Solar Energy Facilities in the Pinelands Area

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
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
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.
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

<table>
<thead>
<tr>
<th>Municipality</th>
<th>Management Area</th>
<th>MW</th>
<th>Acres</th>
<th>Location</th>
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<tbody>
<tr>
<td>Egg Harbor</td>
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## Application Activity: Principal Use

<table>
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<th>MW</th>
<th>Acres</th>
<th>Location</th>
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<tbody>
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<td>Manchester</td>
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Questions?