



Section B: Community Solar Energy Project Description

Project Name: _____

*This name will be used to reference the project in correspondence with the Applicant.

I. Applicant Contact Information

Applicant Company/Entity Name: _____

First Name: _____ Last Name: _____

Daytime Phone: _____ Email: _____

Applicant Mailing Address: _____

Municipality: _____ County: _____ Zip Code: _____

- Applicant is: Community Solar Project Owner Community Solar Developer/Facility Installer
 Property/Site Owner Subscriber Organization
 Agent (if agent, what role is represented) _____

II. Community Solar Project Owner

Project Owner Company/Entity Name (complete if known): _____

First Name: _____ Last Name: _____

Daytime Phone: _____ Email: _____

Mailing Address: _____

Municipality: _____ County: _____ Zip Code: _____

III. Community Solar Developer

This section, "Community Solar Developer," is optional if: 1) the Applicant is a government entity (municipal, county, or state), AND 2) the community solar developer will be selected by the Applicant via a RFP, RFQ, or other bidding process. In all other cases, this section is required.

Developer Company Name (optional, complete if applicable): _____

First Name: _____ Last Name: _____

Daytime Phone: _____ Email: _____

Mailing Address: _____

Municipality: _____ County: _____ Zip Code: _____

- The proposed community solar project will be primarily built by:
 the Developer a contracted engineering, procurement and construction ("EPC") company



If the proposed community solar project will be primarily built by a contracted EPC company, complete the following (optional, complete if known):

If the EPC company information is left blank and the proposed project is approved by the Board for participation in the Community Solar Energy Pilot Program, the Applicant must inform the Board of the information below once the EPC company becomes known.

EPC Company Name (optional, complete if applicable): _____
 First Name: _____ Last Name: _____
 Daytime Phone: _____ Email: _____
 Mailing Address: _____
 Municipality: _____ County: _____ Zip Code: _____

IV. Property/Site Owner Information

Property Owner Company/Entity Name: _____
 First Name: _____ Last Name: _____
 Daytime Phone: _____ Email: _____
 Applicant Mailing Address: _____
 Municipality: _____ County: _____ Zip Code: _____

V. Community Solar Subscriber Organization (optional, complete if known)

If this section, "Community Solar Subscriber Organization," is left blank and the proposed project is approved by the Board for participation in the Community Solar Energy Pilot Program, the Applicant must inform the Board of the information below once the Subscriber Organization becomes known.

Subscriber Organization Company/Entity Name (optional, complete if applicable): _____
 First Name: _____ Last Name: _____
 Daytime Phone: _____ Email: _____
 Mailing Address: _____
 Municipality: _____ County: _____ Zip Code: _____

VI. Proposed Community Solar Facility Characteristics

Community Solar Facility Size (as denominated on the PV panels): _____ MWdc
 *Any application for a system larger than 5 MWdc will be automatically eliminated. If awarded, projects will be held to the MWdc size indicated in this Application.

Community Solar Facility Location (Address): _____
 Municipality: _____ County: _____ Zip Code: _____
 Name of Property (optional, complete if applicable): _____

Property Block and Lot Number(s): _____

Community Solar Site Coordinates: _____ Longitude _____ Latitude

Total Acreage of Property Block and Lots: _____ acres

Total Acreage of Community Solar Facility: _____ acres

Attach a delineated map of the portion of the property on which the community solar facility will be located in PDF format. The map must be provided in color. Note: Applications may be required upon request to submit a copy of the delineated map as a design plan in drawing file format (.dwg) or as a shapefile (.shp), in order to facilitate integration with Geographic Information System (GIS) software.

EDC electric service territory in which the proposed community solar facility is located: *(select one)*

- Atlantic City Electric Jersey Central Power & Light
 Public Service Electric & Gas Rockland Electric Co.

Estimated time from Application selection to project completion* *(The Applicant should provide a good faith estimate of the date of project completion; however, this data is being collected for informational purposes only.)*: _____ (month) _____ (year)

*Project completion is defined pursuant to the definition at N.J.A.C. 14:8-9.3 as being fully operational, up to and including having subscribers receive bill credits for their subscription to the project. Projects must be fully operational within 12 months of receiving conditional approval by the Board (subject to change according to the proposed rule amendment described in the Terms and Conditions).

The proposed community solar facility is an existing project* Yes No

If "Yes," the Application will not be considered by the Board. See section B. XIII. for special provisions for projects having received a subsection (t) conditional certification from the Board prior to February 19, 2019.

*An existing project is defined in N.J.A.C. 14:8-9.2 as a solar project having begun operation and/or been approved by the Board for connection to the distribution system prior to February 19, 2019.

VII. Community Solar Facility Siting

1. The proposed community solar project has site control* Yes No

If "Yes," attach proof of site control.

If "No," the Application will be deemed incomplete.

*Site control is defined as property ownership or option to purchase, signed lease or option to lease, or signed contract for use as a community solar site or option to contract for use as a community solar site. The site control must be specific to the project in this Application, and may not be contingent on the approval of another Application submitted in PY2.



2. The proposed community solar facility is located, in part or in whole, on preserved farmland* Yes No

If “Yes,” the Application will not be considered by the Board.

*Preserved farmland is defined in N.J.A.C. 14:8-9.2 as land from which a permanent development easement was conveyed and a deed of easement was recorded with the county clerk’s office pursuant to N.J.S.A. 4:1C-11 et seq.; land subject to a farmland preservation program agreement recorded with the county clerk’s office pursuant to N.J.S.A. 4:1C-24; land from which development potential has been transferred pursuant to N.J.S.A. 40:55D-113 et seq. or N.J.S.A. 40:55D-137 et seq.; or land conveyed or dedicated by agricultural restriction pursuant to N.J.S.A. 40:55D-39.1.

3. The proposed community solar facility is located, in part or in whole, on Green Acres preserved open space* or on land owned by the New Jersey Department of Environmental Protection (NJDEP) Yes No

If “Yes,” the Applicant must attach special authorization from NJDEP for the site to host a community solar facility. The Board will not consider Applications for projects located, in part or in whole, on Green Acres preserved open space or on land owned by NJDEP, unless the Applicant has received special authorization from NJDEP and includes proof of such special authorization in the Application package.

*Green Acres preserved open space is defined in N.J.A.C. 14:8-9.2 as land classified as either “funded parkland” or “unfunded parkland” under N.J.A.C. 7:36, or land purchased by the State with “Green Acres funding” (as defined at N.J.A.C. 7:36).

4. The proposed community solar facility is located, in part or in whole, on (check all that apply):

- a landfill (see question 7 below)
- a brownfield (see question 8 below)
- an area of historic fill (see question 9 below)
- a rooftop (see question 10 below)
- a canopy over a parking lot or parking deck
- a canopy over another type of impervious surface (e.g. walkway)
- a water reservoir or other water body (“floating solar”) (see question 11 below)
- a former sand or gravel pit or former mine
- farmland* (see definition below)
- other (see question 5 below): _____

*Farmland is defined as land that has been actively devoted to agricultural or horticultural use and that is/has been valued, assessed, and taxed pursuant to the “Farmland Assessment Act of 1964,” P.L. 1964, c.48 (C. 54:4-23.1 et seq.) at any time within the ten year period prior to the date of submission of the Application.

5. If you answered “other” to question 4 above, describe the proposed site and explain why it is appropriate for siting a community solar facility:



6. The proposed community solar facility is located, in part or in whole, on land located in:

- the New Jersey Highlands Planning Area or Preservation Area
- the New Jersey Pinelands

If the project is a ground mounted project (i.e. not rooftop or canopy), and answered “Yes” to either of the options above, include a letter or other determination from the New Jersey Highlands Council or the New Jersey Pinelands Commission, as relevant, stating that the proposed project is consistent with land use priorities in the area.

7. If the proposed community solar facility is located, in part or in whole, on a landfill, provide the name of the landfill, as identified in NJDEP’s database of New Jersey landfills, available at www.nj.gov/dep/dshw/lrm/landfill.htm: _____

8. If the proposed community solar facility is located, in part or in whole, on a brownfield, has a final remediation document been issued for the property? Yes No
 If “Yes,” attach a copy of the Response Action Outcome (“RAO”) issued by a Licensed Site Remediation Professional (“LSRP”) or the No Further Action (“NFA”) letter issued by NJDEP.

9. If the proposed community solar facility is located, in part or in whole, on an area of historic fill, have the remedial investigation requirements pursuant to the Technical Requirements for Site Remediation, N.J.A.C. 7:26E-4.7 been implemented? Yes No
 Has the remediation of the historic fill been completed pursuant to the Technical Requirements for Site Remediation, N.J.A.C. 7:26E-5.4? Yes No
 If the remediation of the historic fill has been completed, attach a copy of the Response Action Outcome (“RAO”) issued by a Licensed Site Remediation Professional (“LSRP”) or the No Further Action (“NFA”) letter issued by NJDEP.

10. If the proposed community solar facility is located, in part or in whole, on a rooftop, has the Applicant verified that the roof is structurally able to support a solar system? Yes No
 If “Yes,” attach substantiating evidence.
 If “No,” the application will not be considered by the Board.

11. If the proposed community solar facility is located, in part or in whole, on a water reservoir or other water body (“floating solar”), is the facility located at a water treatment plant or sand and gravel pit that has little to no established floral and faunal resources?
 Yes No



If "Yes," provide supporting details and attach substantiating evidence if needed.

*All proposed floating solar projects are required to meet with NJDEP's OPPN prior to submitting an Application. Applicants are responsible for contacting NJDEP with sufficient advance notice to ensure that a meeting will occur prior to the deadline to submit an Application. Please see section VIII Permits, Question 2 for more information.

12. The proposed community solar facility is located on the property of an affordable housing building or complex Yes No

13. The proposed community solar facility is located on an area designated in need of redevelopment Yes No

If "Yes," attach proof of the designation of the area as being in need of redevelopment from a municipal, county, or state entity.

14. The proposed community solar facility is located in an Economic Opportunity Zone, as defined by the New Jersey Department of Community Affairs ("DCA") Yes No

If "Yes," attach proof that the facility is located in an Economic Opportunity Zone.

*More information about Economic Opportunity Zones are available at the following link: https://www.state.nj.us/dca/divisions/lps/opp_zones.html.

15. The proposed community solar facility is located on land or a building that is preserved by a municipal, county, state, or federal entity Yes No

If "Yes," attach proof of the designation of the site as "preserved" from a municipal, county, or state entity, and evidence that such designation would not conflict with the proposed solar facility.

16. The proposed community solar facility is located, in part or in whole, on land that includes trees Yes No

Construction of the proposed community solar facility will require cutting down one or more trees Yes No

If "Yes," estimated number of trees required to be cut for construction: _____

If "Yes," estimated number of acres of trees that required to be cut for construction: _____

17. Are there any use restrictions at the site? Yes No

If "Yes," explain the use restriction below and provide documentation that the proposed community solar project is not prohibited.



Will the use restriction(s) be required to be modified by variance or other means?
 Yes No

If “Yes,” explain the modification below.

18. The proposed community solar facility has been specifically designed or planned to preserve or enhance the site (e.g. landscaping, site and enhancements, pollination support, etc.) This represents site improvements beyond required basic site improvements Yes No
 If “Yes,” explain below, and provide any substantiating documentation in an attachment. Explain how the proposed site enhancements will be made and maintained for the life of the project. If implementing pollination support, explain what type of pollination support, how this support is expected to help local ecosystems, and whether the proposed pollination support has received certifications or other verification.



19. This question is for informational purposes only, and will not impact the Application’s score. The Board is interested in learning more about ways in which “dual use” projects may be implemented in the Pilot Program:

The proposed community solar facility is a “dual use” project: i.e. the project site will remain in active agricultural production throughout the life of the project (e.g. crop production under or between the panels, livestock grazing)..... Yes No

*Wildflower planting or other pollination support is not considered dual use for purposes of this question (pollination support is question 18).

If “Yes,” explain what agricultural production will be maintained on the site and will be consistent with the presence of a solar system. Provide any substantiating documentation in an attachment.



VIII. Permits

1. The Applicant has completed the NJDEP Permit Readiness Checklist, and will submit it as an attachment to this Application..... Yes No
 If “No,” the Application will be deemed incomplete. This requirement only applies to ground mounted and floating solar projects. Community solar projects located on a rooftop, parking lot, or parking structure are exempt from this requirement.

*Applicants are not required to submit the Permit Readiness Checklist to NJDEP prior to submitting an Application to the Board, except in the case of floating solar projects.

2. The Applicant has met with NJDEP’s OPPN Yes No
 If “Yes,” attach meeting notes or relevant correspondence with NJDEP’s OPPN.

* If the Applicant met with OPPN or received comments from OPPN (formerly PCER) for this project as part of the Program Year 1 Application process, and if the details of the project and the site characteristics have remained the same, those comments remain valid. Please include those comments or meeting notes as an attachment to the Application.

*A meeting with NJDEP’s OPPN is not required prior to submitting an Application. Exception: all floating solar projects are required to meet with NJDEP’s OPPN prior to submitting an Application. Applicants with a floating solar project are responsible for contacting NJDEP with sufficient advance notice to ensure that a meeting will occur prior to the deadline to submit an Application.

3. The Applicant has received all non-ministerial permits* for this project (optional) Yes No

*Receiving all non-ministerial permits is not required prior to submitting an Application.

*A non-ministerial permit is one in which one or more officials consider various factors and exercise some discretion in deciding whether to issue or deny a permit. This is in contrast to a ministerial permit, for which approval is contingent upon the project meeting pre-determined and established standards. Examples of non-ministerial permits include: local planning board authorization, use variances, Pinelands or Highlands Commission approvals, etc. Examples of ministerial permits include building permits and electrical permits.

4. Please list all permits, approvals, or other authorizations that will be needed for the construction and operation of the proposed community solar facility pursuant to local, state and federal laws and regulations. Include permits that have already been received, have been applied for, and that will need to be applied for. These include:
 - a. Permits, approvals, or other authorizations from NJDEP (i.e. Land Use, Air Quality, New Jersey Pollutant Discharge Elimination System “NJPDES”, etc.) for the property.
 - b. Permits, approvals, or other authorizations from NJDEP (i.e. Land Use, Air Quality, NJPDES, etc.) directly related to the installation and operation of a solar facility on this property.



6. The Applicant has conducted an interconnection study for the proposed system (*optional*) Yes No
 If “Yes,” include the interconnection study received from the EDC.

IX. Community Solar Subscriptions and Subscribers

1. Estimated or Anticipated Number of Subscribers (*please provide a good faith estimate or range*):

2. Estimated or Anticipated Breakdown of Subscribers (*please provide a good faith estimate or range of the kWh of project allocated to each category*):
 Residential: _____ Commercial: _____
 Industrial: _____ Other: _____
 (define “other”: _____)

3. The proposed community solar project is an LMI project* Yes No
 *An LMI project is defined pursuant to N.J.A.C. 14:8-9 as a community solar project in which a minimum 51 percent of project capacity is subscribed by LMI subscribers.

4. The proposed community solar project has a clear plan for effective and respectful customer engagement process. Yes No
 If “Yes,” attach evidence of experience on projects serving LMI communities or partnerships with organizations that have experience serving LMI communities.

5. The proposed community solar project will allocate at least 51% of project capacity to residential customers Yes No

6. An affordable housing provider is seeking to qualify as an LMI subscriber for the purposes of the community solar project Yes No
 If “Yes,” estimated or anticipated percentage of the project capacity for the affordable housing provider’s subscription (*provide an estimate or range*): _____

If “Yes,” what specific, substantial, identifiable, and quantifiable long-term benefits from the community solar subscription are being passed through to their residents/tenants?



Additionally, the affordable housing provider must attach a signed affidavit that the specific, substantial, identifiable, and quantifiable long-term benefits from the community solar subscription will be passed through to their residents/tenants.

If “No,” please be aware that, if, at any time during the operating life of the community solar project an affordable housing provider wishes to subscribe to the community solar project as an LMI subscriber, it must submit a signed affidavit that the specific, substantial, identifiable, and quantifiable benefits from the community solar subscription will be passed through to its residents/tenants.

7. This project uses an anchor subscriber (*optional*) Yes No
 If “Yes,” name of the anchor subscriber (*optional*): _____
 Estimated or anticipated percentage or range of the project capacity for the anchor subscriber’s subscription: _____

8. Is there any expectation that the account holder of a master meter will subscribe to the community solar project on behalf of its tenants? Yes No
 If “Yes,” what specific, identifiable, sufficient, and quantifiable benefits from the community solar subscription are being passed through to the tenants?



Additionally, the account holder of the master meter must attach a signed affidavit that the specific, identifiable, sufficient, and quantifiable benefits from the community solar subscription will be passed through to the tenants.

If “No,” please be aware that, if, at any time during the operating life of the community solar project the account holder of a master meter wishes to subscribe to the community solar project on behalf of its tenants, it must submit to the Board a signed affidavit that the specific, identifiable, sufficient, and quantifiable benefits from the community solar subscription will be passed through to its tenants.

9. The geographic restriction for distance between project site and subscribers is: (*select one*)
 No geographic restriction: whole EDC service territory
 Same county OR same county and adjacent counties
 Same municipality OR same municipality and adjacent municipalities

Note: The geographic restriction selected here will apply for the lifetime of the project, barring special dispensation from the Board, pursuant to N.J.A.C. 14:8-9.5(a).



10. Product Offering for LMI subscribers: *(The Applicant must also complete and attach one or more product offering form(s) found in Appendix A. See Appendix A for exemptions.)*

The subscription proposed offers guaranteed or fixed savings to subscribers Yes No

If "Yes," the guaranteed or fixed savings are offered as:

- A percentage saving on the customer's annual electric utility bill
- A percentage saving on the customer's community solar bill credit
- Other: _____

If "Yes," the proposed savings represent:

- 0% - 5% of the customer's annual electric utility bill or bill credit
- 5% - 10% of the customer's annual electric utility bill or bill credit
- 10% - 20% of the customer's annual electric utility bill or bill credit
- over 20% of the customer's annual electric utility bill or bill credit

The subscription proposed offers subscribers ownership or a pathway to ownership of a share of the community solar facility Yes No

If "Yes," include proof of a pathway to ownership of a share of the community solar facility offered to the subscribers in Appendix A.

11. Product Offering for non-LMI subscribers: *(The Applicant must also complete and attach one or more product offering form(s) found in Appendix A. See Appendix A for exemptions.)*

The subscription proposed offers guaranteed or fixed savings to subscribers Yes No

If "Yes," the guaranteed or fixed savings are offered as:

- A percentage saving on the customer's annual electric utility bill
- A percentage saving on the customer's community solar bill credit
- Other: _____

If "Yes," the proposed savings represent:

- 0% - 5% of the customer's annual electric utility bill or bill credit
- 5% - 10% of the customer's annual electric utility bill or bill credit
- 10% - 20% of the customer's annual electric utility bill or bill credit
- over 20% of the customer's annual electric utility bill or bill credit

The subscription proposed offers subscribers ownership or a pathway to ownership of a share of the community solar facility Yes No

If "Yes," include proof of a pathway to ownership of a share of the community solar facility offered to the subscribers in Appendix A.



12. The list of approved community solar projects will be published on the Board’s website. Additionally, subscriber organizations have the option of indicating, on this list, that the project is currently seeking subscribers.

If this project is approved, the Board should indicate on its website that the project is currently seeking subscribers Yes No

If “Yes,” the contact information indicated on the Board’s website should read:

Company/Entity Name: _____ Contact Name: _____

Daytime Phone: _____ Email: _____

*It is the responsibility of the project’s subscriber organization to notify the Board if/when the project is no longer seeking subscribers, and request that the Board remove the above information on its website.

X. Community Engagement

1. The proposed community solar facility is located on land or a building owned or controlled by a government entity, including, but not limited to, a municipal, county, state, or federal entity Yes No

2. The proposed community solar project is being developed by or in partnership or collaboration* with the municipality in which the project is located Yes No
 If “Yes,” explain how and attach evidence of the project being developed by or in partnership or collaboration with the municipality in which the project is located.

*Partnership or collaboration with the municipality is defined as clear and ongoing municipal involvement in the approval of the design, development, or operation of the proposed community solar project (e.g. project is located on a municipal site, municipality facilitating subscriber acquisition, municipal involvement in defining the subscription terms, etc.). Examples of evidence may include a formal partnership, a municipal request for proposals or other public bidding process, letter describing the municipality’s involvement in the project or meeting minutes. Documentation must be specific to the project described in this Application; “generic” documentation of support that applies to multiple projects submitted by the same Applicant will not be accepted.

3. The proposed community solar project is being developed by or in partnership or collaboration* with one or more local community organization(s) and/or affordable housing providers in the area in which the project is located Yes No



If “Yes,” explain how and attach evidence of the project being developed by or in partnership or collaboration with the local community organization(s) and/or affordable housing providers.

*Partnership or collaboration is defined as clear and ongoing involvement by the local community organization(s) and/or affordable housing providers in the approval of the design, development, or operation of the proposed community solar project (e.g. community organization owns the proposed site, community organization is facilitating subscriber acquisition or was involved in the design of the community solar product offering, etc.). Documentation must be specific to the project described in this Application; “generic” documentation of support that applies to multiple projects submitted by the same Applicant will not be accepted.

4. The proposed community solar project was developed, at least in part, with support and in consultation with the community in which the project is located* Yes No
 If “Yes,” please describe the consultative process below.

*A community consultative process may include any of the following: letter of support from municipality and/or community organizations and/or local affordable housing provider demonstrating their awareness and support of the project; one or more opportunities for public intervention; and/or outreach to the municipality and/or local community organizations and/or affordable housing provider.

XI. Project Cost

This section, “Project Cost,” is optional if: 1) the Applicant is a government entity (municipal, county, or state), AND 2) the community solar developer will be selected by the Applicant via a RFP, RFQ, or other bidding process. In all other cases, this section is required.

1. Provide the following cost estimates and attach substantiating evidence in the form of an unlocked Excel spreadsheet model:

Applicants are expected to provide a good faith estimate of costs associated with the proposed community solar project, as they are known at the time the Application is filed with the Board. This information will not be used in the evaluation of the proposed community solar project.



Net Installed Cost (in \$)	
Net Installed Cost (in \$/Watt)	
Initial Customer Acquisition Cost (in \$/Watt)	
Annual Customer Churn Rate (in %)	
Annual Operating Expenses (in c/kWh)	
Levelized Cost of Energy (“LCOE”) (in c/kWh)	

- Pursuant to N.J.A.C. 14:8-9.7(q), “community solar projects shall be eligible to apply, via a one-time election prior to the delivery of any energy from the facility, for SRECs or Class I RECs, as applicable, or to any subsequent compensations as determined by the Board pursuant to the Clean Energy Act.” Consistent with the Clean Energy Act of 2018, the Board is no longer accepting applications for the SREC Registration Program (“SRP”). Projects granted conditional approval to participate in PY2 will be eligible to apply for the TI Program.

For indicative purposes only, please indicate all local, state and federal tax incentives which will be applied to if the proposed community solar project is approved for participation in the Community Solar Energy Pilot Program:



XII. Other Benefits

- The proposed community solar facility will be paired with storage Yes No
 If “Yes,” please describe the proposed storage facility:
 - Storage system size: _____ MW _____ MWh
 - The storage offtaker is also a subscriber to the proposed community solar facility Yes No

*Community solar credits will only be provided to community solar generation; credits will not be provided to energy discharged to the grid from a storage facility (i.e. no “double counting”).

- The proposed community solar facility will be paired with one or more EV charging stations Yes No
 If “Yes,” how many EV charging stations: _____
 Will these charging stations be public and/or private? _____
 Please provide additional details:



3. The proposed community solar facility will provide energy audits and/or energy efficiency improvements to subscribers..... Yes No

If "Yes," please provide additional details:

4. The proposed community solar project will create temporary or permanent jobs in New Jersey Yes No

If "Yes," estimated number of temporary jobs created in New Jersey: _____

If "Yes," estimated number of permanent jobs created in New Jersey: _____

If "Yes," explain what these jobs are:



5. The proposed community solar project will provide job training opportunities for local solar trainees Yes No

If "Yes," will the job training be provided through a registered apprenticeship? Yes No

If "Yes," identify the entity or entities through which job training is or will be organized (e.g. New Jersey GAINS program, partnership with local school):

XIII. Special Authorizations and Exemptions

1. Is the proposed community solar project co-located with another community solar facility (as defined at N.J.A.C. 14:8-9.2)? Yes No

If "Yes," please explain why the co-location can be approved by the Board, consistent with the provisions at N.J.A.C. 14:8-9



2. Does this project seek an exemption from the 10-subscriber minimum? Yes No
 If “Yes,” please demonstrate below (and attach supporting documents as relevant):
- a. That the project is sited on the property of a multi-family building.
 - b. That the project will provide specific, identifiable, and quantifiable benefits to the households residing in said multi-family building.

3. Specific sections throughout the Application Form are identified as optional only if: 1) the Applicant is a government entity (municipal, county, or state), and 2) the community solar developer will be selected by the Applicant via a RFP, RFQ, or other bidding process. Is the Applicant a government entity that plans to select the developer via such bidding process? Yes No
 If “Yes,” attach a letter describing the proposed bidding process and a copy of the request for bids (RFP, RFQ, or other bidding document) that is ready to be issued if the project is granted conditional approval by the Board. The Applicant must further commit to issuing said RFP, RFQ, or other bidding process within 90 days of the proposed project being approved by the Board for participation in the Community Solar Energy Pilot Program. The Applicant will be required to provide the information contained in those optional sections to the Board once it becomes known.

4. Has the proposed community solar project received, in part or in whole, a subsection (t) conditional certification from the Board prior to February 19, 2019? Yes No
 If “Yes,” the project may apply to participate in the Community Solar Energy Pilot Program if it commits to withdrawing the applicable subsection (t) conditional certification immediately if it is approved by the Board for participation in the Community Solar Energy Pilot Program. Attach a signed affidavit that the Applicant will immediately withdraw the applicable subsection (t) conditional certification if the proposed project is approved by the Board for participation in the Community Solar Energy Pilot Program.

5. The Board has proposed an amendment to the Pilot Program rules, which, if approved, would allow municipally-owned community solar projects to submit an application for a project that requests an exemption from the provisions at N.J.A.C. 14:8-9.10(b)(1) mandating subscriber enrollment via affirmative consent (i.e. an opt-out community solar project). Projects that intend



to utilize opt-out subscriber enrollment if the proposed rule amendment is approved by the Board must indicate such intent below. If the Application is selected but the proposed rule amendment is not approved by the Board, the project will be required to proceed using affirmative consent (i.e. "opt-in") subscriber enrollment rules, as currently provided for in the Pilot Program rules at N.J.A.C. 14:8-9.10(b)(1).

A. This Application is for an opt-out community solar project..... Yes No

B. The proposed opt-out project will be owned and operated by the municipality for the duration of the project life (excluding a possible period of temporary third-party, tax-credit investor ownership to maximize the financeability of the opt-out project, subject to appropriate contractual provisions that maintain the municipality's ultimate control of the proposed opt-out project)..... Yes No

If "Yes," the municipality name is: _____

If "No," the project will not be considered for eligibility as an opt-out community solar project.

C. The proposed opt-out project has been authorized by municipal ordinance or resolution Yes No

If "Yes," attach a copy of the municipal ordinance or resolution allowing the development, ownership, and operation an opt-out community solar project, contingent on the proposed rules being approved by the Board.

If "No," the project will not be considered for eligibility as an opt-out community solar project.

D. The proposed opt-out project will allocate all project capacity to LMI subscribers Yes No

If "No," the project will not be considered for eligibility as an opt-out community solar project.

E. Describe the process by which the municipality will identify the customers that will be automatically enrolled in the proposed opt-out project: _____

F. The municipal applicant has reviewed the proposed rule amendment allowing for opt-out projects, and agrees to adhere to the proposed rules and any subsequent modification if they are approved by the Board. The applicant understands that any approval for the project to operate as an opt-out community solar project is contingent on the proposed rule amendment being approved by the Board. The applicant understands that, if the proposed rule amendment is not approved by the Board, the project, if approved, will be required to



adhere to the existing “opt-in” rules for subscriber enrollment (N.J.A.C. 14:8-9.10(b)(1)).
..... Yes No

Attach an affidavit that the municipal project owner will comply with all applicable rules and regulations, particularly those relating to consumer privacy and consumer protection.





Section C: Certifications

Instructions: Original signatures on all certifications are required. All certifications in this section must be notarized; instructions on how to submit certifications will be provided as part of the online application process. Certifications must be dated after October 3, 2020: PY1 certifications may not be reused in PY2.

Applicant Certification

The undersigned warrants, certifies, and represents that:

- 1) I, Tessa Wheeler (name) am the Business Development Associate (title) of the Applicant Sunpin Energy Services, LLC (name) and have been authorized to file this Applicant Certification on behalf of my organization; and
- 2) The information provided in this Application package has been personally examined, is true, accurate, complete, and correct to the best of the undersigned's knowledge, based on personal knowledge or on inquiry of individuals with such knowledge; and
- 3) The community solar facility proposed in the Application will be constructed, installed, and operated as described in the Application and in accordance with all Board rules and applicable laws; and
- 4) The system proposed in the Application will be constructed, installed, and operated in accordance with all Board policies and procedures for the Transition Incentive Program, if applicable; and
- 5) My organization understands that information in this Application is subject to disclosure under the Open Public Records Act, N.J.S.A. 47-1A-1 et seq., and that any claimed sensitive and trade secret information should be submitted in accordance with the confidentiality procedures set forth in N.J.A.C. 14:1-12.3; and
- 6) I acknowledge that **submission of false information may be grounds for denial of this Application, and if any of the foregoing statements are willfully false, I am subject to punishment to the full extent of the law, including the possibility of fine and imprisonment.**

Signature:

Date: 2/3/21

Print Name: Tessa Wheeler

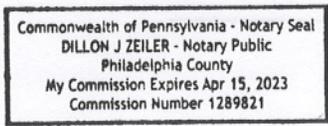
Title: Business Development Associate

Company: Sunpin Energy Services, LLC

Signed and sworn to before me on this 3 day of February, 2021

Signature

Dillon J Zeiler
Name





Project Developer Certification

This Certification "Project Developer / Installer" is optional if: 1) the Applicant is a government entity (municipal, county, or state), AND 2) the community solar developer will be selected by the Applicant via a Request for Proposals (RFP), Request for Quotations (RFQ), or other bidding process. In all other cases, this Certification is required.

The undersigned warrants, certifies, and represents that:

- 1) I, XJ Chen (name) am the Vice President (title) of the Project Developer Sunpin Energy Services, LLC (name) and have been authorized to file this Applicant Certification on behalf of my organization; and
- 2) The information provided in this Application package has been personally examined, is true, accurate, complete, and correct to the best of the undersigned's knowledge, based on personal knowledge or on inquiry of individuals with such knowledge; and
- 3) The community solar facility proposed in the Application will be constructed, installed, and operated as described in the Application and in accordance with all Board rules and applicable laws; and
- 4) The system proposed in the Application will be constructed, installed, and operated in accordance with all Board policies and procedures for the Transition Incentive Program, if applicable; and
- 5) My organization understands that information in this Application is subject to disclosure under the Open Public Records Act, N.J.S.A. 47-1A-1 et seq., and that any claimed sensitive and trade secret information should be submitted in accordance with the confidentiality procedures set forth in N.J.A.C. 14:1-12.3; and
- 6) I acknowledge that submission of false information may be grounds for denial of this Application, and if any of the foregoing statements are willfully false, I am subject to punishment to the full extent of the law, including the possibility of fine and imprisonment.

Signature: [Handwritten Signature]

Date: 2/4/2021

Print Name: XJ Chen

Title: Vice President

Company: Sunpin Energy Services, LLC

Signed and sworn to before me on this 4th day of February, 2021

[Handwritten Signature]
Signature
Rachel U. Cummings
Name





Project Owner Certification

The undersigned warrants, certifies, and represents that:

- 1) I, XJ Chen (name) am the Vice President (title) of the Project Owner Sunpin Energy Services, LLC (name) and have been authorized to file this Applicant Certification on behalf of my organization; and
- 2) The information provided in this Application package has been personally examined, is true, accurate, complete, and correct to the best of the undersigned's knowledge, based on personal knowledge or on inquiry of individuals with such knowledge; and
- 3) The community solar facility proposed in the Application will be constructed, installed, and operated as described in the Application and in accordance with all Board rules and applicable laws; and
- 4) The system proposed in the Application will be constructed, installed, and operated in accordance with all Board policies and procedures for the Transition Incentive Program, if applicable; and
- 5) My organization understands that information in this Application is subject to disclosure under the Open Public Records Act, N.J.S.A. 47-1A-1 et seq., and that any claimed sensitive and trade secret information should be submitted in accordance with the confidentiality procedures set forth in N.J.A.C. 14:1-12.3; and
- 6) I acknowledge that submission of false information may be grounds for denial of this Application, and if any of the foregoing statements are willfully false, I am subject to punishment to the full extent of the law, including the possibility of fine and imprisonment.

Signature: [Handwritten Signature] Date: 2/14/2021

Print Name: XJ Chen
Title: Vice President Company: Sunpin Energy Services, LLC

Signed and sworn to before me on this 14th day of February 2021

Signature: [Handwritten Signature]
Name: Rachel U. Cummings

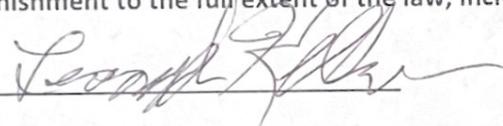




Property Owner Certification

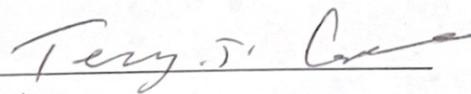
The undersigned warrants, certifies, and represents that:

- 1) I, Leonard Keller (name) am the Owner (title) of the Property on Barbertown Point Breeze Road (name) and have been authorized to file this Applicant Certification on behalf of my organization; and
- 2) The information provided in this Application package pertaining to siting and location of the proposed community solar project has been personally examined, is true, accurate, complete, and correct to the best of the undersigned's knowledge, based on personal knowledge or on inquiry of individuals with such knowledge; and
- 3) My organization or I understand that information in this Application is subject to disclosure under the Open Public Records Act, N.J.S.A. 47-1A-1 et seq., and that any claimed sensitive and trade secret information should be submitted in accordance with the confidentiality procedures set forth in N.J.A.C. 14:1-12.3; and
- 4) I acknowledge that **submission of false information may be grounds for denial of this Application, and if any of the foregoing statements are willfully false, I am subject to punishment to the full extent of the law, including the possibility of fine and imprisonment.**

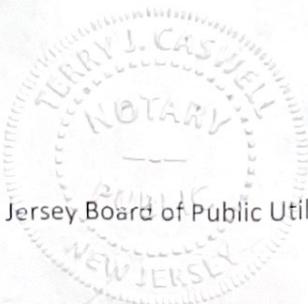
Signature:  Date: 2/5/21

Print Name: Leonard Keller
Title: Property Owner Company: _____

Signed and sworn to before me on this 5 day of February, 2021

Signature: 
Name: Terry J. Caswell

TERRY J. CASWELL
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 1/8/2025





Subscriber Organization Certification (optional, complete if known)

The undersigned warrants, certifies, and represents that:

- 1) I, _____ (name) am the _____ (title) of the Subscriber Organization _____ (name) and have been authorized to file this Applicant Certification on behalf of my organization; and
- 2) The information provided in this Application package has been personally examined, is true, accurate, complete, and correct to the best of the undersigned's knowledge, based on personal knowledge or on inquiry of individuals with such knowledge; and
- 3) The community solar facility proposed in the Application will be constructed, installed, and operated as described in the Application and in accordance with all Board rules and applicable laws; and
- 4) My organization understands that information in this Application is subject to disclosure under the Open Public Records Act, N.J.S.A. 47-1A-1 et seq., and that any claimed sensitive and trade secret information should be submitted in accordance with the confidentiality procedures set forth in N.J.A.C. 14:1-12.3; and
- 5) I acknowledge that submission of false information may be grounds for denial of this Application, and if any of the foregoing statements are willfully false, I am subject to punishment to the full extent of the law, including the possibility of fine and imprisonment.

Signature: _____ Date: _____

Print Name: _____

Title: _____ Company: _____

Signed and sworn to before me on this _____ day of _____, 20__

Signature

Name



Section D: Appendix

Appendix A: Product Offering Questionnaire

Complete the following Product Offering Questionnaire. If there are multiple different product offerings for the proposed community solar project, please complete and attach one Product Offering Questionnaire per product offering. Variations in any product offering require a separate Product Offering Questionnaire. Applicants are expected to provide a good faith description of the product offerings developed for the proposed community solar project, as they are known at the time the Application is filed with the Board. If the proposed project is approved by the Board, the Applicant must notify the Board and receive approval from the Board for any modification or addition to a Product Offering Questionnaire.

Exception: This "Product Offering Questionnaire" is optional if: 1) the Applicant is a government entity (municipal, county, or state), AND 2) the community solar developer will be selected by the Applicant via a Request for Proposals (RFP), Request for Quotations (RFQ), or other bidding process.

This Questionnaire is Product Offering number _____ of _____ (total number of product offerings).

This Product Offering applies to:

- LMI subscribers
- non-LMI subscribers
- both LMI and non-LMI subscribers

1. Community Solar Subscription Type (examples: kilowatt hours per year, kilowatt size, percentage of community solar facility's nameplate capacity, percentage of subscriber's historical usage, percentage of subscriber's actual usage): _____
2. Community Solar Subscription Price: (check all that apply)
 - Fixed price per month
 - Variable price per month, variation based on: _____
 - The subscription price has an escalator of _____ % every _____ (interval)
3. Contract term (length): _____ months, or _____ years OR month-to-month
4. Fees
 - Sign-up fee: _____
 - Early Termination or Cancellation fees: _____
 - Other fee(s) and frequency: _____
5. Does the subscription guarantee or offer fixed savings or specific, quantifiable economic benefits to the subscriber? Yes No



If "Yes," the savings are guaranteed or fixed:

- As a percentage of monthly utility bill
- As a fixed guaranteed savings compared to average historic bill
- As a fixed percentage of bill credits
- Other: _____

6. Special conditions or considerations:



Appendix B: Required Attachments Checklist

Note that this list is for indicative purposes only. Additional attachments may be required, and as identified throughout this Application Form. Please review the Application Form in its entirety, and attach attachments as required. The page numbers reference the pages from the [Application Form](#) as it was originally approved by the Board, not as they may appear in this fillable PDF.

Required Attachments Attachments marked with an asterisk (*) are only required if the project meets the specified criteria. All others are required for all Applications.	Reference Page Number	Attached?
Delineated map of the portion of the property on which the community solar facility will be located (in color).	p. 10	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proof of site control.	p. 10	<input type="checkbox"/> Yes <input type="checkbox"/> No
(*) If the proposed project is located, in part or in whole on a rooftop: substantiating evidence that the roof is structurally able to support a solar system.	p. 12	<input type="checkbox"/> Yes <input type="checkbox"/> No
(*) If the proposed project is located on an area designated in need of redevelopment: proof of the designation of the area as being in need of redevelopment from a municipal, county, or state entity.	p. 13	<input type="checkbox"/> Yes <input type="checkbox"/> No
(*) If the proposed project is located in an Economic Opportunity Zone ("EOZ"), as defined by DCA: proof that the facility is located in an EOZ.	p. 13	<input type="checkbox"/> Yes <input type="checkbox"/> No
(*) If the proposed project is located on land or a building that is preserved by a municipal, county, or federal entity: proof of the designation of the site as "preserved" and that the designation would not conflict with the proposed solar facility.	p. 13	<input type="checkbox"/> Yes <input type="checkbox"/> No
Copy of the completed Permit Readiness Checklist.	p. 14	<input type="checkbox"/> Yes <input type="checkbox"/> No
A screenshot of the EDC capacity hosting map at the proposed location, showing the available capacity (in color).	p. 16	<input type="checkbox"/> Yes <input type="checkbox"/> No
Substantiating evidence of project cost in the form of charts and/or spreadsheet models.	p. 20	<input type="checkbox"/> Yes <input type="checkbox"/> No
Product Offering Questionnaire(s) in Appendix A.	p. 30 – 31	<input type="checkbox"/> Yes <input type="checkbox"/> No
Certifications in Section C.	p. 25 – 29	<input type="checkbox"/> Yes <input type="checkbox"/> No

Optional Attachments Attachments marked with an asterisk (*) only apply if the project meets the specified criteria.	Reference Page Number	Attached?
(*) If the project is located, in part or in whole, on a brownfield: copy of the Response Action Outcome (issued by the LSRP) or the No Further Action letter (issued by DEP).	p. 12	<input type="checkbox"/> Yes <input type="checkbox"/> No
(*) If the project is located, in part or in whole, on an area of historic fill: copy of the Response Action Outcome (issued by the LSRP) or the No Further Action letter (issued by DEP).	p. 12	<input type="checkbox"/> Yes <input type="checkbox"/> No
Substantiating evidence that the proposed community solar facility has been specifically designed or planned to preserve or enhance the site (e.g. landscaping, site and enhancements, pollination support, etc.).	p. 14	<input type="checkbox"/> Yes <input type="checkbox"/> No



Proof of a meeting with NJDEP Office of Permitting and Project Navigation (“OPPN”), if applicable. (*) Proof of a meeting with OPPN is optional, except for projects that are in part or in whole a floating solar project. (*) If the Applicant met with OPPN (formerly PCER) during PY1, and there have been no changes to the project or site characteristics, include any comments received from OPPN on the PY1 Application.	p. 14	<input type="checkbox"/> Yes <input type="checkbox"/> No
Permits received for this site or project.	p. 15	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence of experience on projects serving LMI communities or partnerships with organizations that have experience serving LMI communities	p.16	<input type="checkbox"/> Yes <input type="checkbox"/> No
(*) If an affordable housing provider is seeking to qualify as an LMI subscriber for purposes of the community solar project: signed affidavit from the affordable housing provider that the specific, substantial, identifiable, and quantifiable long-term benefits from the community solar subscription will be passed through to their residents/tenants.	p. 17	<input type="checkbox"/> Yes <input type="checkbox"/> No
(*) If the account holder of a master meter will subscribe on behalf of its tenants: signed affidavit from the account holder that the specific, identifiable, sufficient, and quantifiable benefits from the community solar subscription will be passed through to the tenants	p. 17	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence that the proposed project is being developed by or in partnership and collaboration with the municipality in which the project is located.	p. 19	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence that the proposed project is being developed in partnership or collaboration with one or more local community organization(s) and/or affordable housing providers in the area in which the project is located.	p. 19 – 20	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence that the proposed project is being developed with support and in consultation with the community in which the project is located.	p. 20	<input type="checkbox"/> Yes <input type="checkbox"/> No
(*) If the project is seeking an exemption from the 10-subscriber minimum rule: supporting documents if needed.	p. 22	<input type="checkbox"/> Yes <input type="checkbox"/> No

Required Attachments for Exemptions	Reference Page Number	Attached?
If the Applicant is a government entity (municipal, county, or state), and the community solar developer will be selected by the Applicant via a Request for Proposals (RFP), Request for Quotations (RFQ), or other bidding process: ⇒ Attach a letter from the Applicant describing the bidding process and a copy of the request for bids (RFP, RFQ, or other bidding document) that is ready to be issued if project is granted conditional approval by the Board.	p. 22	<input type="checkbox"/> Yes <input type="checkbox"/> No
If the proposed community solar project is located, in part or in whole, on Green Acres preserved open space or on land owned by NJDEP. ⇒ Attach special authorization from NJDEP for the site to host a community solar facility.	p. 11	<input type="checkbox"/> Yes <input type="checkbox"/> No



<p>If the proposed community solar project has received, in part or in whole, a subsection (t) conditional certification from the Board prior to February 19, 2019.</p> <p>⇒ Attach a signed affidavit that the Applicant will immediately withdraw the applicable subsection (t) conditional certification if the proposed project is approved by the Board for participation in the Community Solar Energy Pilot Program.</p>	p. 22	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>If the proposed community solar project plans to operate as a municipal opt-out project, contingent on the Board's approval the relevant proposed rules.</p> <p>⇒ Attach a copy of the municipal ordinance or resolution allowing the development, ownership, and operation an opt-out community solar project, contingent on the proposed rules being approved by the Board</p> <p>⇒ Attach an affidavit that the municipal project owner will comply with all applicable rules and regulations, particularly those relating to consumer privacy and consumer protection.</p>	p. 23 p. 24	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No





Appendix C: Evaluation Criteria

The Evaluation Criteria chart below lists the various categories that the Board will consider in evaluating project Applications. Projects must score a minimum of 50 points total in order to be considered for participation in the Community Solar Energy Pilot Program. Projects that score above 50 points will be awarded program capacity in order, starting with the highest-scoring project and proceeding to the lowest-scoring project, until the capacity for each EDC territory is filled. The last project to be selected by the Board will be granted conditional approval for its full capacity.

Evaluation Criteria	Max. Points (total possible points: 100)
Low- and Moderate-Income and Environmental Justice Inclusion Higher preference: LMI project	25
Siting Higher preference, e.g.: landfills, brownfields, areas of historic fill, rooftops, parking lots, parking decks, canopies over impervious surfaces (e.g. walkway), former sand and gravel pits, floating solar on water bodies at sand and gravel pits that have little to no established floral and faunal resources (*) Medium preference, e.g.: floating solar on water bodies at water treatment plants that have little to no established floral and faunal resources (*) No Points, e.g.: preserved lands, wetlands, forested areas, farmland Bonus points for site enhancements, e.g. landscaping, land enhancement, pollination support (**) Bonus points if project is located in a redevelopment area or an economic opportunity zone (**) *Note: Applicants with a floating solar project must meet with DEP prior to submitting an Application, and take special notice of DEP's siting guidelines. <i>The siting criteria for floating solar located at sand and gravel pits that have little to no established floral and faunal resources has been moved from "medium preference" to "higher preference" per a Board Order dated January 7, 2021.</i> **Note: bonus points will only be available for projects in the "higher" or "medium" preference siting categories. Projects in the "No Points" siting categories are not eligible for bonus points.	20 Max. possible bonus points: 3 Max. possible bonus points: 2



<p>Community and Environmental Justice Engagement Higher preference: formal agreement, ongoing collaboration or effective partnership with municipality and/or local community organizations and/or affordable housing provider (per Section X, Questions 1, 2, and 3) Medium preference: consultation with municipality and/or local community organization(s) and/or or affordable housing provider (per Section X, Question 4) No Points: no collaboration or collaboration has not been proven</p>	15
<p>Product Offering Higher preference: guaranteed savings >20%, flexible terms* Medium preference: guaranteed savings >10%, flexible terms* Low preference: guaranteed savings >5% No Points: no guaranteed savings, no flexible terms* *Flexible terms may include: no cancellation fee, short-term contract</p>	15
<p>Other Benefits Higher preference: Provides jobs and/or job training and/or demonstrates co-benefits (e.g. paired with storage, EV charging station, energy audits, energy efficiency)</p>	10
<p>Geographic Limit within EDC service territory Higher preference: municipality/adjacent municipality Medium preference: county/adjacent county No Points: any geographic location within the EDC service territory</p>	5
<p>Project Maturity Higher preference: project has received all non-ministerial permits; project has completed an interconnection study</p>	5

OPTION TO PURCHASE AGREEMENT

AGREEMENT made this 4-18, 2019 ("Effective Date"), by and between Leonard Keller and Kathleen Tronco, (hereafter called "Seller") and Sunpin Solar Development, LLC, an Illinois limited liability company (hereafter called "Buyer").

WHEREAS, Seller owns the land with the buildings and improvements thereon erected, if any, situated 550 Barbertown Point Breeze Road, Flemington NJ, described in a deed recorded in the Hunterdon County Registry of Deeds as 1016_21_1_Q0174 (the "Property"); and

WHEREAS, the sale of the Property includes all buildings, structures and improvements now thereon, and any fixtures and equipment located on the Property belonging to Seller and used in connection with the current operation of the Property; and

WHEREAS, Buyer is desirous of obtaining certain rights in, to and with respect to the Property; and

NOW, THEREFORE, for good and valuable consideration, Seller gives and grants to Buyer the sole and exclusive right, privilege and option, to purchase the Property, all upon the terms, covenants, conditions and provisions hereinafter set forth, to wit:

1. OPTION; PURCHASE

Said Option to purchase the Property may be exercised by Buyer's forwarding written notice to Seller ("Purchase Option Exercise Date") on or before the expiration of the Diligence and Permitting Period as may be extended together with an Option payment as described in Section 4. The closing (the "Closing") shall be thirty (30) days following the date of the Purchase Option Exercise Date (the "Closing Date"). On the Closing Date, the Deed of the Property shall be delivered to Buyer and the transaction consummated at the Hunterdon County Registry of Deeds unless the parties shall agree upon another place.

2. TITLE DEED

The Property shall be conveyed by a good and sufficient deed of the same character by which Seller obtained title, which shall run to Buyer, its assignees and/or its nominee or nominees, as designated by Buyer by written notice to Seller at least three (3) business days before the Closing. Seller shall prepare and deliver to Buyer a draft deed, which shall be deemed final when mutually agreed to, and said deed shall convey good and clear record and marketable and insurable title thereto, free from any and all encumbrances except:

- (a) Provisions of existing building and zoning laws;
- (b) Any liens for municipal assessments assessed after the Closing Date;
- (c) Real estate taxes which are not yet due and payable on the Closing Date; and
- (d) Easements, restrictions and other matters of record so long as the same do not interfere with Buyer's ability to develop, construct and operate a solar power generating facility on the Property.

Seller agrees to execute all customary documents required by the Buyer for properly closing the

transaction and transferring the subject property.

3. PLANS AND TITLE REPORT

Seller shall cause to be prepared and delivered to Buyer within sixty (60) days after the start of the Due Diligence period set forth in paragraph 8(a), a title examination report and title certification running to the Buyer. Except as otherwise provided herein, if the deed to the Property refers to any plan necessary to be recorded therewith, Seller shall cause the same to be prepared and obtain all necessary endorsements and approvals with respect thereto, unless the requirement for any such approvals is waived by Buyer, and shall deliver to Buyer such plan not less than thirty (30) days before the Closing Date in a form adequate for recording

4. PURCHASE PRICE

- (a) The Seller and the Buyer agree that the purchase price for the Property shall be [REDACTED] ("Purchase Price").
- (b) The total purchase price for the Option periods related to the Property shall be payable as follows:
 - (i) \$10,000 first Option payment for a period of six months;
 - (ii) \$5,000 for each subsequent Option payment for a period of six months each;
 - (iii) The balance shall be payable by certified check, bank check, or at Seller's option by confirmed Federal Funds wire transfer on the Closing Date.
- (c) In the event that the Option to Purchase Agreement is cancelled after year one, there will be no additional compensation beyond the Option payments. In the event that the Option to Purchase Agreement is cancelled after year two, Buyer shall compensate Seller for an amount of \$15,000. This amount is exclusive of Option payments.

5. CLOSING COSTS

The Buyer shall pay all of the Buyer's costs and expenses, including but not limited to its attorneys' fees, if any, for title insurance in connection with the purchase of the Property by the Buyer. The Seller shall pay all of its costs and expenses in connection with the sale of the Property to the Buyer, including but not limited to its attorneys' fees, revenue stamps and costs of discharging any encumbrances or liens upon the Property.

6. TITLE DEFECTS: EXTENSION OF TIME TO PERFECT

- (a) In the event that there is a defect in the Seller's title to the Property or any portion thereof the Buyer shall notify the Seller in writing of such defect within ninety (90) days of the date hereof. The Seller shall have sixty (60) days after receipt of written notice thereof from the Buyer to cure and remove any such defect. If the Seller fails to or elects not to cure and remove any such defects within such sixty (60) day period, the Buyer may elect to terminate this Agreement by delivering to the Seller written notice within five (5) days after the expiration of such sixty (60) day period of its election to terminate the Option. Upon the timely receipt of such notice by the Seller, the Seller shall return any Option paid pursuant to Section 8. Thereafter the parties hereto shall be released from any and

all liability to each other arising out of this Agreement.

- (b) Alternatively, the Buyer may elect to perform this Agreement, accepting such title as the Seller may be able to give without any reduction whatsoever of the purchase price. The Buyer's failure to give notice of any defects as required in this Paragraph shall constitute the Buyer's election to accept such title to the Property as the Seller is able to convey to the Buyer upon the Closing Date subject to any such defects or clouds.
- (c) To enable the Seller to make conveyance as herein provided, the Seller may, at the time of delivery of the Deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said Deed or in accordance with local custom.

7. DUE DILIGENCE PERIOD; PERMITS AND APPROVALS

- (a) During the period between the Effective Date of this Agreement and ending at 11:59 P.M. on the date that is one hundred and eighty (180) days, or 10-15, 2019, after the full execution of this Agreement (the "Diligence and Permitting Period"), upon advance notice and agreeable times to Seller, Buyer shall have the right to conduct such investigations, examinations, inspections and review of the Property (including its soils, subsurface and improvements) as Buyer shall deem appropriate or desirable, including Buyer's ability to obtain all necessary permits and approvals for the development, construction and operation of a solar power generating facility (the "Permits and Approvals").

Buyer shall have three additional option periods to extend the Diligence and Permitting Period for an additional one hundred and eighty (180) days for each option period, and such option may be exercised by written notice to Seller prior to the expiration of the Diligence and Permitting Period, or the extended Due Diligence period if applicable, which notice shall be accompanied by payment of a Five Thousand Dollars (\$5,000) extension fee for the additional Diligence and Permitting Periods.

- (b) Seller agrees that Buyer may discuss the Property with and make inquires of any abutter, public officials or authorities in order to complete its investigations, examinations, inspections and review, and to obtain the Permits and Approvals. Seller shall promptly cooperate with Buyer in connection with Buyer's discussions and inquires, which shall include execution of such documents and/or applications which are required to be in the name of the owner of the Property while Seller is the owner, and the submission to regulatory authorities of letters of approval and support by Seller, if reasonably required.
- (c) Buyer shall have the right in its sole discretion to terminate this Agreement by written notice to Seller prior to the expiration of the Diligence and Permitting Period (as the same may have been extended), whereupon neither Seller nor Buyer shall have any further recourse against the other.

8. TERMINATION: REPORTS AND RESTORATION OF PROPERTY

In the event that Buyer terminates this Agreement pursuant to Paragraph 8(c) above, not later than thirty (30) days after the date of such termination, Buyer shall reasonably restore the condition of the surface of the Property to its condition previous to Buyer conducting diligence activities on the Property.

9. TAXES

Real estate taxes for the current tax fiscal year shall be apportioned as of the Closing Date, and the net amount shall be added to or deducted from, as the case may be, the Purchase Price payable to Buyer at the time of the delivery of the deed. If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding year, with a reapportionment as soon as the new tax rate and valuation can be ascertained; and if the taxes which are to be apportioned shall thereafter be reduced by abatement, the amount of such abatement less the reasonable cost of obtaining the same shall be apportioned between the parties, on the same basis as the previous apportionment for taxes at the Closing, provided that neither party shall be obligated to institute or prosecute proceedings for an abatement.

10. BUYERS DEFAULT

If Buyer defaults hereunder, Seller shall have the right to terminate this Agreement, and such termination shall be Seller's sole remedy both at law and in equity. Further, any default by Buyer not cured or corrected hereto shall mean Buyer forfeits its option payment paid to Seller prior to termination.

11. COVENANTS, REPRESENTATIONS AND WARRANTIES OF SELLER

The Seller represents and warrants to the Buyer as follows:

- (a) The Seller shall provide to Buyer at the time of the Closing good and clear title and plan, pursuant to section 3 and above;
- (b) The Seller shall provide to Buyer at the time of Closing affidavits as may be reasonably required by Buyer's lender or title insurer;
- (c) The Seller shall execute at Closing a Form 1099B and a certification of non-foreign seller status; and
- (d) The Seller shall furnish Buyer with a discharge of mortgage and the release of any and all other liens encumbering the Property at Closing.
- (e) The Seller shall execute all additional customary documents required by Buyer for the property closing and transfer of the Property.

12. NOTICES

All notices required or permitted to be given hereunder shall be in writing and delivered by hand, or mailed postage prepaid by registered or certified mail, return receipt requested, or delivered by a recognized overnight delivery service, or electronic mail, with confirmation copy sent by regular mail addressed.

In the case of the Buyer to:

SUNPIN SOLAR DEVELOPMENT, LLC

3 Corporate Park, Suite 168

Irvine, California 92606

With a copy to:

srecchia@sunpinsolar.us

And in the case of Seller to:

L. KELLER & K. TROUSO

Box 2210

FLEMINGTON, N.J. 08822

Email:

KELLER'S AUTOMOTIVES@GMAIL.COM

Notices shall be effective upon such personal delivery or if mailed or sent by delivery service, upon the date shown on the return receipt, or on the date delivery is first attempted, if receipt is refused.

13. CONFIDENTIALITY

Buyer and Seller agree that neither party shall, prior to the Closing and without the written consent of the other party, disclose the terms of this transaction, including, without limitation, the provisions of this Agreement with any third party except for disclosure to Seller's and Buyer's respective attorneys, lenders and consultants, subject to such persons' agreement not to disclose; and except for such disclosures to governmental and other parties as may be necessary in connection with obtaining the Permits and Approvals.

SEVERABILITY

A determination that any provision of this Agreement is unenforceable or invalid shall not affect the enforceability or validity of any other provision.

14. COUNTERPARTS

This Amendment may be executed simultaneously in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The Parties acknowledge and agree that signatures transmitted by electronic mail, digital signature, or "pdf" format (or similar) shall be legal and binding and shall have the same full force and effect as if an original signature had been delivered.

15. GOVERNING LAW AND JURISDICTION

The governing law of this Agreement shall be the State of New Jersey.

16. ASSIGNMENT

The Buyer may freely assign or otherwise transfer its rights under this Agreement.

17. ENTIRE AGREEMENT AND AMENDMENTS

This Agreement sets forth the entire understanding and agreement of the parties hereto with respect to the subject matter hereof, and no change or modification shall be valid unless made in writing, signed by all of the parties hereto.

18. SUCCESSORS AND ASSIGNS

This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

[Signature page follows]

Executed as a seal instrument as of the date first above written.

SELLER:

Kathleen Tronco

By: 
Name: Kathleen Tronco
Title: Seller

Leonard Keller

By: 
Name: Leonard Keller
Title: Seller

BUYER:

SUNPIN SOLAR DEVELOPMENT, LLC

By: 
Name: Tian Li
Title: President

STATE OF NEW JERSEY

Hunterdon County, ss.

On this 18th day of April, 2019, before me, the undersigned Notary Public, personally appeared the above-named Kathleen Tronco, proved to me by satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness known to me who knows the above signatories, or my own personal knowledge of the identity of the signatories, to be the persons whose names are signed above, and acknowledged the foregoing to be signed by them voluntarily for its stated purpose.

LUIS A. MOPOSITA
NOTARY PUBLIC OF NEW JERSEY
Comm. # 2416829
My Commission Expires 2/2/2022

(Print Name of Notary Public): Luis Moposita
My commission expires: 2/2/22
State of New Jersey

Hunterdon County, ss.

On this 18th day of April, 2019, before me, the undersigned Notary Public, personally appeared the above-named Leonard Keller, proved to me by satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness known to me who knows the above signatories, or my own personal knowledge of the identity of the signatories, to be the persons whose names are signed above, and acknowledged the foregoing to be signed by them voluntarily for its stated purpose.

LUIS A. MOPOSITA
NOTARY PUBLIC OF NEW JERSEY
Comm. # 2416829
My Commission Expires 2/2/2022

(Print Name of Notary Public): Luis Moposita
My commission expires: 2/2/22
State of New Jersey

EXHIBIT A

Plan of the Property

TO BE DETERMINED

Updated 10/11/16

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
OFFICE OF PERMIT COORDINATION AND ENVIRONMENTAL REVIEW

PERMIT READINESS CHECKLIST

FOR PCER OFFICE USE ONLY

DATE RECEIVED ____

PRC ID NUMBER ____

Completion of this form will assist the Department in determining what permits might be needed to authorize a project and to insure that all appropriate programs attend a pre-application meeting. Please fill out the below form as completely as possible, noting any areas you are not sure of and including any information about the project and the site that might help the Department determine the permitting needs of the project.¹

1. Please complete the following questions if applicable and return to the Department with a **1 to 2 page narrative description of project, its function, and its benefits; as well as a site plan, maps, aerial photos, GIS shape files, etc.**

A. GENERAL INFORMATION

1. Name of Proposed Project Kingwood Project
2. Consultant/Contact Information (if any) Eric Shuffler
3. Name/Address of Prospective Applicant Jamie Boyd
Address/tel./fax PO Box 253, Lafayette Hill, PA 19444
Company Name Sunpin Energy Services, LLC
Address/tel./fax 2020 Main Street, Suite 300; Irvine, CA 92614
4. Does the project have any existing NJDEP ID#s assigned? i.e., Case number, Program Interest (PI)#, Program ID#?

B. PROPOSED PROJECT LOCATION

Street Address/munic. 550 Barbertown Point Breeze Road; Flemington, NJ
County ____ Zip Code ____
Block No. 21 Lot No. 1 & 1-Q0174
X Coordinate in State Plane (project centroid) ____

¹ Please be advised that this form is not a permit application. To receive authorization, approval, or a permit to conduct regulated activities, a formal application must be filed and a formal permit or authorization issued by the appropriate Bureau within the Department prior to the conduct of regulated activity. This form is used solely for the Department's preliminary review and discussion of this project to determine what permits or authorizations may be needed to conduct the proposed activity. Any guidance offered to the applicant during this process is not binding on the Department or the applicant and a final response can only be rendered through the actual issuance of permits, approvals, or authorizations.

Y Coordinate in State Plane (project centroid) ___

C. PROPOSED ACTIVITY DESCRIPTION AND SCHEDULE

1. Project Type: ___ New Construction ___ Brownfield Redevelop. ___
Alternative Energy XOther (Please describe) ___
 - a) Estimated Schedule: Date permits needed or desired by, beginning construction date; construction completion, and operation of facility date: Begin construction Q2 2020, COD 9/30/2020
 - b) Funding Source: Is any Federal Funding being used for this project? No
State Funding over 1 million dollars? No
Is funding secured at this time? ___ Is funding conditional? ___ If so, on what? ___
 - c) Is the project contingent on receiving the identified funding? No
If yes, explain ___
 - d) What DEP permits do you think you need for this project? (The Department will confirm this through the PRC process). Unsure
2. For additional guidance on Department permits, please refer to the Permit Identification Form (PIF) which will be forwarded upon request. The PIF does not need to be filled out or submitted to the Department.
 - a) Which Department(s), Bureau(s), and staff have you contacted regarding your proposed project? None
 - b) Are there any Department permits that will need to be modified as a result of this project. Please explain and identify the project reviewer of the permit to be modified. Wetlands Letter of Interpretation (attached)
 - c) Please identify any pre-permit actions or modifications you have applied for or obtained from the Department or other state agencies for this project:
 - 1) Water Quality Management Plan consistency _____
 - 2) Highlands Consistency _____
 - 3) Wetland Delineation (LOI) X
 - 4) Tidelands Conveyance _____
 - 5) Flood Hazard Jurisdiction or determinations _____
 - 6) Water Allocation _____
 - 7) Site Remediation RAW, Remedial Action Permit – Soil and or Groundwater, NJPDES Discharge to Ground Water, NJPDES Discharge to Surface Water, No Further Action Response Action Outcome _____
 - 8) Landfill Disruption Approval _____
 - 9) Landfill Closure Plan _____
 - 10) Other _____
3. Please submit this Permit Readiness Checklist form, completed to the extent possible, electronically to Ruth.Foster@dep.nj.gov and Megan.Brunatti@dep.nj.gov and one (1) copy via mail² with the following items if available:

² Submit to: New Jersey Department of Environmental Protection
Office of Permit Coordination and Environmental Review
P.O. Box 420, Mail Code 07J
Trenton, New Jersey 08625
Street Location: 401 East State Street, 7th Floor East Wing

- (a) The completed Permit Readiness Checklist;
- (b) A description of the proposed project;
- (c) Any overarching regulatory or policy call(s) or guidance that the Department must make or make known prior to the receipt of the application to determine the project's feasibility, regulatory, or review process.
- (d) USGS map(s) with the site of the proposed project site boundaries clearly delineated (including the title of the USGS quadrangle sheet from which it was taken)³;
- (e) Aerial photos/GIS information regarding the site;
- (f) A site map including any known environmental features (wetlands, streams, buffers, etc⁴);
- (g) Site plans to the extent available;
- (h) Street map indicating the location of the proposed project;
- (i) Any other information that you think may be helpful to the Department in reviewing this project.
- (j) List of any local or regional governments or entities, their historical involvement in this project or site, identification of conflicts with DEP rules; with contact names and information whose attendance/input would be helpful in facilitating this project, ie Soil Conservation Districts, health departments, local zoning officials, etc.

D. The following are questions by Program to guide the Department in its determination of what permits may be needed to authorize this project. If the questions do not apply to the proposed project please indicate N/A. Please include any other information you think may be helpful for the Department to determine which permits are needed.

WATER AND WASTE WATER INFORMATION

DEP Safe Drinking Water Program (609) 292-5550

<http://www.nj.gov/dep/watersupply/>

Is the project located within an existing water purveyor service area? If yes, which one? No

Will the project affect any land or water controlled by a Water Supply Authority or water purveyor in New Jersey? If so, please identify and explain. No

Does the purveyor have adequate firm capacity and allocation to support project demand?

Do water pipes currently extend to the project location? No

If not, is it located within a franchise area? _____

Does the project have an approved Safe Drinking Water main extension permit? No

Telephone Number:(609) 292-3600
Fax Number: (609) 292-1921

³ USGS maps may be purchased from NJDEP, Maps and Publications, P.O. Box 420, Trenton 08625-0420; (609) 777-1038

⁴ NJGIS information

Will the project affect any land or water controlled by a Water Supply Authority or water purveyor in New Jersey? If so, please identify and explain. No

DEP Water Allocation Program (609) 292-2957
<http://www.nj.gov/dep/watersupply>

Is the project seeking a new ground water allocation or modification? If yes, does the project have all necessary well location and safe drinking water permits? No

Is the project located within an area of critical water supply concern? No

Will this project have the capability to divert more than 100,000 gallons per day from a single source or a combination of surface or groundwater sources?

Will this project draw more than 100,000 gallons per day of ground or surface water for construction or operation?

WATER POLLUTION MANAGEMENT ELEMENT

DIVISION OF WATER QUALITY

Non-Point Pollution Control (609) 292-0407
http://www.nj.gov/dep/dwq/bnpc_home.htm

The **Bureau of Non-Point Pollution Control** (BNPC) is responsible for protecting and preserving the state's groundwater resources through the issuance of NJPDES Discharge to Groundwater Permits and is responsible for permitting industrial facilities and municipalities under NJPDES for discharges of stormwater to waters of the State.

Groundwater Section (609) 292-0407

This Program does not issue NJPDES-DGW permits for remediation operations.

The following definitions should be used to assist in identifying discharge activities:

Subsurface disposal system is any contrivance that introduces wastewater directly to the subsurface environment, such as, but not limited to: septic systems, recharge beds, trench systems, seepage pits, and dry wells.

Injection/recharge wells are constructed such that they are deeper than they are wide, receive effluent via gravity flow or pumping, and include dry wells and seepage pits.

Overland flow is the introduction of wastewater to the ground surface, over which the wastewater travels and eventually percolates or evaporates.

Industrial wastewater is any wastewater or discharge which is not sanitary or domestic in nature, including non-contact or contact cooling water, process wastewater, discharges from floor drains, air conditioner condensate, etc.

1. Will the project/facility have a sanitary wastewater design flow which discharges to groundwater in excess of 2,000 gallons per day? No
2. Will the project/facility generate a discharge to groundwater of industrial wastewater in any quantity? No
3. Will the project/facility involve the discharge to groundwater by any of the following activities or structures, or include as part of

the design any of these activities or structures? No

Please indicate which:

Upland CDF (Dredge Spoils) Spray Irrigation _____

Overland Flow Subsurface Disposal System (UIC) _____

Landfill Infiltration/Percolation Lagoon _____

Surface Impoundment _____

Please specify the source of wastewater for every structure identified above (e.g., sanitary wastewater to a subsurface disposal system or non-contact cooling water to a dry well): _____

Please specify lining materials for each lined structure identified as being used by the proposed project and give its permeability in cm/sec (e.g., 8-inch thick concrete lined evaporation pond at 10⁻⁷ cm/sec): _____

Does your project/facility include an individual subsurface sewage disposal system design for a facility with a design flow less than 2,000 gallons per day which does not strictly conform to the State's standards? _____

Does your project involve 50 or more realty improvements? _____

DEP Pretreatment and Residuals program (609) 633-3823

Will the project involve the discharge of industrial/commercial wastewater to a publicly owned treatment works (POTW)? No

If yes, name of POTW: _____

Volume of wastewater (gpd): _____

Will/does this project involve the generation, processing, storage, transfer and/or distribution of industrial or domestic residuals (including sewage sludge, potable water treatment residuals and food processing by-products) generated as a result of wastewater treatment. If so, please explain.

Stormwater Program (609) 633-7021

<http://www.njstormwater.org/>

http://www.state.nj.us/dep/dwq/ispp_home.html

Will your site activity disturb more than one acre? Yes

Will any industrial activity be conducted at the site where material is exposed to the rain or other elements? Yes

Does your facility have an existing NJPDES permit for discharge of stormwater to surface groundwater? No

Is your facility assigned one of the following Standard Industrial Classification (SIC) Codes? No
(To determine your SIC Code see the box "Industry Code" on your New Jersey Department of Labor Quarterly Contribution Report.)

Surface Water Permitting (609) 292-4860

<http://www.nj.gov/dep/dwq/swp.htm>

Will this wastewater facility discharge to Surface Water? Yes/No

If yes, state the name of the proposed receiving stream _____

Describe the proposed discharge of wastewater to Surface Water _____

If no, how is the wastewater proposed to be discharged (e.g., to be conveyed to another STP, Publicly Owned Treatment Works, etc. _____

MUNICIPAL FINANCE AND CONSTRUCTION ELEMENT

Treatment Works Approvals (609) 984-4429

<http://www.nj.gov/dep/dwq/twa.htm>

Will this project include the construction, expansion or upgrade of a domestic or industrial wastewater treatment facility or an off-site subsurface disposal system that generates more than 2,000 gallons per day? No If yes, explain _____

Will the project result in a construction design of more than 8000 gallons of water discharge per day? No

Office of Water Resources Management Coordination (609)777-4359

<http://www.state.nj.us/dep/wrm>

Sewer Service

Is the project in an approved sewer service area for the type of waste water service needed? Yes
If yes, what is the name of the sewer service area? _____

Has this project received endorsement from the appropriate sewer authority with adequate conveyance and capacity? _____

Do waste water pipes currently extend to the project location? _____

Is the project consistent with and in an area covered by an up to date Wastewater Management Plan?

Will an amendment to the existing WQMP be required to accommodate this project? _____

If tying into an offsite treatment plant, is the capacity and conveyance system currently available? _____

What is the volume of wastewater that will be generated by the project? _____

DEP Land Use Regulation (609) 777-0454

<http://www.nj.gov/dep/landuse>

Does the project involve development at or near, or impacts to the following; describe the type and extent of development in regards to location and impacts to regulated features:

Water courses (streams) No

State Open Waters? No

Freshwater Wetlands and/or freshwater wetland transition areas? No

Flood Hazard areas and/or riparian buffers No

Waterfront development areas No

Tidally Flowed Areas No

Bureau of Tidelands Management: http://www.nj.gov/dep/landuse/tl_main.html

The CAFRA Planning Area? <http://www.state.nj.us/dep/gis/cafralayers.htm>

DEP NATURAL AND HISTORIC RESOURCES

Green Acres Program (609) 984-0631

<http://www.nj.gov/dep/greenacres>

Does the project require a diversion of State property or parkland, lease of same, lifting of a Green Acres of Land Use deed restriction, or work within an existing easement? No Will any activity occur on State owned lands? No If so please describe. _____

Does the project require a diversion of property funded with federal Land and Water Conservation Funding? No. If so, please describe _____.

Does the project include activities that are under the jurisdiction of the Watershed Property Review Board? If so, please describe. _____ Has the Watershed Property Review Board made a jurisdictional determination? _____

Division of Parks and Forestry: State Park Service 609-292-2772

Is the temporary use of State lands administered by the New Jersey State Park Service required for pre-construction, construction and/or post construction activities? If so, please describe.

Division of Parks and Forestry: State Forestry Services (609) 292-2530

<http://www.nj.gov/dep/parksandforests/forest>

Forest clearing activities/No Net Loss Reforestation Act

Will construction of the project result in the clearing of ½ acres or more of forested lands owned or maintained by a State entity? No

If so, how many acres? _____

Division of Parks and Forestry: Office of Natural Lands Management (609) 984-1339

<http://www.nj.gov/dep/parksandforests/natural/index.html>

Is the project within a State designated natural area as classified in the Natural Areas System Rules at N.J.A.C. 7:5A? _____

If so, please describe. _____

State Historic Preservation Office – SHPO (609) 292-0061

<http://www.state.nj.us/dep/hpo/index.htm>

Is the site a Historic Site or district on or eligible for the State or National registry? No

Will there be impacts to buildings over 50 years old? No

Are there known or mapped archeological resources on the site? No

Dam Safety Program (609) 984-0859

<http://www.nj.gov/dep/damsafety>

Will the project involve construction, repair, or removal of a dam? No

If so, please describe _____

Fish and Wildlife (609) 292-2965

<http://www.nj.gov/dep/fgw>

Will there be any shut off or drawdown of a pond or a stream? No

Threatened and Endangered Species Program

Are there records of any Threatened and Endangered species, plant, or animal in this project area? No

Will the proposed development affect any areas identified as habitat for Threatened or Endangered Species? _____

SITE REMEDIATION PROGRAM (609) 292-1250

<http://www.nj.gov/dep/srp/>

Office of Brownfield Reuse (609) 292-1251

Is the project located on or adjacent to a known or suspected contaminated site? No

<http://www.nj.gov/dep/srp/kcsnj/>

Is the project within a designated Brownfield Development Area? No

<http://www.nj.gov/dep/srp/brownfields/bda/index.html>

Has a No Further Action, Response Action Outcome, or Remedial Action Permit been issued for the entire project area? No

If not, what is the current status of remediation activities? _____ Please include remedial phase, media affected and contaminant(s) of concern.

Name of current SRP Case Manager or Licensed Site Remediation Professional and Preferred Identification (PI) Number _____

Is the applicant a responsible party for contamination at the property? _____

Is the project located on a landfill that will be redeveloped for human occupancy? No If yes, is there an approved Landfill Closure Plan? _____

Dredging and Sediment Technology (609) 292-1250

Does the project involve dredging or disposing of dredge materials? No

SOLID AND HAZARDOUS WASTE MANAGEMENT PROGRAM (609) 633-1418

<http://www.nj.gov/dep/dshw/>

Does the project receive, utilize, or transport solid or hazardous wastes? No

Will the project involve the disposing of hazardous Substances per 40 CFR part 261 and NJAC 7:26? No

Will the project include operation of a solid waste facility according to N.J.A.C. 7:26-1-et seq.? No

Is the project a solid waste facility or recycling center? No

Is the project included in the appropriate county Solid Waste Management Plan? No Explain _____

AIR QUALITY PERMITTING PROGRAM

<http://www.nj.gov/dep/aqpp>

Will activity at the site release substances into the air? No

Does the project require Air Preconstruction permits per N.J.A.C. 7:27-8.2©1? No

Will your project require Air Operating permits (N.J.A.C. 7:27--22.1)? No

Will the project result in a significant increase in emissions of any air contaminant for which the area is nonattainment with the national ambient air quality standards (all of NJ for VOC and NOx; 13 counties for fine particulates), thereby triggering the Emission Offset Rule at NJAC7:27-18? No

Will the project emit group 1 or 2 TXS toxic substances listed in NJAC 7:27-17? No

Will the project emit hazardous air pollutants above reporting thresholds in NJAC7:27 8, Appendix 1? No

Will the project result in stationary diesel engines (such as generators or pumps) or mobile diesel engines (such as bulldozers and forklifts) operating on the site? If so, which?

No

RADIATION PROTECTION AND RELEASE PREVENTION (609) 984-5636

www.state.nj.us/dep/rpp

Will the operation receive, store or dispose of radioactive materials? No

Will the operation employ any type of x-ray equipment? No

DISCHARGE PREVENTION PROGRAM (DPCC) (609) 633-0610

www.nj.gov/dep/rpp

Is this a facility as defined in N.J.A.C. 7:1E in which more than 20,000 gallons of Hazardous substances other than petroleum or greater than 200,000 gallons of petroleum are stored? No

TOXIC CATASTROPHE PREVENTION ACT (TCPA) (609) 633-0610

[HTTP://WWW.STATE.NJ.US/DEP/RPP/BRP/TCPA/INDEX.HTM](http://www.state.nj.us/dep/rpp/brp/tcpa/index.htm)

Is this a facility that handles or stores greater than a threshold amount of extraordinarily hazardous substances as defined in N.J.A.C. 7:31? No

Bureau of Energy and Sustainability (609)633-0538

<http://www.nj.gov/dep/aqes/energy.html>

<http://www.nj.gov/dep/aqes/sustainability.html>

GREEN DESIGN (609) 777-4211

Have you incorporated green design features into this project? Examples of green design features may include: renewable energy, water conservation and use of low impact design for stormwater.

Yes _____ No _____

Will this project be certified by any of the following green building rating systems?

New Jersey Green Building Manual? No

<http://greenmanual.rutgers.edu/>

US Green Building Council's LEED (Leadership in Energy and Environmental Design)? No

<http://www.usgbc.org/>

ASHRAE Standard 189.1? No

<http://www.ashare.org/publications/page/927>

National Green Building Standard ICC 700-2008? No

<http://www.nahbgreen.org>

USEPA's ENERGY STAR? No

http://www.energystar.gov/index.cfm?c=business.bus_index

INNOVATIVE TECHNOLOGY (609) 292-0125

Is an environmental and energy innovative technology included in this project? **Y** N

Is this technology used for manufacturing alternative fuels? Y N

- If yes, what is the non-fossil feedstock(s) used for manufacturing the fuels?

Biomass Municipal Solid Waste Other Non-Fossil Feedstocks

-What will be the primary use of the manufactured alternative fuels?

CHP System Micro Turbine Fuel Cells

For other innovative technology type, what is the proposed application?

Energy Site Remediation Drinking Water Wastewater

For other innovative energy systems, what is the source of energy?

Solar Wind Tidal/Wave Hydroelectric Geothermal

Is there independent third-party performance data for the technology? **Y** N

Has the technology been verified by an independent third-party entity? **Y** N

Is this technology in use at any other location at this time? **Y** N

- If yes, please provide location *various solar farms*.

DEP COMPLIANCE AND ENFORCEMENT

Does the applicant have outstanding DEP enforcement violations, and if so, what is the status? No

If yes, please identify the case, case manager, program, and phone number. _____

Does the proposed project facilitate compliance where there is a current violation or ACO? _____

COMMUNITY ENGAGEMENT (609)292-2908

The Department is committed to the principles of meaningful and early community engagement in the project's approval process. The Department has representatives available who could discuss community engagement issues with you and we encourage this communication to take place at the earliest possible time.

- (a) What community groups and stakeholders have you identified that may be interested in or impacted by this project? RVCC. I have spoken with the school and posted an internship. Additionally, we will be working with food pantries and also outreach for low to moderate income subscribers.
- (b) How have you or will you engage community and stakeholders in this project? Please supply individuals or stakeholder groups contacted or who have been identified for community engagement. Yes. In the process of identifying the individuals.
- (c) What are the potential impacts of this project on the community? We would like to offer discounted electricity for the community. All visual impacts of the project are being identified and mitigated with proper vegetation.
- (d) How do you intend to mitigate these potential impacts?
- (e) What are the community concerns or potential concerns about this project? Unknown at this time.
- (f) How do you intend to address these concerns? We will have open houses to address concerns.

- (g) As part of this project, do you plan to perform any environmental improvements in this community? If yes, describe.

Please provide the Department with an additional 1 to 2 page narrative description of the project, focusing on its function and its local/regional environmental, social, and economic benefits and impacts. Also, what sensitive receptors are present and how might they be affected by this project?

GENERAL

Is the project subject to:

Highlands Regional Master Plan – Planning or Preservation Area? No
http://www.nj.gov/dep/highlands/highlands_map.pdf

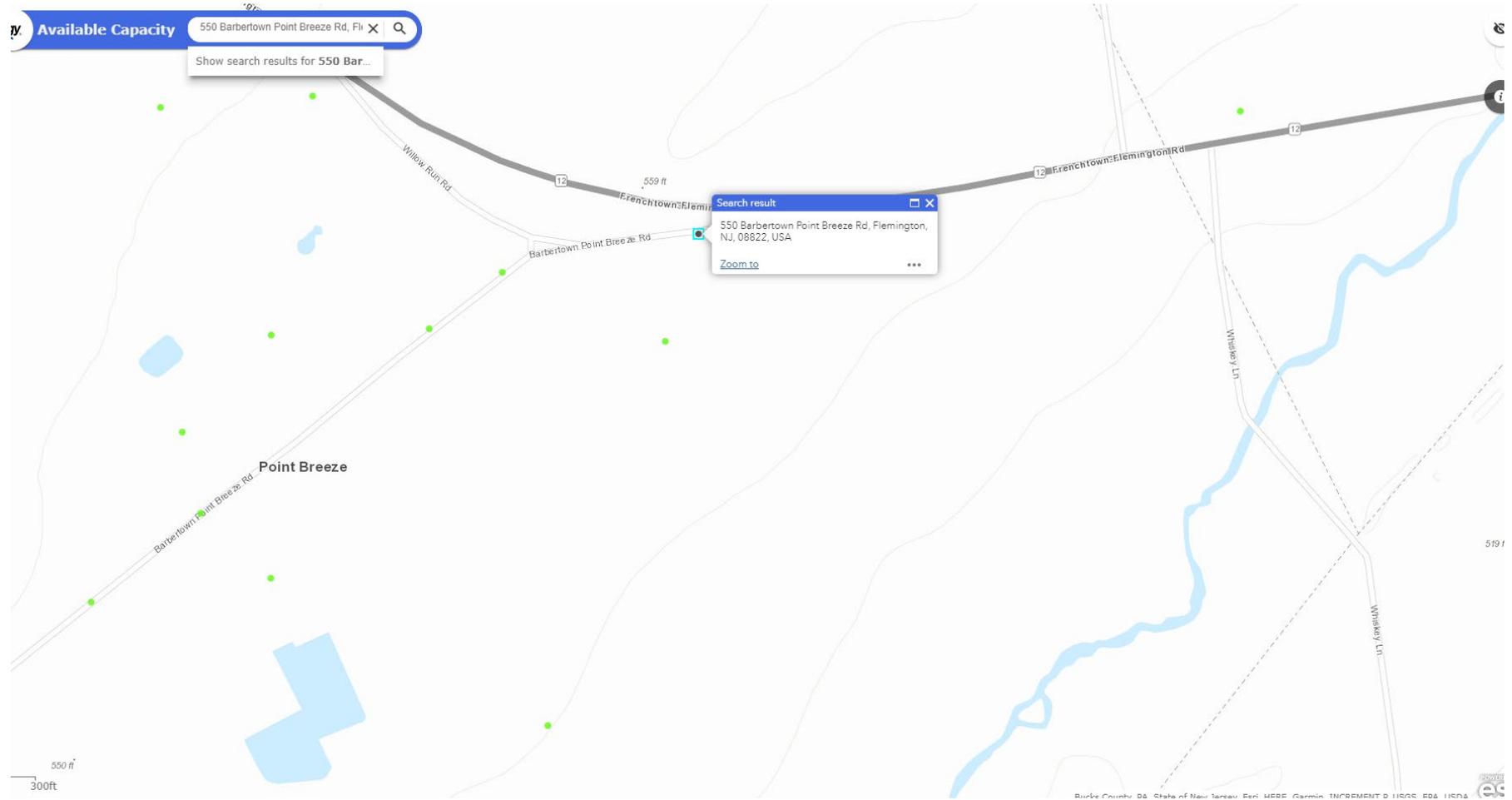
Pinelands Comprehensive Management Plan? No
<http://www.state.nj.us/pinelands/cmp/>

D&R Canal Commission Standards No
<http://www.dandrcanal.com/drcc/maps.html>

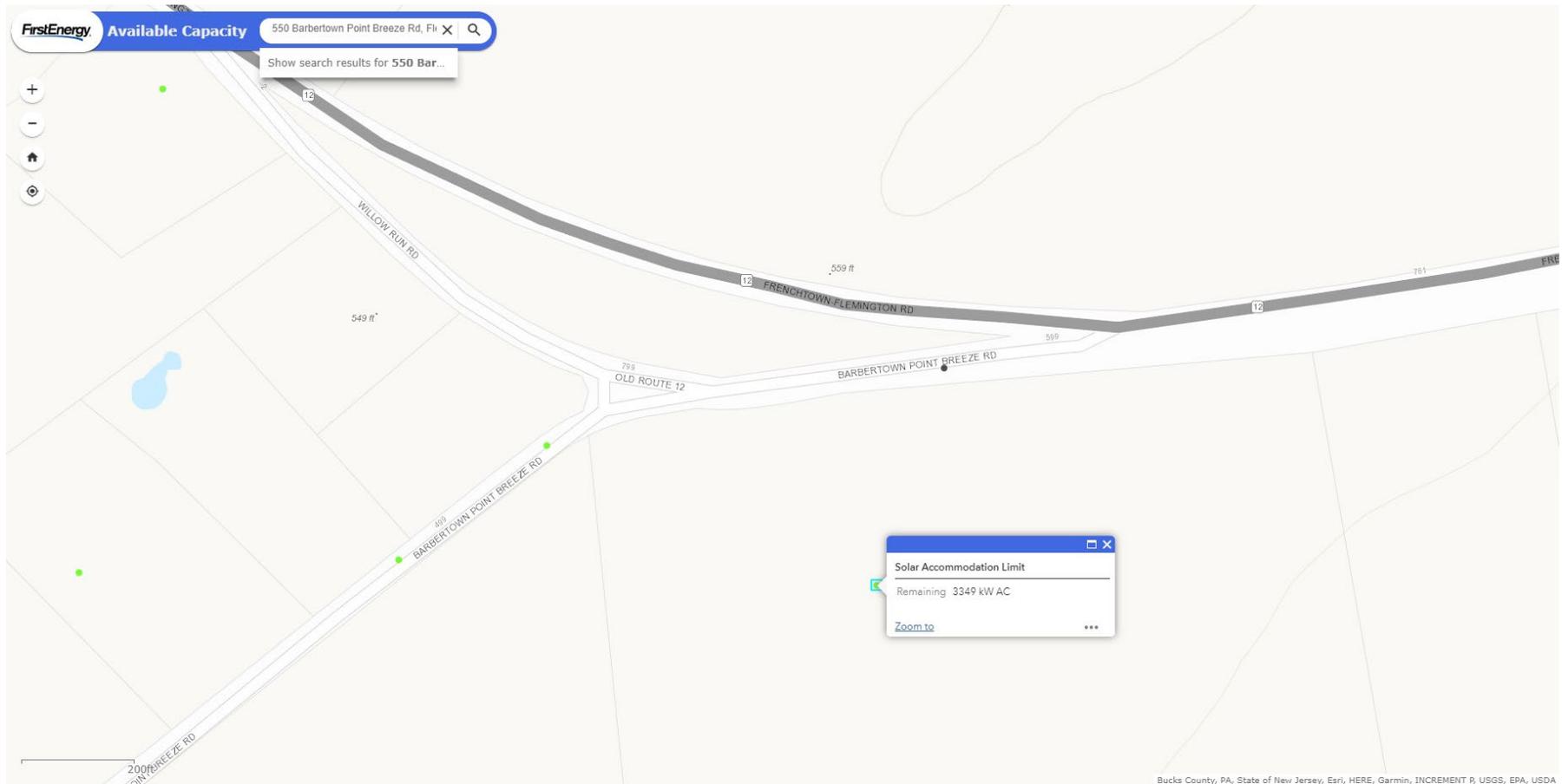
Delaware River Basin Commission
(609) 883-9500
<http://www.state.nj.us/drbc/>

US Army Corp of Engineers review? No

JCP&L Hosting Capacity Map, Remaining Capacity is 3349 kW AC



Show search results for 550 Bar...



Solar Accommodation Limit

Remaining 3349 kW AC

[Zoom to](#) ...

Search Hosting Capacity Map

Click the Search button below and enter the ZIP Code or address to find the electrical feeders near you.

Map Legend

The dots on the map represent the estimated accommodation limit for that location. When clicking on the dot, a single value will be provided in the pop-up box.

- **Red = Less than 100 kW AC**
- **Yellow = 100 to 1000 kW AC**
- **Green = Greater than 1000 kW AC**

SEARCH CAPACITY



Description	Cost
Rack Equipment	\$ 545,358
Modules	\$ 1,956,000
Inverter	\$ 425,929
Transformer	\$ 120,000
Grounding Transformer	\$ 80,000
MV Equipment	\$ 34,000
DAS System	\$ 85,000
LV Switchboard	\$ 56,000
LV Switchboard	\$ 84,000
LV Switchboard	\$ 10,000
Recloser	\$ 40,000
Civil Construction	\$ 661,030
Mechanical & BOS Construction	\$ 2,757,357
Net Installed Cost	\$ 6,854,674
Net Installed Cost (\$/Watt)	\$ 1.40

From: [Foster, Ruth](#)
To: [Jamie Boyd](#); [Nolan, Katherine](#); [Bruder, Steven](#); [Hill, Erin](#); [Corleto, Joseph](#); [Brunatti, Megan](#); [Foster, Ruth](#)
Cc: [Madeline Urbish](#)
Subject: 090619 Preliminary NJDEP comment PRC Kingwood Township Barbertown Rd Solar
Date: Friday, September 6, 2019 4:14:37 PM
Attachments: [permit_readiness_checklist Kingwood Township.doc](#)
[Barbertown LOI.pdf](#)
[Barbertown Road 3.3 MW Rev 5-14-19.pdf](#)

TO: Jamie Boyd

RE: Kingwood Township Barbertown Road Community Solar project
550 Barbertown Point Breeze Road
Block 21, Lot 1, 1-Q01749
Kingwood Twp, Hunterdon County

Sunpin Energy Services proposes to develop and construct a 4.8 direct current megawatts (MWdc) Community Solar Array at the above location. The existing buildings on site will be removed. Please see attachments for the project information.

The Office of Permit Coordination and Environmental Review (PCER) distributed the project information to various programs within the Department for the proposed Sunpin Energy Services 4.8 direct current megawatts (MWdc)/3.3 MW AC MW Community Solar Array at the above location. The former farm buildings will be demolished. Below are preliminary comments of possible permits and action items this project may require (but not limited to) based on the information that was submitted on August 14, 2019: *** this is neither a comprehensive nor a technical summary ***

Land Use : Christopher Jones: Christopher.Jones@dep.nj.gov or (609) 984-6216

Based upon the lot and block numbers provided and a review of the Department's GIS database layers and NJEMS, Lot 1, Block 21 has a valid Freshwater Wetlands Letter of Interpretation. According to the information provided, there are no streams or flood hazard areas on the property. The property has a valid Letter of Interpretation that verifies the boundaries of wetlands onsite. The submitted solar array design, depicts the solar array outside of any wetlands or transition areas. Therefore, based upon the information provided, Land Use permits would not be required to accomplish the project.

Fish and Wildlife: Joseph.Corleto@dep.nj.us. at (609) 292-9451

The DFW is completing its review of the proposed Bridgeton South Burlington Road Solar in Fairfield Twp., Cumberland County and may provide additional comment. At this time we offer the following preliminary comments:

- The site appears to be in open cropland and pasture land with potential for some tree clearing to accommodate the proposed solar array. The DFW relies on the NJDEP Office of Natural Lands Management, Natural Heritage Program (NHP) for location and protective comment on floral threatened and endangered species. The applicant will need to consult with the NHP for a complete listing of any potential threatened and endangered species within the project vicinity.
- The applicant must adhere to any timing restriction for any ground clearing or site

preparation (4/1 to 8/31) to avoid impact to ground nesting birds.

- The contractor should instruct all employees and sub contractors to avoid any animals and, if possible, move any turtles to the closest suitable habitat outside the work zone and **release unharmed**.
- Should any tree clearing become necessary, within or around the perimeter of the open fields, a general timing restriction on trimming or removal of trees from (4/1 to 8/31) is recommended to protect nesting birds covered under the NJ Endangered Non-game Species Conservation Act.
- The County Soil Conservation District Best Management Practices (BMPs) for prevention of sediment movement towards any potential receptor should be used at all times and maintained for function.

For additional guidance, please contact Joseph Corleto at (609) 292-9451 or at Joseph.Corleto@dep.nj.us.

State Historic Preservation Office: Meghan Baratta at Meghan.Baratta@dep.nj.gov and (609) 292-12253 or Jesse West-Rosenthal: Jesse.West-Rosenthal@dep.nj.gov at (609) 984-6019

HPO Project # 19-2853-1
HPO-I2019-048

Thank you for providing Historic Preservation Office (HPO) with the opportunity to review and comment on the potential for the above-referenced project to affect historic and archaeological resources. Based upon the documentation submitted, the proposed project includes a property greater than 50 years in age. The subject is also sensitive for the presence of archaeological resources.

If future project activities require any federal funding, licensing, or permitting, Freshwater Wetlands permits, Waterfront Development permits, and/or Upland Development permits issued by the State of New Jersey's Division of Land Use Regulation, as well as environmental assessments under Executive Order 215, further consultation with the HPO will be necessary and archaeological and architectural survey may be appropriate. If additional consultation with the HPO is needed for this undertaking, please reference the HPO project number 19-2853 in any future calls, emails, submissions or written correspondence to help expedite your review and response.

Bureau of Energy and Sustainability (Solar): Erin Hill: Erin.Hill@dep.nj.gov or (609) 633-1120

- The Community Solar Energy Pilot Program Application window opened April 9, 2019 and closes September 9, 2019
<https://www.bpu.state.nj.us/bpu/pdf/boardorders/2019/20190329/8E%20-%20Community%20Solar%20Energy%20Pilot%20Program%20Application%20Form.pdf>
- The proposed array is located on Urban Lands & Managed Wetland in Maintained Lawn Greenspace which are identified as "indeterminate" per the Solar Siting Analysis.
- Visit the BES solar siting webpage & NJ Community Solar Siting Tool
<https://www.state.nj.us/dep/aqes/solar-siting.html>

Stormwater: Eleanor Krukowski (Eleanor.Krukowski@dep.nj.gov)

- Construction projects that disturb 1 acre or more of land, or less than 1 acre but are part of a larger common plan of development that is greater than 1 acre, are required to obtain coverage under the Stormwater construction general permit (5G3). Applicants must first obtain certification of their soil erosion and sediment control plan (251 plan) from their local soil conservation district office. Upon certification, the district office will provide the applicant with two codes process (SCD certification code and 251 identification code) for use in the DEPonline portal system application. Applicants must then become a registered user for the DEPonline system and complete the application for the Stormwater Construction General Authorization. Upon completion of the application the applicant will receive a temporary authorization which can be used to start construction immediately, if necessary. Within 3-5 business days the permittee contact identified in the application will receive an email including the application summary and final authorization.

Department of Agriculture: Steven Bruder at (609) 984-2504

Thank you for the opportunity to comment. There are significant agricultural resources on the property given the prevalence of Statewide Important soils and percent of the property which is tillable. The parcel is approximately 1/3 mile from preserved farmland, and located within the Hunterdon County Agricultural Development Area. The farm is within Hunterdon County's farmland preservation project area as identified in its farmland preservation plan and is on its acquisition target list.

At the same time Kingwood Township has been in the process of investigating the use of the transfer of development rights (TDR) for the last few years with this site being a central parcel in its proposed TDR credit receiving area. Work toward TDR establishment thus far was funded by grants from Together North Jersey and the State TDR Bank. Center-based zoning, the Eastern Gateway Village Overlay Zone, has already been adopted toward this end. The purpose statement in the regulations for this overlay is as follows:

Purpose. The purpose of the Eastern Gateway Village Center Overlay District is to establish a framework for planned development with a diversity of uses that enables a transition from conventional strip highway commercial zoning along the Route 12 corridor to a "center-based" zoning approach. This zoning district includes an inclusionary affordable housing development requirement on Block 15, Lot 8, within the Mixed Use Core Subdistrict, and Block 21, Lot 1, within the Artisan and Commercial Subdistrict at fixed densities and affordable housing set-asides that may be stand-alone residential development or mixed-use development. However, all mixed-use and nonresidential development on Block 15, Lot 8, and Block 21, Lot 1, is permitted only in conjunction with inclusionary affordable housing development at the minimum density and affordable housing set-asides prescribed below.

Kingwood's TDR concept is preliminary at this point and there is much work to be done on finding a wastewater solution that would support the receiving area development. I do understand that this investigation is active however as I was on a call with Township officials and the Office for Planning Advocacy within the last few weeks regarding a petition from Kingwood for State Plan endorsement.

From both my recent phone call and the overlay zone purpose statement above it is my understanding that the Township is also relying on this land to fulfill its affordable housing obligations.

There does appear to be inconsistency between the preservation goals of the Hunterdon County's farmland preservation plan and Kingwood's development goals which are intended to result in preservation opportunities through TDR. However this proceeds it seems that solar development on the parcel would frustrate either plan. We cannot therefore support the solar application.

Please contact Steven Bruder for additional guidance.

Steven M. Bruder PP, AICP
New Jersey State Agriculture Development Committee
New Jersey State Transfer of Development Rights Bank
369 South Warren Street, 2nd Floor, Room 202
PO Box 330
Trenton, New Jersey 08625
Phone: [609-984-2504](tel:609-984-2504)
Fax: [609-633-2004](tel:609-633-2004)

Thank you again for this opportunity to comment on the above project. Should circumstances or conditions be or become other than as set forth in the information that was recently provided to the NJDEP, the comments and regulatory requirements provided above are subject to change and may no longer hold true. Statements made within this email are not indicative that the NJDEP has made any decisions on whether the proposed project will be permitted.

Please review the comments that were provided. If you would like to work with the programs directly, we just ask that you keep Permit Coordination copied on any correspondence so we may update our records. This email shall serve to satisfy the Community Solar application requirement that the Applicant has met with PCER.

If you have any additional questions, please do not hesitate to call me.

Ruth

Ruth W. Foster, PhD., P.G., Director
New Jersey Department of Environmental Protection
Office of Permit Coordination and Environmental Review
Mail Code 401-07J
401 East State Street – PO Box 420
Trenton, NJ 08625
Office # 609-292-3600
Fax # 609-292-1921
Ruth.Foster@dep.nj.gov

From: Foster, Ruth <Ruth.Foster@dep.nj.gov>

Sent: Monday, August 26, 2019 3:32 PM

To: Jamie Boyd <jjboyd@sunpinsolar.us>; Foster, Ruth <Ruth.Foster@dep.nj.gov>; Nolan, Katherine <Katherine.Nolan@dep.nj.gov>; Bruder, Steven <Steven.Bruder@ag.nj.gov>; Hill, Erin <Erin.Hill@dep.nj.gov>; Davis, Kelly <Kelly.Davis@dep.nj.gov>; Corleto, Joseph <Joseph.Corleto@dep.nj.gov>; Jones, Christopher <Christopher.Jones@dep.nj.gov>; Baratta,

Meghan <Meghan.Baratta@dep.nj.gov>; Appelget, Kevin <Kevin.Appelget@dep.nj.gov>

Cc: Madeline Urbish <maddy@rivercrossingsg.com>

Subject: PRC Kingwood Township Barbertown Rd Solar review by 091619

To All;

LU: Chris Jones

SHPO: Meghan Baratta

F&W: Kelly Davis, Joe Corleto

Stormwater: (cc: Eleanor Krukowski-PCER will use boiler plate language)

BES: Erin Hill

Green Acres – Kevin Appelget

Dept of Agriculture – Steven Bruder

The Office of Permit Coordination and Environmental Review has received a permit readiness checklist for the proposed Kingwood Barbertown Road Community Solar project in Kingwood Twp., Hunterdon County, New Jersey.

Site Location:

550 Barbertown Point Breeze Road
Block 21, Lot 1, 1-Q01749
Kingwood Twp, Hunterdon County

Sunpin Energy Services proposes to develop and construct a 4.8 direct current megawatts (MWdc) Community Solar Array at the above location. Please see attachments for the project information.

Please review the project information and provide your program comments to me via email by **Monday September 16, 2019**

Thanks for the help

Ruth

From: Jamie Boyd <jboyd@sunpinsolar.us>

Sent: Monday, August 26, 2019 11:58 AM

To: Foster, Ruth <Ruth.Foster@dep.nj.gov>; Brunatti, Megan <Megan.Brunatti@dep.nj.gov>

Cc: Madeline Urbish <maddy@rivercrossingsg.com>

Subject: [EXTERNAL] Permit Readiness Checklist: Kingwood Township

Importance: High

Good Morning,

I am respectfully submitting the attached Permit Readiness Checklist for consideration by the New Jersey Department of Environmental Protection Office of Permit Coordination and Environmental Review. The project in discussion is the Kingwood Solar Project:

- Located in Kingwood Township, New Jersey
- Capacity: 3.3 MW AC (4.8 MW DC)
- We will be using fixed tile modules and string inverters
- The project will be starting local permitting activities in September 2019. As mentioned on the application, the site does have a Letter of Interpretation still valid (see attached)/
- As the project will be participating in the Community Solar Pilot Program, we will be actively engaging local organizations and low to moderate income subscribers. For this reason, we have engaged a community solar subscribing company to help us manage customers in the future.

Kindly let me know if you need additional information.

Best regards,

Jamie Boyd



Jamie Boyd

Business Development Manager

☐ 215-760-4198



Sunpin Solar

2020 Main St., Suite 300; Irvine, CA 92614

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City of Lambertville

18 York Street
Lambertville, NJ 08530

Phone: 609-397-0110

Fax: 609-397-2203

Julia Fahl
Mayor

Beth Asaro
Council President

August 23, 2019

Jamie Boyd
Business Development Manager
Sunpin Solar
2020 Main St., Suite 300
Irvine, CA 92614

Dear Jamie:

The City of Lambertville is looking forward to working with Sunpin Solar as it develops a community solar project in nearby Kingwood Township. As a community, we are committed to sustainability and renewable energy while also meeting the needs of all of our residents. Consequently, the state's new Community Solar Pilot Program is an exciting opportunity to provide access to a local renewable energy source for all residents, including low- and moderate-income customers and those that would not otherwise be able to access solar energy.

We also greatly value companies that are committed to working with our community as they conduct business in the region. Sunpin Solar has demonstrated a strong interest in connecting with our residents and community in a meaningful way. To that end, I am committed to connecting your company with our community, including key entities such as the Lambertville Environmental Commission and Fisherman's Mark, among others.

I look forward to working with Sunpin Solar to connect with the community in Lambertville and you develop this community solar project.

Sincerely,

Julia Fahl
Mayor, City of Lambertville

Wardell Sanders
Councilman

Julia Taylor
Councilwoman

Elaine Warner
Councilwoman



September 5, 2019

Jamie Boyd
Business Development Manager
Sunpin Solar
2020 Main St., Suite 300
Irvine, CA 92614

Dear Jamie:

Hunterdon Helpline is looking forward to working with Sunpin Solar as it develops a community solar project in the greater Flemington Area.

Hunterdon Helpline is a 24-hour helpline answering the needs of at-risk populations trying to navigate the system and find answers to their life challenges. Helpline operates a variety of programs including First Assist, senior and disability services, energy assistance, and literacy services. Helpline also partners with other organizations in Hunterdon County to link clients to programs and services after assessing client needs through our intake process.

The state's Community Solar Pilot Program as an exciting opportunity to provide access to a local renewable energy source for low- and moderate-income residents in the greater Flemington area. We are eager to work with Sunpin Solar to connect their proposed community solar project in Kingwood Township to the individuals and families with which we work in Hunterdon County. Hunterdon Helpline will add Sunpin Solar to our referral database for individuals looking for energy options. And, as appropriate, Helpline will, connect Sunpin Solar with programs we and our partners operate, including affordable housing and low- and moderate-income services.

Sunpin Solar has demonstrated a strong interest in connecting with the community in Hunterdon County in a meaningful way. Hunterdon Helpline looks forward to working with Sunpin Solar to our programs as it develops its community solar project in Kingwood Township.

Sincerely,

Roni Todd-Marino
Director of Programs and Development
Hunterdon Helpline