



31 Boylston Street
Bradford, PA 16701
P: 814.362.2000

May 8, 2026

Sergeant Township Supervisors
14225 Wilcox Road
Mount Jewett, PA 16740

Dear Supervisors,

Ordinance No. 27 requires the developer of a solar system to apply for a Solar System Permit and in accordance with section 7 of Ordinance No. 27 the Solar System Permit application must first be reviewed by the Township Engineer.

Following is a review of the Solar System Permit Application & Narrative submitted by RWE Solar Development, LLC also referred to as Stargazer Solar. The application is not dated, however, the site plan is dated 1/20/2026 and this date will be used to identify the application version. The revision block is empty for this submission.

Below are sections from Ordinance No. 27 with comments regarding how the section is addressed by the application. CJWE comments will follow the ordinance section in blue.

§4(1.)(a.)(i.)

Showing all lot lines; adjacent lots, their owners, improvements and easements; and existing and proposed on-site improvements.

RWE Submission

A site plan with all of the required information in the Solar Ordinance has been submitted with the Application. See Ex. 1; Solar Ordinance 4.1 .a.

Drawing number G-001 titled Index Map was received; however, not all the drawings on the Sheet List Table were provided. The ordinance calls for existing and proposed improvements; however, existing improvements were not included.

§4(1.)(a.)(iii.)

Demonstrating compliance with a Stormwater Management Plan.

RWE Submission

Although not required, RWE prepared a Stormwater Management Report that provided details on how the proposed stormwater management design will be utilized to achieve compliance with the standard design criteria from 25 Pa. Code Chapter 102.8(g)(2) and (3). See Ex. 3; Solar Ordinance 4.1 .a.

The application contained a Stormwater Management Report; however, insufficient information was provided to determine compliance with applicable stormwater regulations, including the Municipal Stormwater Ordinance and NPDES permitting requirements. The application does not adequately demonstrate compliance with the Stormwater Management Plan requirements.

§4(1.)(b.)

Glare analysis demonstrating, through siting or mitigation measures, that any glare produced by the solar energy system will not have an adverse impact.

RWE Submission

RWE will utilize solar panels that are designed to maximize the absorption of sunlight and limit the reflectivity of sunlight. The solar panels will be coated with antireflective material to minimize the potential for concentrated reflection and glint/glare. RWE has submitted a Solar Glare and Glint Analysis Report, which concluded that the Solar Facility will not generate any glare. See Ex. 4; Solar Ordinance 4.1.b.

A glare analysis is provided, and adverse impacts are not evident.

§4(1.)(c.)

Manufacturer specifications for the key components of the solar energy system, if not available at the time of submission of the application, this information shall be submitted at the time of application for a building or electric permit (where required and whichever is submitted first) or 30 calendar days prior to the start of site development, whichever occurs first.

RWE Submission

Preliminary manufacturer specifications for the key components of the Solar Energy System have been provided with the within application. See Ex. 4. To the extent the components change, RWE shall provide the Township with updated specifications at the time of application for a building or electric permit. See Solar Ordinance 4.1 .c.

Specifications for the solar panels, racking system, and inverter are provided. The ordinance allows for submission of additional specifications prior to the start of development.

§4(1.)(d.)

Written confirmation that the public utility to which the solar energy system will be interconnected agrees and has approved of the interconnection. If not available at the time of submission of the application, this information shall be submitted at the time of application for a building or electric permit (where required and whichever is submitted first) or 30 calendar days prior to the start of site development, whichever occurs first.

RWE Submission

RWE shall provide the Township with written confirmation concerning the approval of the interconnection for the Solar Energy Facility at the time of application for a building or electric permit. See Solar Ordinance 4.1.d.

Written confirmation from the public utility was not provided; however, the application indicates that the required agreements will be submitted at the time of application for a building or electrical permit. The ordinance also requires the interconnection approval to be submitted 30 days prior to the start of site development, whichever occurs first. The applicant indicates that the required information will be submitted prior to the start of development, which is acceptable.

§4(1.)(e.)

Written confirmation that a certified installer listed on the Pennsylvania Department of Environmental Protection's approved solar installer list or demonstrated equivalent will install the solar energy system and identifying that certified installer.

RWE Submission

The Pennsylvania Department of Environmental Protection ("DEP") does not have an approved solar installer list. However, RWE confirms that the installer will be certified and registered to perform this work within Pennsylvania. The installer has not been selected at this time. Prior to construction, RWE will provide this information to the Township.
See Solar Ordinance 4.1.e.

This section is addressed in the application. Installer information will be provided once selected.

§4(1.)(f.)

Any written solar easements existing or intended to be entered prior to the issuance of the solar permit. Note: The solar permit for the solar energy use does not create or establish any rights to remain free of shadows or obstructions caused by use and development of adjacent lots, including growth of natural vegetation or planting and growth of landscaping. The issuance of the solar permit does not create or establish any obligation or right of the Township to enforce private solar easements submitted with the applications.

RWE Submission

There are no existing or intended solar easements associated with the proposed Solar Energy Facility. See Solar Ordinance 4.1.f.

No easements are proposed. If circumstances change and easements are found and/or established, copies shall be provided to the township.

§4(2.)

The solar energy system shall meet the minimum lot size requirement of two (2) acres.

RWE Submission

The proposed Solar Facility is more than two (2) acres. See Ex. 1; Solar Ordinance 4.2.

Minimum lot size is met.

§4(3.)

The solar energy system shall be no closer than fifty (50) feet from the lot line of an adjacent lot improved with a dwelling or an unimproved lot in a residential area; provided that the setback shall not apply to a shared property line of properties hosting a single solar energy system.

RWE Submission

The proposed Solar Facility is setback at least fifty (50) feet from the lot line of all adjacent properties. See Ex. 1; Solar Ordinance 4.3.

Setbacks are met.

§4(4.)

The solar energy system shall be enclosed with a minimum eight (8) foot high fence with a self-locking gate.

RWE Submission

Gated access roads will be located throughout the Subject Property for construction and maintenance of the Solar Facility. The Solar Facility will have an 8ft ag-style fence surrounding the site, as well as an 8-foot-tall fence with barbed wire securing the proposed substation. All fencing will follow the standards of the National Electric Code (NEC), and all fences and access gates will contain appropriate warning signage that will be clearly visible around the site. See Ex. 1; Solar Ordinance 4.4.

Fence requirements are met.

§4(5.)

An access drive meeting the requirements of the Township of Sergeant shall be provided. The interior of the solar energy system shall be improved with interior travel aisles sufficient in location, dimension, and construction to allow access by maintenance vehicles and emergency management vehicles.

RWE Submission

Multiple 16' wide access roads will be provided off of Bloomster Hollow Rd. Within the site, cartways shall be provided to an inverter or transformer location to allow reasonable access for emergency response vehicles including emergency medical service and fire fighting vehicles and apparatus as well as direct access to an inverter or transformer location.

See Ex. 1; Solar Ordinance 4.5.

To my knowledge, the Township does not have a design standard for access drives. The application indicates access roads will be installed to allow "reasonable" access for emergency response vehicles with direct access to major equipment. Terms like "reasonable" can be ambiguous. Emergency response agencies should provide input regarding acceptable access requirements.

§4(6.)

The solar energy system shall be improved with lighting only to the extent required for safety.

RWE Submission

The Solar Facility will only include lighting for security and safety purposes. The lights will utilize motion sensors and will not be illuminated when not needed. The main access gate to the Subject Property will be illuminated at night but will be downcast and shielded to minimize disturbance. See Ex. 1; Solar Ordinance 4.6.

A lighting plan is not provided or required. The applicant indicates that lighting will be provided for safety purposes. The use of motion sensors will help reduce lighting impacts.

§4(7.)

A buffer no less than twenty-five (25) feet in depth shall be required along (i) any public road frontage and (ii) any lot line adjacent to a lot improved with a dwelling or an unimproved lot in a residential zoning district, provided that the buffer along a lot line shall not apply to lots hosting a single solar energy system. Where the siting of the solar energy system requires the buffer to be sited in the immediate proximity of a public road, the required buffer shall be measured from the existing right-of-way, whichever is larger.

RWE Submission

A majority of the site will be entirely screened from view with existing tree cover. In areas without existing tree cover that maintain a line of sight from nearby dwelling or roadway, RWE will install a new vegetative buffer that is no less than twenty-five (25) feet in depth and complies with the requirements of the Solar Ordinance to the extent necessary.

See Ex. 1; Solar Ordinance 4.7 & 9.

Buffers are met.

§4(8.)

The required perimeter fence shall be placed on the inside of the required buffer.

RWE Submission

The required perimeter fence shall be placed on the inside of the required buffer. See Ex. I; Solar Ordinance 4.8.

The application indicates that the fence will be installed on the inside of the buffer, satisfying the ordinance.

§4(9.)

The buffer shall be planted to establish a visual screen meeting the following requirements.

RWE Submission

A majority of the site will be entirely screened from view with existing tree cover. In areas without existing tree cover that maintain a line of sight from nearby dwelling or roadway, RWE will install a new vegetative buffer that is no less than twenty-five (25) feet in depth and complies with the requirements of the Solar Ordinance to the extent necessary. See Ex. 1; Solar Ordinance 4.7 & 9.

A buffer is detailed in the application. Planting spacing should be randomized to represent natural growth. The permit application satisfies this portion of the ordinance.

§4(10.)

On-site transmission lines shall be placed underground to the maximum extent feasible.

RWE Submission

On-site transmission lines shall be placed underground to the maximum extent feasible. See Solar Ordinance 4.10

The permit application satisfies this portion of the ordinance.

§4(11.)

Layout, design and installation of the solar energy systems shall conform to applicable industry standards, including American National Standards Institute (ANSI), Underwriters Laboratories (UL), American Society for Testing and Materials (ASTM), Institute of Electrical and Electronics Engineers (IEEE), Solar Rating and Certification Corporation (SRCC), Electrical Testing Laboratory (ETL) or other similar certifying organizations and shall conform to the Pennsylvania Uniform Construction Code.

RWE Submission

The layout, design, installation, and ongoing maintenance of the Solar Facility shall conform to applicable industry standards, such as those of the American National Standards institute (ANSI), Underwriters Laboratories (UL), the American Society for Testing and Materials (ASTM), Institute of Electrical and Electronics Engineers (IEEE), and recognized Solar Rating and Standards organizations, and shall comply with the Pennsylvania Uniform Construction Code as applicable, and with all other applicable fire and life safety requirements. See Solar Ordinance 4.11.

The application indicates that applicable standards will be met. The permit application satisfies this portion of the ordinance.

§4(12.)

The solar energy system shall at all times be maintained and kept in good working order and repair.

RWE Submission

The solar energy system shall at all times be maintained and kept in good working order and repair. See Solar Ordinance 4.12.

The application indicates that the solar energy system will be maintained in good working order. The permit application satisfies this portion of the ordinance.

§4(13.)

The owner and operator of the solar energy system shall post in a prominent location current information identifying the person to contact with inquiries or complaints and his/her toll-free number and shall provide this information to the Township Secretary.

RWE Submission

RWE will post in a prominent location current information identifying the person to contact with inquiries or complaints and shall provide this information to the Township Secretary. See Solar Ordinance 4.13.

The application indicates that required information will be posted as required by the ordinance. The permit application satisfies this portion of the ordinance.

§5

The owner and operator of the solar energy system shall notify the Township immediately upon the cessation and/or abandonment of the solar energy system. Cessation and/or abandonment shall be presumed if no power is generated for a period of one year. No later than one year following cessation and/or abandonment, the solar energy system shall be decommissioned. Decommissioning means that solar panels, solar related equipment and transmission lines except electric and associated communication lines buried more than thirty-six (36) inches below grade shall be removed and the site restored to a natural condition.

RWE Submission

RWE plans to decommission the Solar Facility at the end of its productive life and will post a removal bond in accordance with Section 5 of the Solar Ordinance. See Ex. 6; Solar Ordinance 5.

Decommissioning a solar system such as this is a substantial undertaking. Based on the applicant's calculations, decommissioning is estimated to cost more than \$100,000,000. It is advisable to determine what "no power" means. A scenario could exist in which a minimal amount of power is generated to delay or avoid decommissioning obligations.

The decommissioning report indicates items could be resold. Resale value, other than for scrap, should be excluded. The future value of any component is unknown and could leave decommissioning underfunded.

§10

The Applicant shall provide a copy of the project summary and the site plan to local emergency services, including paid or volunteer fire department(s). Upon request, the Applicant shall cooperate with emergency services to develop and coordinate implementation of an emergency response plan for the Solar Energy System.

RWE Submission

RWE shall provide a copy of the project summary and the site plan to local emergency services. RWE shall cooperate with emergency services to develop and coordinate implementation of an emergency response plan for the Solar Facility and provide training if so requested. See Solar Ordinance 4.10.

Because Sergeant Township is served by the Clermont Volunteer Fire Department, it is presumed that this requirement has been satisfied.

While the application for a Solar System Permit is substantially complete, it does not adequately demonstrate compliance with the Stormwater Management Plan requirements. Many of the sections in the ordinance offer the applicant the benefit of providing information at a later date; however, Section (4)(1)(a)(iii) of the ordinance does not offer that same benefit. In my opinion, the application does not satisfy all the requirements spelled out in the ordinance. However, given the complexity of stormwater design and regulatory review, conditional approval contingent upon approval by the applicable regulatory agencies would not be unreasonable.

Sincerely,



Curt Wallace