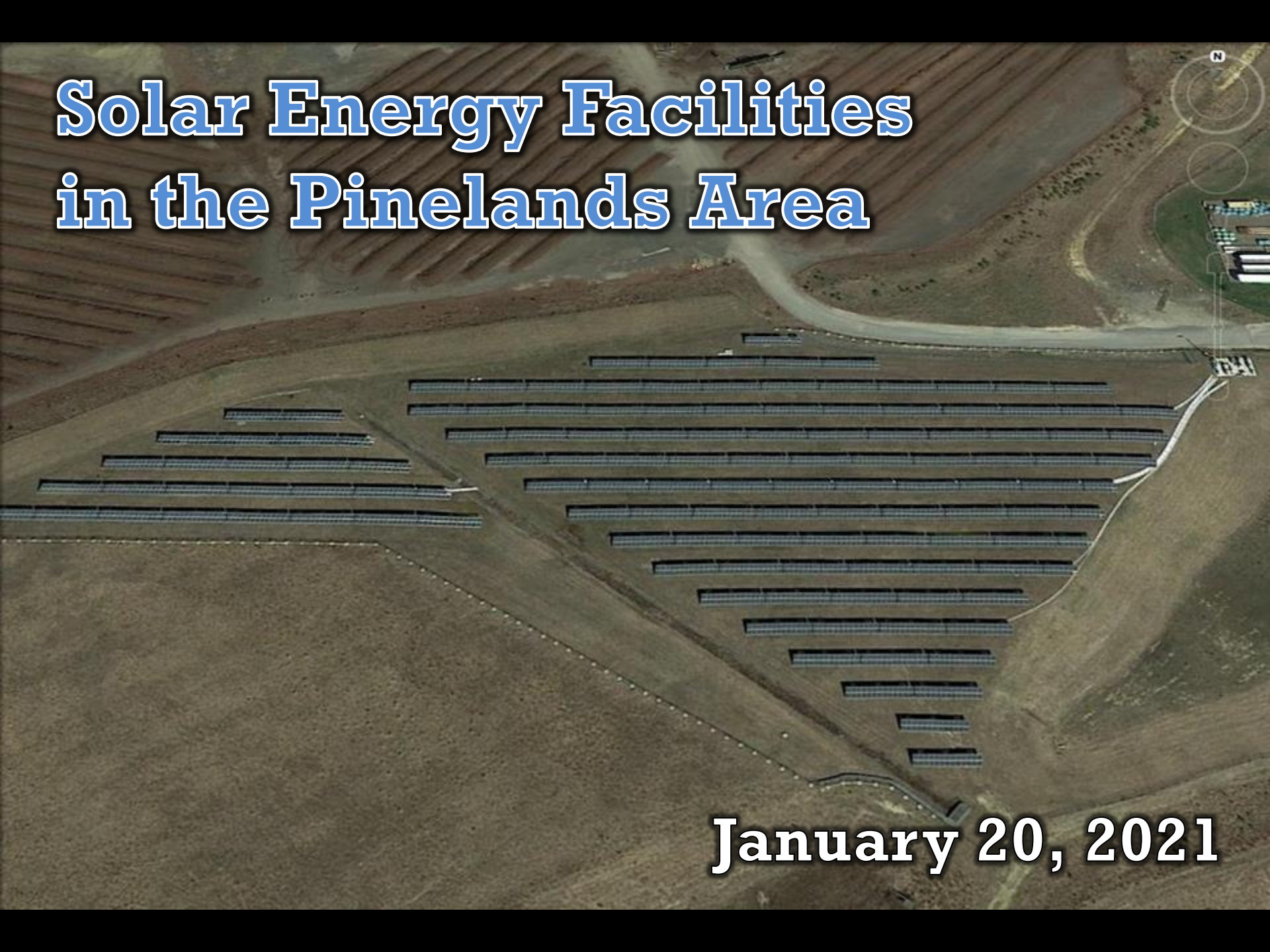


# Solar Energy Facilities in the Pinelands Area



January 20, 2021

# NJ BPU Community Solar Energy Pilot Program

## Program Timeline

- May 2018 – Created as part of the NJ Clean Energy Act of 2018
- Program Year 1
  - Application Deadline: 9/9/2019
- Program Year 2
  - Application Deadline: 2/5/2021
- Program Year 3
  - Application Deadline: Fall 2021
- Early 2022 – Rules and regulations in place to launch the permanent community solar program

# NJ BPU Community Solar Energy Pilot Program

## Program Year 1 Results

- 252 applications (~652 MWdc) submitted
- 45 applications (~78 MWdc) granted conditional approval
- 3 conditionally approved applications located within the Pinelands Area
  
- Whiting Landfill – Manchester Township
  - Acreage of proposed solar facility: 20 acres
  - Pinelands Management Area: Preservation Area District
  - Generation Capacity: 4.265 MWdc
  
- Woodbine Landfill – Woodbine Borough (2 applications for the same site)
  - Acres of proposed solar facility: 15.8 acres + 15.9 acres = 31.7 acres
  - Pinelands Management Area: Pinelands Town
  - Generation Capacity: 4.99 MWdc + 4.6 MWdc = 9.59 MWdc

# NJ BPU Community Solar Energy Pilot Program

## Program Year 2 Changes

- Max total capacity for approved projects **increased** from 75 MWdc to 150 MWdc
- Utility service area limited based on **updated** average percentages of in-State retail electric sales and total capacity
  - ACE – 12.35% (~18.525 MWdc)
  - JCP&L – 28.86% (~43.29 MWdc)
  - PSE&G – 56.87% (~85.305 MWdc)
  - Rockland Elec Co. – 1.92% (~2.88 MWdc)
- Individual project limits **remain** at 5 MWdc

# NJ BPU Community Solar Energy Pilot Program

## Program Year 2 Changes

- Application requires a letter from the Pinelands Commission if project is ground mounted and located within the Pinelands Area. Letter needs to address whether the proposed project is “consistent with the land use priorities in the area”.
- PY2 project evaluation criteria received minor changes based on stakeholder outreach after PY1.
- Siting characteristics remain 20% of score, but modifications to preferred sites and bonus criteria.

# NJ Community Solar Energy Pilot Program

<b>PY 1 Siting Evaluation Criteria (20% of total project score)</b>		
<b>Higher Preference</b>	<b>Medium Preference</b>	<b>No Points</b>
Landfills	Canopies over impervious surfaces	Preserved Land
Brownfields	Areas designated in need of redevelopment	Wetlands
Areas of Historic Fill		Forested Areas
Rooftops		Farmland
Parking Lots		
Parking Decks		

\*Up to 5 bonus points for landscaping, land enhancement, pollination support, stormwater management, soil conservation

# NJ Community Solar Energy Pilot Program

## PY 2 Siting Evaluation Criteria (20% of total project score)

Higher Preference	Medium Preference	No Points
Landfills	Floating solar on water bodies at water treatment plants and sand and gravel pits that have little to no established floral and faunal resources	Preserved Land
Brownfields		Wetlands
Areas of Historic Fill		Forested Areas
Rooftops		Farmland
Parking Lots		
Parking Decks		
Canopies over impervious surfaces		
Areas designated in need of redevelopment		
Former sand and gravel pits		
Former mines		

\*Up to 3 bonus points for landscaping, land enhancement, pollination support

\*Up to 2 bonus points if located in a redevelopment area or an economic opportunity zone

# CMP 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

# Notable Application Activity

Municipality	Management Area	MW	Acres	Location
Berkeley	PAD/FA	TBD	TBD	Landfill
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

Municipality	Management Area	MW	Acres	Location
Jackson	RDA	3.41	7 acres	Floating array at resource extraction site
Lacey	PAD	TBD	TBD	Floating array at resource extraction site
Manchester	Military	13.0	56	Joint Base
Manchester	PAD	4.26	20	Landfill
Ocean	FA	16.8	30	Landfill
Pemberton	Military	20.0	50	Landfill at Joint Base



# Application Activity

Municipality	Management Area	MW	Acres	Location
Shamong	FA/RDA	3.0	30	Landfill
Southampton	RDA	11.25	26	Landfill
Stafford	RGA	6.0	30	Landfill
Tabernacle	PAD	4.0	13	Sand/gravel pit
Winslow	RDA	2.25	7	Landfill
Woodbine	Town	4.99 4.60	15.8 15.9	Landfill

# CMP Standards/Issues

- **Landfill closure**
  - lack of impermeable cap, sufficient monitoring data and/or sufficient funding
- **Outstanding violations**
- **Threatened & endangered species habitat and survey requirements**
- **Tree removal/clearing for ground-mounted facilities**
- **Extent and development of off-site infrastructure**
- **Restoration obligation at old resource extraction sites**

# Possible CMP Amendments

- Expand siting opportunities
  - Remove restrictions at mines in PAD and FA
  - Increase maximum size (10 acres) in APA
  - Establish maximum permitted acreage in RDA and remove 30% clearing limitation
- Allow on uncapped landfills and establish maximum permitted acreage in PAD and FA
- Limit extent of off-site infrastructure and/or amount of clearing permitted
- Establish specific limitations on clearing and tree removal
  - Require installation on existing impermeable surfaces (rooftops or parking lots) before allowing clearing for new ground-mounted facilities
  - Require tree replacement
- Require that new development applications incorporate solar energy facilities