

TOWNSHIP OF EDGEWATER PARK

ORDINANCE 2025-04

AN ORDINANCE OF THE TOWNSHIP OF EDGEWATER PARK, IN THE COUNTY OF BURLINGTON, NEW JERSEY AMENDING AND SUPPLEMENTING § 326-14 AND § 310-13 OF THE LAND DEVELOPMENT AND ZONING TOWNSHIP CODE OF THE TOWNSHIP OF EDGEWATER PARK

WHEREAS, Solar energy is a renewable energy resource and valuable economic resource that can be utilized throughout the Township for the following purpose/intent:

- a. To implement the renewable energy and climate resiliency objectives of the Township's 2019 Master Plan Land Use Element.
- b. To meet the goals of the 2019 New Jersey Energy Master Plan.
- c. To decrease the Township's reliance on fossil fuel power sources, reduce greenhouse gas emission, and achieve carbon reduction goals.
- d. To enhance the reliability and resiliency of the local power grid and make more efficient use of the local electric distribution infrastructure.
- e. To promote consumer choice and allow residents and businesses to use local, renewable energy while displacing fossil fuel generation.
- f. To improve air quality and protect public health.

NOW THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Edgewater Park, in the County of Burlington, New Jersey adopts the following regulations to encourage the efficient and effective development and use of solar energy systems while protecting the public health, safety and welfare of its citizens:

Amend "§310-2-2: Definitions" to read as follows with added text underlined [thus] and deleted text crossed out [thus]:

ACCESSORY STRUCTURE

A structure on the same lot with but subordinate to that of the main building or use and used exclusively for a purpose customarily incidental to that of the main building or use. Solar energy systems and swimming pools and associated equipment ~~accessory structures~~ are considered "accessory structures." Fences are not considered "accessory structures."

SOLAR ENERGY SYSTEM

A device, array of devices, or structural design feature and all associated equipment, the purpose of which is to provide for generation or storage of electricity from sunlight, or the collection, storage, and distribution of solar energy for space heating or cooling, daylight for interior lighting, or water heating There are two (2) types of systems:

- a. Roof-mounted, i.e., mounted on a rack that is ballasted on, or is attached to, the roof of a building.
- b. Ground-mounted, i.e., mounted on a rack or pole that is ballasted on, or is attached to, the ground or mounted on or atop a non-building structure.

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2. Amend “§310-42-6: Alternative energy sources” to read as follows with added text underlined [thus] and deleted text crossed out [thus]:

§310-42-6 ~~Alternative energy sources~~ Solar energy systems

A. Roof-mounted solar energy systems are:

- (1). A permitted accessory use for all residential and non-residential structures within the Township’s zoning districts.
- (2). Exempt from their zoning district’s maximum height requirements; however,
 - (a) On a pitched/sloped roof, solar energy systems shall be installed parallel to the roof surface and may not extend beyond the edge of the roof peak or the roof eaves.
 - (b) On a flat roof, solar energy systems shall be considered an attached appurtenance per § 310-13-8.A.
- (3). Required to comply with the State Uniform Fire Code to ensure emergency access to the roof, provide pathways to specific areas of the roof, provide areas for smoke ventilation, and provide emergency egress from the roof.
- (4). Subject to all other conditions of this section.

B. Ground-mounted solar energy systems are:

- (1). A permitted accessory use for all residential and non-residential structures within the Township’s zoning districts, with a maximum wattage output of 20 kW and occupying no more than 1,500 square feet
- (2). Prohibited within the front yard setback of any property.
- (3). Exempt from their zoning district’s maximum lot coverage requirements.
- (4). Required to:
 - (a) Be set back a minimum of ten (10) feet from rear and side yards, vehicular surface areas, and flammable structures with clear, brush-free, non-combustible base of: gravel, maintained vegetative surface, or other non-combustible material, installed and maintained under the array and associated electrical equipment installations;
 - (b) Have a minimum and maximum three (3) foot separation between the ground and the bottom edge of the solar array;
 - (c) Have a maximum height of eight (8) feet from the ground surface to the top edge of the solar array;

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(d) Be surrounded by a fence with a minimum height of four (4) feet and a maximum height of eight (8) feet, and a minimum four (4) foot clearance to the outside edge of the solar array and a locking gate for safety purposes.

(e) Comply with the State Uniform Fire Code.

(5). Subject to all other conditions of this section.

C. General Regulations

(1) Solar energy systems shall require a zoning permit, the application for which shall be accompanied by a current property survey signed and sealed by a NJ-licensed professional land surveyor or a notarized property owner affidavit affirming there have been no changes to the property since the date of the provided survey.

(a) For installations on one- and two-family residential uses properties, when site plan approval is not required, an Applicant shall indicate the location(s) of the proposed solar energy system(s) on a copy of the property survey along with the applicable required front, side, and rear yard setbacks for the zoning district in which it is located and the proposed system(s) setbacks and height.

(b) For installations on properties when site plan or site plan waiver approval is required, an Applicant shall provide a plan signed and sealed by a qualified NJ-licensed professional indicating the location(s) of the proposed solar energy system(s) along with the applicable required front, side, and rear yard setbacks for the zoning district in which it is located and the proposed system(s) setbacks and height.

(2) Solar energy systems shall require a building and/or electrical permit prior to installation.

(a) All solar energy system applications shall include two (2) signed and sealed plans provided by a qualified design professional showing the features of the proposed system's layout, locations of all electrical devices and connections, and all electrical and other technical specifications.

(b) For roof-mounted solar energy systems, applicants shall also submit two (2) signed and sealed letters from a qualified licensed professional describing and verifying the current roof structure and its ability to support the increased load due to the proposed system. If the current roof cannot support the new load, the professional's letter shall provide details for upgrading the structure accordingly.

(3) All solar energy systems shall:

(a) Be designed so that will blend the system into the existing natural setting and/or built environment, to the extent reasonably possible.

(b) Be located so that any reflection is directed away or is properly buffered from an adjoining property.

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(c) Not attach any signs, other than manufacturer warning signs and labels, to any device, equipment, or structure. In no event shall any such identification be visible from the property line or beyond.

(d) Comply with the PSEG's interconnection requirements for net metering purposes.

(4) Abandonment and removal of systems.

(a) Any solar energy system permitted and installed in accordance with this chapter which has not been in active and continuous service for a period of one (1) year shall be deemed abandoned.

(b) All abandoned solar energy systems, including all support structures, structural enclosures and/or other materials accessory to the solar energy system, shall be removed from the property to a place of safe and legal disposal.

(c) The site of the former freestanding / ground-mounted solar energy site shall be restored to its natural condition within six months of removal of an abandoned solar energy system from the property.

SECTION 4. Repealer. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 5. Severability. If any section, subsection, paragraph, subsection or provision of this Ordinance shall be held to be invalid or unconstitutional, such decision shall not affect the remaining portions of this Ordinance.

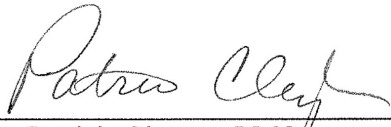
SECTION 6. Effective Date. This Ordinance shall take effect immediately upon final adoption and publication according to law.

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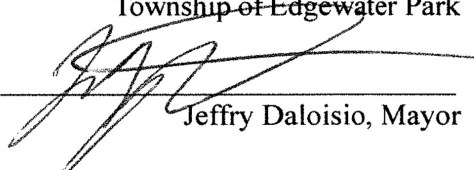
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Notice of First Reading:

The foregoing was introduced by the Edgewater Park Township Committee at its meeting held on March 18, 2025. This ordinance will be considered for adoption of final reading and public hearing to be held on May 6, 2025, at 7:00 PM, or shortly thereafter, and place to which such meeting may be adjourned, virtually. At which time and place all persons interested will be given an opportunity to be heard concerning said Ordinance. During the week prior to and up to and including the date of such meeting, copies of said ordinance will be made available at the Clerk's office to the members of the general public who shall request the same.



Patricia Clayton, RMC
Township Clerk

Township of Edgewater Park


Jeffrey Daloisio, Mayor

Record Vote of the Township Committee on Introduction					
Committee Member	Yes	No	Abstain	Absent	Motioned By:
Committeeman Belgard	X				
Committeeman Malecki	X				2nd
Committeewoman Scott	X				1st
Deputy Mayor Cannon-Moye	X				
Mayor Daloisio	X				

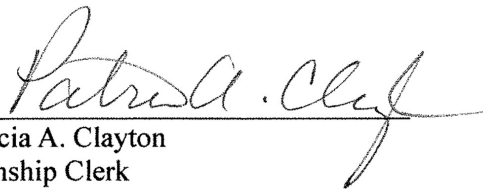
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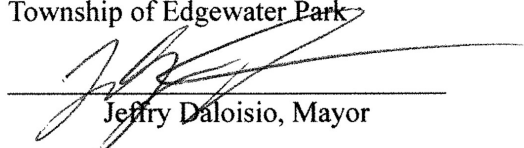
ORDINANCE 2025-04

Notice of Final Adoption:

Notice is hereby given that the foregoing ordinance was approved for final adoption by the Township Committee of the Township of Edgewater Park at a Regular Meeting held on May 6, 2025, at the Municipal Building, 400 Delanco Road.

Record Vote of the Township Committee on Adoption					
Committee Member	Yes	No	Abstain	Absent	Motioned By:
Committeeman Belgard	✓				
Committeeman Malecki	✓				2 nd
Committeewoman Scott	✓				
Deputy Mayor Cannon-Moye	✓				
Mayor Daloisio	✓				1 st


Patricia A. Clayton
Township Clerk

Township of Edgewater Park

Jeffrey Daloisio, Mayor

1st Reading: March 18, 2025
Publication:
Planning Board: April 17, 2025
Amendment:
Tabled: n/a
2nd Reading:
Publication: March 23, 2025
Adoption: May 6, 2025