


TOWNSHIP OF WEST WINDSOR

Community Development Department

Division of Land Use

TO: SolSmart Reviewers

FROM: Samuel J. Surtees 
Manager, Division of Land Use
Zoning Officer

SUBJECT: West Windsor Township, NJ – SolSmart Designation Criteria

DATE: May 28, 2019

To Whom It May Concern:

This memorandum serves to complete the documentation for the following SolSmart Actions required for the Township of West Windsor's SolSmart designation: P-12a, PZD-2a, PZD-10c, PZD-12b.

PZD-2a: Post an online document from the Planning/Zoning Department that states accessory use solar PV is allowed by-right in all major zones.

Currently, West Windsor Township processes applications for accessory use solar PV installations and allows those panels by-right, in most cases, provided that the appropriate permits are obtained. All solar installations must pass inspections and meet all current development codes. Currently, applications for solar panels do not require rezoning.

P-12a: Share site specific solar PV and/or solar and storage permit data, including addresses, with first responders and their departments.

Both building and zoning departments at West Windsor Township currently send emails to the fire department when a new solar system has been permitted. These emails contain the address, type of system (roof or ground mounted), and the Block and Lot numbers of the property.

PZD-10c: Exempt small ground-mounted solar PV from certain restrictions on accessory uses (e.g. setbacks, coverage or impervious surface calculations, or other restrictions)

The State of New Jersey's Municipal Land Use Law states in 40:55D-38.1: "Solar panels not included in certain calculations relative to approval of subdivisions, site plans. An ordinance requiring approval by the planning board of either subdivisions or site plans, or both, shall not include solar panels in any calculation of impervious surface or impervious cover. As used in this section, "solar panel" means an elevated panel or plate, or a canopy or array thereof, that

captures and converts solar radiation to produce power, and includes flat plate, focusing solar collectors, or photovoltaic solar cells and excludes the base or foundation of the panel, plate, canopy, or array.”

This law encompasses all municipalities in New Jersey, meaning that all municipalities may not include panels in calculation of impervious surface or impervious cover. Therefore, West Windsor Township, NJ, qualifies for PZD-10c.

PZD-12b: Establishes solar energy zones and/or solar overlays for primary use solar PV.

The State of New Jersey’s Municipal Land Use Law states in 40:55D-66.11: “Wind and solar facilities permitted in industrial zones. A renewable energy facility on a parcel or parcels of land comprising 20 or more contiguous acres that are owned by the same person or entity shall be a permitted use within every industrial district of a municipality. For the purposes of this section: “renewable energy facility” means a facility that engages in the production of electric energy from solar technologies, photovoltaic technologies, or wind energy.”

This law establishes these permitted zones for primary use solar facilities for every municipality in New Jersey. Therefore, West Windsor Township, NJ, qualifies for PZD-12b.

- C: F. Guzik, West Windsor Township Community Development Director & Township Engineer
- D. Cardarelli, West Windsor Township Construction Official
- D. Dobromilsky, West Windsor Township Landscape Architect
- J. Taylor, West Windsor Township Assistant Township Engineer
- R. Kissel, West Windsor Township Building Sub-Code Official