

Solar Energy Facilities in the Pinelands Area

An aerial photograph of a large solar farm. The solar panels are arranged in long, parallel rows, following the contours of the land. The surrounding area is mostly brown and appears to be cleared or recently tilled. In the upper right corner, there is a small building and a road. A north arrow is visible in the top right corner of the image.

July 26, 2019

Solar Energy Facility Regulations

- Pre-2012
CMP
- 2012 CMP
Amendments
- 2018 CMP
Amendments



Above: Solar panel carports were installed above the parking lots at Stockton University in Galloway Township.

2012 CMP Amendments

Primary goals:

- Speed development of **accessory** solar facilities through expanded application exemptions and elimination of application fees
- Expand opportunities for development of large solar facilities as a **principal** use, recognizing the continued need to preserve ecological and agricultural resources

2012 CMP Amendments

Solar as an Accessory Use

Added new exemption for solar facilities located on existing structures or impervious surfaces



Above: Solar panels in Pemberton Township.

2012 CMP Amendments

Solar as a Principal Use

New standards added for all management areas:

- Prohibit off-site infrastructure in the PAD, SAPA and FA
- Locate and screen facilities so as to minimize visual impacts from scenic corridors, roads, houses, campgrounds, etc.
- Limit clearing to the minimum necessary
- Limit new rights-of-way to 20 feet in width
- Decommission (remove) facilities within one year if no longer used

2012 CMP Amendments

PAD, SAPA and Forest Area

- Solar facilities as a **principal use** are limited to:
 - Closed landfills
 - Hazardous waste sites
 - Resource extraction sites
- Solar facilities must be located on:
 - previously disturbed lands where restoration has not occurred and is not required by the CMP
 - Undisturbed lands where disturbance is required for landfill closure or site remediation
- PDC requirements apply (one right per 4 acres)

2012 CMP Amendments

Agricultural Production Area

- Solar facilities as a **principal use** are limited to 20% of a parcel (10 acre maximum)
- Facilities must be sited to avoid prime farmland and lands with high ecological values

2012 CMP Amendments

Rural Development Area

- Solar facilities as a **principal use** may be developed on any previously disturbed portions of a parcel
- Additional clearing is permitted, not to exceed 30% of a parcel
- Facilities must be sited to avoid prime farmland and lands with high ecological values

2018 CMP Amendments

- Significant reduction in application fees for solar energy facilities
 - Old: % of construction costs
 - 3 acre solar facility = \$10,000
 - New: \$1,500 plus \$500 per acre
 - 3 acre solar facility = \$3,000

Municipal Ordinance Activity

- The CMP does not require that municipalities permit solar energy facilities
- Many municipalities have elected to permit **accessory** solar (and wind) facilities
- Few municipalities have chosen to permit solar facilities as a **principal** use in the Pinelands Area:
 - Pemberton
 - Shamong
 - Southampton
 - Waterford
 - Egg Harbor Township (in process)

Application Activity: Accessory Solar Facilities

- Exempt
 - Accessory to agriculture
 - Accessory to a single-family dwelling
 - Located on existing structure or impervious surface



Application Activity: Accessory Solar Facilities

- Ground-mounted accessory facilities (2-7 acres)
 - Atlantic Cape Community College
 - Stockton University
 - Hammonton and BBMUA WWTPs
 - CHOP
 - Renault Winery
 - AC Airport
 - WaWa
 - Schools, churches, resource extraction sites, farms

Application Activity: Principal Solar Facilities

Municipality	Management Area	MW	Acres	Location
Egg Harbor	RGA	4.64	13.2	Landfill
Evesham	RDA	6.50	22	Landfill
Galloway	APA	1.0	6	Farm
Hamilton and Egg Harbor	RGA	3.9	14.1	LNG facility/ compressor station
Jackson	RDA	4.0	13.7	Landfill

Application Activity: Principal Use

Municipality	Management Area	MW	Acres	Location
Manchester	Military	13.0	56	Joint Base
Pemberton	Military	20.0	50	Landfill at Joint Base
Shamong	FA/RDA	3.0	30	Landfill
Stafford	RGA	6.0	30	Landfill
Winslow	RDA	2.25	7	Landfill

Questions?

