

ATTACHMENT A

Notice Publish Date: Friday, January 22, 2016

Notice Content

TOWNSHIP OF HOLMDEL LEGAL PUBLIC NOTICE PLEASE TAKE NOTICE AS REQUIRED BY LAW that an application has been filed by NEW JERSEY NATURAL GAS COMPANY ("Applicant") with the Holmdel Township Zoning Board of Adjustment for Preliminary & Final Major Site Plan and Conditional Use Approval with variance and waiver relief pursuant to N.J.S.A. 40:55D-70(c) and (d) with regard to the property located at 970 Holmdel Road (Monmouth County Route 4), Holmdel, New Jersey, also known on the Holmdel Township Tax Maps as Block 13, Lot 14, which is currently improved with a solar farm owned by Cornerstone Power Holmdel, LLC (the "Solar Farm"). The subject parcel is located within the Office Laboratory (OL-2) Zoning District of Holmdel Township. The Applicant is proposing to construct a regulator station, consisting of a gas pressure reduction facility, which shall include an above-ground heater unit, a filter, piping, valves, regulators, and related equipment, all of which will be contained within an approximately 85'X100' facility easement area and utility easement area located on the subject parcel. The facility will be enclosed by an 8-foot-high, chain-link fence with wood slats, along with landscaped buffering and screening along the south and east sides of the facility enclosure. Access to the facility will be provided by a proposed 15-foot wide gravel drive and easement connecting to the existing stone drive servicing the Solar Farm. As part of the application, the Applicant is seeking the following variances, waivers, exceptions, and/or relief from the Holmdel Development Regulations ("Regulations") and the prior conditions of approval of the Resolution of the Zoning Board adopted May 25, 2011 (Application No. P/F #11-1) granting use variance, bulk variance, and preliminary & final site plan approval to the Solar Farm ("Resolution"):

1. "D(1)" or use variance relief to permit an additional principal use on the lot, whereby the property is already improved with a solar farm and a second principal use on the lot is not permitted in the OL-2 zone, but where the proposed additional principal use is permitted within the OL-2 zone as a public utility conditional use pursuant to Section 30-141.5 of the Regulations.
2. "C" or bulk variance relief or, if the Zoning Board deems it necessary, "D(3)" or conditional use variance relief from the requirement that a 384.25 foot buffer be provided between a non-residential use and a residential zone pursuant to Section 30-54 of the Regulations, whereby the Applicant proposes a 89.78 foot buffer.
3. "C" or bulk variance relief from the requirement that a fence in any yard in commercial and/or industrial areas be a maximum of six (6) feet in height pursuant to Section 30-65.3 of the Regulations, whereby an eight (8) foot high chain link fence with wood slats and a gate are proposed around the facility.

4. Relief from specific condition No. 3 of the Resolution, limiting solar panels and other structures at the site to no greater than 11 feet in height, where a heater reaching up to approximately 15 feet in height is proposed.
5. Relief from specific condition No. 7 of the Resolution, requiring a berm and landscaping thereon to be installed and maintained along the Holmdel Road frontage, where the Applicant proposes elimination of part of the berm and landscaping and installation of alternative screening devices, including new fencing and additional landscaping.
6. If deemed required by the Zoning Board, "C" or bulk variance relief from the restrictions against signs for a public utility pursuant to Section 30-96 of the Regulations, where a 16" x 22" identification sign is proposed on the fence adjacent to the roll gate to the facility.
7. If deemed required by the Zoning Board, "C" variance or design waiver relief from the requirements for an 18-foot-wide, one-way access drive and a 25-foot-wide, two-way access drive pursuant to Section 30-80 of the Regulations, where a 15-foot-wide drive is proposed connecting the proposed facility to the existing stone drive servicing the Solar Farm.
8. Design waiver/exception relief from the requirement that an environmental resource survey and an environmental impact report be provided pursuant to Section 30-59 of the Regulations, where the proposed regulator station includes installation of only structures and equipment within three limited easement areas and the impact of the facility is minor.
9. Design waiver/exception relief from the requirement that sidewalks be provided on both sides of the street pursuant to Section 30-94 of the Regulations, where the overall 33.32 acre site is already developed with the Solar Farm (which previously received relief from the sidewalk requirement) and the proposed facility will be constructed within three limited easement areas.
10. Design waiver/exception relief from the requirement that shade trees be planted every 50 feet on center along all roadways pursuant to Section 30-93 of the Regulations, where shade trees are proposed in front of the proposed facility and the overall 33.32 acre site is already developed with the Solar Farm (which previously received relief from the shade tree requirement).
11. Design waiver/exception relief from the requirement that curbing be installed along all streets pursuant to Section 30-56 of the Regulations, where no curbing is proposed along Holmdel Road and the 33.32 acre site is already developed with the Solar Farm (which previously received relief from the curbing requirement).
12. Any other variances, waivers, exceptions and/or relief from the Regulations or Resolution that the Zoning Board of Adjustment shall deem necessary in connection with this application.

Any person interested in this application will have the opportunity to address the Zoning Board of Adjustment at the public hearing on Wednesday, February 3, 2016, at 8:00 p.m. in the Holmdel Township Building, 4 Crawford's Corner Road, Holmdel, New Jersey 07733. The application, plans, and related documents are available for public inspection on any working day between 9:00 a.m. and 4:30 p.m. in the Office of Planning and Zoning in the Holmdel Township building located at 4 Crawford's Corner Road, Holmdel, New Jersey 07733. Nancy A. Skidmore, Esq., Attorney for the Applicant, New Jersey Natural Gas Company 201-521-1000 (\$193.50)

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