

ORDINANCE NO. 1216

ORDINANCE OF THE BOROUGH OF BARRINGTON, COUNTY OF CAMDEN, STATE OF NEW JERSEY ADDING ARTICLE XII., REGULATIONS FOR SOLAR AND PHOTOVOLTAIC ENERGY SYSTEMS, IN CHAPTER 360, ZONING, OF THE CODE OF THE BOROUGH OF BARRINGTON

BE IT ORDAINED by the Mayor and Borough Council of the Borough of Barrington, County of Camden, and State of New Jersey that Article XII., Regulations for Solar and Photovoltaic Energy Systems, in Chapter 360, Zoning, in the Code of the Borough of Barrington, as follows:

Article XII.

Regulations for Solar and Photovoltaic Energy Systems

ARTICLE I.	ARTICLE XII.	SECTION 360-69	Minor solar or photovoltaic energy systems, facilities, or structures.
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Minor solar or photovoltaic energy systems, facilities or structures shall be permitted as an accessory use in all zoning districts in the Borough of Barrington, provided that a zoning permit is obtained. A zoning permit shall be issued subject to compliance with the following standards:

A. Solar panels shall be permitted as a rooftop installation, provided that no part of the solar panel or associated equipment shall exceed a height of three feet above the roof surface within five (5) feet of an exterior roof edge or ten (10) feet anywhere on the roof. In no event shall the placement of the solar panels result in a total height, including building and panels, greater than that which is permitted in the zoning district where the panels are located.

B. Solar panels shall be permitted as ground arrays in accordance with the following:

(1) All ground arrays shall meet the setback requirements for accessory buildings and structures of the zone district in which the property is located.

(2) Ground arrays shall not be permitted in a front yard, defined as a yard facing a roadway, street, or other thoroughfare for vehicular traffic that is not an alley.

(3) Ground arrays shall be located so that any glare is directed away from an adjoining property to the extent feasible.

(4) Ground arrays shall not exceed a height of twelve (12) feet.

(5) If natural screening does not exist, evergreen screening shall be planted to provide a visual buffer as necessary from the street view or adjacent properties, with appropriate plant species to the extent feasible. The buffer shall be planted in such a manner that it does not impair the functionality of the system.

(6) All electrical wires servicing a ground-mounted solar system, other than the wires necessary to interconnect the solar panels and the grounding wires, shall be located

underground.

C. The installation of a solar energy system shall be in compliance with the National Electric Code as adopted by the New Jersey Department of Community Affairs.

D. Energy systems that connect to the electric utility shall comply with the New Jersey Net Metering and Interconnection Standards for Class I Renewable Energy Systems and as required by the electric utility servicing the parcel.

E. The applicant for a minor solar or photovoltaic energy system, facility or structure must verify at the time that a zoning permit application is filed that the power being generated is for consumption on site.

F. Any changes to existing trees, including, but not limited to, removal, trimming or pruning, located within the right-of-way or any other Borough property, must meet all requirements of and be approved by the Borough.

ARTICLE II.	ARTICLE XII.	SECTION 360-70	Major solar or photovoltaic energy systems, facilities or structures.
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Major solar or photovoltaic energy facilities or structures shall be permitted in the M-1 and M-2 Districts in the Borough of Barrington. All major solar or photovoltaic energy systems, facilities or structures shall require site plan approval and shall comply with the following standards:

A. Minimum lot size shall be 10 acres.

B. Solar panels shall be permitted as rooftop installation, provided that no part of the solar panel or associated equipment shall exceed a height of three feet above the roof surface within five (5) feet of an exterior roof edge or ten (10) feet anywhere else on the roof. In no event shall the placement of the solar panels result in a total height, including building and panels, greater than that which is permitted in the zoning district where the panels are located.

C. Major solar or photovoltaic energy systems, facilities and structures shall be permitted as ground arrays. Major solar or photovoltaic energy system structures and facilities must be located at least one hundred (100) feet from any property boundary.

D. Major solar or photovoltaic energy systems, facilities and structures shall be screened from the public traveled way, public open space, or from adjoining residential uses or zones, with said screening by a combination of berms of 25 foot width and/or landscaping to totally obscure any view of all solar energy facilities and structures from adjacent properties and roadways at the time such facilities and structures are placed in service.

E. Permitted height. The maximum permitted vertical height above ground for solar

energy panels shall be twelve (12) feet.

F. All electrical wires servicing a ground-mounted solar system, other than the wires necessary to interconnect the solar panels and the grounding wires, shall be located underground.

G. The installation of a solar energy system shall be in compliance with the National Electric Code as adopted by the New Jersey Department of Community Affairs.

H. Energy systems that connect to the electric utility shall comply with the New Jersey Net Metering and Interconnection Standards for Class I Renewable Energy Systems and as required by the electric utility servicing the parcel.

I. Maintenance; soil stabilization. A maintenance plan shall be submitted to the Planning Board for the continuing maintenance of all plantings. All ground areas occupied by the major solar or energy system, facility or structure installation that are not utilized for access driveways shall be planted and maintained with low maintenance sun and shade tolerant flora suitable for the purpose of soil stabilization.

J. A grading and drainage plan shall be submitted under the seal of a licensed professional engineer and shall provide the details to adequately demonstrate to the Planning Board that no stormwater runoff or natural water shall be so diverted as to overload existing drainage systems or create flooding. Calculations shall be provided to adequately demonstrate that existing preconstruction stormwater drainage velocities shall not be exceeded in the post-development condition.

K. The noise level generated by a major solar energy facility at any receiving residential property boundary shall not exceed a maximum weighted sound level of 65 dB between 7:00 a.m. and 10:00 p.m. and 50 dB between 10:00 p.m. and 7:00 a.m.

L. Requirement for engineered drawings. Site plans and zoning permit applications for solar energy systems shall be accompanied by standard drawings of the solar panels, inverters, utility poles, substations and any other required structures. The design shall be signed and sealed by a professional engineer, registered in the State of New Jersey, certifying that the design complies with all of the standards set forth in all applicable codes then in effect in the State of New Jersey and all sections referred to hereinabove.

M. All photovoltaic facilities, including all solar arrays and associated equipment, shall be dismantled and removed promptly after one hundred, eighty (180) continuous days of non-use. Applicants shall be required to submit a decommissioning plan to the Planning Board for approval at time of site plan approval.

N. Any changes to existing trees, including, but not limited to, removal, trimming or pruning, located on the right-of-way or any other Borough property must meet all requirements of and be approved by the Borough.

ARTICLE III.

All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

ARTICLE IV.

This Ordinance shall take effect upon passage and publication according to law.

BOROUGH OF BARRINGTON

Date of Introduction: September 9, 2025

Date of Adoption:

BY: _____
Kyle Hanson, Mayor

ATTEST: _____
Terry Shannon, Borough Clerk

The foregoing ordinance was introduced by Borough Council at the regular meeting held on September 9, 2025. This Ordinance will be considered for adoption on final reading and public hearing to be held on October 14, 2025 at 6:00 p.m. in the Council Meeting Room, Barrington Municipal Building, 229 Trenton Avenue, Barrington, New Jersey.

The purpose of this Ordinance is to create regulations related to Solar and Photovoltaic Energy Systems in the Zoning Code of the Borough of Barrington. A copy of this Ordinance is available at no charge to the general public between the hours of 8:30 AM to 4:30 PM, Monday through Thursday (Legal Holidays excluded), and public between the hours of 8:30 AM to 12:00 PM on Fridays (Legal Holidays excluded), at the Office of the Borough Clerk, Barrington Borough Hall, 229 Trenton Avenue, Barrington, New Jersey.