



TOWNSHIP OF MANTUA

Gloucester County, New Jersey

ROBERT ZIMMERMAN
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JOHN LEGGE
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EILEEN LUKENS
TOWNSHIP COMMITTEE

JASON SNYDER
TOWNSHIP COMMITTEE

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TOWNSHIP COMMITTEE

MANTUA TOWNSHIP/BOROUGH OF WENONAH ZONING OFFICE

CHECKLIST FOR SOLAR – MUST BE INCLUDED WITH ZONING PERMIT APPLICATIONS

REQUIREMENT	YES	NO	COMMENTS
Completed Zoning Permit Application Including checklist with \$100.00 fee.			
Two (2) sets of sealed drawings showing the exact fastening of racking system to include distance from the roof top to top of panels.			
Property survey/sketch attached that shows any public road that is contiguous with the property including property lines, dimensions of the property to include: location, dimension (including height) and types of all existing structures and distance to property lines and any other structures.			
Location, dimension and type of proposed energy system shown with total kilowatts.			
Aerial view showing all overhead utility lines and location of landmark and specimen trees (if necessary)			
If the proposed panels are to be located on the front of the dwelling roof. A variance must be obtained from the Borough of Wenonah			

- **FAILURE TO INCLUDE THIS COMPLETED CHECKLIST WITH YOUR APPLICATION WILL RESULT IN THE DENIAL OF THE APPLICATION DUE TO INCOMPLETENESS.**
- **THESE REQUIREMENTS ARE FOR ZONING ONLY, AND DO NOT INCLUDE REQUIREMENTS FOR THE CONSTRUCTION OFFICE.**



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Zoning Permit Application BOROUGH OF WENONAH

Date of Application: _____ Block: _____ Lot: _____

Owner: _____

Site Address: _____

Telephone Number: (____) ____ - ____ Email: _____

Existing Use (i.e., Residential, Commercial): _____

Proposed improvements/work to be performed (**Be Specific**): _____

For Zoning Use Only

Date of Permit: _____ Zoning District: _____

Which is a:

- Use permitted by Ordinance
- Use permitted by Variance – approved on _____. Subject to any special condition attached to the grant thereof.
- Valid non-conforming use as established by the finding of the Zoning Board of Adjustment or (____) by the undersigned Zoning Officer on the basis of evidence supplied by the applicant specified on the reverse. Also specified on the reverse is a detailed statement of the non-conforming use.
- There is a non-conforming structure on the premises by reason of insufficient . . .

Set Back Side Yard Front Yard Other: _____

NOTE: THIS PERMIT EXPIRES A YEAR FROM THE APPROVAL DATE

Approved

Denied:

Date

Date

Zoning Officer

Solar energy systems.

[Added 9-26-2019 by Ord. No. 2019-13]

- (1) Solar energy systems shall be accessory uses to the permitted principal and other accessory uses on a lot and shall not involve the production of power for off-premises consumption, nor shall such a use constitute the principal use of any lot. This prohibition shall not be interpreted to preclude the occasional sale of excess power from a solar energy system back to the public electric utility provider, but the systems shall be designed to provide output for a single residential structure, and the systems shall be designed to produce no more than 0.0050 Kw per square foot of living space as documented in the property assessment of the structure, provided that all plans and usage shall be subject to the approval of the Fire Marshal and the Construction Official. For systems intended for uses other than the ones stated, or for any commercial projects, site plan approval is required.
[Amended 12-17-2020 by Ord. No. 2020-20]
- (2) Either rooftop and building-mounted solar collectors or ground-mounted arrays and freestanding solar collectors are permitted to be installed, but not both.
- (3) Rooftop and building-mounted solar collectors are permitted in all zoning districts, subject to the following requirements:
 - (a) Installation of rooftop and building-mounted solar collectors shall require a zoning permit from the Zoning Officer and a building permit from the Construction Office prior to installation.
 - (b) Solar panels shall not be installed so as to be located above the highest point of the roof surface or structure. In no event shall the placement of solar panels or any part of the solar energy system result in a total height greater than what is permitted in the zoning district in which they are located for the principal building.
 - (c) No part of the solar panels or solar energy system shall extend beyond the edge of the roof.
 - (d) All visible solar collector parts, including frames and support structures, shall be black in color.
 - (e) A rooftop and building-mounted solar collection system shall be no larger than 1,200 square feet.
 - (f) Rooftop-mounted solar collectors shall not be located on façades that front or face on a public right-of-way.
 - (g) Rooftop solar collectors shall be contiguously connected, installed and arranged in a manner to mimic the roof shape and design.
 - (h) The location and arrangement of the rooftop solar collection system shall be subject to zoning approval.
 - (i) See Subsection **R(15)** for zoning permit application requirements.
- (4) Ground-mounted arrays and freestanding solar collectors are permitted as accessory structures in all zoning districts only if roof mounting is determined to be impractical by the property or homeowner, subject to the following requirements:
 - (a) Installation of ground-mounted arrays and freestanding solar collectors shall require a zoning permit from the Zoning Officer and a building permit from the Construction Office prior to installation.
 - (b) Ground-mounted arrays and freestanding collectors shall be located on properties of one acre or greater.
 - (c) The total surface area of all ground-mounted and freestanding solar collectors on the lot shall not exceed 800 square feet.
 - (d) The location of the ground-mounted arrays and freestanding collectors shall be set back a distance of 50 feet from all property lines.
 - (e) Ground-mounted arrays shall not be located between the principal building and the street and shall not be located in any minimum required side or rear yards. All ground-mounted solar energy systems shall be screened from view from adjacent properties and streets with a year-round vegetative screen and/or

buildings. An appropriate species of natural buffering vegetative material that will block the view of the solar collectors from abutting residential zones or properties shall be provided.

- (f) Ground-mounted arrays shall not exceed six feet in height, when oriented at maximum tilt.
[Amended 12-17-2020 by Ord. No. 2020-20]
 - (g) All visible solar collector parts, including frames and support structures, shall be black.
 - (h) Ground-mounted arrays shall be excluded from the calculation of the lot (impervious) coverage if mounted on a lawn or a vegetated area.
 - (i) Submission of a plot plan survey that shows the location of the proposed ground-mounted array and freestanding solar collectors. Submission of a licensed survey of the property showing one-foot contour lines shall be required.
 - (j) See Subsection **R(15)** for zoning permit application requirements.
- (5) Applications for a solar energy system shall include information demonstrating compliance with the provisions of this section.
 - (6) To the extent reasonably possible, solar panels, regardless of whether they are roof-mounted or ground-mounted, shall be oriented and/or screened year-round so that glare is directed away from adjoining properties and streets.
 - (7) To the extent reasonably possible, solar energy systems shall be designed using such features as colors, materials, textures, screening and landscaping so as to blend into their settings and avoid visual blight.
 - (8) Solar energy systems shall not be used for the display of advertising.
 - (9) Where site plan approval is required elsewhere in this chapter for a development or activity, the site plan review shall include review of the adequacy, location, arrangement, size, design, and general site compatibility of solar collectors.
 - (10) All solar collector installations must be performed by a qualified solar installer, and prior to operation the electrical connections must be inspected by the Construction Office or other appropriate electrical inspection agency as determined by the Borough. In addition, any interconnection to the public utility grid must be inspected by the appropriate public utility.
 - (11) When solar storage batteries are included as part of the solar collector system, they must be placed in a secure container or enclosure meeting the requirements of the New Jersey State Building Code when in use and when no longer used shall be disposed of in accordance with the laws and regulations of Gloucester County and other applicable laws and regulations.
 - (12) Clearing of natural vegetation solely for an installation or to improve the performance of a solar energy system shall be prohibited as prescribed by applicable laws, regulations and ordinances of the Borough, including, but not limited to, Chapter 53, Shade Tree Commission, and Chapter 18 Conservation, Park and Recreation Areas, of the Code of the Borough of Wenonah.
 - (13) Any ancillary buildings and any outside storage associated with a solar energy system must, to the extent reasonably possible, use materials, colors, textures, screening and landscaping that will blend the facility into the natural setting and existing environment (i.e., in an agricultural setting accessory buildings could be designed to look like barns). Appropriate landscaping and architecture shall be provided to screen accessory structures from roads and adjacent residences.
 - (14) The solar energy systems shall remain painted or finished in the color black. Finishes shall be matte or nonreflective.
 - (15) The application for a zoning permit shall include all of the following documents and information which the Zoning Officer may submit to the Planning Board for a courtesy review. The information must demonstrate compliance with the provisions of this section. In the event the Zoning Officer does not believe the provisions of this section will be satisfied, an applicant may request a variance.

- (a) A zoning permit shall be required for the installation of a solar energy system.
 - (b) Structural engineering information and data for rooftop and ground-mounted arrays from a licensed New Jersey Engineer.
 - (c) The zoning permit application shall be accompanied by a plot plan survey which includes the following:
 - [1] Property lines and dimensions.
 - [2] Location, dimension, and types of existing major structures on the property.
 - [3] Location, dimension, and type of the proposed solar energy system.
 - [4] Orientation of the solar energy system.
 - [5] The right-of-way of any public road that is contiguous with the property.
 - [6] Overhead utility lines and easements.
 - [7] Proposed screening for ground-mounted systems and equipment.
 - [8] Location and size of existing trees within and next to the area of the proposed ground-mounted system, as well as any tree proposed to be altered or removed.
 - (d) Fee. The application for a zoning permit for a solar energy system must be accompanied by the zoning permit fee.
 - (e) Denial. The applicant shall have the right to appeal a denial for a permit under this provision to the Zoning Board.
 - (f) Expiration. A permit issued pursuant to this subsection shall expire if:
 - [1] The solar energy system is not installed and functioning within 24 months from the date the permit is issued; or
 - [2] The energy system is out of service or otherwise unused for a continuous twelve-month period.
- (16) Any solar energy system that has generated no electricity for a period of 12 months shall be deemed to be abandoned and shall be decommissioned within six months of such abandonment and subject to the following requirements:
- (a) Decommissioning shall include the removal of the entire solar panel array and all associated facilities and equipment connected thereto from the premises and the cleaning and restoration of the area to a pre-installation condition.
 - (b) If said decommissioning has not been completed within the requisite six-month period, then the Borough's Zoning Officer shall provide written notice by certified mail to the landowner requiring that decommissioning be completed within 30 days of the receipt of said notice.
 - (c) If the decommissioning has not been completed within 30 days of the receipt of said notice, the Borough may either undertake the decommissioning and charge the landowner and/or facility owner and operator for all of the costs and expenses thereof, including reasonable attorneys' fees, or take appropriate legal action to compel the decommissioning. All costs incurred by the Borough shall be billed to the landowner and, if not paid within 60 days of billing, shall become a lien against the property.