

ELDRED TOWNSHIP
NOTICE OF ENACTMENT OF ZONING ORDINANCE AND SUBDIVISION AND LAND
DEVELOPMENT ORDINANCE AMENDMENTS

The Board of Supervisors of Eldred Township, Monroe County, Pennsylvania, hereby gives public notice of its **enactment of Township Ordinances #2026-01 and #2026-02** at the regular monthly meeting of the Board of Supervisors held on April 15, 2026, at 7:00 p.m. The titles and summaries of the Ordinances are as follows:

TOWNSHIP ORDINANCE #2026-01

AN ORDINANCE AMENDING THE ELDRED TOWNSHIP ZONING ORDINANCE, TOWNSHIP ORDINANCE #2014-01, AS AMENDED; AMENDING SECTION 303, DEFINITIONS, BY REVISING, ADDING OR DELETING DEFINITIONS FOR LAND DEVELOPMENT, SOLAR COMMERCIAL FACILITY AND OTHER DEFINITIONS RELATED TO SOLAR ENERGY COLLECTION; AMENDING THE ZONING ORDINANCE BY CHANGING REFERENCES FROM "SOLAR POWER GENERATION, COMMERCIAL" TO "SOLAR COMMERCIAL FACILITY", THROUGHOUT THE ORDINANCE; REPLACING CURRENT SECTION 847 WITH A NEW SECTION 847, SOLAR COMMERCIAL FACILITY, PROVIDING STANDARDS SOLAR COMMERCIAL FACILITIES; AND PROVIDING FOR OTHER MISCELLANEOUS MATTERS.

The enacted Ordinance amends the Township Zoning Ordinance in regards to a Solar Commercial Facility (SCF), including, without limitation, the following:

Section 1. Section 303, Definitions, of the Zoning Ordinance is amended by (A) amending the current definitions for LAND DEVELOPMENT and SOLAR ENERGY SYSTEM; (B) adding definitions for DECOMMISSIONING PLAN, SOLAR ACCESS, SOLAR COMMERCIAL FACILITY (SCF), SOLAR EASEMENT, SOLAR ENERGY, SOLAR GLARE, and SOLAR RELATED EQUIPMENT; and (C) deleting definitions for SOLAR ENERGY STORAGE FACILITY and SOLAR POWER GENERATION, COMMERCIAL.

Section 2. The Zoning Ordinance is amended by changing the Zoning Ordinance references from "Solar Power Generation, Commercial" to "Solar Commercial Facility", throughout the entire Ordinance.

Section 3. Article VIII, Standards for Specific Uses, of the Zoning Ordinance, is amended by deleting the current Section 847 Solar Power Generation, Commercial in its entirety and replacing it with a new Section 847 Solar Commercial

Facility. The new Section contains comprehensive standards for a Solar Commercial Facility, including without limitation, provisions concerning:

847 Solar Commercial Facility

Purpose; Land Development; Application Requirements; Development Standards, Requirements, and Criteria; Fence; Landscaping and Buffers, Woodland Areas; Prohibited Development Locations; Ground Cover; Access and Parking; Signs; Utility Lines; Bulk and Coverage; Lot Coverage; Solar Glare; Standards and Certification; Owner and Operator Changes; Emergency Contacts; Utility Substation Proximity; Noise Limitations; Decommissioning; Notification of Township; Presumption of Discontinuance and Abandonment; Six Months for Removal; Decommissioning Cost Estimate; Decommissioning Financial Security; Landowner Responsibility; Township Intervention; Transferability; Decommissioning Conditions of the Zoning Permit; Shadows and/or Obstructions; Solar Easements; Storage of Related Equipment; Solar Commercial Facility as a Second Principal Use; and Partial Decommissioning.

TOWNSHIP ORDINANCE #2026-02

AN ORDINANCE AMENDING THE ELDRED TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, TOWNSHIP ORDINANCE #2014-02, AS AMENDED; AMENDING THE DEFINITION OF LAND DEVELOPMENT TO INCLUDE SOLAR COMMERCIAL FACILITIES; PROVIDING A METHODOLOGY FOR THE CALCULATION OF A RECREATION FEE FOR A SOLAR COMMERCIAL FACILITY, AND THE INITIAL FEE AMOUNT; AND PROVIDING FOR OTHER MISCELLANEOUS MATTERS.

The enacted Ordinance amends the Township Subdivision and Land Development Ordinance (SALDO) as follows:

Section 1. The definition of "Land Development" in Section 204, Specific Terms, of the SALDO, is amended to include the development of a lot, tract or parcel of land for a Solar Commercial Facility (SCF) as defined in the Eldred Township Zoning Ordinance, as amended.

Section 2. Section 620.6, Recreation Fees, F. Fee Amount, of the SALDO, is amended by adding a subsection 3 which sets forth the fee requirements for a Solar Commercial Facility (as defined in the Eldred Township Zoning Ordinance).

The foregoing is a summary only. Interested parties should review the actual text of the enacted Ordinances. The enacted Ordinances also provide for other miscellaneous matters.

This publication is intended to provide notification of the enactment of an ordinance and that any person claiming a right to challenge the validity of the ordinance must bring a legal action within thirty (30) days of the publication of the second notice.

Complete and true copies of the enacted Ordinances are on file and may be examined, without charge or obtained for a charge no greater than the cost of reproduction, by the public at the Eldred Township Municipal Building, 490 Kunkletown Road, Kunkletown, PA 18058, during the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday. Copies of the enacted Ordinances are also available for inspection or copying at the Monroe County Law Library.

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