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May 2, 2022

Harmony Land Use Board
3003 Belvidere Road
Phillipsburg, NJ 08865

**RE: Reeder Farm Solar Farm
Completeness Review
Block 7, Lot 11
Harmony Land Use Case #22-1
Our Project Number 5402.055**

Dear Board Members:

We are in receipt of the following documents related to an application for Site Plan Approval for the above-referenced property:

- A. Memorandum issued by Harmony Land Use Board dated March 16, 2022.
- B. Transmittal prepared by (Bohler) dated March 8, 2022.
- C. Harmony Township Land Use Board Application dated March 8, 2022.
- D. Harmony Township Land Use Board Checklist E (Preliminary Site Plan Checklist)
- E. Harmony Township Land Use Board Checklist F (Final Site Plan Checklist)
- F. Preliminary | Final Land Development Plans prepared for REEDER FARM SOLAR FARM, LLC by Bohler dated October 11, 2021 consisting of 20 sheets. Revision 3 Dated February 07, 2022
- G. Report entitled "Stormwater Management Report" Prepared for: REEDER FARM SOLAR FARM, LLC; 199 Reeder Road Block 7, Lot 11 Harmony Township Warren County, New Jersey. Dated March 2022.
- H. Affidavit of Ownership dated January 26, 2022

Project Description:

The Applicant is proposing to install a solar panel electric power system. The project is proceeding as a Conditional Use within the I-1 Industrial Zone. The project is located on a 47.85 Ac parcel with a proposed disturbance of approximately 29 Ac. Proposed improvements include the installation of ground mounted solar panels, related electrical equipment, fencing, landscaping and access roads. The site is intended to generate 11.2 AC/MW of electrical power.

VanCleefEngineering.com

Please Reply To:

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I. Completeness Review

1. Schedule E Harmony Township Preliminary Site Plan Checklist

- a. §137-5A Taxes/Assessments - The developer shall submit to the Township Engineer eight copies of a site plan, including the information required by § 137-10C, together with eight copies of a completed application form and an application fee and a review and inspection fee computed in accordance with § 137-14. Upon receipt of the application and review and inspection fees, they shall immediately be forwarded to the Harmony Township Clerk.

Verification Required – Received One Copy

§137-5B Ownership Disclosure - As a condition of site plan approval for a site to be used for commercial purposes, the applicant, where it is a corporation or partnership, shall submit as part of its application a list of all stockholders or individual partners owning at least 10% of its stock or at least 10% of the interest in the partnership, as the case may be, pursuant to N.J.S.A. 40:55D-48.1, plus, pursuant to N.J.S.A. 40:55D-48.2, if applicable, a list of all stockholders of individual partners owning at least 10% of the stock or partnership interest in a corporation or partnership subject to disclosure pursuant to N.J.S.A. 40:55D-48.1.

Affidavit of Ownership Present (Complete)

2. Site Plan General Submission Checklist

- a. §137-10A(1) Plan size is restricted to 15” x 21” or 24” x 36”

Waiver Requested – Applicant seeks relief as they utilized plan sheets that 30” x 42” plan sheets.

3. Site Plan Preliminary Submission Checklist

- a. §137-10C(3)(a) The name and address of the developer and the owner and the name, address and title of the person preparing the plan and maps, including appropriate map titles and accompanying data.

Complete

- b. §137-10C(3)(f) Landscaped areas, fencing and trees over four inches in diameter, except that where trees are in mass, only the limits thereof if proposed to remain need be shown, or if proposed for removal, only trees over nine inches in diameter need be shown.

Incomplete – Applicant did not indicate tree sizes for trees over 9” that are to be removed.

- c. §137-10C(3)(g) All existing and proposed signs, utility poles and their size, type of construction and location.

Incomplete – Applicant did not provide all required information.

- d. §137-10C(3)(i) An analysis of all existing and proposed utilities and an analysis of the capacity of the existing utilities to accept the proposed facility.
Incomplete –Applicant shall provide documentation of JCP&L permission/permit/agreement to connect to system.
- e. §137-10C(3)(n) The estimated average number of automobiles and number and size or type of trucks or buses that will enter and leave the site each day and during the peak hours, including an analysis of the ability of the existing road system to accept the additional traffic volumes.
Temporary waiver required –We recommend the Applicant provide testimony to address this question and provide testimony on traffic impact due to construction vehicles and the developer will address damages to public roads from construction activities.
- f. §137-10C(3)(o) The location, size and nature of all existing and proposed rights-of-way, easements and other encumbrances which may affect the lot or lots in question, and the location, size and description of any lands to be dedicated to the Township or to the county.
Temporary waiver required – The Board may discuss possible widening dedication of Reeder Road.
- g. §137-10C(3)(p) The location, size and nature of the entire lot or lots in question, and any contiguous lots owned by the developer or in which the developer has a direct or indirect interest, even though only a portion of the entire property is involved in the site plan for which approval is sought; provided, however, that where it is physically impossible to show such entire lot or lots contiguous lots on one map, a key map thereof shall be submitted.
Testimony Required – Applicant shall provide Testimony to address this requirement.
- h. §137-10C(3)(q) Plans and profiles of streets adjoining the property for a distance of 500 feet in either direction, including the location of driveways and intersecting streets and an indication of the maximum available sight distance.
Temporary Waiver Required –The Applicant shall provide the required information to ensure proper sight lines are procured, some of the driveways/access points are through existing properties or access easement. This will also assist in the review of driveways to ensure the areas of road widen is reviewed.
- i. §137-10C(3)(r) General nature and extent of proposed site lighting.
Temporary Waiver Required –The applicant shall provide testimony on proposed site lighting and how the site will be lighted during maintenance or security needs when it is dark out.
- j. §137-10C(3)(s) the method of sewage disposal and water supply and the preliminary design
Temporary Waiver Required – Testimony required as to need/no need of facilities.
- k. §137-10C(3)(t) Proposed stages or development sections, if any, and the approximate schedule for implementing each stage or section.
Testimony Required – Applicant shall provide testimony to clarify if this to be built in one phase or multiple phases.

1. §137-10C(3)(u) Tax Map lot and block numbers and names of owners of all properties within 200 feet of the site.
Verification – Applicant shall verify the list of property owners is the certified list provided by the Clerk for all properties for this application including lots that will utility easements are proposed on.
- m. §137-10C(5) The preliminary site plan shall be accompanied by an environmental impact and community facilities analysis prepared in accordance with Article VI of Chapter 148, Subdivision of Land (§§ 148-28 through 148-36).
Waiver Required – Applicant did not provide community impact analysis or environmental assessment report.

4. **Site Plan Final Submission Checklist**

- a. §137-10D(3)(a) The name and address of the developer and the owner and the name, address and title of the person preparing the plan or maps, including appropriate map and titles and accompanying data.
Incomplete – Applicant did not include contact and address information on the plans.
- b. §137-10D(3)(e) The names of all adjoining owners.
Verification – Applicant shall verify the list of property owners is the certified list provided by the Clerk for all properties for this application including lots that will utility easements are proposed on.
- c. §137-10D(3)(h) An accurate boundary survey prepared and certified by a New Jersey licensed land surveyor. The survey shall be based on a field traverse with an error of closure not less than one part in 10,000.
Incomplete – accuracy statement has not been provided.
- d. §137-10D(3)(n) All existing and proposed signs and lighting standards, including design calculation and indications of size, type of construction and location.
Temporary Waiver Required – The applicant shall provide testimony on proposed site lighting and how the site will be lighted during maintenance or security needs at night.
- e. §137-10D(3)(q) The location, size and nature of all existing and proposed rights-of-way, easements and other encumbrances which may affect the lot or lots in question and the location, size and description of any lands to be dedicated to the Township or to the county or other agency.
Temporary Waiver Required – provide copy of LOI pertaining to wetlands as well as GP 6, GP 10B and PBR 30.
- f. §137-10D(3)(t) The location, size and nature of remaining lands or contiguous lots in which the developer has a direct interest
Testimony Required – Applicant shall provide Testimony to address this requirement.

- g. §137-10D(3)(u) All proposed easements and public community access.
Temporary Waiver Required – provide copy of LOI pertaining to wetlands as well as GP 6, GP10, PBR30. Reeder Road widening dedication to be determined.
- h. §137-10D(3)(x) Provision for refuse and garbage disposal.
Waiver Requested – Applicant shall provide testimony to address this requirement.
- i. §137-10D(3)(z) Location and design of all fire prevention measures, including emergency lanes, hydrants, sprinkler and siamese connections and fire zones.
Temporary Waiver Required – Applicant shall provide testimony and coordinate with Fire Chief and Fire official and OEM director to address any comments provide those officials.
- j. §137-10D(3)(aa) The present and proposed number of units and number of tenants, employees, customers or occupants of each unit and a summary of the total number of each expected to be on the site each day.
Temporary Waiver Required – Applicant shall provide testimony to address this requirement.
- k. §137-10D(3)(bb) The location of any other feature directly on the property and beyond the property, if such feature has an effort on the use of said property.
Testimony required – Applicant shall provide testimony to address this requirement.
- l. §137-10D(3)(ee) A complete list of the site improvements, except principal and accessory buildings, by item, and the quantities thereof to be constructed.
Incomplete – Applicant shall revise submission to address requirement.
- m. §137-10D(3)(ff) Copies of all applicable local, state and federal permits that may be required.
Testimony required – Applicant shall provide testimony to address this requirement.

We reserve the right to further comment based on applicant’s testimony and future submittals.

Very truly yours,
Van Cleef Engineering Associates

s/Stanley J. Schrek

Stanley J. Schrek, PE, AIA, PP, CME, LEED AP
Planning Board Engineer

cc: All Board Members (Via LUB Secretary)
Greg Gianforcaro, Esq. Board Attorney (Via email: gianforcarolaw@msn.com)
Applicant’s Engineer
Applicant’s Attorney