

**TOWNSHIP OF FRANKLIN
COUNTY OF GLOUCESTER
O-14-25**

**AN ORDINANCE TO AMEND CHAPTER 253 OF THE CODE OF
FRANKLIN TOWNSHIP TO REVISE STANDARDS FOR SPECIFIED
ACCESSORY USES CONSISTENT WITH THE
RECOMMENDATIONS CONTAINED WITHIN THE 2024 MASTER
PLAN REEXAMINATION REPORT**

WHEREAS, the Franklin Township Committee recognized a need to reexamine the municipal Master Plan and Zoning Ordinance; and

WHEREAS, the Franklin Township Committee, in order to accomplish this goal, consistent with the Municipal Land Use Law, requested that the Township Planning Board reexamine the Master Plan; and

WHEREAS, the Township Planning Board prepared a Master Plan Reexamination Report that contained various recommended revisions and updates to the Master Plan and Zoning Ordinance; and

WHEREAS, the Township Planning Board held a public hearing on the report at the regularly scheduled September 17, 2024 meeting at which time the Planning Board considered and discussed the report and entertained and considered all comments made by the numerous members of the public who attended the meeting; and

WHEREAS, at the September 17, 2024 public hearing the Planning Board adopted the Master Plan Reexamination Report and;

WHEREAS, the Township Planning Board adopted a Memorializing Resolution to approve the 2024 Master Plan Reexamination Report at the October 15, 2024 Planning Board meeting; and

WHEREAS, this land development ordinance amendment is consistent with and drafted specifically to implement Recommendation number 17 regarding the minimum requirements for accessory solar energy systems set forth in the recommendations contained within the Master Plan Reexamination Report adopted by the Planning Board; and

NOW, THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF FRANKLIN, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, THAT THE TOWNSHIP LAND DEVELOPMENT ORDINANCE SHALL BE AMENDED AS FOLLOWS:

(Deleted language is stricken, added language is underlined and in bold and italic type):

Section 1. Article XXXVA, §253-190.13, Accessory Solar Energy Systems

§253-190.13 “Accessory solar energy systems” is amended as follows:

C. Ground mount accessory solar energy systems shall be permitted as accessory uses under the following standards:

- (1) Solar panels shall be located so that any glare is directed away from an adjoining property, or the applicant must present evidence that the solar panels do not emit glare.
- (2) Minimum lot size: ~~three acres.~~ **one half (1/2) acre.**
- (3) All ground arrays shall be set back a distance of at least ~~50~~ **20** feet from all

property lines

- (4) A densely planted vegetative landscaped buffer of a combination of evergreen trees and shrubs ~~with a width of at least 50 feet~~ shall be planted along all adjoining property lines as necessary to screen the solar energy system from view.
- (5) Ground arrays shall not be permitted within a front yard.
- (6) Ground arrays shall have a maximum height of eight feet.
- (7) No more than 15% of a lot may be utilized for a ground mount solar energy arrays.
- (8) (9) Noise. All accessory solar energy systems shall comply with the following:
 - (a). Where adjacent to a residential use or zone, sound levels of the solar energy system shall not exceed 35 dBA at a common property line or 30 dBA to the closest occupied structure.
 - (b). In all other cases at a common property line, sound levels of the solar energy system shall not exceed 45 dBA.

Section 2. All Ordinances or parts of Ordinances inconsistent with the provisions hereof, are hereby repealed insofar as said inconsistency exists.

Section 3. This Ordinance shall take effect immediately upon final passage and publications required by law.

Attest:

Township of Franklin

BARBARA FREIJOMIL, RMC

JOHN BRUNO, MAYOR

CERTIFICATION

I, Barbara Freijomil, Clerk of the Township of Franklin, County of Gloucester, do hereby certify that the foregoing Ordinance was introduced at the regular meeting of the Township of Franklin held on October 14, 2025 and thereafter duly advertised in the legal newspaper of the Township at least seven (7) days prior to it being considered for final passage and adoption at a subsequent meeting to be held on December 9, 2025 at which time any person interested therein will be given an opportunity to be heard.

BARBARA FREIJOMIL
Township Clerk

Introduced Oct 14 2025

| Name | Motion | | Second | Yes | No | Abstain | Absent |
|----------|--------|--|--------|-----|----|---------|--------|
| Bruno | | | | | | | |
| Doyle | | | | | | | |
| Fiorella | | | | | | | |
| Keen | | | | | | | |
| Marsh | | | | | | | |

Adopted December 9, 2025

| Name | Motion | Second | Yes | No | Abstain | Absent |
|-----------------|---------------|---------------|------------|-----------|----------------|---------------|
| Bruno | | | | | | |
| Doyle | | | | | | |
| Fiorella | | | | | | |
| Keen | | | | | | |
| Marsh | | | | | | |