



**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](http://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](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.





- c. Permits, approvals, or other authorizations other than those from NJDEP for the development, construction, or operation of the community solar facility (including local zoning and other local and state permits)

An Application that does not list all permits, approvals, or other authorizations that will be needed for the construction and operation of the proposed community solar facility will be deemed incomplete.

If a permit has been received, attach a copy of the permit.

Permit Name & Description	Permitting Agency/Entity	Date Permit Applied for (if applicable) / Date Permit Received (if applicable)

5. The Applicant has consulted the hosting capacity map of the relevant EDC via the EDC’s website (links are available on the NJCEP website) and determined that, based on the capacity hosting map as published at the date of submission of the Application, there is sufficient capacity available at the proposed location to build the proposed community solar facility .....  Yes  No

If “Yes,” include a screenshot of the capacity hosting map at the proposed location, showing the available capacity.

If the hosting capacity map shows insufficient capacity, the Application will not be considered by the Board, unless the Applicant provides: 1) a letter from the relevant EDC indicating that the hosting capacity map is incorrect in that location, or 2) an assessment from the relevant EDC of the cost of the interconnection upgrade that would be required to enable the interconnection of the proposed system, and a commitment from the Applicant to pay those upgrade costs if the project were to be selected by the Board.

Exception: Projects located in PSE&G service territory for which the hosting capacity map shows insufficient capacity available at the planned location may be eligible for a waiver of this requirement. If this application is seeking to exercise this waiver, please check “Yes” below and attach the waiver requirements as described in the Board’s Order: <https://www.njcleanenergy.com/files/file/CommunitySolar/FY21/8E%20-%20ORDER%20PSEG%20Interconnection.pdf>.

This project is exercising the PSE&G hosting capacity map waiver: .....  Yes  No



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

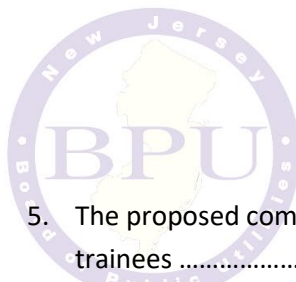
If "Yes," please provide additional details:

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, Jacob Sussman (name) am the COO (title) of the Applicant Evergreen Energy, 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: 2/1/21

Print Name: Jacob Sussman  
 Title: COO Company: Evergreen Energy

Signed and sworn to before me on this 1<sup>st</sup> day of February, 2021

Signature   
 YANKY BRENNER  
 A Notary Public of New Jersey  
 My Commission Expires 01/24/2023  
 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, Jacob Sussman (name) am the COO (title) of the Project Developer Evergreen Energy, 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: 2/1/21

Print Name: Jacob Sussman  
 Title: COO Company: Evergreen Energy

Signed and sworn to before me on this 1<sup>st</sup> day of February, 2021

  
 Signature **YANKY BRENNER**  
 A Notary Public of New Jersey  
 My Commission Expires 01/24/2023  
 Name \_\_\_\_\_



Project Owner Certification

The undersigned warrants, certifies, and represents that:

- 1) I, Yitzchok Schreiber (name) am the CEO (title) of the Project Owner Excel Corporate Park VII, 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: 12/31/2020  
 Print Name: YITZCHOK SCHREIBER  
 Title: Manager Company: Excel Corporate Park VII, LLC

Signed and sworn to before me on this 31 day of DEC, 2020

Signature SHOSHANA GITELIS  
 Name

SHOSHANA GITELIS  
 NOTARY PUBLIC OF NEW JERSEY  
 Comm. # 50080802  
 My Commission Expires April 16, 2023

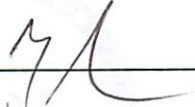





Property Owner Certification

The undersigned warrants, certifies, and represents that:

- 1) I, Yitzchok Schreiber (name) am the CEO (title) of the Property Excel Corporate Park VII, 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 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: 12/31/2020  
 Print Name: YITZCHOK SCHREIBER  
 Title: CEO Company: Excel Corporate Park VII, LLC

Signed and sworn to before me on this 31 day of DEC, 2020

  
 Signature SHOSHANA GITELIS  
 Name

SHOSHANA GITELIS  
 NOTARY PUBLIC OF NEW JERSEY  
 Comm. # 50080802  
 My Commission Expires April 16, 2023





**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:



# Table of Contents: Attachments 1- 13

## Cover Letter and Executive Summary

- 1) Delineated Map of The Portion of The Property on Which the Community Solar Facility Will Be located
- 2) Proof of Site Control
- 3) Substantiating Evidence That the Roof Is Structurally Able to Support A Solar System
- 4) Proof That the Facility Is Located in An EOZ
- 5) Proof of The Designation of The Area as Being in Need of Redevelopment from A Municipal, County, Or State Entity
- 6) Copy of The Completed Permit Readiness Checklist
- 7) A Screenshot of The EDC Capacity Hosting Map at The Proposed Location
- 8) Substantiating Evidence of Project Cost in The Form of Charts and/or Spreadsheet Models
- 9) Project Maturity Evidence
- 10) Evidence of Experience on Projects Serving LMI Communities or Partnerships with Organizations That Have Experience Serving LMI Communities
- 11) 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
- 12) Evidence That the Proposed Project Is Being Developed with Support and In Consultation with The Community in Which the Project Is Located
- 13) Other Benefits: Electric Vehicle Charging

# Evergreen Energy Solutions

## Program Year 2 Community Solar Pilot Program Application

### For the 1790 Swarthmore Project

#### Cover Letter

Evergreen Energy Solutions (“Evergreen Energy”) together with Excel Corporate Park VII, LLC is applying to own, construct, and operate a Community Solar Project (known as the “The 1790 Swarthmore Project”) within Lakewood Township (“Lakewood”). This project has particular resonance as a **community** solar project. The principals of Evergreen Energy Solutions and Excel Corporate Park VII, LLC live and work in Lakewood and are connected with the communal institutions that serve the Lakewood Jewish community. It is those institutions that are partners in the project and from where we will draw subscribers (as well as from the Lakewood community at large).

We are thrilled at the opportunity to bring solar energy to Lakewood as community residents of Lakewood. The proposed 1790 Swarthmore Project will make an exciting addition to the BPU’s Pilot Program Projects due to several unique attributes:

- **Entirely (100%) Low-and-Moderate Income Customers:**  
Evergreen Energy commits to providing Community Solar participation to exclusively LMI customers – far above the 51% LMI requirement stated in the Rules. Through this feature, the 1790 Swarthmore Project delivers on the Murphy Administration’s commitment to the environmental justice community, going above and beyond the minimum requirements of the Community Solar Pilot Program: to ensure those living in low- and moderate-income communities share in the benefits associated with the state’s clean-energy future.
- **Close-Knit Community:**  
Lakewood Township has distinctive demographics that differentiate its community from others who may be applying to the Community Solar Pilot Program: the percentage of Jewish people in Lakewood is one of the highest for incorporated areas in the U.S., at an estimated 59%. With so much of Lakewood centered on the Orthodox Jewish community (including more than 100 yeshivas and more than 80 synagogues), Evergreen Energy can uniquely engage customers. Please note that this program will be offered in a non-discriminatory manner to all LMI residents of Lakewood. Furthermore, this community is in need of relief: the median income of Lakewood is among the lowest in the state. For example, the Area Median Income around Lakewood is

\$109,400 - in Lakewood independently, the median income is \$48,341 (per American Community Survey 2018 5-Year Estimates).

- Lakewood-focused:

The solar site is within Lakewood, the subscribers will be in Lakewood, the project is owned by residents of Lakewood and will be developed and built by the Lakewood-based firm, Evergreen Energy. The fact that Evergreen Energy, the solar site, and the customers are all in the same Township will increase accountability, visibility, efficiency, and engagement with the Project. As previously mentioned, Evergreen Energy principals are part of the community and this will provide the firm with the relationships, and an important and intimate understanding of the community for the responsible and successful operation of the Project. Please note that this program will be offered in a non-discriminatory manner to all LMI residents of Lakewood.

We look forward to helping make New Jersey a leader in Community Solar for LMI customers. We are available to answer any questions you may have.

## **Executive Summary**

**Evergreen’s application unambiguously satisfies the Evaluation Criteria within BPU’s application at its highest point levels in every BPU evaluation category. Specifically:**

1. Low- and Moderate-Income and Environmental Justice

The application fully satisfies the “Low and moderate Income and Environmental Justice Inclusion” criterion, going above and beyond by **guaranteeing participation of 100% LMI customers.**

2. Siting

With regards to the “Siting” criterion, the Project is located on a rooftop, a “higher preference” site provided for in the Evaluation Criteria. The 1790 Swarthmore Project will earn bonus points for being located in an Economic Opportunity Zone, a Redevelopment Node (according to the NJ State Development and Redevelopment Plan), and An Overburdened Community (according to New Jersey Environmental Justice Law, *N.J.S.A. 13:1D-157*).

See Attachments 1-5.

3. Community and Environmental Justice Engagement

The 1790 Swarthmore Project is imbued with the highest level of “Community and Environmental Justice Engagement.” By its very structure, its owners and targeted subscribers have a level of engagement and the key ingredient that will assure success: trust. To build such trust, the 1790 Swarthmore Project will engage customers through familiar institutions such as yeshivas and

synagogues. Specifically, we have engaged with Bais Rivka Rochel, a school with over 1,000 students, Yeshiva Stolin Karlin, another local community school and Tomchei Shabbos of Lakewood, a local non-profit fighting food-insecurity (see Attachments 10 and 11). Evergreen Energy principals have established relationships with several schools in Lakewood; this relationship provides a unique avenue to engage the members of the community. The Lakewood community puts a very strong emphasis on religious education, and understandably, the schools are at the center of it. To familiarize the community with the 1790 Swarthmore Project, Evergreen Energy will be holding webinars (and in-person meetings when COVID circumstances permit it) hosted by Yeshiva Stolin Karlin. See Attachment 12.

#### 4. Product Offering

The Project fully satisfies the highest “Product Offering” criterion by guaranteeing a minimum of 20% savings, with flexible terms including no cancellation fees and opportunity for customers to leave the Project at any time. The 1790 Swarthmore Project will serve exclusively LMI customers, so there is no product offering to non-LMI subscribers.

#### 5. Other Benefits

In the “Other Benefits” category, the 1790 Swarthmore Project fulfills multiple criteria for a full 10 point score. Upon BPU approval, Evergreen Energy commits to installing public electric-vehicle charging stations on-site, which will be available to our employees who may live in multi-family units that would otherwise not have access to EV charging. Furthermore, the 1790 Swarthmore Project also fulfills BPU’s criteria of energy efficiency co-benefits, as Evergreen commits to provide free ENERGY STAR qualified light bulbs to all subscribers, further helping these customers to lower their energy bill. See Attachment 13. Additionally, the 1790 Swarthmore Project will create 21 jobs (15 construction workers, and 6 on-and-off site project managers).

#### 6. Geographic Limit within EDC service territory

This Application earns the highest possible points for Geographic Limit, as the 1790 Swarthmore Project is located within the Lakewood and will serve the residents of Lakewood.

#### 7. Project Maturity

The 1790 Swarthmore Project earns full points for “Project Maturity” upon award of participation in the Community Solar Pilot Program, as there are no non-ministerial permits required, as confirmed by the Lakewood Township Zoning Officer. See Attachment 8.

Additionally, this project was APPROVED for interconnection by the utility, JCO&L.

Evergreen is fully staffed, resourced, and experienced to expeditiously implement the Project. Evergreen has financing sourced and available with the only contingency for such funding being award by the BPU. Furthermore, the Project can be considered “mature” by the reasoning of the

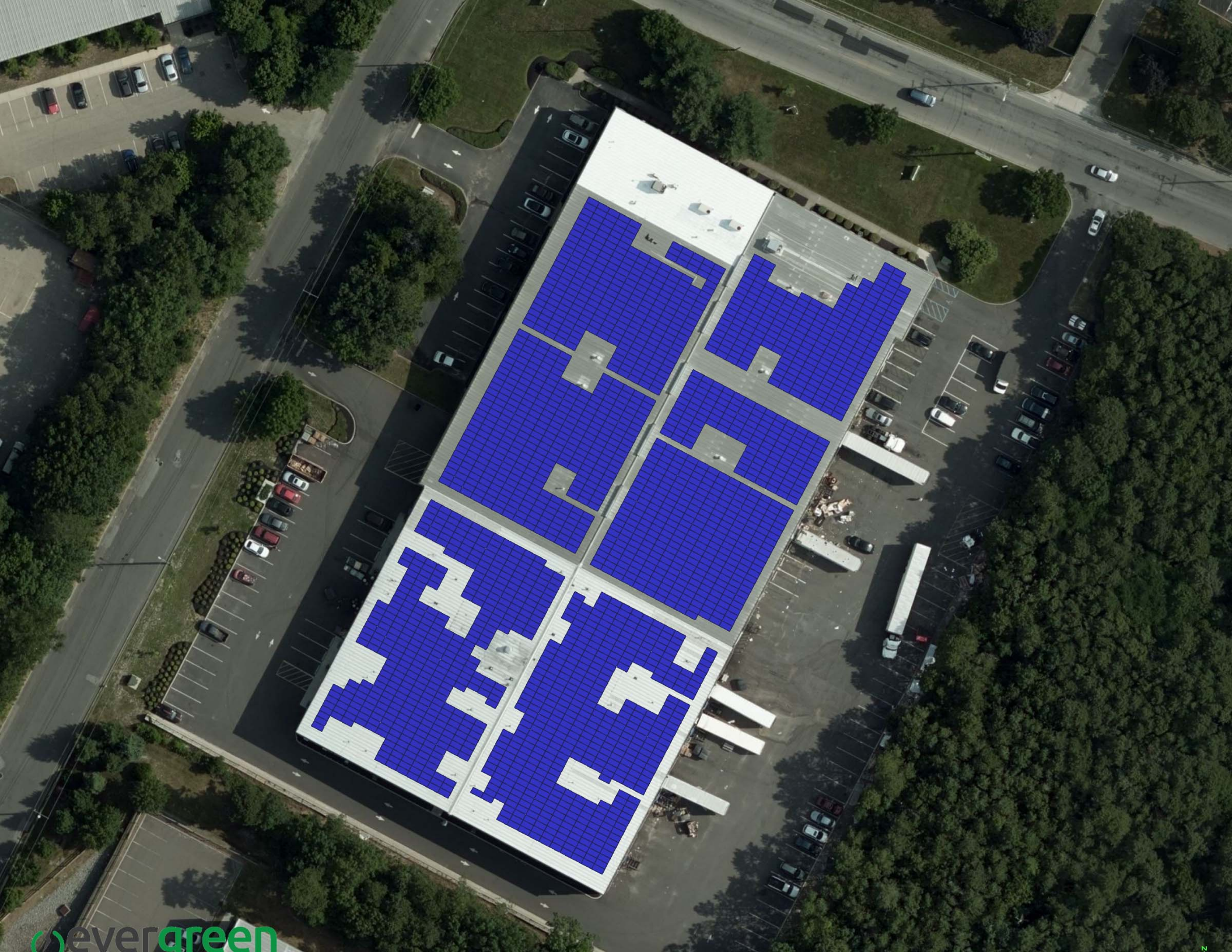
BPU's Order of October 2, 2020, (*N.J.A.C. 14:8-9 et seq.*) which values projects "that are expected to begin providing community solar benefits to subscribers sooner."

Evergreen has completed a comparable solar project, also on a rooftop in Lakewood Township. The fact that Evergreen has already been engaged with the Township on that matter ensures that Evergreen is cognizant of and prepared for the process to accomplish the 1790 Swarthmore Project expeditiously.

Accordingly, Evergreen estimates an 8-month timeline to project completion. This surely fulfills the BPU's preference for projects "that are expected to begin providing community solar benefits to subscribers sooner."

We are excited about delivering benefits to LMI residents and are committed to long term success for the project and the community. Thank you for your consideration.

## Attachment 1- Delineated Map of property





## Attachment 2-

Site Control- Deed of Property showing that Excel Corporate Park VII, LLC owns the building along with the notarized form one of the managing members



Project Owner Certification

The undersigned warrants, certifies, and represents that:

- 1) I, Yitzchok Schreiber (name) am the CEO (title) of the Project Owner Excel Corporate Park VII, 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: 12/31/2020  
 Print Name: YITZCHOK SCHREIBER  
 Title: Manager Company: Excel Corporate Park VII, LLC

Signed and sworn to before me on this 31 day of DEC, 2020

Signature SHOSHANA GITELIS SHOSHANA GITELIS  
 Name NOTARY PUBLIC OF NEW JERSEY  
 Comm. # 50080802  
 My Commission Expires April 16, 2023






Property Owner Certification

The undersigned warrants, certifies, and represents that:

- 1) I, Yitzchok Schreiber (name) am the CEO (title) of the Property Excel Corporate Park VII, 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 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: 12/31/2020  
 Print Name: YITZCHOK SCHREIBER  
 Title: CEO Company: Excel Corporate Park VII, LLC

Signed and sworn to before me on this 31 day of DEC, 2020

  
 Signature SHOSHANA GITELIS  
 Name

SHOSHANA GITELIS  
 NOTARY PUBLIC OF NEW JERSEY  
 Comm. # 50080802  
 My Commission Expires April 16, 2023



COUNTY OF OCEAN  
CONSIDERATION 3,500,000.00  
REALTY TRANSFER FEE 39,825.00  
DATE 7-9-15 BY D. DeLuna

# Deed



INSTR # 2015067546  
OR BK 16128 PG 1970  
RECORDED 07/09/2015 08:28:28 AM  
SCOTT M. COLABELLA, COUNTY CLERK  
OCEAN COUNTY, NEW JERSEY  
RTF TOTAL TAX \$39,825.00

This Deed is made on June 26, 2015

**BETWEEN**

EXCEL CORPORATE PARK II, LLC

whose address is P.O. Box 6219, Freehold, New Jersey 07728

referred to as Grantor,

**AND**

EXCEL CORPORATE PARK VII, LLC

whose address is P.O. Box 6219, Freehold, New Jersey 07728

referred to as Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

- 1. Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of Three Million Five Hundred Thousand Dollars and No Cents (\$3,500,000.00). The Grantor acknowledges receipt of this money.
- 2. Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of the Township of Lakewood, County of Ocean, State of New Jersey Block No. 1603 Lot No. 2 Qualifier No. Account No.

No property tax identification number is available on the date of this Deed. (Check box if applicable.)

- 3. Property.** The Property consists of all the land and all the buildings and structures on the land in the Township of Lakewood, County of Ocean, State of New Jersey. The legal description is:

Please see attached Legal Description annexed hereto and made a part hereof (Check box if applicable).

SUBJECT TO covenants, conditions, restrictions of record, easements and applicable zoning ordinances, if any. Subject also to municipal, county, state and federal health rules and regulations; such state of facts as an accurate survey will disclose; rights, public and private, in roads, streets, or avenues abutting the here-in-above described premises; and to any and all grants to public utility companies pertaining to the here-in-above described premises.

SUBJECT TO a certain Mortgage made by Excel Corporate II, LLC, to TD Bank, NA in the original principal amount of \$2,500,000 recorded June 25, 2014 in the Office of the Clerk of Ocean County in Book 15835 of Official Records at Page 88.

BEING THE SAME premises conveyed to the Grantors herein by deed from Vogelsang Corporation, dated June 6, 2014 and recorded in the Ocean County Clerk's Office on June 25, 2014 in Book 15835 at Page 82.

Prepared by: (print signer's name below signature) |

(For Recorder's Use Only) |

Francis C. Accisano  
FRANCIS C. ACCISANO, ESQUIRE |



**COASTAL TITLE AGENCY, INC.**  
PO Box 740  
Freehold, New Jersey 07728  
Ph: 732 308-1660 / 800 521-0378  
Fax: 732 308-1881  
Website: www.coastaltitleagency.com

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**COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A - 3  
DESCRIPTION**

File No. CT-61374

ALL that certain lot, parcel or tract of land, situate and lying in the Township of Lakewood, County of Ocean, State of New Jersey, and being more particularly described as follows:

BEING known and designated as Lot 2 in Block 1603 as shown on map entitled "Lakewood Industrial Campus Final Major Subdivision, Tax Map Lot 2, Block 1603, Lakewood Township, New Jersey" filed in the Ocean County Clerk's Office on April 27, 1986 on Map No. G-2030.

BEGINNING at a concrete monument to be set at a point of tangency in the southerly sideline of Swarthmore Avenue (60.00 feet wide) of a curve having a radius of 50.00 feet and an arc length of 78.54 feet, connecting said southerly sideline with the easterly sideline of Kenyon Drive (60 feet wide) and from said beginning point running

Along the southerly sideline of Swarthmore Avenue, the following three courses, being Courses 1 through 3 inclusive.

- (1) South 62 degrees 31minutes 00 seconds east 16.65 feet to a monument to be set at a point of curvature; thence
- (2) southeasterly along a curve bearing to the left having a radius of 1030.00 feet, an arc distance of 100.97 feet to a concrete monument to be set at a point of tangency; thence
- (3) South 68 degrees 08 minutes 00 seconds east 243.91 feet to a concrete monument to be set for a corner; thence
- (4) South 27 degrees 29 minutes 00 seconds west 518.82 feet; thence
- (5) North 62 degrees 31 minutes 00 seconds west 410.00 feet to a point in the easterly sideline of Kenyon Drive; thence
- (6) North 27 degrees 29 minutes 00 seconds east 440.00 feet to a point of curvature; thence
- (7) northeasterly along a curve bearing to the right having a radius of 50.00 feet, an arc distance of 78.54 feet to the point and place of Beginning.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 2 in Block 1603 on the Township of Lakewood Tax Map.

*Issued by:*  
**First American Title Insurance Company**

This commitment is invalid unless the insuring provisions and Schedule A and B are attached.



State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**  
(C.55, P.L. 2004)

(Please Print or Type)

**SELLER(S) INFORMATION (See Instructions, Page 2)**

Names(s)

Excel Corporate Park II, LLC

Current Resident Address:

Street: P.O. Box 6219

City, Town, Post Office

Freehold

State

NJ

Zip Code

07728

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

1603

Lot(s)

2

Qualifier

Street Address:

1790 Swarthmore Avenue

City, Town, Post Office

Lakewood

State

NJ

Zip Code

08701

Seller's Percentage of Ownership

100%

Consideration

\$3,500,000

Closing Date

**SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and Non-residents)**

1.  I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2.  The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3.  I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4.  Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5.  Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
6.  The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7.  The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale (see instructions).  
 No non-like kind property received.
8.  Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.
9.  The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10.  The deed being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

**SELLER(S) DECLARATION**

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box,  I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

June 26, 2015

Date

[Signature]

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAVIT

STATE OF NEW JERSEY

FOR RECORDER'S USE ONLY

COUNTY MONMOUTH } SS. County Municipal Code 1515  
MUNICIPALITY OF PROPERTY LOCATION Lakewood

Consideration \$ 3,500,000.00  
RTF paid by buyer \$ 5000  
Date 7-9-15 By [Signature]

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side) XXX-XX-X 5 5 6  
Last three digits in grantee's Social Security Number according to law upon his/her oath,  
Deponent, Santo Pezzotti (Name) being duly sworn  
deposes and says that he/she is the Member in a deed dated 6/26/2015 transferring  
(Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)  
real property identified as Block number 1603 Lot number 2 located at  
1790 Swarthmore Avenue, Lakewood and annexed thereto.  
(Street Address, Town)

(2) CONSIDERATION \$ 3,500,000 (See Instructions #1, #5, and #11 on reverse side)  
Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.

(A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.  
 Class 2 - Residential  
 Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property  
 Class 4A - Commercial properties (if checked, calculation in (E) required below)  
 Cooperative unit (four families or less) (See C. 46:8D-3.) Cooperative units are Class 4C.

(B) Grantee is not required to remit 1% fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below.  
 Property class. Circle applicable class or classes: 1 3B 4B 4C 15  
Property classes: 1-Vacant Land; 3B- Farm property (Qualified); 4B- Industrial properties; 4C- Apartments; 15- Public Property, etc. (N.J.A.C. 18:12-2.2 et seq.)  
 Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.  
 Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and MUST ATTACH COMPLETED RTF-4.

(C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).  
 Property class. Circle applicable class or classes: 1 2 3B 4A 4B 4C 15

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY  
Total Assessed Valuation + Director's Ratio = Equalized Valuation  
Property Class \$ \_\_\_\_\_ + \_\_\_\_\_ % = \$ \_\_\_\_\_  
Property Class \$ \_\_\_\_\_ + \_\_\_\_\_ % = \$ \_\_\_\_\_  
Property Class \$ \_\_\_\_\_ + \_\_\_\_\_ % = \$ \_\_\_\_\_  
Property Class \$ \_\_\_\_\_ + \_\_\_\_\_ % = \$ \_\_\_\_\_

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #6 and #7 on reverse side)  
Total Assessed Valuation + Director's Ratio = Equalized Value  
\$ 3500000 + 86.20 % = \$ 3,017,000  
If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized value.

(3) TOTAL EXEMPTION FROM FEE (See Instruction #8 on reverse side)  
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through Chapter 33, P.L. 2006, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(4) Deponent makes Affidavit of Consideration for Use by Buyer to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 26 day of June 2015.  
[Signature]  
Signature of Deponent  
PO Box 6219, Freehold, NJ  
Deponent Address  
Excel Corporate Park VII, LLC  
Grantee Name  
PO Box 6219, Freehold, NJ  
Grantee Address at Time of Sale  
Name/Company of Settlement Officer

FRANCIS C. ACCISANO  
ATTORNEY AT LAW OF NEW JERSEY

County recording officers: forward one copy of each RTF-1EE to:

STATE OF NJ - DIVISION OF TAXATION  
PO BOX 251  
TRENTON, NJ 08695-0251  
ATTENTION: REALTY TRANSFER FEE UNIT

FOR OFFICIAL USE ONLY  
Instrument Number \_\_\_\_\_ County 0603  
Deed Number \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_  
Deed Dated 6-26-15 Date Recorded 7-9-15

The Director, Division of Taxation, Department of the Treasury has prescribed this form, as required by law. It may not be altered or amended without prior approval of the Director. For further information on the Realty Transfer Fee or to print a copy of this Affidavit or any other relevant forms, visit: [www.state.nj.us/treasury/taxation/lpt/localtax.shtml](http://www.state.nj.us/treasury/taxation/lpt/localtax.shtml)

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)  
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY Ocean } SS. County Municipal Code  
1515

FOR RECORDER'S USE ONLY	
Consideration	\$ <u>2,500,000.00</u>
RTF paid by seller	\$ <u>39,825.00</u>
Date	<u>7-9-15</u> By <u>D. Allen</u>

MUNICIPALITY OF PROPERTY LOCATION Lakewood \*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)  
Deponent, Bernard N. Hochberg, being duly sworn according to law upon his/her oath,  
(Name)  
deposes and says that he/she is the Managing Member in a deed dated \_\_\_\_\_ transferring  
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)  
real property identified as Block number 1603 Lot number 2 located at  
1790 Swarthmore Avenue, Lakewood and annexed thereto.  
(Street Address, Town)

(2) CONSIDERATION \$ 3,500,000.00 (Instructions #1 and #5 on reverse side)  no prior mortgage to which property is subject.

(3) Property transferred is Class 4A (4B) 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:  
(See Instructions #5A and #7 on reverse side)  
Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation  
3500000 + 86.20 % = \$ 3,017,000

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)  
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)  
NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

A. SENIOR CITIZEN Grantor(s)  62 years of age or over. \* (Instruction #9 on reverse side for A or B)  
B. BLIND PERSON Grantor(s)  legally blind or;  
DISABLED PERSON Grantor(s)  permanently and totally disabled  receiving disability payments  not gainfully employed\*  
Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:  
 Owned and occupied by grantor(s) at time of sale.  Resident of State of New Jersey.  
 One or two-family residential premises.  Owners as joint tenants must all qualify.

\*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.  
C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)  
 Affordable according to H.U.D. standards.  Reserved for occupancy.  
 Meets income requirements of region.  Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side)  
 Entirely new improvement.  Not previously occupied.  
 Not previously used for any purpose.  NEW CONSTRUCTION printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)  
 No prior mortgage assumed or to which property is subject at time of sale.  
 No contributions to capital by either grantor or grantee legal entity.  
 No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 26 day of June, 2015  
Francis C. Accisano  
FRANCIS C. ACCISANO, ESQUIRE  
Attorney at Law of New Jersey  
Signature of Deponent: Bernard N. Hochberg Grantor Name: Bernard N. Hochberg, Managing Member  
P.O. Box 6219 P.O. Box 6219  
Freehold, New Jersey 07728 Freehold, New Jersey 07728  
Deponent Address Grantor Address at Time of Sale  
XXX-XXX- 679  
Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY	
Instrument Number	County <u>Ocean</u>
Deed Number	Book _____ Page _____
Deed Dated <u>6-26-15</u>	Date Recorded <u>7-9-15</u>

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to: STATE OF NEW JERSEY  
PO BOX 251  
TRENTON, NJ 08695-0251  
ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at: [www.state.nj.us/treasury/taxation/lpt/localtax.htm](http://www.state.nj.us/treasury/taxation/lpt/localtax.htm)



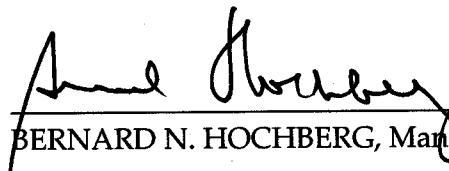
The street address of the Property is: 1790 Swarthmore Avenue, Lakewood, New Jersey 08701.


4. **Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

5. **Signatures.** The Grantor signs this Deed as of the date of the top of the first page. (Print name below each signature).

Witnessed By:

EXCEL CORPORATE PARK II, LLC

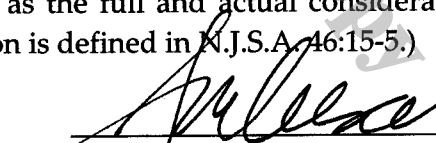
 (Seal)  
BERNARD N. HOCHBERG, Managing Member

  
FRANCIS C. ACCISANO  
Attorney at Law of New Jersey

STATE OF NEW JERSEY  
ss.  
COUNTY OF MONMOUTH

I CERTIFY that on June 26, 2015, Bernard N. Hochberg personally came before me and stated to my satisfaction that this person:

- (a) was the maker of this Deed;
- (b) was authorized to and did execute this Deed as a Managing Member of the entity named in this instrument; and
- (c) made this Deed for \$3,500,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

  
FRANCIS C. ACCISANO  
Attorney at Law of New Jersey

RECORD AND RETURN TO:  
FRANCIS C. ACCISANO, ESQUIRE  
80 West Main Street  
Freehold, New Jersey 07728

Attachment 3-  
Structural Suitability- Substantiating Evidence

## Design Data Summary Sheet

1790 Swarthmore, Lakewood, NJ

### A. Existing Drawing Information

1. Building joists/steel beams – exist. drawings not available –measurements by J. Marx.
2. Roof – Standing Seam Roofing

### B. Design Loads for Building Roof

1. Governing Design Code

Governing Building Code: IBC Building Code Year: 2018 & ASCE 7-16  
Occupancy Category: II (Std. Occupancy)

2. Roof Live Load

Existing Est. Live Load (LL) = 25 pounds per square foot (psf)

Where solar modules are located there will be no roof live load.

3. Roof Snow Load

Roof Snow Load with Solar Photovoltaic (PV) modules

Snow Load Coefficient ( $C_e$ ) = 1.0

Thermal Factor ( $C_t$ ) = 1.1

Snow Importance Factor ( $I_s$ ) = 1.0

Ground Snow Load ( $P_g$ ) = 20 psf

$P_f = 0.7 * C_e * C_t * I_s * P_g = 15.4$  psf

Rain-on-Snow Surcharge = 5.0

$P_f + \text{Surcharge} = 20.4$

ASCE 7-16 Min. Flat Roof = 20 psf

Roof Snow Load (SL) = 20.5 psf (Roundup)

4. Wind Load

Wind Exposure Category: B

Wind Velocity Pressure Exposure Coef. ( $K_z$ ): 0.70

Wind Topographic Factor ( $K_{zt}$ ) = 1.0

Wind Directionality Factory ( $K_d$ ) = 0.85

Wind Velocity (V) miles per hour = 129

Building Wind Load ( $q_z$ ) =  $0.00256 * K_z * K_{zt} * K_d * V^2 * 0.6 = 15.2$  psf (ASD)

Wind Pressure Coefficients and the design pressures shall be applied per ASCE 7-16

1790 Swarthmore, Lakewood, NJ

5. Dead Load

Existing (DL) Building System Weight of Roofing, Insulation & Joist Framing and Collateral Load = 11.5 psf

Solar PV panel weight = 4.0 psf  
Actual solar weight < 4.0 psf

6. Load Combinations

Load combination used to design roof framing structural members

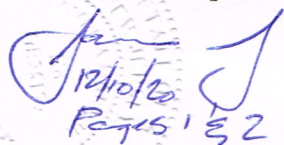
New SL 20.5 # + PV 4.0 # + DL 11.5 # = 36 psf < Existing Capacity

Existing LL 25 # + DL 11.5 # = 36.5 psf

Existing Capacity = > 45 psf

7. Conclusion

The existing building structure is adequate to support the additional 4.0 psf of PV system.  
Use S-5! Clamps at 4'-0" spacing for attachment of solar rails.



Photos  
Pages 1 & 2

James A. Marx, Jr.  
Professional Engineer  
NJ Professional Engineer License No. GE 25179

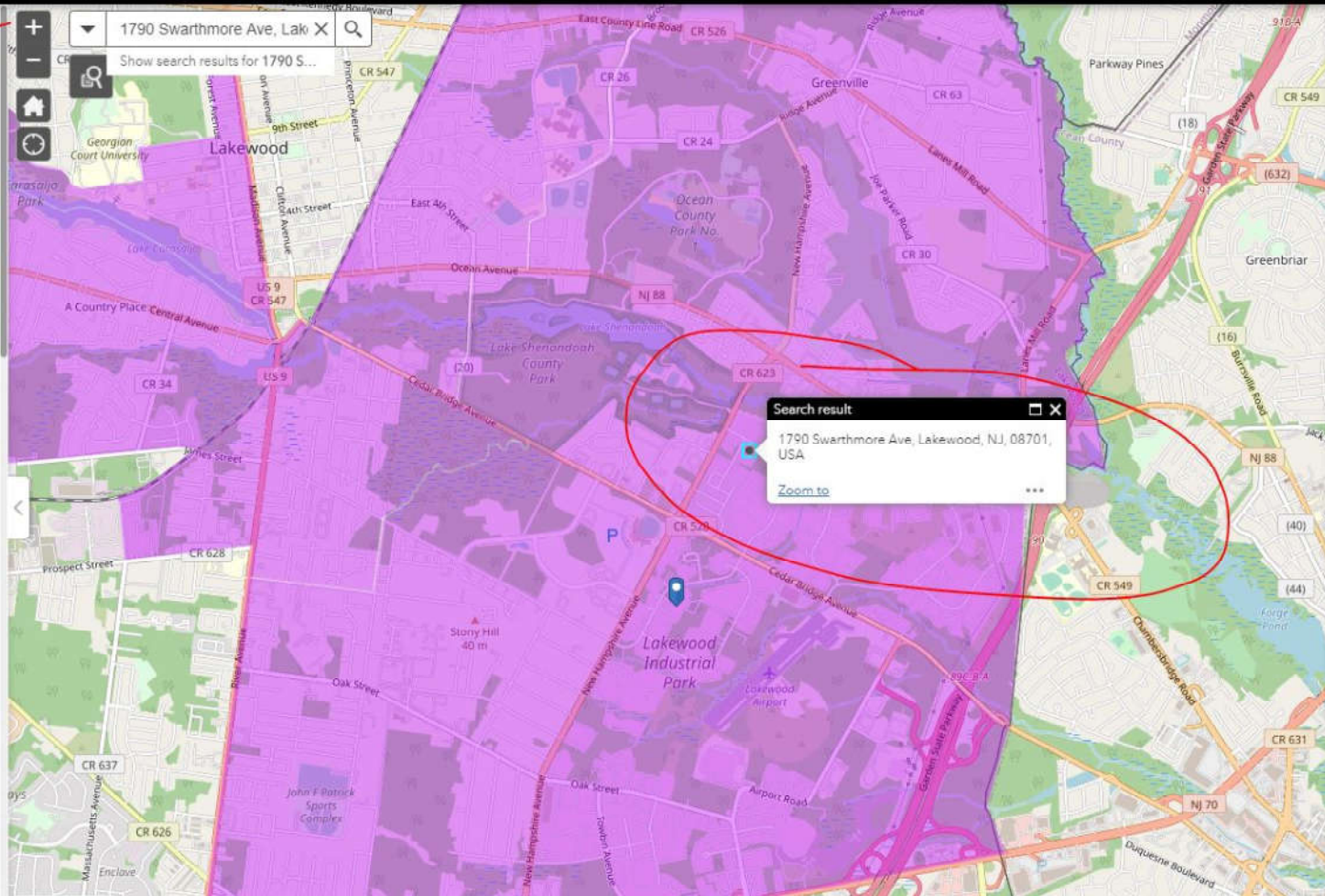
## Attachment 4-

Proof that the site is in an economic opportunity zone

# DCA NJ Community Asset Map

NJ Department of Community Affairs

- Layers**
- Opportunity Zones
  - Opportunity Zone Projects
  - Colleges and Universities
  - Medical Facilities
  - Entertainment and Sporting Venues
  - Arts Venues
  - Collaborative Work Spaces and Incubators
  - Libraries
  - Major Power Plants
  - Marinas
  - Ports
  - Ferry Terminals
  - Airports
  - Intermodal Facilities
  - Transit Parking
  - Bus Terminals
  - Train Stations
  - Train Stations Half Mile Buffer
  - Transit Villages Half Mile Buffer



## Map Help

- Find address or location
  - Enter an address or location
  - Zoom in and out
  - Zoom to the State
  - Zoom to your current location
  - Run a query
  - Turn layers on and off
  - Slide rule to see all the layers
  - Search for layers
  - Click on the map for information about each layer
  - More options for each layer
  - Open Attribution
- In addition, the following actions are available:
- Show a legend for the map
  - Create a report of features on the map (by address, drawing, or Opportunity Zones)
  - Select features on the map

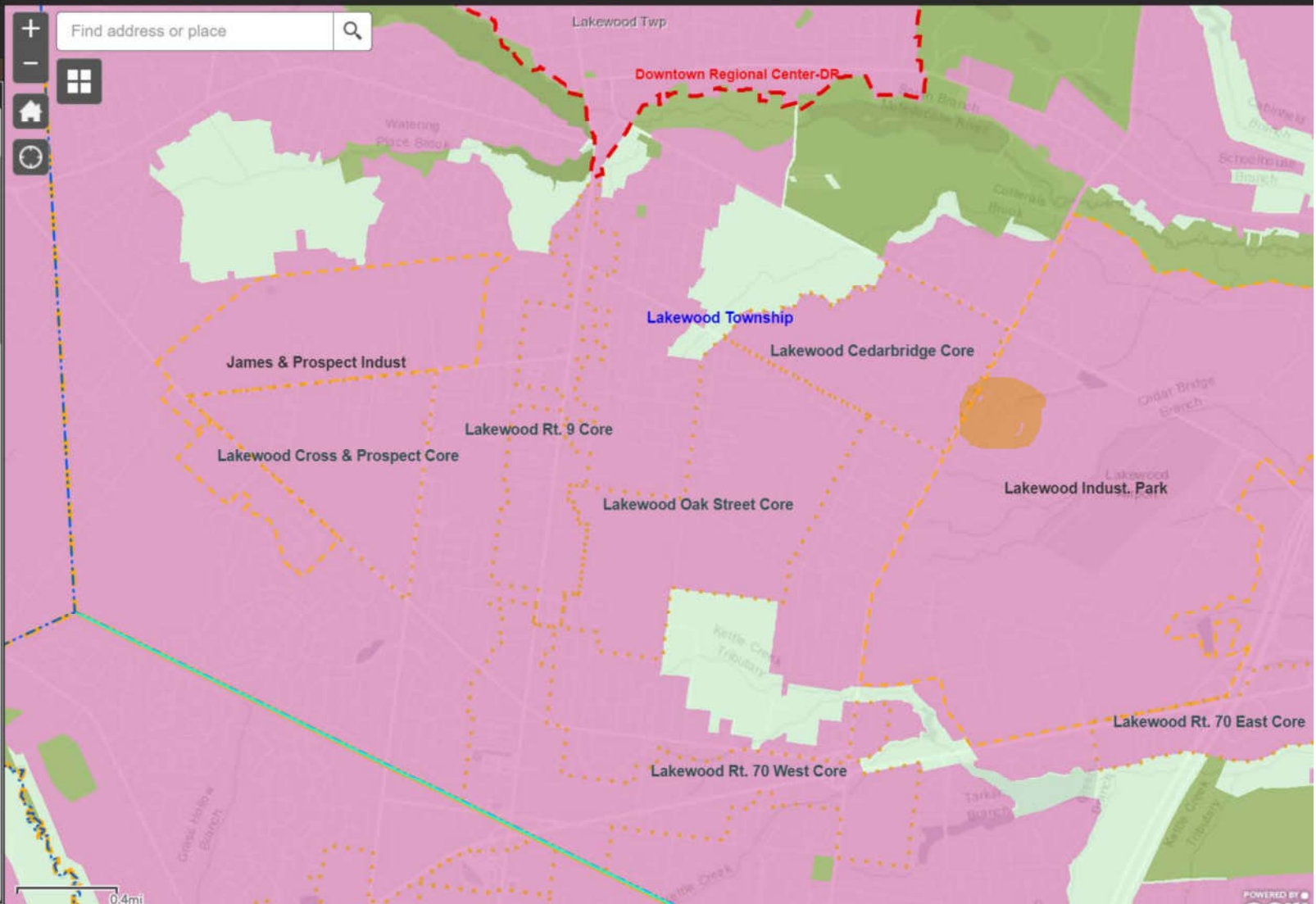
## Attachment 5

Proof of the Designation of the Area as Being in Need of Redevelopment from A Municipal, County, or State Entity

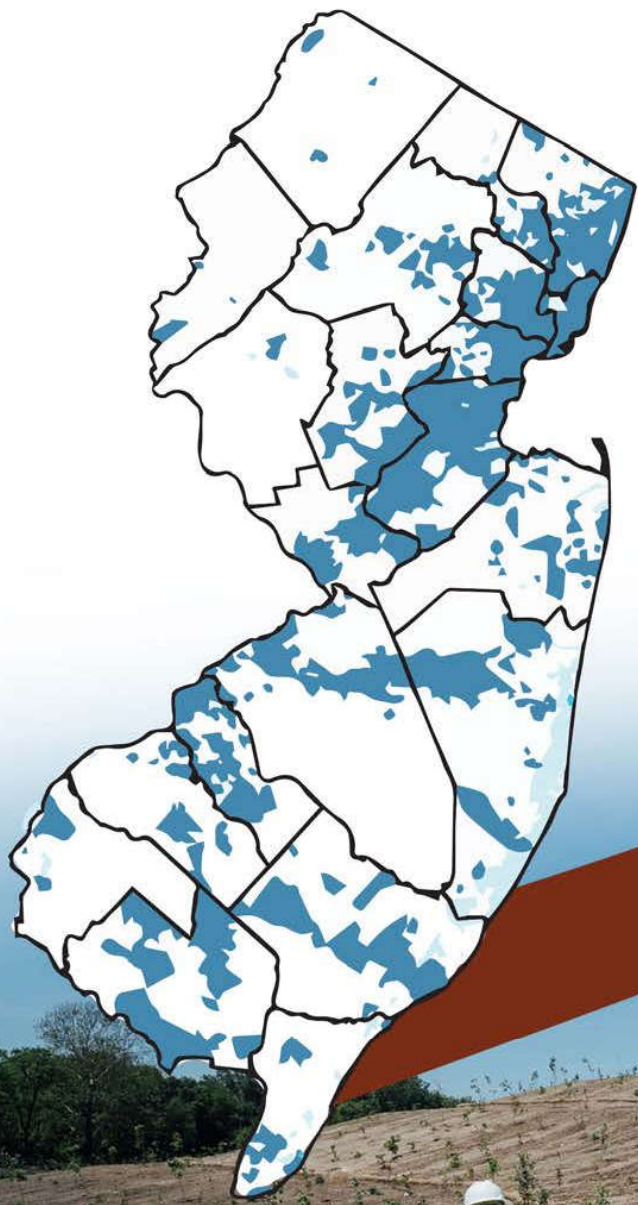
1. Screenshot of the Map of the Redevelopment Zone
2. Document listing Lakewood as an overburdened community

Layer List

- Municipal Boundary
- Municipal Names
- Parcels
- Endorsed Municipality Boundaries of the State Development and Redevelopment Plan
- Designated Center Boundaries of the State Development and Redevelopment Plan
- Core Boundaries of the State Development and Redevelopment Plan
- Node Boundaries of the State Development and Redevelopment Plan
- NJ Pinelands Area Boundary
- NJ Pinelands Area
- Highlands Preservation Area Boundary







**Defining**  
Environmental  
Justice

1991

**Seeking**  
Environmental  
Justice

1960s

**Affirming**  
Environmental  
Justice

1994

**Launching**  
Environmental  
Justice

2004

**Reaching for**  
Environmental  
Justice

2018

**Furthering**  
Environmental  
Justice

2020

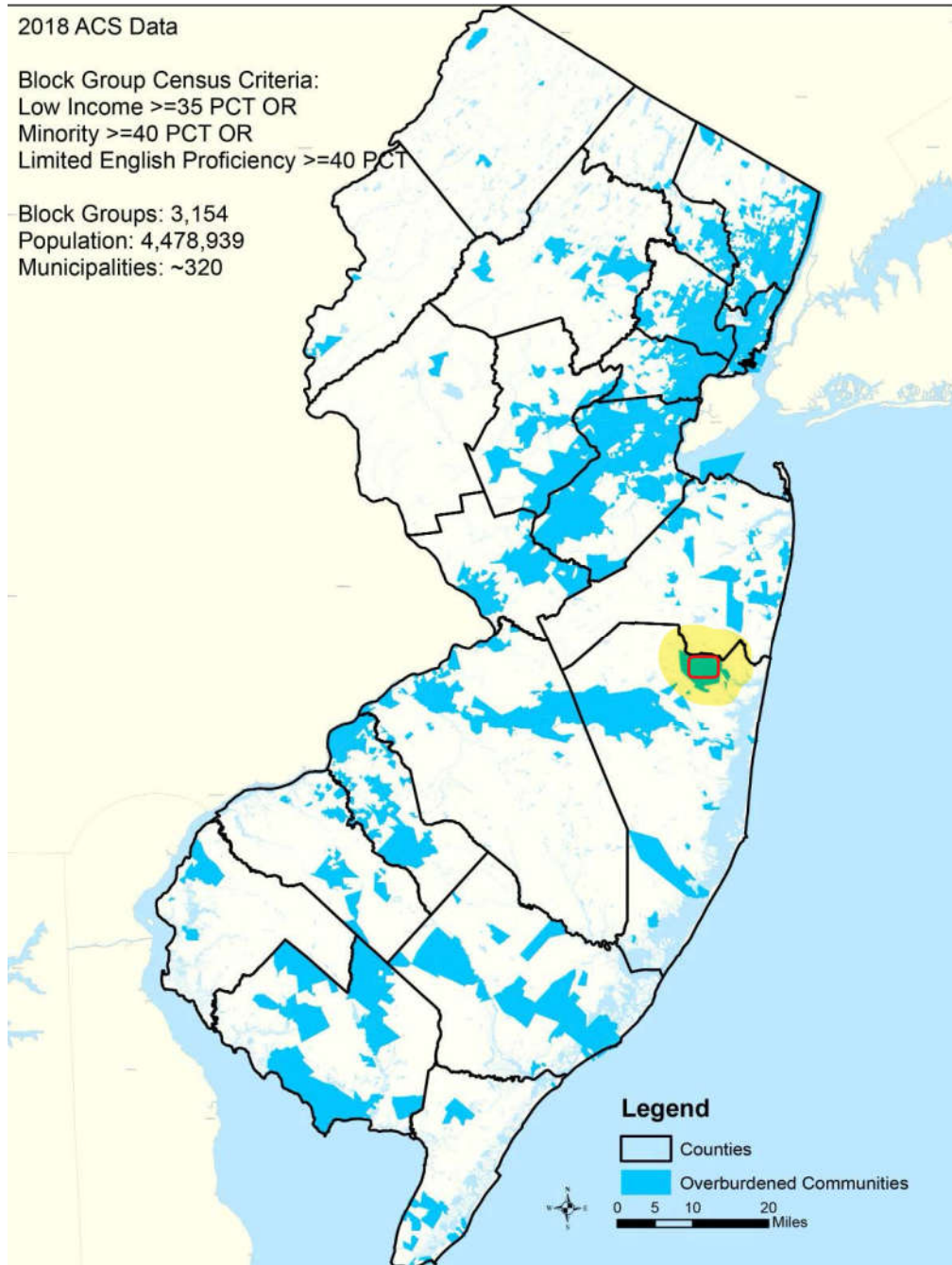
**Furthering the Promise:**  
A Guidance Document for  
Advancing Environmental Justice  
Across State Government



September 2020



## NEW JERSEY'S OVERBURDENED COMMUNITIES

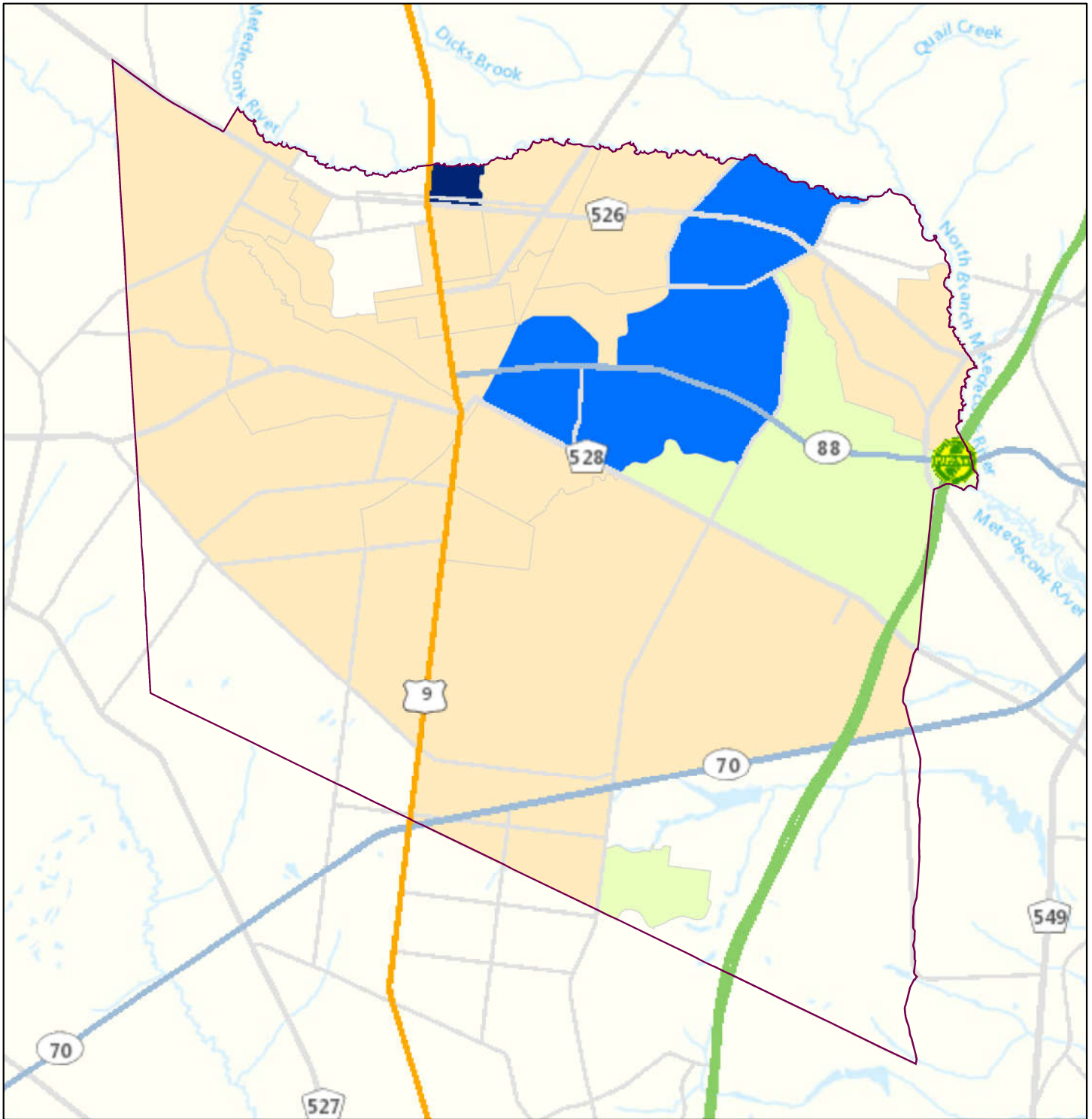


**Map 1:** Census block groups that meet any criteria for overburdened communities in the recently signed environmental justice law: low-income OR minority OR limited English proficiency.

MUNICIPALITY	COUNTY	Percent of Population Meeting Any Criteria	Percent of Population Meeting Low Income Criteria	Percent of Population Meeting Minority Criteria	Percent of Population Meeting Limited English Proficiency Criteria
HAZLET TWP	MONMOUTH	3.6	3.6		
HIGHLAND PARK BORO	MIDDLESEX	47.7	13.9	47.7	
HIGHLANDS BORO	MONMOUTH	21.5	21.5		
HIGHTSTOWN BORO	MERCER	70.3	44.9	70.3	
HILLSBOROUGH TWP	SOMERSET	38.3		38.3	
HILLSIDE TWP	UNION	100.0	22.2	100.0	
HOBOKEN CITY	HUDSON	14.1	10.5	12.4	
HOLMDEL TWP	MONMOUTH	16.8		16.8	
HOPEWELL TWP	CUMBERLAND	27.1	27.1		
HOWELL TWP	MONMOUTH	2.6		2.6	
IRVINGTON TWP	ESSEX	100.0	77.4	100.0	3.0
JAMESBURG BORO	MIDDLESEX	48.1		32.4	15.7
JERSEY CITY	HUDSON	99.2	50.3	99.2	0.7
KEANSBURG BORO	MONMOUTH	51.7	51.7	14.2	
KEARNY TOWN	HUDSON	89.9	32.9	89.9	
KENILWORTH BORO	UNION	30.8	9.7	30.8	
KEYPORT BORO	MONMOUTH	40.0	28.8	11.2	
LACEY TWP	OCEAN	7.8	7.8		
LAKEHURST BORO	OCEAN	67.2	67.2	19.2	
LAKEWOOD TWP	OCEAN	89.5	89.5	14.4	
LAWNSIDE BORO	CAMDEN	100.0	12.7	100.0	
LAWRENCE TWP	CUMBERLAND	41.2	41.2		
LAWRENCE TWP	MERCER	42.5	9.5	42.5	
LEONIA BORO	BERGEN	100.0	12.4	100.0	4.7

# Overburdened Communities Under the New Jersey Environmental Justice Law

## Ocean County Lakewood Township





This map identifies Overburdened Communities under the New Jersey Environmental Justice Law, N.J.S.A. 13:1D-157. An overburdened community is any census block group, as determined in accordance with the most recent United States Census, in which: (1) at least 35 percent of the households qualify as low-income households; (2) at least 40 percent of the residents identify as minority or as members of a State recognized tribal community; or (3) at least 40 percent of the households have limited English proficiency. For more information please visit <https://www.nj.gov/dep/ei/communities.html>

Disclaimer: The boundary information in the TIGER/Line Shapefiles used for the maps are for statistical data collection and tabulation purposes only; their depiction and designation does not constitute a determination of jurisdictional authority or rights of ownership or entitlement and they are not legal land descriptions.

### Legend

- Lakewood Township
- Overburdened Community Criteria**
- Minority
- Low Income and Minority
- Low Income
- Low Income, Minority, and Limited English
- Low Income and Limited English
- Minority and Limited English


  
 0 0.5 1 Miles
   

 Date: 1/18/2021

## Attachment 6

### Copy of The Completed Permit Readiness Checklist

The 1790 Swartmore Ave Project does not need to submit a Permit Readiness Checklist to the NJDEP, as the solar is sited on a rooftop. For the sake of Application completeness the Checklist is attached

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION

OFFICE OF PERMITTING & PROJECT NAVIGATION

**PERMIT READINESS CHECKLIST**

Completion of this form will assist the Department in determining what permits might be needed to authorize a project and to ensure 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.<sup>1</sup>

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 \_\_\_
2. Consultant/Contact Information (if any) \_\_\_
3. Name/Address of Prospective Applicant \_\_\_  
Address/tel./fax \_\_\_  
Company Name \_\_\_  
Address/tel./fax \_\_\_

Does the applicant own the property? \_\_\_\_\_

If the applicant is not the property owner, please provide contact information for the property owner and evidence of having property owner permission to use the property for the proposed project. \_\_\_\_\_

4. Does the project have any existing NJDEP ID#s assigned? (i.e., Case number, Program Interest (PI)#, Program ID#) \_\_\_\_\_ If yes, please provide \_\_\_\_\_

**B. PROPOSED PROJECT LOCATION**

Street Address/munic. \_\_\_  
County \_\_\_ Zip Code \_\_\_  
Block No. \_\_\_ Lot No. \_\_\_  
X Coordinate in State Plane (project centroid) \_\_\_  
Y Coordinate in State Plane (project centroid) \_\_\_

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<sup>1</sup> 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.

**C. PROPOSED ACTIVITY DESCRIPTION AND SCHEDULE**

1. Project Type: \_\_\_ New Construction \_\_\_ Brownfield Redevelop. \_\_\_  
Alternative Energy \_\_\_ Other (Please describe) \_\_\_
- a) Estimated Schedule: Date permits needed or desired by, beginning construction date; construction completion, and operation of facility date: \_\_\_
  - b) Funding Source: Is any Federal Funding being used for this project? \_\_\_  
State Funding over 1 million dollars? \_\_\_  
Is funding secured at this time? \_\_\_ Is funding conditional? \_\_\_ If so, on what? \_\_\_
  - c) Is the project contingent on receiving the identified funding? \_\_\_  
If yes, explain \_\_\_
  - d) What DEP permits do you think you need for this project? (The Department will confirm this through the PRC process). \_\_\_
2. For additional guidance on Department permits, please refer to the New Jersey Department of Environmental Protection's website at <https://www.nj.gov/dep/>
- a) Which Department(s), Bureau(s), and staff have you contacted regarding your proposed project? \_\_\_\_\_
  - 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.  
\_\_\_\_\_
  - 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) \_\_\_\_\_
    - 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 [Megan.Brunatti@dep.nj.gov](mailto:Megan.Brunatti@dep.nj.gov) and [David.Pepe@dep.nj.gov](mailto:David.Pepe@dep.nj.gov) and one (1) copy via mail<sup>2</sup> with the following items if available:
- (a) The completed Permit Readiness Checklist;

<sup>2</sup> Submit to New Jersey Department of Environmental Protection  
Office of Permitting and Project Navigation  
P.O. Box 420, Mail Code 07J  
Trenton, New Jersey 08625  
Street Location: 401 East State Street, 7<sup>th</sup> Floor  
Telephone Number:(609) 292-3600

- (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)<sup>3</sup>;
- (e) Aerial photos/GIS information regarding the site;
- (f) A site map including any known environmental features (wetlands, streams, buffers, etc<sup>4</sup>);
- (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 designed 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.

**NATURAL AND HISTORIC RESOURCES (609) 292-3541**

Is any portion of the project site on land owned or administered by the NJDEP? \_\_\_\_\_

If yes, please visit

[https://www.nj.gov/dep/greenacres/pdf/Request\\_to\\_Use\\_NJDEP\\_Property\\_2019.pdf](https://www.nj.gov/dep/greenacres/pdf/Request_to_Use_NJDEP_Property_2019.pdf) for information on initiating a request to use NJDEP property. The submission of a request to use NJDEP property is a prerequisite to the scheduling of a pre-application meeting.

**Green Acres Program (609) 984-0631**

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

Is any part of the project site on land that is subject to a Green Acres restriction? \_\_\_\_\_ If yes, please describe. \_\_\_\_\_

Does the project require the use of property funded with federal Land and Water Conservation Funding? \_\_\_\_\_ If yes, please describe. \_\_\_\_\_

Does the project include activities that are under the jurisdiction of the Watershed Property Review Board? \_\_\_\_\_ If yes, please describe. \_\_\_\_\_

Has the Watershed Property Review Board made a jurisdictional determination for the project site? \_\_\_\_\_

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

<sup>4</sup> NJGIS information



**Office of Leases & Concessions: 609-633-7860**

Is the temporary use of DEP lands administered by the Divisions of Parks & Forestry and/or Fish & Wildlife required for pre-construction, construction and/or post construction activities? \_\_\_\_\_  
If yes, please describe. \_\_\_\_\_

**Division of Parks and Forestry: State Forestry Services (609) 292-2520**  
<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? \_\_\_\_\_  
If so, how many acres? \_\_\_\_\_

**State Historic Preservation Office – SHPO (609) 984-0176**  
<https://www.nj.gov/dep/hpo/>

Is the site a Historic Site or district on or eligible for the State or National registry? \_\_\_\_\_  
Will there be impacts to buildings over 50 years old? \_\_\_\_\_  
Are there known or mapped archeological resources on the site? \_\_\_\_\_

**Division of 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? \_\_\_\_\_

Threatened and Endangered Species Program

Are there records of any Threatened and Endangered species, plant, or animal in this project area? \_\_\_\_\_  
Will the proposed development affect any areas identified as habitat for Threatened or Endangered Species? \_\_\_\_\_

**DIVISION OF LAND RESOURCE PROTECTION (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 regard to location and impacts to regulated features:

Water courses (streams) \_\_\_\_\_

State Open Waters? \_\_\_\_\_

Freshwater Wetlands and/or freshwater wetland transition areas? \_\_\_\_\_

Flood Hazard areas and/or riparian buffers \_\_\_\_\_

Waterfront development areas \_\_\_\_\_

Tidally Flowed Areas \_\_\_\_\_

Bureau of Tidelands Management: \_\_\_\_\_

[http://www.nj.gov/dep/landuse/tl\\_main.html](http://www.nj.gov/dep/landuse/tl_main.html)

The CAFRA Planning Area? \_\_\_\_\_

<https://www.nj.gov/dep/gis/geoweb splash.htm>

**SITE REMEDIATION & WASTE MANAGEMENT PROGRAM (609) 292-1250**

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

**Site Remediation (609) 292-1251**

Is the project located on or adjacent to a known or suspected contaminated site? \_\_\_\_\_

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

Is the project within a designated Brownfield Development Area? \_\_\_\_\_

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

Has a No Further Action Letter or Response Action Outcome been issued for the entire project area?  
\_\_\_\_\_

Were any engineering or institutional controls implemented as part of a remedial action for discharges at the site? What is the status as to compliance with the biennial certification requirements and a remedial action permit, if applicable? \_\_\_\_\_

What is the current status of the remediation for other areas of concern for which a No Further Action Letter or a Response Action Outcome has not been issued? (Please include remedial phase, media affected, contaminant(s) of concern and whether the contamination is on or offsite.) \_\_\_\_\_

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

Is the applicant a responsible party for discharges at the site? \_\_\_\_\_

Upon taking title to the site, would the applicant become either a responsible party for contamination at the site or a person responsible for conducting the remediation? \_\_\_\_\_

Has the remedial status of this site triggered Direct Oversight pursuant to N.J.S.A. 58:10C-27 and N.J.A.C. 7:26C-14, and if so, has the applicant complied or how does the applicant intend to comply?  
\_\_\_\_\_

**Solid and Hazardous Waste Management (609) 633-1418**

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

Does the project receive, utilize, or transport solid or hazardous wastes? \_\_\_\_\_

Will the project involve the disposing of hazardous Substances per 40 CFR part 261 and NJAC 7:26?  
\_\_\_\_\_

Will the project include operation of a solid waste facility according to N.J.A.C. 7:26-1-et seq.? \_\_\_\_\_

Is the project a solid waste facility or recycling center? \_\_\_\_\_

Is the project included in the appropriate county Solid Waste Management Plan? \_\_\_\_\_ Explain \_\_\_\_\_

Is the project located on a landfill that will be redeveloped for human occupancy? \_\_\_\_\_ If yes, is there an approved Landfill Closure Plan? \_\_\_\_\_

**WATER RESOURCE MANAGEMENT (609) 292-4543**

**DIVISION OF WATER QUALITY (609) 292-4396**

**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. \_\_\_\_\_

**Non-Point Pollution Control (609) 633-7021**

[http://www.nj.gov/dep/dwq/bnpc\\_home.htm](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. This Program does not issue NJPDES-DGW permits for remediation operations.

**Groundwater Discharge**

1. Will the project/facility have a sanitary wastewater design flow which discharges to groundwater in excess of 2,000 gallons per day? \_\_\_\_\_
2. Will the project/facility generate a discharge to groundwater of industrial wastewater in any quantity? \_\_\_\_\_
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? \_\_\_\_\_

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<sup>-7</sup> 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? \_\_\_\_\_

**Stormwater Program (609) 633-7021**

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

[https://www.nj.gov/dep/dwq/ispp\\_home.html](https://www.nj.gov/dep/dwq/ispp_home.html)

Will your site activity disturb more than one acre? \_\_\_\_\_

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

Does your facility have an existing NJPDES permit for discharge of stormwater to surface groundwater? \_\_\_\_\_

Is your facility assigned one of the following Standard Industrial Classification (SIC) Codes? \_\_\_\_\_  
(To determine your SIC Code, see the box "Industry Code" on your New Jersey Department of Labor Quarterly Contribution Report.)

**Pretreatment and Residuals program (609) 984-**

<https://www.nj.gov/dep/dwq/bpr.htm>

Will the project involve the discharge of industrial/commercial wastewater to a publicly owned treatment works (POTW)? \_\_\_\_\_

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. \_\_\_\_\_

**DIVISION OF WATER SUPPLY & GEOSCIENCE (609) 292-7219**

**Safe Drinking Water Program (609) 292-2957**

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

Is the project located within an existing water purveyor service area? If yes, which one? \_\_\_\_\_

Does the purveyor have adequate firm capacity and allocation to support project demand? See <https://www.state.nj.us/dep/watersupply/pws.html> for details of the water system capacity. \_\_\_\_\_

Do water pipes currently extend to the project location? \_\_\_\_\_

If not, is it located within a franchise area? \_\_\_\_\_

Does the project have an approved Safe Drinking Water main extension permit? \_\_\_\_ If so, what is the permit number?

Does the water purveyor hold a Safe Drinking Water Main Master Permit?

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. \_\_\_\_

**Water Allocation Program (609) 984-6831**

<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? \_\_\_\_

Is the project located within an area of critical water supply concern? \_\_\_\_

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? \_\_\_\_

**New Jersey Geological and Water Survey (609) 984-6587**

<https://www.nj.gov/dep/njgs/>

Will the project involve the following;

- development of a new water supply source? \_\_\_\_
- require aquifer testing? \_\_\_\_
- involve an existing or abandoned mine? \_\_\_\_
- involve geothermal or offshore energy? \_\_\_\_
- involve subsurface sequestration in geological formations? \_\_\_\_
- acid soils at the project site? \_\_\_\_
- geologic hazards of concern at the project site? \_\_\_\_
- within a karst area? \_\_\_\_
- adversely affect groundwater recharge? \_\_\_\_
- cross any steep slopes? \_\_\_\_

**DIVISION OF WATER MONITORING AND STANDARDS (609) 292-1623**

**Bureau of Environmental Analysis, Restoration and Standards (609) 633-1441**  
**Water Quality Management Planning Program**

Based on the information provided under the Division of Water Quality section:

1. Does the project involve a new, expanded or relocated wastewater treatment facility not identified in the applicable Water Quality Management (WQM) Plan? \_\_\_\_
2. For projects conveying wastewater to an on-site or off-site wastewater treatment facility or treatment works, is any portion of the project site located outside the sewer service area? \_\_\_\_
3. For projects located within an assigned sewer service area, will any wastewater flow generated from the project site be conveyed to a facility other than the assigned facility? \_\_\_\_

\*If the answer to any of the questions above is yes, the project is inconsistent with the applicable WQM Plan and a WQM Plan amendment may be required before any DEP permits can be issued.\*

**AIR QUALITY, ENERGY & SUSTAINABILITY (609) 984-1484**

**DIVISION OF AIR QUALITY (609) 633-2829**

<https://www.nj.gov/dep/daq/>

Will activity at the site release substances into the air? \_\_\_\_\_

Does the project require Air Preconstruction permits per N.J.A.C. 7.27-8.2(c)? \_\_\_\_\_

Will your project require Air Operating permits (N.J.A.C. 7:27--22.1)? \_\_\_\_\_

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? \_\_\_\_\_

Will the project emit hazardous air pollutants and/or toxic substances above reporting thresholds listed in NJAC7:27-17?  
\_\_\_\_\_

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?  
\_\_\_\_\_

Will the project have potential for off-site odors and/or dust impact? \_\_\_\_\_

**Air Quality Planning (609) 292-6722**

<https://www.state.nj.us/dep/baqp/>

All counties in New Jersey are in nonattainment for the United States Environmental Protection Agency's (USEPA's) 2008 and 2015 ozone National Ambient Air Quality Standards (NAAQS). Thirteen counties (Bergen, Essex, Hudson, Mercer, Middlesex, Monmouth, Morris, Passaic, Somerset and Union) in New Jersey are in maintenance for the USEPA's 2006 fine particulate matter (PM2.5) NAAQS. The USEPA promulgated the federal General Conformity regulation (40 CFR 93, Subpart B), which was established under the Clean Air Act (Section 176 (c)(4)), to ensure that actions taken by federal agencies do not interfere with a state's plans to attainment/maintain the NAAQS. If you answer "yes" to any of the questions below, the project (or a portion of the project) may require a General Conformity Applicability Analysis and possibly a General Conformity Determination. For more information, please see the USEPA's General Conformity website at: <https://www.epa.gov/general-conformity>

Is there a "lead" federal agency for this project? \_\_\_\_\_

Does this project receive federal support or financial assistance? \_\_\_\_\_

Does this project require a federal approval, license or permit? \_\_\_\_\_

**DIVISION OF CLIMATE, CLEAN ENERGY & RADIATION PROTECTION (609) 633-7964**

<https://www.nj.gov/dep/dess/index.html>

**Renewable Energy**

Is a renewable energy technology included in this project? ? \_\_\_\_\_

Is it a solar PV project? \_\_\_\_\_

If yes, what type?

- Behind the meter/Net metered \_\_\_\_\_
- Grid supplied \_\_\_\_\_
- Grid supplied- Subsection t (On a landfill, brownfield or area of historic fill) \_\_\_\_\_
- Community Solar ? \_\_\_\_\_

Is it a wind project? \_\_\_\_\_

If yes, what type? Onshore? \_\_\_\_\_ Offshore? \_\_\_\_\_

### Innovative Technology

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

-If yes, please provide a brief description \_\_\_\_\_

### Green Design

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. \_\_\_\_\_

Will this project be certified by any green building rating systems such as:

- US Green Building Council's LEED (Leadership in Energy and Environmental Design)? \_\_\_\_\_
- ASHRAE Standard 189.1? \_\_\_\_\_
- National Green Building Standard ICC 700-2008? \_\_\_\_\_
- USEPA's ENERGY STAR? \_\_\_\_\_
- International Living Future Institute-Zero Energy Certification? \_\_\_\_\_
- International Green Construction Code (IgCC)? \_\_\_\_\_

### Radiation Protection Program (609) 984-5400

[www.state.nj.us/dep/rpp/](http://www.state.nj.us/dep/rpp/)

Will the operation receive, store or dispose of radioactive materials? \_\_\_\_\_

Will the operation employ any type of X-ray equipment? \_\_\_\_\_

### CLIMATE & FLOOD RESILIENCE PROGRAM (609) 292-9236

<https://www.nj.gov/dep/cfr/>

### Climate Resilience Planning

<https://www.nj.gov/dep/bcrp/>

Has climate resilience been considered in the design of this project?

### Coastal Engineering

<https://www.nj.gov/dep/shoreprotection>

Is the project at the same location or adjacent to a beach nourishment or shore protection project?

### Dam Safety Program (609) 984-0859

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

Will the project involve construction, repair, or removal of a dam? \_\_\_\_\_

If so, please describe \_\_\_\_\_

**COMPLIANCE AND ENFORCEMENT (609) 777-0122**

<https://www.nj.gov/dep/enforcement/>

Does the applicant have outstanding DEP enforcement violations, and if so, what is the status? \_\_\_\_\_  
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? \_\_\_\_\_

**Discharge Prevention Program (DPCC) (609) 633-0610**

<https://www.nj.gov/dep/enforcement/dpp.html>

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? \_\_\_\_\_

**Toxic Catastrophe Prevention Act (TCPA) (609) 633-0610**

<https://www.nj.gov/dep/enforcement/tcpa.html>

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? \_\_\_\_\_

**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 to 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?
- (b) How have you or will you engage community and stakeholders in this project?
- (c) What are the potential impacts of this project on the community?
- (d) What are the community concerns or potential concerns about this project?
- (e) How do you intend to address these concerns?
- (f) 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 narrative description 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?

**ADDITIONAL AGENCY REVIEW**

Is the project subject to:

Highlands Regional Master Plan – Planning or Preservation Area? \_\_\_\_\_

[http://www.nj.gov/dep/highlands/highlands\\_map.pdf](http://www.nj.gov/dep/highlands/highlands_map.pdf)



Pinelands Comprehensive Management Plan? \_\_\_\_\_  
<http://www.state.nj.us/pinelands/cmp/>

D&R Canal Commission Standards \_\_\_\_\_  
<https://www.nj.gov/dep/drcc/regulatory-program/maps/>

Delaware River Basin Commission \_\_\_\_\_  
<http://www.state.nj.us/drbc/>

New Jersey Sports and Exposition Authority? \_\_\_\_\_  
<https://www.njsea.com/>

US Army Corp of Engineers review? \_\_\_\_\_  
<https://www.usace.army.mil/>

Other State or Federal Agencies? If so, please specify \_\_\_\_\_

=====

Permit Readiness Checklist Submitted By:

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

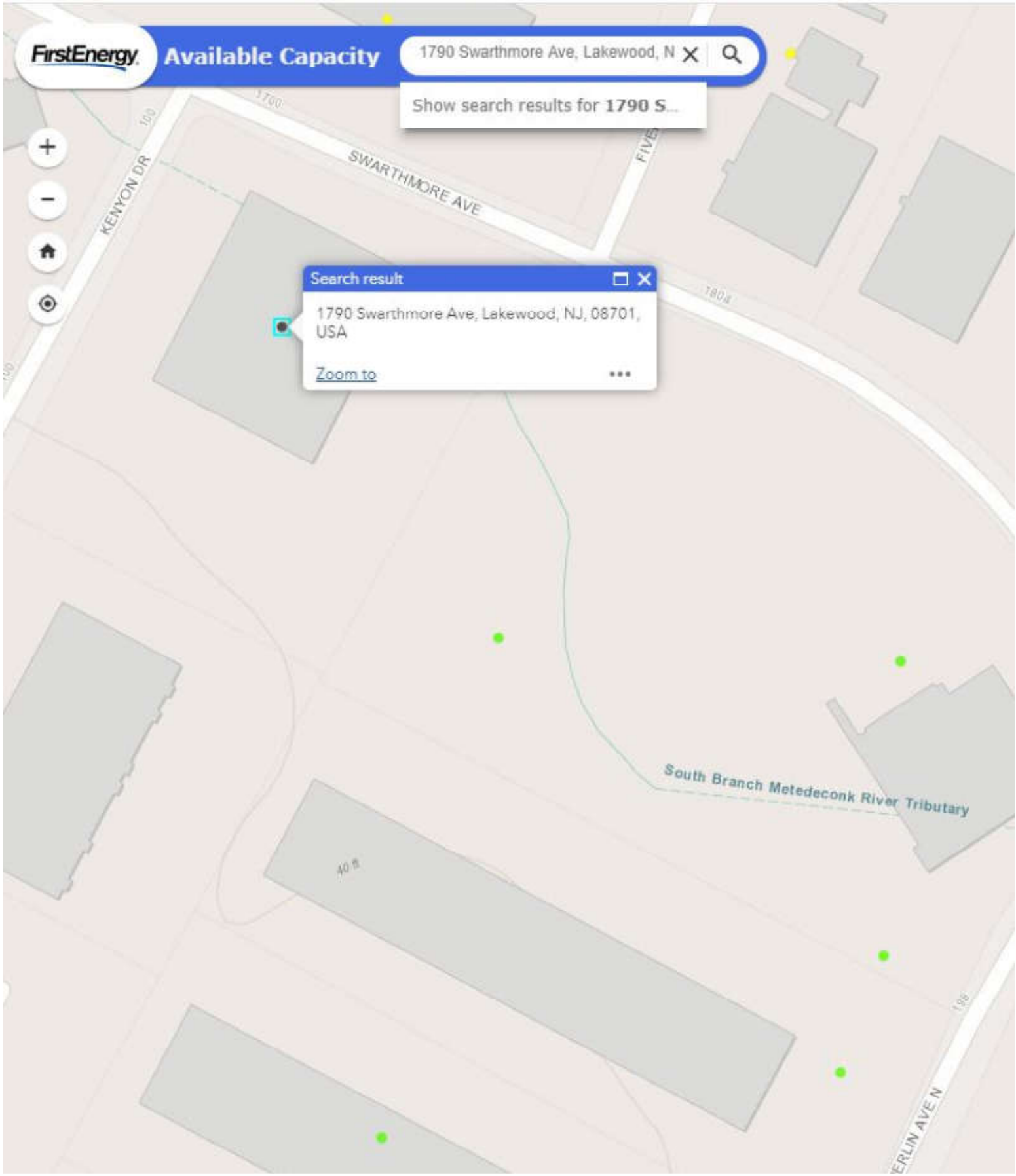
\_\_\_\_\_  
PRINT NAME

**NOT APPLICABLE TO ROOFTOP PROJECT**

## Attachment 7

A Screenshot of the EDC Capacity Hosting Map at The Proposed Location illustrating that there is sufficient capacity for a solar generation facility at the project's location

Additionally, this project has already been reviewed and approved for interconnection by the EDC and documented in the project maturity section, attachment 9.



## Attachment 8

### Substantiating Evidence of Project Cost in The Form of Charts and/or Spreadsheet Models

	watts	933,300
	Rate	
Project Development	\$ 0.120	\$ 111,996.00
Structural Engineering	\$ 0.010	\$ 9,333.00
Electrical Engineering	\$ 0.025	\$ 23,332.50
Roof protection and Insulation	\$ 0.050	\$ 46,665.00
Permits	\$ 0.010	\$ 9,333.00
EPC	\$ 0.100	\$ 93,330.00
Modules	\$ 0.380	\$ 354,654.00
Rails & Clamps	\$ 0.130	\$ 121,329.00
Inverters	\$ 0.060	\$ 55,998.00
Optimizers	\$ 0.100	\$ 93,330.00
DC Conduit and Wiring	\$ 0.020	\$ 18,666.00
AC Conduit Wiring	\$ 0.030	\$ 27,999.00
AC combiner panels	\$ 0.020	\$ 18,666.00
Installation	\$ 0.470	\$ 438,651.00
Internet and API Subscription	\$ 0.005	\$ 4,666.50
Interconnection	\$ 0.070	\$ 65,331.00
Metering Equipment	\$ 0.040	\$ 37,332.00
Commissioning and Testing	\$ 0.030	\$ 27,999.00
Ovenight outage for interconnection	\$ 0.010	\$ 9,333.00
EV charging Stations	\$ 0.020	\$ 18,666.00
Total	\$ 1.700	\$ 1,586,610.00

#### Subscriber Program Costs

Program Set Up Costs	\$	50,000.00	
Monthly Subscriber Service cost	\$	750.00	

#### Project Details

System Size	933,300	watts
Estimated annual output	1,073,295	/kWh

#### Project Costs

Net Installed Cost	\$	1,586,610.00	
Net Installed Cost	\$	2.00	per watt
Initial Customer Acquisition Cost	\$	0.05	
Annual Customer Churn Rate		3%	
Annual Operating Expenses	\$	0.01	per kWh
Levelized Cost of Energy ("LCOE")	\$	0.10	per kWh

## Attachment 9

### Permits Received for This Site or Project / Project Maturity Evidence

1. Evergreen has received interconnection approval from JCP&L for the 1790 Swarthmore Ave Project. See point III in the email correspondence attached.
2. Confirmation from the Zoning Officer of Lakewood Township that the Oberlin Project does not need zoning approval (non-ministerial permitting)
3. Evergreen has already completed a rooftop solar project in Lakewood Township (evidence attached). The fact that Evergreen has already successfully installed a rooftop solar project in the Lakewood Township, ensures that Evergreen is cognizant of and prepared for the process to accomplish the 1790 Swarthmore Ave Project expeditiously. The attached CA from this project Evergreen previously built in Lakewood illustrates their familiarity with the construction and zoning process of the comparable solar site.
5. Funding for the 1790 Swarthmore Ave Project is available and non-contingent.

## Esther Spira

---

**From:** JC\_Interconnection <jc\_interconnection@firstenergycorp.com>  
**Sent:** Thursday, February 4, 2021 9:47 AM  
**To:** Esther Spira  
**Subject:** Approval to Install Generating Equipment- Community Solar Program - CNJ Excel VII / Lakewood / Part 1 / 733.3kW AC / Evergreen Energy

### **Level 2 Community Solar - Approval to Install ( Conditional )**

Re: Excel VII / 1790 Swarthmore Ave / Lakewood NJ-08701  
Account number: TBD  
733.3 kW Solar System

#### **This transmittal serves as:**

- I. Notification that the Company has received your application for the NJ Community Solar Program.
- II. Notification that the Company has not found any deficiencies with your application.
- III. Notification that your application has been conditionally approved for interconnection under NJBPU year 2 Community Solar Program..
- IV. The program has started and JCP&L will evaluate any applications we receive, but final approval to participate in the Community Solar program has to be granted by the NJBPU. If JCP&L receives an application for a Community Solar project prior to the project receiving NJBPU approval, we can only issue a conditional approval and if the project does not receive NJBPU approval, the application is considered cancelled.
- V. This Community Solar will be interconnect to Metedconk 67366 a 12.5 KV Line.
- VI. Typical High Level cost estimate for Primary Meter and SCADA tie-in and extension of line is approximately \$ 60,000.00.
- VII. Detailed engineering review of the customer equipment and relay/protection scheme has not been completed but it will need to conform with the current FE requirements.  
<https://www.firstenergycorp.com/content/dam/feconnect/files/retail/Customer-Interconnection-Guide-Three-Phase.pdf>
- VIII. Developer will also be responsible for obtaining easements for the new 12.5 kV line to the site as well as complying with all FirstEnergy requirements.

The construction and approval to operate is contingent on the applicant remaining in the NJ Community Solar program and making payment for the identified JCP&L work associated with safely interconnecting the system to the electrical system as identified in the accompanying Feasibility Study.

This Preliminary Approval of your application is for operational purposes only. It is your responsibility to ensure compliance with any local, state or federal ordinances, statutes, regulations or other legal requirements.

**Note:** This is NOT the final approval to interconnect and operate this system as we do NOT yet have the completed **Interconnection Application/Agreement - Part 2**. The agreement form can be downloaded from our web site. (URL address given below)

**Important reminders when submitting the Interconnection Application/Agreement - Part 2:**

1. Correct and identify any changes to the Preliminary Application package.
2. Provide the Manufacturer, Model Number(s), and quantity of the inverter(s) used.
3. The installer must sign and date the Application/Agreement - Part 2.
4. The electrical inspector must sign and date the Application/Agreement - Part 2 (or an Inspection certificate must be attached).
5. The customer must sign and date the Application/Agreement - Part 2.
6. As part of the Community Solar program, prior to commercial operation, the applicant will need to supply the Company with a list of subscriber accounts in accordance with NJ regulations concerning Community Solar.

To establish a connection account and meter at this location, please call the Customer Service Dept at 1-800-662-3115. You will need to provide the site address, billing address, contact name and associated information to set up a new commercial account. JCP&L personnel will prepare the design work package and billing documents based on the attached Feasibility Study. The bill for any such construction must be paid and processed before the job is scheduled.

If the State of NJ, or the developer makes any substantive changes to the project from the details provided in the Part 1 application, the developer may be required to re-submit the application to JCP&L and the NJBPU with the updated information. A determination by JCP&L will be made if an additional study fee will be required from the applicant.

If you have any questions regarding this information, please contact **{JCP&L Engineer} at 973-401-xxxx**.

Please feel free to contact us per the information below with any questions:

General Information & Billing Issues - Customer Service Center at 800-662-3115

Project Status - 973-401-8830

Jersey Central Power & Light

Attn: Interconnection Coordinator - Engr Dept.

300 Madison Ave

P.O. Box 1911

Morristown, NJ 07962-1911

E-mail: [JC\\_Interconnection@firstenergycorp.com](mailto:JC_Interconnection@firstenergycorp.com)

Fax: 330- 315-8651 (Please use highest resolution setting on fax machine)

Web Site: [https://www.firstenergycorp.com/jersey\\_central\\_power\\_light/small\\_generationinterconnectionprocess.html](https://www.firstenergycorp.com/jersey_central_power_light/small_generationinterconnectionprocess.html)



**Rajendra Patel**

Engineer V

office: 732-212-4260 (250-4260) | cell: 201-841-5394

[rpatel@firstenergycorp.com](mailto:rpatel@firstenergycorp.com)

101 Crawford's Corner Rd., Holmdel, NJ 07733 | mailstop: M-HMDL-3

**The information contained in this message is intended only for the personal and confidential use of the recipient(s) named above. If the reader of this message is not the intended recipient or an agent responsible for delivering it to the intended recipient, you are hereby notified that you have received this document in error and that any review, dissemination, distribution, or copying of this message is strictly**



## Esther Spira

---

**From:** Fran Siegel <fsiegel@lakewoodnj.gov>  
**Sent:** Tuesday, February 2, 2021 12:44 PM  
**To:** Esther Spira  
**Subject:** RE: [External] Rooftop Solar Permit

No zoning or zoning board approval required.

---

**From:** Esther Spira <esther@evergreenenergy.com>  
**Sent:** Tuesday, February 2, 2021 12:42 PM  
**To:** Fran Siegel <fsiegel@lakewoodnj.gov>  
**Cc:** Jacob Sussman <jacob@evergreenenergy.com>  
**Subject:** [External] Rooftop Solar Permit

Hi,

We are working on a solar project in Lakewood, and wanted to know what permits are required. Please advise if any planning review is necessary, or rooftop is pre-approved by the planning board.

Thank you,

Esther Spira  
[Esther@evergreenenergy.com](mailto:Esther@evergreenenergy.com)  
732-592-5111 Ext: 104  
15 America Ave. Suite 103B  
Lakewood, NJ 08701



 Please consider the environment before printing this email

This message and any attached documents contain information which may be confidential, subject to privilege or exempt from disclosure under applicable law. These materials are intended only for the use of the intended recipient. If you are not the intended recipient of this transmission, you are hereby notified that any distribution, disclosure, printing, copying, storage, modification or the taking of any action in reliance upon this transmission is strictly prohibited. Delivery of this message to any person other than the intended recipient shall not compromise or waive such confidentiality, privilege or exemption from disclosure as to this communication. If you have received this communication in error, please immediately notify the sender and delete the message from your system.



TOWNSHIP OF LAKEWOOD  
 212 4 TH STREET  
 LAKEWOOD, NJ 08701  
 732-3643760

# CERTIFICATE

Date Issued: 06/20/2019  
 Control #: 128661  
 Permit #: 20190719

## IDENTIFICATION

Block:            Lot: 1 Qual:             
 Work Site Location:            Street  
            
Township of Lakewood  
 Owner in Fee:             
 Address:            Street  
            
Lakewood NJ 08701

Home Warranty No:             
 Type of Warranty Plan:  State  Private  
 Use Group: U  
 Maximum Live Load:             
 Construction Classification:             
 Maximum Occupancy Load:             
 Certificate Exp Date:             
 Description of Work/Use:  
INSTALLATION OF SOLAR ENERGY ARRAY ON ROOFTOP

Telephone: 732 3  
 Agent/Contractor: Evergreen Energy, LLC  
 Address: 15 America Ave. Suite 103B  
Lakewood NJ 08701  
 Telephone: 732 592-5111  
 Lic. No./ Bldrs. Reg.No.: 13VH08732900 Federal Emp. No.: 47-3814756  
 Social Security No.:           

Update Desc. of Wk/Use:

**CERTIFICATE OF OCCUPANCY**

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

**CERTIFICATE OF APPROVAL**

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

**TEMPORARY CERTIFICATE OF OCCUPANCY/COMPLIANCE**

If this is a temporary Certificate of Occupancy or Compliance, the following conditions must be met no later than or will be subject to fine or order to vacate:

  
 Michael Saccomanno Construction Official

**CERTIFICATE OF CLEARANCE-LEAD ABATEMENT 5:17**

This serves notice that based on written certification, lead abatement was performed as per NJAC 5:17, to the following extent:

- Total removal of lead-based paint hazards in scope of work
- Partial or limited time period(\_\_\_\_ years); see file

**CERTIFICATE OF CONTINUED OCCUPANCY**

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

**CERTIFICATE OF COMPLIANCE**

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until

Fees \$0.00  
 Paid  Check No. 1891  
 Collected by: CJ

## Attachment 10

# Evidence of Experience on Projects Serving LMI Communities or Partnerships with Organizations That Have Experience Serving LMI Communities

### Evergreen's Plan for Effective and Respectful Customer Engagement

The 1790 Swarthmore Ave Project has a clear plan for an effective and respectful customer engagement process. This plan is based on our intimate knowledge of the unique Lakewood Township Community. Lakewood Township has distinctive demographics that differentiate this community from others who may be applying to the Community Solar Pilot Program: the percentage of Jewish people in Lakewood is one of the highest for incorporated areas in the U.S., at an estimated 59%. With so much of Lakewood centered on the Orthodox Jewish community (including more than 100 yeshivas and more than 80 synagogues), the 1790 Swarthmore Project will utilize this existing network to engage customers. To treat these customers with “effective and respectful” engagement requires a key ingredient that other, less-involved, community solar projects may lack: trust. The 1790 Swarthmore Avenue Project will engage customers through familiar institutions such as schools and call upon leaders of such to endorse the 1790 Swarthmore Ave Project in order to earn the trust of the community.

Evergreen Energy has also reached out to the food-insecurity charity Tomchei Shabbos of Lakewood under the Family Food Relief organization. The organization's mission is to provide struggling families with basic food necessities in a discreet and modest manner, allowing them to adequately feed their families with dignity. Tomchei Shabbos of Lakewood serves over 1,000 Lakewood residents – such inroads to the community the 1790 Swarthmore Avenue Project will serve are unique and invaluable.

Please note that this program will be offered in a non-discriminatory manner to all LMI residents of Lakewood.

Refer to Attachment 10 for documentation of support of the 1790 Swarthmore Project from Tomchei Shabbos of Lakewood (Family Food Relief).



**TOMCHEI SHABBOS OF LAKEWOOD**  
212 SECOND STREET SUITE 403, LAKEWOOD, NJ 08701  
TEL 732-905-7136  
FAX 732-905-7137

New Jersey Board of Public Utilities  
44 South Clinton Avenue,  
7th Floor  
Post Office Box 350  
Trenton, New Jersey 08625-0350  
Attn: Aida Camacho-Welch, Board Secretary

נשיא המוסד:  
הרה"ג ר'  
ארי' נלכיאל קוטלר שליט"א

וועד הרבנים:  
הרב מיכל הנדלסמן שליט"א  
הרב מנחם גיינץ שליט"א  
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Board:  
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*Founder*  
R' Yosef Schreiber  
*Executive Director*  
R' Shlomo Katz  
R' Heshy Sussman  
R' Binyomin Svarc

Director of Development:  
R' Yaakov Yitzchok Trainer

RE: Letter of Support for Evergreen's Community Solar Application

01/14/21

Dear Secretary Camacho-Welch,

I write on behalf of Excel VII, LLC in support of Evergreen's proposal to the Board of Public Utilities to participate in the Community Solar Pilot Program. 1790 Swarthmore Ave, Lakewood, NJ 08701 is in middle of our community. We strongly support this application's focus on providing energy savings to members of our community. Having solar energy generated in our community will give an opportunity to members of our community to subscribe to and obtain savings on their electric bills that they otherwise would not have due to living in multi family dwelling units.

As an organization that focuses on lower income families in our community, we feel this program would help service them. Through this Program we can achieve the dual goals of improving the lives of our residents through savings on their energy bills and supporting the fight against climate change through use of renewable energy.

By accepting Evergreen's application to participate in the Community Solar Program, the BPU would best serve a key goal of Community

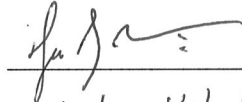


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212 SECOND STREET SUITE 403, LAKEWOOD, NJ 08701  
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Solar – enabling access to solar energy to all populations of New Jersey. We urge you to designate Evergreen as a participant in the second year of the Community Solar Pilot Program in order to advance the movement to a 100% renewable energy future.

Thank you for your consideration.

Sincerely,



---

Yaakov Yitzchok Trainer

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הרה"ג ר'  
ארי מלכיאל קוטלר שליט"א

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Executive Director

R' Shlomo Katz

R' Heshy Sussman

R' Binyomin Svarc

Director of Development:  
R' Yaakov Yitzchok Trainer



## About Us

Since its inception over twenty-five years ago, FAMILY FOOD RELIEF OF NEW JERSEY / TOMCHEI SHABBOS has established its mission to provide basic kosher food items for families suffering severe economic distress in a most discreet and dignified manner. The hundreds of families currently served by Family Food Relief include disadvantaged and impoverished households, large families and families struggling with temporary crises such as loss of employment, illness or other financial predicament. Central to our mission is the core commitment never to turn away a needy family applying for assistance. The critical assistance provided by Family Food Relief provides more than mere physical sustenance to families in distress. Family Food Relief has been identified by community social workers as a crucial lifeline that helps keeps the home intact emotionally and psychologically, while maintaining the dignity and stability of the family in face of overwhelming crisis.



### Historical Overview

Family Food Relief of New Jersey began operations in 1986 with just one recipient family and one volunteer. By 1996, the roster of households receiving assistance grew to 35 families. No longer could the organization operate out of neighborhood basements and garages. A large (3,625 sq. ft) neighboring warehouse was converted into a fully outfitted distribution center with ample refrigeration and freezer space. A contingency of community volunteers was enlisted for the cause. Despite its maturity into a large-scale communal institution, servicing over 8,500 (duplicated) families, the basic modus operandi has remained the same. Family Food Relief is structured as a mostly volunteer organization from the top down, with minimal administrative overhead. Over the years, the Lakewood-based Family Food Relief has grown to accommodate the needs of struggling families from all across New Jersey.

### Communities Served

Family Food Relief services are provided to all families regardless of communal affiliation. Family Food Relief has provided assistance to families in the following communities across New Jersey.

- Brick
- Cherry Hill
- Deal
- East Brunswick
- Edison
- Freehold
- Highland Park
- Jackson
- Lakewood
- Long Branch
- Manalapan
- Passaic
- Toms River
- Twin Rivers
- Union City



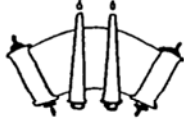
## Attachment 11

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

Evergreen has received support from:

- Bais Rivka Rochel, a school of over 1,000 students,
- Yeshiva Stolin Karlin, and
- Tomchei Shabbos of Lakewood, a local non-profit fighting food-insecurity

בית רבקה רחל



לע"נ האשה החשובה

רבקה רחל בת ר' אהרן ע"ה פויגעל

BAIS RIVKA ROCHEL

School for Girls

285 River Avenue

Lakewood, NJ 08701

732-367-4855

Fax 732-905-7697

New Jersey Board of Public Utilities  
44 South Clinton Avenue,  
7th Floor  
Post Office Box 350  
Trenton, New Jersey 08625-0350  
Attn: Aida Camacho-Welch, Board Secretary

RE: Letter of Support for Evergreen's Community Solar Application

January 11, 2021

Dear Secretary Camacho-Welch,

I write on behalf of Excel VII, LLC in support of Evergreen's proposal to the Board of Public Utilities to participate in the Community Solar Pilot Program. 1790 Swarthmore Ave, Lakewood, NJ 08701 is in middle of our community. We strongly support this application's focus on providing energy savings to members of our community. Having solar energy generated in our community will give an opportunity to our teachers, faculty and parent body to subscribe to and obtain savings on their electric bills that they otherwise would not have due to living in multi family dwelling units.

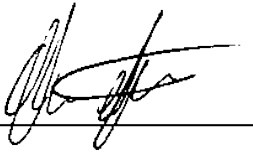
As an organization that focuses on expanding opportunities for our students and community members, participation in this Program would greatly impact our ability to serve our community. Through this Program we can achieve the dual goals of improving the lives of our residents through savings on their energy bills and supporting the fight against climate change through use of renewable energy.

By accepting Evergreen's application to participate in the Community Solar Program, the BPU would best serve a key goal of Community Solar – enabling access to solar energy to all populations of New Jersey. We urge you to designate Evergreen as a participant in the second year of the Community Solar Pilot Program in order to advance the movement to a 100% renewable energy future.



Thank you for your consideration.

Sincerely,



---

Rabbi Avi Vershleiser,

Director

**Yeshiva  
Stolin Karlin**  
Lakewood NJ



**ישיבה  
סטאלין קארלין  
לייקוואד**

1640 West County Line rd. Lakewood, N.J. 08701

732 886 9700 Fax 732 886 9701 Office@ysknj.org

ב"ה

New Jersey Board of Public Utilities  
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**Yeshiva  
Stolin Karlin**  
Lakewood NJ



ישיבה  
סטאלין קארלין  
לייקוואד

1640 West County Line rd. Lakewood, N.J. 08701

732 886 9700 Fax 732 886 9701 Office@ysknj.org

ב"ה  
Evergreen as a participant in the second year of the Community Solar Pilot Program  
in order to advance the movement to a 100% renewable energy future.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'E. Gottdiener', written over a horizontal line.

Elisha Gottdiener



**TOMCHEI SHABBOS OF LAKEWOOD**  
212 SECOND STREET SUITE 403, LAKEWOOD, NJ 08701  
TEL 732-905-7136  
FAX 732-905-7137

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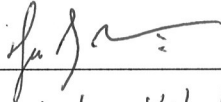
וועד הרבנים:  
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R' Heshy Sussman  
R' Binyomin Svarc

Director of Development:  
R' Yaakov Yitzchok Trainer

Thank you for your consideration.

Sincerely,

  
\_\_\_\_\_  
Yaakov Yitzchok Trainer

## Attachment 12

### Evidence That the Proposed Project Is Being Developed with Support and In Consultation with The Community in Which the Project Is Located

Yeshiva Stolin Karlin was eager to provide an avenue for their faculty, whom are LMI families, and opportunity to save on their energy costs. They will be hosting an informative event for everyone to learn the benefits of subscribing to a community solar project

**Yeshiva  
Stolin Karlin**  
Lakewood NJ



ישיבה  
סטאלין קארלין  
לייקוואוד

1640 West County Line rd. Lakewood, N.J. 08701

732 886 9700 Fax 732 886 9701 Office@ysknj.org

**Come learn how you can benefit from  
solar projects being installed in our  
community and see how you can save  
20% off your electricity rate!!**

**March 6<sup>th</sup>, 2021 8:30 PM**



## Attachment 13

### Other Benefits: Electric Vehicle Charging

1. Public charging stations will be installed for the employees working at the site, many of who live in multi-family units that would otherwise not have access to EV charging stations. Fact Sheet on the selected charger attached.
2. Energy efficient bulbs will be given to subscribers to replace the light bulbs in their home. Evidence of the benefits of providing free EnergyStar bulbs to our subscribers attached.
3. The Project will create 23 jobs.  
Our laborers and electricians live locally. As our pipeline expands, we naturally have to hire more personnel to facilitate the installations.  
The Project will create 23 jobs.  
Temporary: 15 construction workers, 4 on-and off site project managers and two program developers.  
Permanent: Two program administrators





Electric Vehicle Charging Station

# EV Meter



**Commercial Stand alone EV Meter Charging station**  
**8" Touch screen, Open payment and parking EV charging solution.**

## Key features

- 8" Android based touch screen fully customizable
- Dual type 2 22kW socket charging station
- Built in A-EV RCD per socket
- Remotely adjustable power output
- OCPP 1.6 supported
- Dynamic Load Management
- Driver loyalty scheme via mobile App
- Built in Nayax's open payment system that accepts all cashless payments methods:
  - Debit and Credit Cards
  - Mobile, NFC Payments
  - Prepaid cards and Closed environment solutions
  - Swipe, Contact and Contactless

## Electrical Data

**Input Voltage:** 230-440 Vac, Single or Three Phase

**Input Current:** 64Amax

**Output Power:** 22kW, 32Amax per socket

**Socket:** IEC-62196 Type 2 connector

## Safety and Certification

CE & TUV compliant acc. IEC-61851

Built-In (per socket) :

- Electronic RCD 30mA Type A per socket
  - Electronic 6mA DC Fault current detection per socket
- Over power protection  
Dynamic Load Management

## Communication

GSM / GPRS / CDMA / Ethernet

OCPP 1.6 ready, OTA Updates

## Environmental Conditions

Approved for both Indoor & Outdoor installations.

**Operating temperature:** (-25°C) to (+55°C)

**Non-Operating temperature:** (-30°C) to (+70°C)

**Humidity:** Up to 100% non-condensing

**Weather and water proof:** IP54

**Impact protection rating:** IK8

## Supported Payment Schemes

**Contact Card:** EMV Level 1 + Level 2

**Contactless:** EMV Level 1

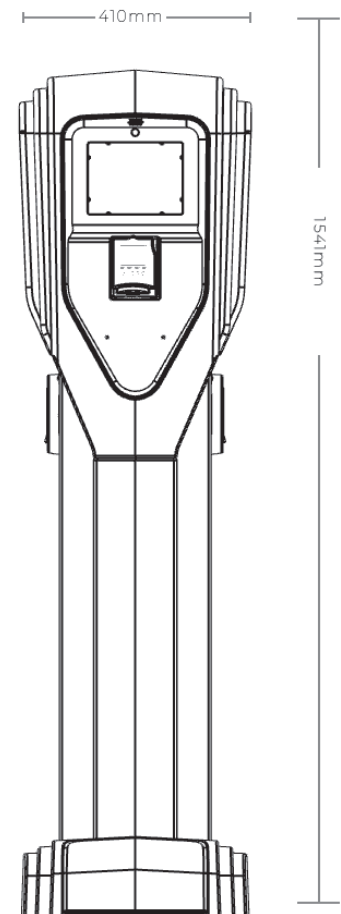
Visa PayWave, MasterCard PayPass

**Magnetic Stripe Card:** Tracks 1,2,3 - JIS II

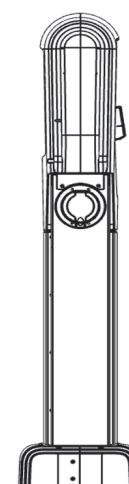
**Other Cards Supported:** NFC, MIFARE, HID-iClass, FeliCa

## Dimensions & Weight

**WxHxD:** 410x1541x235 mm, 35kg

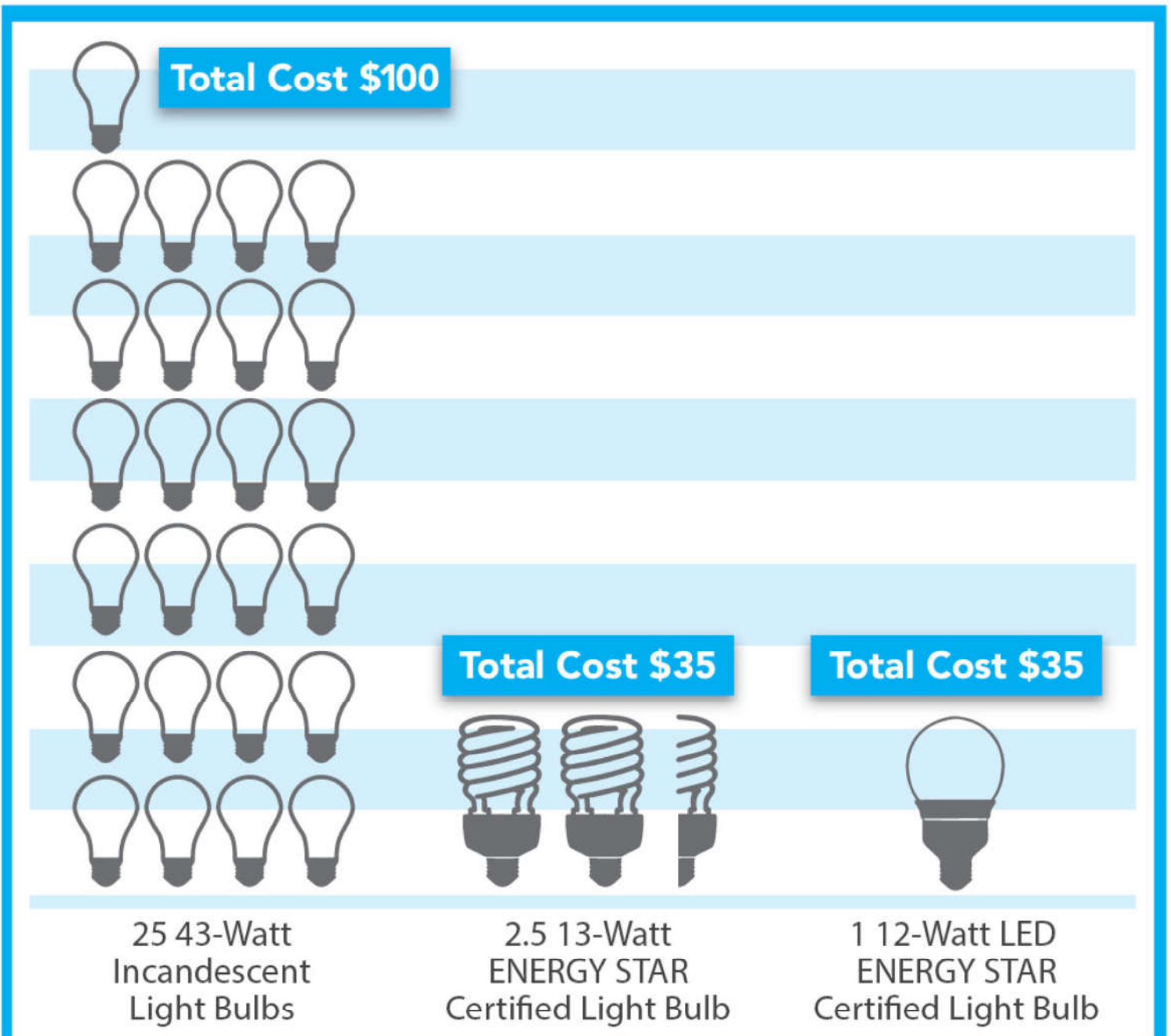


235mm



# Lifetime Savings

ENERGY STAR® certified bulbs use 70-90% less energy than incandescent bulbs, last 10 to 25 times longer, and save you \$30 to \$80 in energy bills over their lifetime.



Savings figures based on 25,000 hour LED lifetime; 10,000 hour CFL lifetime; 1,000 hour incandescent lifetime; an average lifetime electric rate of 8¢ per kWh; and an LED price of \$10, a CFL price of \$3, an incandescent price of \$0.40.