at Cherry Hill 2030 under the conditions outlined in the body of this report.

Do not stage pallets on roof unless staging plan drawing is provided by PPE.

This report does not represent an approval of the proposed PV system design. It is the racking designer's responsibility to ensure any proposed racking system is within the limits stated in this report and their system is designed in accordance with the requirements in the governing building code. PPE can review the existing framing adequacy for anchorage reaction loads upon request and if the racking design are supplied to PPE by the racking designer.

PPE has run the backend calculations, which will be provided in the final structural calculation package after racking has been finalized.

Sincerely,

Ahmed Youssef, PE
William Benton

**TOWNSHIP OF CHERRY HILL
ZONING BOARD OF ADJUSTMENT**

RESOLUTION NO. 6570-95

WHEREAS, SNA Men's Clothing Warehouse, Inc., of 24 Springdale Road, Cherry Hill, New Jersey, 08003, has filed Application No. 6570 seeking a variance from Section 2102.2 to permit the retail sale of men's clothing in an I-R Zone where not otherwise permitted on lands and premises known as Block 495.01, Lot 1 on the Township of Cherry Hill Tax Map, commonly known as 24 Springdale Road, located in the Cherry Hill Industrial Sites; and

WHEREAS, the Applicant's case was presented before the Zoning Board of Adjustment on September 21, 1995 by Michael Varbalow, Esquire, attorney for the Applicant; and

WHEREAS, public notice was given of the hearing in accordance with the requirements of the of the Municipal Land Use Law (MLUL); and

WHEREAS, the Zoning Board has reviewed the application and location maps as well as the following documents:

A. A memorandum to Zoning Board Members from Acting Zoning Board Secretary dated September 14, 1995;

B. SNA Men's Clothing Warehouse in Cherry Hill Industrial Sites' conceptual site plan; and

WHEREAS, Michael Varbalow spoke in favor of the application detailing the location of the proposed retail store, containing approximately 14,600 square feet of the existing building and Mr. Varbalow further advised the Board that in addition to the use variance, the applicant is also seeking a site plan waiver because no outside renovations were being contemplated; and

WHEREAS, Steven Silver of 515 Pecan Lane, Princeton, New Jersey described the operations of Cambridge Member, the parent company of the applicant. Mr. Silver further testified that the proposed hours of operation for the store would be Friday, Saturday and Sunday from approximately 10:00 A.M. to 6:00 P.M. He further stated that the store would have ten employees and one manager, and that a majority of the employees would local residents. Mr. Silver further testified that no renovations would be done on site. Mr. Silver further testified that his company had done a thorough demographic study of the South Jersey area and selected the Cherry Hill location for its store.

WHEREAS, Lorraine Wynne, an employee of the Cherry Hill Industrial Sites testified that the space in question had previously been occupied by Yorkship Press as a warehousing facility. Ms. Wynne further testified that there are other retail uses in the buildings on Springdale Road, and that there is ample parking for these uses and that there has been no negative impact on other existing tenants in the Cherry Hill Industrial Sites. Ms. Wynne further testified that there are approximately twenty-one retail tenants at the Cherry Hill Industrial Sites, but those tenants only comprise approximately 5% of the total square footage.

WHEREAS, James A. Miller, a professional planner testified that the positive criteria had been met and the building was well suited for the proposed use. Mr. Miller further testified that this type of retail use requires industrial fixtures and location, and that the proposed use will not violate the zoning plan or master plan and would not cause substantial detriment to the public good; and

WHEREAS, no members of the public testified in support of or in opposition to the application; and

WHEREAS, the Zoning Board, after carefully considering the evidence has made the following factual findings and statement of reasons:

The Applicant is a proposed tenant on the subject property which is owned by Cherry Hill Industrial Sites, of 1918 Springdale Road, Cherry Hill, New Jersey, 08003;

The Board Members discussed the changing character of the buildings contained in Cherry Hill Industrial Sites which are located on Springdale Road, and made further inquiry of Ms. Wynne and Mr. Miller as to what impact the retail uses have had on the other tenants in the industrial park.

The Board Members found that the proposed use was suited for that location and further found that there would be no substantial detriment to the public good and no substantial impairment to the intent and purpose of the master plan and zoning ordinance.

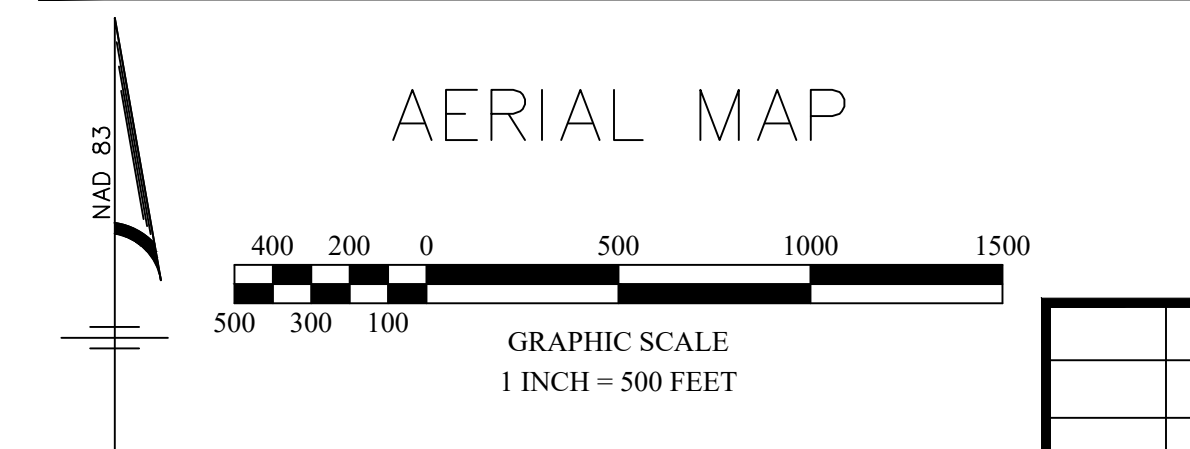
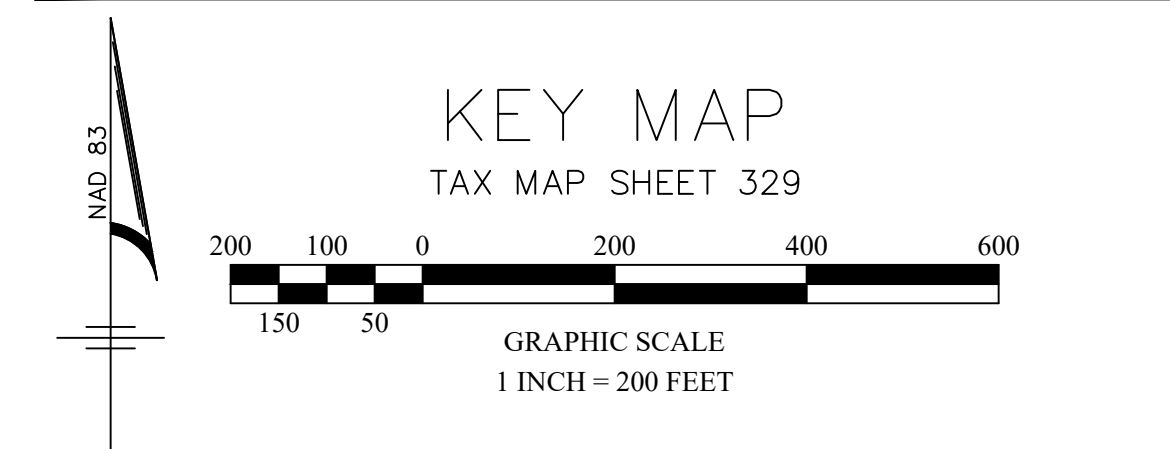
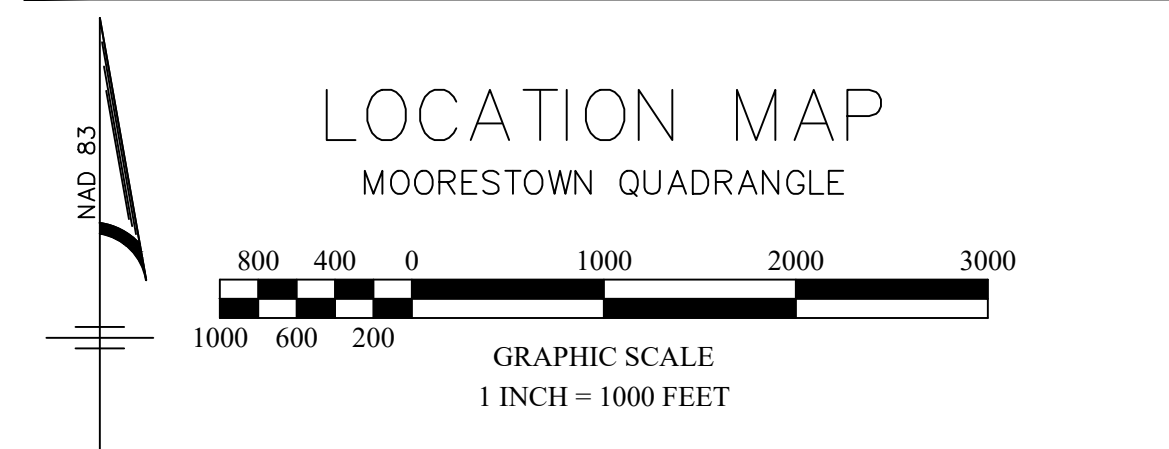
WHEREAS, the requirements of the MLUL, as well as the requirements of the Zoning Code of the Township of Cherry Hill have been satisfied;

WHEREAS, on September 21, 1995, upon motion duly made and seconded, the Zoning Board of Adjustment approved the application for the variance by a vote of seven (7) in favor and zero (0) against, thus granting the variance; and

THEREFORE, BE RESOLVED, by the Zoning Board of Adjustment, Township of Cherry Hill, that the requested variance is hereby granted.

SITE PLAN WAIVER
COMMUNITY SOLAR
SOLAR ROOFTOP SYSTEM - 2030 SPRINGDALE ROAD
BLOCK 495.01, LOT 1
TOWNSHIP OF CHERRY HILL, CAMDEN COUNTY, NEW JERSEY

APPLICANT	SOLAR LANDSCAPE, LLC	OWNER	CHERRY UMBRELLA LLC
522 COOKMAN AVE - UNIT 3	ASBURY PARK, NJ 07712	4 RADNOR CORP CTR STE 105	RADNOR, PA 19087
2.	SITE IS KNOWN AND DESIGNATED AS BLOCK 495.01, 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; 2030 SPRINGDALE ROAD; TOWNSHIP OF CHERRY HILL, CAMDEN COUNTY, NEW JERSEY, BLOCK 495.01, LOT 1", PREPARED BY MILLMAN NATIONAL LAND SERVICES, DATED 04/13/2018.
4.	SITE COORDINATES: 562,365' N, 504,296' 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 CODE 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 DRAWING 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	
<ul style="list-style-type: none"> • D Use Variance. Although Solar energy infrastructure is a permitted accessory use in the IR zone (§Section 419.D.1) they are not permitted when not powering the principal building. (§Section 432.C.1.a) • Bulk Variance. The maximum permitted impervious coverage for the lot is 70%. The proposed lot coverage is 79.6%. (§Section 419.F.1.) • Bulk Variance. The minimum required open space on the lot area is 25%. The proposed open space for the lot is 20.4%. (§Section 419.F.1.) 	
Pre-Existing Non-Conforming Conditions	
<ul style="list-style-type: none"> • The maximum permitted building coverage for the lot is 30%. The current total building coverage is 31.8%. (§Section 419.F.1.) 	

INDUSTRIAL RESTRICTED (IR) ZONING SCHEDULE				
BLOCK 495.01, LOT 1				
PROPOSED USE: COMMUNITY SOLAR ENERGY PROJECT				
	REQUIRED	EXISTING	PROPOSED	COMPLIES
MIN. LOT AREA	20,000 SF	278,215 SF	NO CHANGE	YES
MIN. LOT FRONTAGE	120 FT	544.2 FT	NO CHANGE	YES
MIN. LOT DEPTH	120 FT	510.0 FT	NO CHANGE	YES
MIN. FRONT YARD SETBACK	30 FT	220.0 FT	NO CHANGE	YES
MIN. REAR YARD SETBACK	20 FT	64.0 FT	NO CHANGE	YES
MIN. SIDE YARD SETBACK	10 FT	52.0 FT	NO CHANGE	YES
MAX. BUILDING HEIGHT**	35 FT	19.0 FT	NO CHANGE***	YES
MAX. LOT COVERAGE	70 %	79.5 %	79.6 %	NO*
MIN. OPEN SPACE	25 %	20.5 %	20.4 %	NO*
MAX. BUILDING COVERAGE	30 %	31.8 %	NO CHANGE	NO*

DATE	REVISIONS	BY



Certificate of Authorization No. 24GA28317800
Kevin E. Shelly P.E. PE No. GE05031300
PO Box 257, Manasquan, NJ 08736
T: 732-924-8100 | F: 732-924-8110
www.shorepointengineering.com

Date _____

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

SITE PLAN WAIVER
COMMUNITY SOLAR

SOLAR ROOFTOP SYSTEM - 2030 SPRINGDALE ROAD
BLOCK 495.01, LOT 1

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

TITLE SHEET

SCALE: AS SHOWN	PROJECT No.: SLA-2417
RELEASED BY: KES	DATE: 02/21/25
CHECKED BY: RZH	Sheet Number 1 OF 3
DRAWN BY: MJW	

DRAWING INDEX

No.	Description	Revision Date
1.	TITLE SHEET	ORIGINAL SUBMISSION
2.	SITE PLAN	ORIGINAL SUBMISSION
3.	CONSTRUCTION DETAILS	ORIGINAL SUBMISSION

200' PROPERTY OWNERS LIST

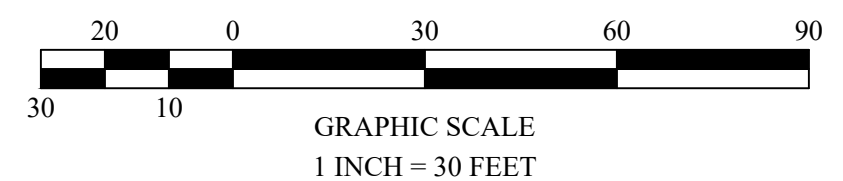
BLOCK	LOT	QUALIFIER	OWNER	OWNER ADDRESS	CITY	STATE	ZIP
468.05	1		CHERRY UMBRELLA LLC	4 RADNOR CORP CTR STE 105	RADNOR	PA	19087
469.04	38		GRECO, JOSEPH & ANNETTE	24 FOREST HILL DR	CHEERY HILL NJ	NJ	08003
469.04	39		SPERRY, MICHAEL A & MARRONE, L	22 FOREST HILL DR	CHEERY HILL, NJ	NJ	08003
469.04	40		GROSS KYLE J & JESSICA D	20 FOREST HILL DRIVE	CHEERY HILL NJ	NJ	08003
469.04	41		WHITMAN LISA A	18 FOREST HILL DRIVE	CHEERY HILL NJ	NJ	08003
469.04	42		LU YUN S	16 FOREST HILL DRIVE	CHEERY HILL NJ	NJ	08003
469.04	44		LEE GEON H	12 FOREST HILL DRIVE	CHEERY HILL NJ	NJ	08003
469.04	45		LUMA EDWIGE & JOEL	10 FOREST HILL DR	CHEERY HILL NJ	NJ	08003
469.04	46		BITGUE LYLE E	8 FOREST HILL DRIVE	CHEERY HILL NJ	NJ	08003
469.04	47		ISKANDAR ANDREW S & RIDGWAY FORREST	6 FOREST HILL DRIVE	CHEERY HILL NJ	NJ	08003
469.04	48		GODOFSKY REBECCA & WARREN KENNETH S	4 FOREST HILL DR	CHEERY HILL NJ	NJ	08003
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
497.01	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 _____



* * * * *

1. APPLICANT: SOLAR LANDSCAPE, LLC
2. SITES ARE KNOWN AND DESIGNATED AS BLOCK 495.01, 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; 2030 SPRINGER ROAD, TOWNSHIP OF CHERRY HILL, CAMDEN COUNTY, NEW JERSEY; BLOCK 495.01, LOT 1", PREPARED BY MILLMAN NATIONAL LAND SERVICES, DATED 04/12/2018.
4. SITE COORDINATES: 562.365' N, 504.295' 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.

DATE	REVISIONS	BY	
<div style="text-align: center;">SHORE POINT ENGINEERING</div> <div>Certificate of Authorization No. 24GA28317800 Kevin E. Shelly P.E. PE No. GE05031300 PO Box 257, Manasquan, NJ 08756 T: 732-924-8100 F: 732-924-8110 www.shorepointengineering.com</div>			
Date _____			
Kevin E. Shelly, P.E. PROFESSIONAL ENGINEER N.J. Lic. No. CE05031300			
SITE PLAN WAIVER COMMUNITY SOLAR SOLAR ROOFTOP SYSTEM - 2030 SPRINGDALE ROAD BLOCK 495.01, LOT 1 SITUATED IN TOWNSHIP OF CHERRY HILL, CAMDEN COUNTY, NEW JERSEY			
SITE PLAN			
SCALE: 1"= 30'		PROJECT No.: SLA-2417	
RELEASED BY: KES		DATE: 02/21/25	
CHECKED BY: RZH		Sheet Number 2 OF 3	
DRAWN BY: MJW			

