

# Franklin Township

Somerset County, New Jersey



## DEPARTMENT OF PLANNING AND ZONING

Planning – Zoning – Affordable Housing  
Planning Board – Zoning Board of Adjustment

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## MEMORANDUM

TO: Planning Board

FROM: Mark Healey, PP/ AICP  
Director of Planning/ Senior Zoning Officer

DATE: October 13, 2021

RE: *Canal Road Solar Partners, LLC* - Preliminary and Final Major Site Plan –701 Randolph Road – Block 516.01 Lot 6.02 (PLN-21-00017)

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As requested, I have reviewed the following documents relative to the above referenced preliminary and final site plan application:

- 9-sheet set of site plans, prepared by Stires Associates, PA, dated 8/18/21

## SITE DESCRIPTION

The 98.673-acre property is located on the westerly side of Randolph Road within the Business and Industry (B-I) zone. The site is occupied by the New Jersey American Water water treatment plant with associated accessory uses including three large ground-mounted solar array fields. The site is traversed by a regulated stream on the easterly portion of the site in proximity to its Elizabeth Avenue frontage along with associated flood hazard area, and several wetlands and regulated buffer/ regulated areas.

Light industrial uses adjoin the site to the north and east, while portions of the Summerfields residential development adjoin the site to the south and west.

## PROJECT DESCRIPTION

The applicant seeks Preliminary and Final Site Plan approval for the proposed development which consists of placement of ground-mounted, roof-mounted and carport solar panels. The detail for the ground-mounted panels indicates a height of 6'-7" while the carport solar panels would have a height of 21'-3" (with a minimum 14' clearance underneath).

The proposal requires Preliminary and Final Site Plan from the Township Planning Board. No variances are requested.

## REVIEW COMMENTS

1. The applicant should testify to the surface under the panels (e.g., grass?).
2. In order to qualify towards tree replacement the spruce will need to be 6'-8' in height.

Figure 1: Site Location

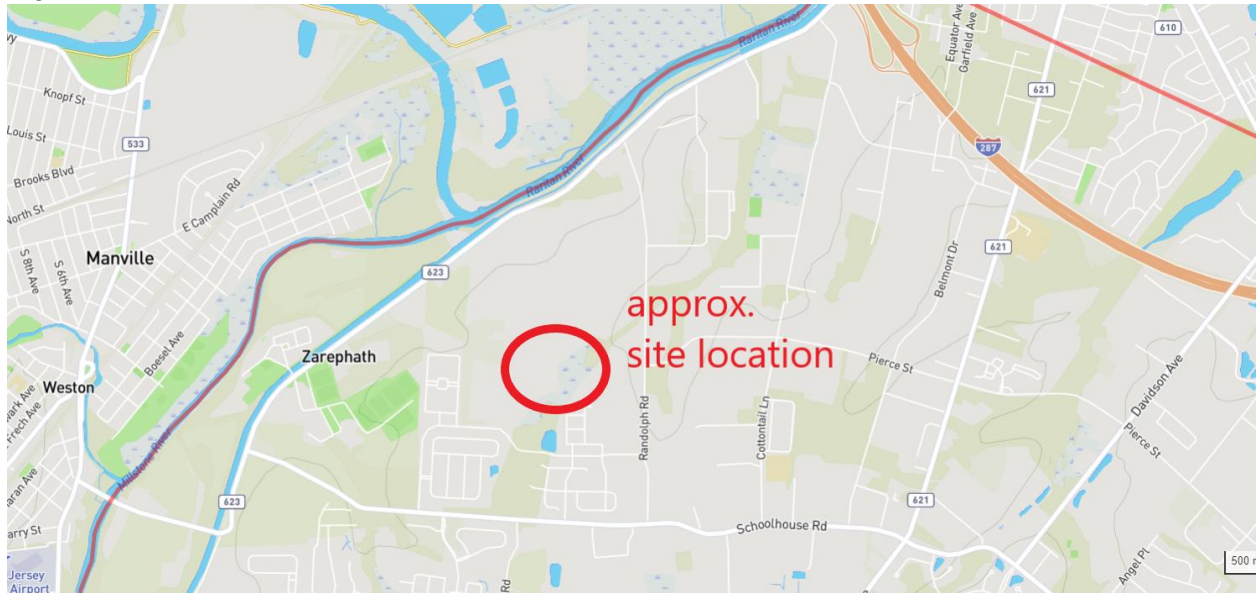


Figure 2: Site and Surrounding Area



Figure 3: Approximate Location of Proposed Solar Arrays



Notes: (1) locations are very approximate (intended to provide the Board with a general understanding of their placement on the site – refer to site plan for actual location); (2) locations of ground-mounted arrays are shown in red while carport solar arrays are shown in yellow.