

Section B: Community Solar Energy Project Description

Project Name: Aeromarine Landfill

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

I. Applicant Contact Information

Applicant Company/Entity Name: Bayridge Realty Corp
 First Name: Alexander Last Name: Seligson
 Daytime Phone: (212) 966-5020 Email: aseligson@srllaw.com
 Applicant Mailing Address: 29 West 30th Street, 10th floor
 Municipality: New York County: New York Zip Code: 10001

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): NextGrid Inc
 First Name: Aaron Last Name: Culig
 Daytime Phone: 720-217-5939 Email: Aaron@nextgrid.com
 Mailing Address: PO Box 7775 #73069, San Francisco, CA 94120-7775
 Municipality: San Francisco County: San Francisco Zip Code: 94120

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): NextGrid Inc
 First Name: Aaron Last Name: Culig
 Daytime Phone: 720-217-5939 Email: aaron@nextgrid.com
 Mailing Address: PO Box 7775 #73069
 Municipality: San Francisco County: San Francisco Zip Code: 94120

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): Grid Builders LLC
 First Name: Aaron Last Name: Culig
 Daytime Phone: 720-217-5939 Email: Aaron@nextgrid.com
 Mailing Address: PO Box 7775 #73069
 Municipality: San Francisco County: San Francisco Zip Code: 94120

IV. Property/Site Owner Information

Property Owner Company/Entity Name: Bayridge Realty Corp
 First Name: Alexander Last Name: Seligson
 Daytime Phone: (212) 966-5020 Email: aseligson@srlaw.com
 Applicant Mailing Address: 29 West 30th Street, 10th floor
 Municipality: New York County: New York Zip Code: 10001

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): 4995.9 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): 55 Walnut St, NJ
 Municipality: Keyport County: Monmouth Zip Code: 07735
 Name of Property (optional, complete if applicable): Aeromarine Landfill

Property Block and Lot Number(s): Block 141, Lot 14 & 15
 Community Solar Site Coordinates: 40.444988 Longitude -74.187574 Latitude

Total Acreage of Property Block and Lots: 47 acres
 Total Acreage of Community Solar Facility: 25 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.):* 05 (month) 2022 (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: WASTE DISPOSAL, INC / AERO MARINE (NJD980529929)

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

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

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

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

*All proposed floating solar projects are required to meet with NJDEP’s OPPN prior to submitting an Application. Applicants are responsible for contacting NJDEP with sufficient advance notice to



ensure that a meeting will occur prior to the deadline to submit an Application. Please see section VIII Permits, Question 2 for more information.

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

13. The proposed community solar facility is located on an area designated in need of redevelopment Yes No
 If "Yes," attach proof of the designation of the area as being in need of redevelopment from a municipal, county, or state entity.

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

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

15. The proposed community solar facility is located on land or a building that is preserved by a municipal, county, state, or federal entity Yes No
 If "Yes," attach proof of the designation of the site as "preserved" from a municipal, county, or state entity, and evidence that such designation would not conflict with the proposed solar facility.

16. The proposed community solar facility is located, in part or in whole, on land that includes trees Yes No
 Construction of the proposed community solar facility will require cutting down one or more trees Yes No
 If "Yes," estimated number of trees required to be cut for construction: 25
 If "Yes," estimated number of acres of trees that required to be cut for construction: 1/2 Acre

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. See redevelopment plan

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.

Please see redevelopment plan as well as the pollinator quote from EPS

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 <i>(if applicable)</i> / Date Permit Received <i>(if applicable)</i>
Utility Interconecton Approval	JCP&L	
Landfill Permit	DEP	
Post Closure Use	DEP	
Land Use / Special Permit	Borough of Keyport	
FAA Permit	FAA	



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.

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):
 715 _____

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: 715 Commercial: 1
 Industrial: 1 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: NextGrid Inc Contact Name: Aaron Culig
 Daytime Phone: 7202175939 Email: Aaron@nextgrid.com

*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 \$)	\$6,994,260
Net Installed Cost (in \$/Watt)	\$1.4/watt
Initial Customer Acquisition Cost (in \$/Watt)	\$.05/watt
Annual Customer Churn Rate (in %)	5%
Annual Operating Expenses (in c/kWh)	\$.02/kwh
Levelized Cost of Energy (“LCOE”) (in c/kWh)	\$.0644/kwh

2. 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

1. The proposed community solar facility will be paired with storage Yes No
 If “Yes,” please describe the proposed storage facility:
 a. Storage system size: .5 MW 1 MWh
 b. 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”).

2. The proposed community solar facility will be paired with one or more EV charging stations
 Yes No
 If “Yes,” how many EV charging stations: 2
 Will these charging stations be public and/or private? Public
 Please provide additional details: 2 ABB Charging Stations Located at the property

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: All subscribers can obtain an energy audit

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: 25
 If “Yes,” estimated number of permanent jobs created in New Jersey: 3
 If “Yes,” explain what these jobs are: Construction, Operations & Maintenance, Asset Management

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):
 GRID Alternatives Program

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. njcleanenergy.com program™

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, Alexander Seligson (name) am the Member Authorized Signatory (title) of the Applicant Bayridge Realty Corp (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: Alexander Seligson

Date: 2/4/21

Print Name: Alexander Seligson

Title: Authorized Signatory

Company: Bayridge Realty Corp

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

Signature: [Handwritten Signature]

Name

ALYNE I DIAMOND
NOTARY PUBLIC-STATE OF NEW YORK
No. 02DI6038733
- Qualified in New York County
My Commission Expires 03-20-2022



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, Aaron Culy (name) am the President (title) of the Project Developer Nextgrid Inc (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: [Signature] 1/28/21 Date: 2/9/21

Print Name: Aaron Culy
Title: President Company: Nextgrid Inc

STATE OF CALIFORNIA COUNTY OF SAN FRANCISCO
Signed and sworn to before me on this 28 day of JAN, 2021

[Signature]
Signature
STEVE KWON
Name

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.





Project Owner Certification

The undersigned warrants, certifies, and represents that:

- 1) I, AARON CULL (name) am the PRESIDENT (title) of the Project Owner NEXTGRID INC. (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: *AC* Date: 2/2/2021

Print Name: AARON CULL
Title: PRESIDENT Company: NEXTGRID INC

STATE OF CALIFORNIA COUNTY OF SAN FRANCISCO
Signed and sworn to before me on this 20 day of JAN, 2021

[Signature]
Signature
STEVE KWON
Name

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.



Property Owner Certification

The undersigned warrants, certifies, and represents that:

- 1) I, Alexander Seligson (name) am the Authorized Signatory
~~Member~~ (title) of the
Property Bayridge Realty Corp (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: Alexander Seligson Date: 2/4/21

Print Name: Alexander Seligson
Title: Authorized Signatory Company: Bayridge Realty Corp

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

Alyne I Diamond
Signature

Name

ALYNE I DIAMOND
NOTARY PUBLIC-STATE OF NEW YORK
No. 02DI6038733
- Qualified in New York County
My Commission Expires 03-20-2022

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 1 of 2 (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): Percent of Historical 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: _____



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 2 of 2 (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: Usage
 - The subscription price has an escalator of _____ % every _____ (interval)
3. Contract term (length): _____ months, or 1 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: _____

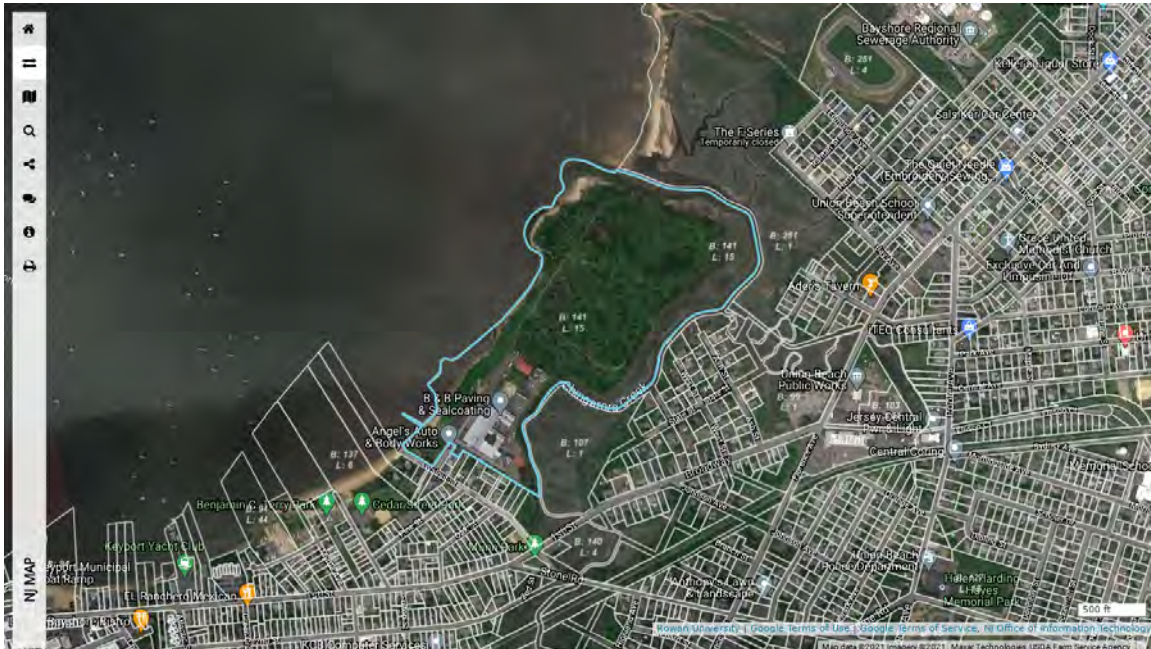


List of Attachments

Required Attachment	Page Number	Description
Product Offering Questionnaire	22 - 25	2 Product Offerings for customers
Delineated Map	27 - 31	Map and Description of Property and System
Proof of Site Control	27	See Assessors Tax Records Section (bottom)
Proof of Redevelopment	32 - 33	Relevant pages from Keyport Master Plan (2017)
Permit Readiness Checklist	34 - 45	Permit Readiness Checklist
Hosting Capacity Map	46	JCPL Screen shot of available capacity
Project Cost	47	Project Cost Segregation
Proof of Site Enhancement	48 - 49	Planned Pollinator enhancements Quote for the site
Proof of LMI Experience	50 - 51	Contract with City of Boston for 22,000 LMI Customers
Proof of Municipal Collaboration	52 - 53	Meeting and Collaboration Notes
Letter of Collaboration	53 - 58	Letter from the local community

NJMAP Parcel Report: 1324_141_15

Created: 2021-02-04 16:39



Item	Value	Notes
Tax Records		
Deed Book	no Data	
Tax Classification	Industrial	
No. of Units	no data	
Building Description	AEROMMARINE	
Building Class	no data	
Last Sale Price	\$0.00	
Land Value	\$2,878,800.00	
Taxes	\$82,799.95	
Year Built	1910	
Address	29 West 30th St 10th Fl, New York, N.Y. NJ 10001	
Geometry Retrieved	2020-11-11	
Additional Lots	15.01	
Municipality	Keyport Boro	
Owned by	Bay Ridge Realty Corp C/O Seligson	
Total Value	\$5,007,300.00	

Item	Value	Notes
Tax Info Retrieved	2021-01-31	For all counties except Ocean, this is the date the tax data (MODIV) was retrieved from the official site of the New Jersey County Tax Boards Association (http://www.njactb.org/) For Ocean County, this is the date the tax data was retrieved from the NJ Dept. of the Treasury website (https://tinyurl.com/y6gd28ok). Not found means that a match to tax data could not be found for this parcel.
Location	55 Walnut	
Improvements Value	\$2,128,500.00	
Land Description	60.5 AC	
Planning		
In Ag Development Area	No	True if the centroid of the parcel, or if the centroid is outside of the parcel the closest point IN the parcel to its centroid, is within an agriculture development area.
In COPA	No	True if the centroid of the parcel, or if the centroid is outside of the parcel the closest point IN the parcel to its centroid, is within COPA.
Congressional District	006	The congressional district where the centroid of the parcel, or if the centroid is outside of the parcel the closest point IN the parcel to its centroid, is located.
Has a Contaminated Site	Yes	True if the centroid of the parcel, or if the centroid is outside of the parcel the closest point IN the parcel to its centroid, is within a designated contaminated site.
Meets Agricultural Threshold	No	True if the centroid of the parcel, or if the centroid is outside of the parcel the closest point IN the parcel to its centroid, is within an area that meets the agriculture threshold.
In Highlands	No	True if the centroid of the parcel, or if the centroid is outside of the parcel the closest point IN the parcel to its centroid, is within the Highlands.
Preserved Agriculture	No	True if the centroid of the parcel, or if the centroid is outside of the parcel the closest point IN the parcel to its centroid, is within preserved farmland.
School District	Keyport School District	The school district where the centroid of the parcel, or if the centroid is outside of the parcel the closest point IN the parcel to its centroid, is located.

Item	Value	Notes
In a Rehabilitation Area	No	True if the centroid of the parcel, or if the centroid is outside of the parcel the closest point IN the parcel to its centroid, is within a designated rehabilitation area.
In a Redevelopment Area	Yes	True if the centroid of the parcel, or if the centroid is outside of the parcel the closest point IN the parcel to its centroid, is within a designated redevelopment area.
In Pineland Preserve	No	True if the centroid of the parcel, or if the centroid is outside of the parcel the closest point IN the parcel to its centroid, is within the Pinelands Preserve.
Preserved Open Space	No	Yes if either preserved agricultural land or designated openspace
In CAFRA	Yes	True if the centroid of the parcel, or if the centroid is outside of the parcel the closest point IN the parcel to its centroid, is within CAFRA.
Open Space Preservation Status		
Name	N/A	Name, based on data provided by The Nature Conservancy, Sept. 2017.
Status	Not preserved	Status is determined by examining the location of the center of the parcel (centroid) in relation to land identified as Open Space. If the centroid falls within an area of preserved open space, the entire parcel is considered preserved. The Open Space data used is a composite of GIS data from various sources, some of which have the Preserved Open Space status confirmed and Other Open Space for which the land is currently identified as open space but not necessarily in permanent preservation or the preservation status is unknown. This information is provided AS-IS with the understanding that it is only appropriate for general planning purposes and information on individual properties should be field verified. The State is currently compiling a comprehensive Open Space Inventory which, when released, will replace this layer.
Farmland Preservation Status		
Status	Not Preserved	

Item	Value	Notes
Measurements		
Compactness	0.401	The isoperimetric inequality. ($4\pi * \text{Area} / \text{Perimeter}^2$). An index of compactness.
Minimum Slope	0.0	Minimum slope in percent.
Minimum Elevation	0	Minimum elevation in feet.
Maximum Slope	6.0	Maximum slope in percent.
Std.Dev. Elevation	1.40	Standard deviation of elevation in feet.
Mean Elevation	2.1	Mean elevation in feet.
Mean Slope	0.3	Mean slope in percent.
Maximum Elevation	6	Maximum elevation in feet.
Std.Dev. Slope	0.60	Standard deviation of slope in percent.
Acres	59.95	Area in acres.
Impervious Surface (2015)		
Road	0.83%	Type
Other	9.88%	Type
Building	3.92%	Type
Wastewater Service Area		
Union Beach STP	77.22%	Percent of Parcel in Wastewater Service Area
Public Community Water Service Area		
Keyport WD	21.76%	Name of the water purveyor.
Land Use/Cover 2015 - Detailed (Level 3)		
Altered Lands	52%	
Beaches	4%	
Deciduous Forest (>50% Crown Closure)	1%	
Deciduous Wooded Wetlands	2%	
Industrial	15%	
Open Tidal Bays	3%	
Phragmites Dominate Coastal Wetlands	5%	
Residential, Rural, Single Unit	2%	
Saline Marsh (Low Marsh)	10%	
Tidal Rivers, Inland Bays, And Other Tidal Waters	5%	
Land Use/Cover 2015 - General (Level 1)		
Barren Land	56%	
Forest	1%	



LOCATION MAP:



SITE PLAN:

PROJECT DATA	
INTEGRATOR:	NEXTGRID P.O. BOX 7775 #73069 SAN FRANCISCO, CA 94120
SITE:	40.444988, -74.187574 KEYPORT, NJ 07735
CODES:	NEC-2017 IBC-2015 - NJ
SOLAR ARRAY:	
MODULE:	ASTROSEMI CHSM72M-HC 450 11,102 MODULES
RACKING:	GROUND MOUNTED @ 25 DEGREES
INVERTER:	(20) SOLECTRIA XGI 1500-166/166
DC OUTPUT:	4,995.9 kW DC - STC
AC OUTPUT:	3,320.0 kW AC

LOADS:	
GROUND SNOW	25 PSF
WIND LOAD	115 MPH

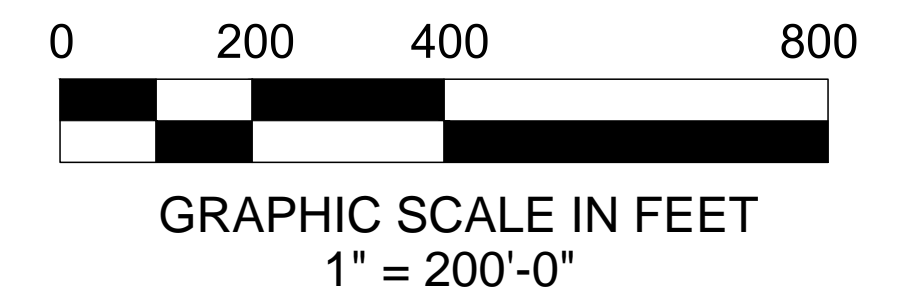
ASHRAE TEMPERATURE:			
BELMAR-FARMINGDALE			
ELEV.	HIGH TEMPERATURE	LOW TEMPERATURE	
	0.4%	2% AVG.	EXTREME MINIMUM
26m	36°C	32°C	-14°C

KEYPORT LANDFILL

4,995.9 - KW DC

3,320.0 - KW AC

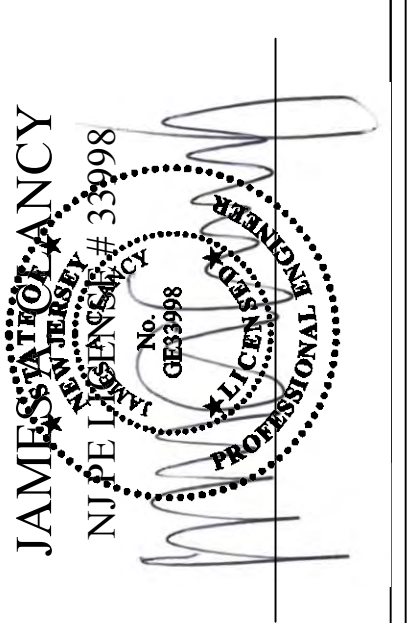
PHOTOVOLTAIC POWER SYSTEM



ARC DESIGN
409 NORTH MAIN STREET
ELMER, NJ 08318
(856) 712-2166 FAX: (856) 358-1511

PREPARED FOR:
NextGrid
PO BOX 7775 #73069
SAN FRANCISCO, CA 94120

PROPOSED PHOTOVOLTAIC ARRAY
KEYPORT LANDFILL
40.444988, -74.187574
KEYPORT, NJ 07735



REVISIONS	
DATE	COMMENT

JOB #	
DRWN	RCA
CHKD	JAC
SCALE	AS NOTED
DATE	01-20-2021

C-1

PROOF OF REDEVELOPMENT - Keyport Borough Master Plan 2017

rehabilitation process as being the most appropriate approach, adopted Resolution 176-09 and authorized the preparation of a redevelopment plan, which was completed and adopted in June 2010.

The Redevelopment Plan identified several Goals and Objectives to guide the redevelopment which included:

- Provide opportunities for retail spaces larger than those prevailing in the highway commercial district in order to assist in attracting new business.
- Improve new business opportunities through the promotion of new economic activities.
- Improve connections with the Borough's central business district.
- Create positive tax benefits for the Borough.
- Address existing and future parking needs of businesses, residents, shoppers, etc.
- Capitalize on the presence of two state highways in Keyport and the economic opportunities that this presents.
- Improve the visual streetscape within the Redevelopment Area through design standards for buildings, properties, and signs.
- Improve the public elements of the streetscape.
- Control the location, size, scale, and aesthetic character of parking lots and structures.
- Encourage parking location and design that provides shared or joint use facilities and integrates parking in an unobtrusive manner.
- Encourage Public-Private Partnerships, especially between the Borough and NJ Department of Transportation (NJDOT).
- Permit high-density mixed use in this redevelopment area with design standards matching Bethany Manor in terms of density, lot size, building height, and other bulk dimensions.

Aeromarine Redevelopment Area

The property known as the Aeromarine Redevelopment Area is located at the northeastern tip of Keyport. It is bounded by Walnut Street to the west, the Raritan Bay to the north, and Chingarora Creek to the south and east. The Redevelopment Area is located on Tax Lots 14 & 15 within Block 141. The tract has a total area of approximately 62 acres.

The site of a former landfill and aircraft manufacturer, the Aeromarine Redevelopment Area has been the subject of several attempts and plans at redevelopment. The Mayor and Council of the Borough of Keyport directed the Keyport Unified Planning Board (KUPB) to study the area in order to determine whether it was in need of redevelopment in accordance with the criteria specified in state's Local Redevelopment and Housing Law (LRHL) at N.J.S.A. 40A:12A-5. The Borough's consulting planners at the time, Phillips Preiss Shapiro Associates, Inc., then conducted a redevelopment area investigation which was completed in February 2005. A public hearing on the investigation was then held by the KUPB which subsequently determined, based on the results of the investigation, that the study area qualified as an area in need of redevelopment. The Mayor and Council then directed Phillips Preiss Shapiro Associates to prepare a redevelopment plan for the area in question. The plan was completed in June of 2005, revised in September 2005, and adopted by Ordinance 14-05. The Goals and Objectives of this plan include:

- Facilitate the environmental cleanup of the redevelopment area in an expeditious manner.
- Stimulate an appropriate level of development that provides public benefits to the Borough and does not overwhelm the Borough's infrastructure.
- Reduce the negative impacts of existing dilapidated buildings and unproductive lands on the adjacent residential neighborhood.
- Reduce the negative impacts of existing industrial uses on the adjacent residential neighborhood.

LAND USE PLAN ELEMENT

- Provide for continuous public access to the waterfront and to utilize design techniques that guard against the privatization of the waterfront.
- Provide for the development of active recreation facilities within the redevelopment area to serve the future residents of the redevelopment area and the Borough.
- Protect the creeks and wetlands on the property from the negative impacts of improper development.
- Foster appropriate relationships between buildings, streets, parking areas, walkways, and landscaped areas, both within the development and in the context of the surrounding area.
- Provide for an increase in the economic base of the redevelopment area and the entire Borough by redeveloping underutilized and non-productive properties.
- Encourage the revitalization of the redevelopment area in a manner that is compatible with the character of adjacent properties and land uses.
- Expand opportunities for the development of age-restricted housing within the Borough.

In March 2010 an Amendment to the approved redevelopment plan from 2005 was commissioned to study the potential for an alternate redevelopment approach for the Aeromarine property. The amendment to the redevelopment plan, prepared by CME Associates, explored the potential for the landfill portion of the site to be used for a ground-based solar panel field. The Solar Overlay Amendment proposed the redevelopment site to be split into two areas. Approximately 15-25.3 acres of the landfill was proposed for the solar field and the remaining area for open space, recreation, residential, or commercial purposes, as described in the 2005 Redevelopment Plan.

Brown's Point Marina Redevelopment Plan

In December 2014 the Council of the Borough of Keyport adopted Resolution #358-14 requesting the Unified Planning Board and the Borough professional consultants, T&M Associates, to investigate the Brown's Point Marina area to determine whether the area qualifies as a non-condemnation redevelopment area pursuant to the LRHL. The Brown's Point Marina Study Area is approximately a 12.48 acre tract of land located in the north-western portion of the Borough, along Matawan Creek and the municipal border with Aberdeen Township. The Study Area included Lots 1, 2, 3, 5, 6, 6.01, 7, and 9, on Block 20. The property is currently occupied by a private business, the Brown's Point Marina, as well as several private residences.

Several environmental constraints are located within the Study Area, including wetlands, historic fill of non-indigenous materials, as well as known contaminated sites. The Study Area is also almost entirely within the flood hazard area, including the lots closest to the water being located in the "VE" zone, an area with a one percent chance at coastal flooding with a velocity-wave action hazard. Any areas of the Study Area not located in the 100-year flood hazard are within the 0.2% chance flood hazard area. The effects of the Study Area being located within the flood hazard area was most evident during Superstorm Sandy, when the site was heavily impacted by both the flooding and heavy wave action experienced during the storm. All the marina's docks were uplifted, scattered, and destroyed by the waves. Electrical equipment and connections were destroyed. Forklifts and trucks were underwater or carried to nearby wetlands and left stranded as well as additional damage to the residences.

The study found that Lots 6, 6.01, and 9 in the Study Area meet the criteria of an area in need of redevelopment, found in Section 5 of the LRHL. Damages and debris deposited on these lots are significantly impacting the operation of the marina and leaving these lots in their current dilapidated condition would provide no benefit or improvement to the community. The Study also finds that Lots 5 and 7 are needed for effective redevelopment in the area as these lots would provide access to Broadway and additional parking space for the redevelopment. The remaining Lots 1, 2, and 3 do not meet the criteria for designation as an area in need of redevelopment. The

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.¹

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

A. GENERAL INFORMATION

1. Name of Proposed Project Aeromarine Landfill
2. Consultant/Contact Information (if any) ___
3. Name/Address of Prospective Applicant Aaron Culig
Address/tel./fax PO Box 7775 #73069, San Francisco, CA 94120
Company Name NextGrid Inc
Address/tel./fax PO Box 7775 #73069, San Francisco, CA 94120

Does the applicant own the property? No

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.

Alexander W. Seligson, Esq.
Seligson, Rothman & Rothman
29 West 30th Street, 10th floor
New York, NY 10001
tel: (212) 966-5020
fax: (646) 695-0359
email: aseligson@srrlaw.com

4. Does the project have any existing NJDEP ID#s assigned? (i.e., Case number, Program Interest (PI)#, Program ID#) Yes If yes, please provide 133613 (solid waste program ID)

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

B. PROPOSED PROJECT LOCATION

Street Address/munic. 55 Walnut St, Keyport, NJ
County Monmouth Zip Code 07735
Block No. 141 Lot No. 14, 15
X Coordinate in State Plane (project centroid) 40.444988
Y Coordinate in State Plane (project centroid) -74.187574

C. PROPOSED ACTIVITY DESCRIPTION AND SCHEDULE

1. Project Type: Solar New Construction Landfill Cap 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: 9/1/2021
 - b) Funding Source: Is any Federal Funding being used for this project? No
State Funding over 1 million dollars? No
Is funding secured at this time? Yes Is funding conditional? Yes If so, on what?
Permit and Utility Approval
 - c) Is the project contingent on receiving the identified funding? No
If yes, explain ___
 - d) What DEP permits do you think you need for this project? (The Department will confirm this through the PRC process). Landfill Permit, Post Closure Use Permit

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? None
 - b) Are there any Department permits that will need to be modified as a result of this project? Please explain and identify the project reviewer of the permit to be modified. None
 - 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) Yes _____
 - 4) Tidelands Conveyance _____
 - 5) Flood Hazard Jurisdiction or determinations Yes _____
 - 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 Yes _____
 - 10) Other _____

3. Please submit this Permit Readiness Checklist form, completed to the extent possible, electronically to Megan.Brunatti@dep.nj.gov and David.Pepe@dep.nj.gov and one (1) copy via mail² with the following items if available:
- (a) The completed Permit Readiness Checklist;
 - (b) A description of the proposed project;
 - (c) Any overarching regulatory or policy call(s) or guidance that the Department must make or make known prior to the receipt of the application to determine the project's feasibility, regulatory, or review process.
 - (d) USGS map(s) with the site of the proposed project site boundaries clearly delineated (including the title of the USGS quadrangle sheet from which it was taken)³;
 - (e) Aerial photos/GIS information regarding the site;
 - (f) A site map including any known environmental features (wetlands, streams, buffers, etc⁴);
 - (g) Site plans to the extent available;
 - (h) Street map indicating the location of the proposed project;
 - (i) Any other information that you think may be helpful to the Department in reviewing this project.
 - (j) List of any local or regional governments or entities, their historical involvement in this project or site, identification of conflicts with DEP rules; with contact names and information whose attendance/input would be helpful in facilitating this project, ie Soil Conservation Districts, health departments, local zoning officials, etc.

D. The following are questions 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? Yes

If yes, please visit

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>

² 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, 7th Floor
Telephone Number:(609) 292-3600

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

⁴ NJGIS information

Is any part of the project site on land that is subject to a Green Acres restriction? No If yes, please describe. _____

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

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

Has the Watershed Property Review Board made a jurisdictional determination for the project site? No

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? Unsure
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? No

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? No

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

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

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? No

Threatened and Endangered Species Program

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

Will the proposed development affect any areas identified as habitat for Threatened or Endangered Species? No

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) Yes

State Open Waters? Yes

Freshwater Wetlands and/or freshwater wetland transition areas? Yes

Flood Hazard areas and/or riparian buffers Yes

Waterfront development areas Yes

Tidally Flowed Areas YEs

Bureau of Tidelands Management: Yes

http://www.nj.gov/dep/landuse/tl_main.html

The CAFRA Planning Area? Yes

<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? No

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

Is the project within a designated Brownfield Development Area? No

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

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

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? Unknown

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.) Unknown

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? Yes

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? Unknown

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? Unknown

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? No

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

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

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

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

Is the project located on a landfill that will be redeveloped for human occupancy? No 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 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

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? No
2. Will the project/facility generate a discharge to groundwater of industrial wastewater in any quantity? No
3. Will the project/facility involve the discharge to groundwater by any of the following activities or structures, or include as part of the design any of these activities or structures? No

NJDEP Permit Readiness Checklist Form
Page 7 of 13

Please indicate which:

Upland CDF (Dredge Spoils) Spray Irrigation _____
Overland Flow Subsurface Disposal System (UIC) _____
Landfill Infiltration/Percolation Lagoon _____
Surface Impoundment _____

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

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

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

Does your project involve 50 or more realty improvements? _____

Stormwater Program (609) 633-7021

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

https://www.nj.gov/dep/dwq/ispp_home.html

Will your site activity disturb more than one acre? Yes

Will any industrial activity be conducted at the site where material is exposed to the rain or other elements? No

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

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

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)? No

If yes, name of POTW: _____

Volume of wastewater (gpd): _____

Will/does this project involve the generation, processing, storage, transfer and/or distribution of industrial or domestic residuals (including sewage sludge, potable water treatment residuals and food processing by-products) generated as a result of wastewater treatment. No 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? No

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? No

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? No

require aquifer testing? _____

involve an existing or abandoned mine? No

involve geothermal or offshore energy? No

involve subsurface sequestration in geological formations? No

acid soils at the project site? Unknown

geologic hazards of concern at the project site? Unknown

within a karst area? _____

adversely affect groundwater recharge? No

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? No
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? No

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

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

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

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

No

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

No

Will the project have potential for off-site odors and/or dust impact? No

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 (PM_{2.5}) 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? No

Does this project receive federal support or financial assistance? No
Does this project require a federal approval, license or permit? No

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? Yes

Is it a solar PV project? Yes
If yes, what type?

- Community Solar Yes

Is it a wind project? No
If yes, what type? Onshore? _____ Offshore? _____

Innovative Technology

Is an environmental and energy innovative technology included in this project? No
-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. Yes

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/

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

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

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? No

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? No

If yes, please identify the case, case manager, program, and phone number. No

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

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? No

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? No

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? Keyport Borough
- (b) How have you or will you engage community and stakeholders in this project? Yes, already have
- (c) What are the potential impacts of this project on the community? Landfill, cap, Discounted energy
- (d) What are the community concerns or potential concerns about this project? Open space and making sure it's available to the public
- (e) How do you intend to address these concerns? Provide visual buffer and walking paths
- (f) As part of this project, do you plan to perform any environmental improvements in this community? If yes, describe. Yes walking paths, tree buffers, discounted power, landfill cap

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? No
http://www.nj.gov/dep/highlands/highlands_map.pdf

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

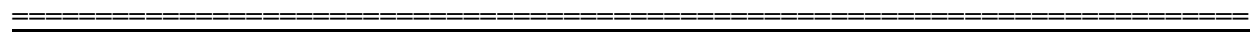
D&R Canal Commission Standards No
<https://www.nj.gov/dep/drcc/regulatory-program/maps/>

Delaware River Basin Commission No
<http://www.state.nj.us/drbc/>

New Jersey Sports and Exposition Authority? No
<https://www.njsea.com/>

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

Other State or Federal Agencies? If so, please specify Unknown



Permit Readiness Checklist Submitted By:



SIGNATURE

2/1/2021

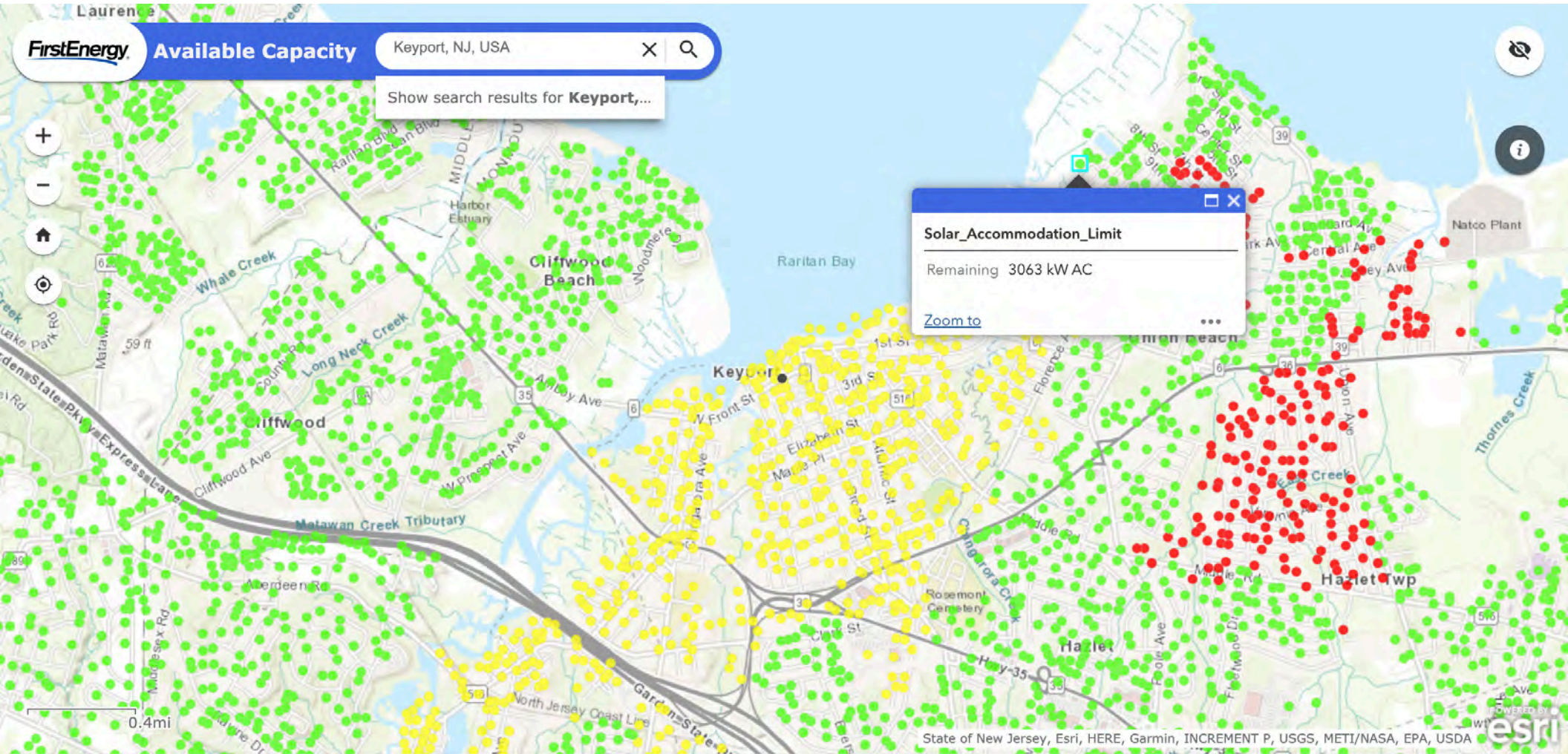
DATE

Aaron Culig

PRINT NAME

Hosting Capacity Maps - JCPL

3063 kw AC available



Pricing and LCOE Calculations

Solar PV Project Cost Calculator

Levelized Cost of Energy (LCOE) Model

Inputs highlighted in Yellow

System Inputs	Input Description
System Size (kW-DC)	4994 <small>(Please insert the aggregate system size for a site)</small>
1st-Year Production (kWh)	6,999,000 <small>(Please insert the aggregate forecasted system production at a site)</small>
Annual Degradation	0.50% <small>(Please insert the expected system yearly performance degradation)</small>

Direct Purchase Inputs	Input Description
Cost (\$/W)	\$ 1.400 <small>(Please insert total system cost per Watt. If not available, use the formula: Cost (\$/W) = (Total-system-cost/Total-system-size-in-watts)</small>
Initial Rebate/Incentive	<small>(Please insert the total value of rebates/incentives received within the first year)</small>
O&M Cost (\$/kW)	\$ 20.00 <small>(Please insert the per kW O&M cost. If not available, use the formula: O&M Cost (\$/kW) = (1st-year-O&M-Cost/Total-system-size-in-kW)</small>
O&M Escalator (%)	3% <small>(Please insert the expected yearly escalation)</small>

PPA Inputs	Input Description
PPA Rate (\$/kWh)	\$ 0.09000 <small>(Please insert the per kWh PPA Rate. If not available, use the formula: PPA Rate (\$/kWh) = (1st-year-PPA-Cost/1st-year-system-production)</small>
PPA Escalator	3.00% <small>(Please insert the expected yearly escalation. If not uniform, manually insert yearly escalation in Column I)</small>

LCOE Outputs*	Input Description
Direct Purchase	
20 Year	\$ 0.07246
25 Year	\$ 0.06449

* Compare to expected utility costs over the next 20 years

PPA	Input Description
20 Year	\$ 0.12033
25 Year	\$ 0.13025

* Compare to expected utility costs over the next 20 years

*Undiscounted Analysis

LCOE Calculator

Year	Production (kWh)	Direct Purchase Cost (\$)	O&M Cost (\$)	PPA Escalator (%)	PPA Rate (\$/kWh)	PPA Cost (\$)
0		\$ 6,991,600				
1	6,999,000		\$ 99,880		\$ 0.09000	\$ 629,910
2	6,964,005		\$ 102,876	3%	\$ 0.09277	\$ 645,563
3	6,929,185		\$ 105,963	3%	\$ 0.09553	\$ 661,606
4	6,894,539		\$ 109,142	3%	\$ 0.09833	\$ 678,046
5	6,860,066		\$ 112,416	3%	\$ 0.10113	\$ 694,896
6	6,825,766		\$ 115,788	3%	\$ 0.10403	\$ 712,164
7	6,791,637		\$ 119,262	3%	\$ 0.10705	\$ 729,861
8	6,757,679		\$ 122,840	3%	\$ 0.11017	\$ 747,998
9	6,723,891		\$ 126,525	3%	\$ 0.11440	\$ 766,586
10	6,690,271		\$ 130,321	3%	\$ 0.11774	\$ 785,636
11	6,656,820		\$ 134,230	3%	\$ 0.12110	\$ 805,159
12	6,623,536		\$ 138,257	3%	\$ 0.12466	\$ 825,167
13	6,590,418		\$ 142,405	3%	\$ 0.12833	\$ 845,672
14	6,557,466		\$ 146,677	3%	\$ 0.13222	\$ 866,687
15	6,524,679		\$ 151,077	3%	\$ 0.13611	\$ 888,225
16	6,492,055		\$ 155,610	3%	\$ 0.14022	\$ 910,297
17	6,459,595		\$ 160,278	3%	\$ 0.14444	\$ 932,918
18	6,427,297		\$ 165,086	3%	\$ 0.14888	\$ 956,101
19	6,395,160		\$ 170,039	3%	\$ 0.15332	\$ 979,860
20	6,363,185		\$ 175,140	3%	\$ 0.15788	\$ 1,004,209
21	6,331,369		\$ 180,394	3%	\$ 0.16256	\$ 1,029,164
22	6,299,712		\$ 185,806	3%	\$ 0.16734	\$ 1,054,739
23	6,268,213		\$ 191,380	3%	\$ 0.17224	\$ 1,080,949
24	6,236,872		\$ 197,122	3%	\$ 0.17726	\$ 1,107,811
25	6,205,688		\$ 203,035	3%	\$ 0.18330	\$ 1,135,340
Total	164,868,104	\$ 6,991,600	\$ 3,641,551			\$ 21,474,564

NJ Keyport Landfill Pricing

Size 4995.9
 Output 1365
 Year 1 Kwh 6,819,404

Panels 0.34
 Inverters 0.1
 Racking 0.16
 Post Pounding 0.03
 Racking Install 0.05
 Electrical 0.4
 Glass 0.03
 Civil 0.05
 Trenching 0.03
 Fence 0.04
 MV 0.03
 Project Management 0.07
 Permit 0.01
 Contingency 0.03
 Insruance 0.03

Cost per watt 1.4
 Total Cost \$6,994,260

Customer Acquisition (\$/w) 0.07
 Churn Rate 5%

Opertain Costs (¢/kwh) 0.02
 LCOE \$0.0725



Ernst Pollinator Service

A Division of Meadville Land Service, Inc.

Solar and Native Pollinator Friendly Habitat

Installation and Maintenance Estimates

Installation Ranges Based on Keyport Landfill, New Jersey

Herbicide applications:	\$7,500
Seed Bed Preparation:	\$10,000
Seed:	\$20,000
Seed Installation:	\$35,000

How site will be maintained and notes

- Estimates are based upon a 25 Acre project. Projects with smaller acreage will have higher rates per acre. Larger projects can receive reduced rates.
- The cost estimate of seed, does include the seeding of a cover crop. The purpose of which is to germinate quickly providing erosion control while native pollinator species are getting established.
- The estimate does not include any further erosion control best management practices (BMP's) such as erosion blankets or straw mulching.
- Construction can cause soil compaction which can lead to soil preparation being needed. This may incur additional charges.
- Seed cost can vary significantly based upon, species composition, height requirements and seed availability.
- The design of the array such as panel height, spacing between rows, turn-around areas, etc. can influence efficiency which can affect the price.
- Mobilization cost is not included in this cost estimate.

17693 Highway 285 • Cochranton PA 16314 • 814.337.1974

MeadvilleLandService.com/EPS



Ernst Pollinator Service

A Division of Meadville Land Service, Inc.

Management Unit Costs, 20 Acre

<u>Site</u> Mowing:	\$7,500	average
Integrated Plant Management (IPM):	\$7,500	average

Integrated Plant Management includes the spot treatment of invasive species by spot spraying, mowing, herbicide wicking, etc.

Management Schedule

1 st growing season:	2 Mowing's, 2 IPM visits (IPM only if needed)
2 nd growing season:	1 Mowing, 2 IPM visits (IPM only if needed)
3 rd growing season:	2 Mowing's, 2 IPM visits (IPM only if needed)

Notes:

- The first three years are the most important in terms of establishment and maintenance.
- Mowing will be the predominant management practice for solar arrays.
- IPM practices can be carried out by crews on foot or by utilizing ATVs to administer select herbicides.
- The prescribed one mowing per year should be performed in the fall or winter when most species are dormant.
- The above prices do not include additional mobilization costs.

17693 Highway 285 • Cochranton PA 16314 • 814.337.1974

MeadvilleLandService.com/EPS

Evidence of experience on projects serving the Low Income Community
(reference page 16)

This contract with the City of Boston is for 22,000 Low Income customers in the city (90 megawatts of solar). We've included the Signature page and cover page because its 35 pages and can provide the entire contract on request. NextGrid Inc is the largest Low Income provider in the State of Massachusetts and hopes to become the largest in New jersey.

SMART MUNICIPAL AGGREGATION LOW INCOME

**MASTER
MEMORANDUM OF UNDERSTANDING**

by and between

**NEXTGRID INC.
as Provider**

and


**CITY OF BOSTON
as Off-Taker,**

**on behalf of the customers of the Boston Community Choice Electricity
Program**

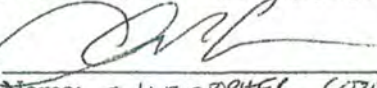
Dated as of August 20, 2020

IN WITNESS WHEREOF and in confirmation of their consent to the terms and conditions contained in this SMART Municipal Aggregation Low Income Master Memorandum of Understanding and intending to be legally bound hereby, Provider and Off-Taker have executed this SMART Municipal Aggregation Master Memorandum of Understanding by their duly authorized representatives under seal as of the date first above written.

PROVIDER: NEXTGRID INC.

By: 
Name: Aaron Culig
Title: President

OFF-TAKER: CITY OF BOSTON

By: 
Name: CHRISTOPHER COOK
Title: Chief of Environment, Energy & Open Space

Colloboration with Keyport Borough

DN

From: Denise Nellis dnellis@keyportonline.com
Subject: Keyport Landfill Development - Thursday January 14th at 2pm information
Date: January 12, 2021 at 10:24 AM
To: aaron@nextgrid.com, [Victoria Pacheco vpacheco@keyportonline.com](mailto:vpacheco@keyportonline.com), [Matthew Goode mgoode@keyportonline.com](mailto:mgoode@keyportonline.com), [Jay Delaney administrator@keyportonline.com](mailto:jaydelaney@keyportonline.com)

To all

Please see information below for the Thursday, January 14th meeting at 2pm

Join Zoom Meeting

[https://us02web.zoom.us/j/82459597917?
pwd=OWhxcGITOXdWFOYWdNajZYejNlQT09](https://us02web.zoom.us/j/82459597917?pwd=OWhxcGITOXdWFOYWdNajZYejNlQT09)

Dial In Number: 1 646 558 8656

Meeting ID: 824 5959 7917

Passcode: 302738

Thank you

Denise Nellis
Secretary/
Certified Planning Bd Secretary
732-739-5123
dnellis@keyportonline.com



From: Aaron Culig [<mailto:aaron@nextgrid.com>]
Sent: Tuesday, January 12, 2021 10:15 AM
To: Denise Nellis <dnellis@keyportonline.com>
Subject: Re: FW: Follow Up - Keyport Landfill Development

Yes, that works for me. Thank you

NextGrid Inc
720.217.5939

On Tue, Jan 12, 2021 at 6:10 AM Denise Nellis <dnellis@keyportonline.com> wrote:

| Mr. Culig:

.....

The committee can meet on Thursday, January 14th at 2pm. Please let me know if that works for you and I will set up a zoom call.

Thank you

Denise Nellis
Secretary/
Certified Planning Bd Secretary
732-739-5123
dnellis@keyportonline.com



Meeting minutes: Keyport Landfill

Date: Thursday Jan 14th 2021

Time: 2pm

Zoom Meeting

Attendees:

Jay Delaney – Borough Administrator (Keyport)

Matt Goode – Planning Board Chair (Keyport)

Victoria Pacheco – Planning Board (Keyport)

Denise Nellis – Secretary

Aaron Culig – President (NextGrid)

Keyport Notes:

- Long history of the landfill dating back to the early 1920's
- Borough is very interested in developing the non-landfill portion for multifamily housing
- Borough would like to see open space as its coastal
- 2017 Master plan outlines the property and developed goals
- Want to understand how high the panels are, visibility is a big issue
- Access may also be an issue as there are flood zones close by
- Very interested in capping the landfill

NextGrid Notes:

- System would be approx. 5mw
- Enough electricity to power 715 homes
- Discounts above 20%
- Easy contracts
- 12-18 month development timelines
- Capping the landfill is a huge benefit
- Must have NJ BPU Award to move forward or subsection (t) if unsuccessful



February 5, 2021

New Jersey Board of Public Utilities

Attn: Mr. Scott Hunter, Manager, Division of Clean Energy 44 South Clinton Avenue

3rd Floor, Suite 314

PO Box 350

Trenton, NJ 08625-0350

Dear NJ BPU,

Please accept this letter as evidence that NextGrid Inc has corresponded with Archer Consulting, LLC on the benefits of solar from "Aeromarine" Landfill project.

By signing this letter, Archer Consulting, LLC acknowledges that NextGrid Inc agrees to provide right of refusal to Archer Consulting, LLC regarding a minimum 20% discount on Community Solar Bill Credits from the system applied to the JCP&L electricity bills received by Archer Consulting, LLC.

Sincerely,

A handwritten signature in black ink, appearing to be "Al Mazzucca", written over the word "Sincerely,".

Al Mazzucca

Archer Consulting, LLC

NextGrid



February 5, 2021

New Jersey Board of Public Utilities
Attn: Mr. Scott Hunter, Manager,
Division of Clean Energy 44 South
Clinton Avenue
3rd Floor,
Suite 314
PO Box 350
Trenton, NJ 08625-0350

Dear NJ BPU,

Please accept this letter in as evidence that NextGrid Inc has collaborated with the GKB Landscaping LLC on the benefits of solar from "Aeromarine" Landfill project.

By signing this letter NextGrid Inc agrees to provide right of refusal to GKB Landscaping LLC at least a 20% discount on Community Solar Bill Credits from the system applied the JCP&L electricity bills.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Mark Squillace". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Mark Squillace
GKB
Landscaping
LLC

February 5, 2021

New Jersey Board of Public Utilities

Attn: Division of Clean Energy 44 South Clinton Avenue

3rd Floor, Suite 314

PO Box 350

Trenton, NJ 08625-0350

Dear NJ BPU,

Please accept this letter as evidence that NextGrid Inc has corresponded with Archer Consulting, LLC on the benefits of solar from “Aeromarine” Landfill project.

By signing this letter, Archer Consulting, LLC acknowledges that NextGrid Inc agrees to provide right of refusal to Archer Consulting, LLC regarding a minimum 20% discount on Community Solar Bill Credits from the system applied to the JCP&L electricity bills received by Archer Consulting, LLC.

Sincerely,

A handwritten signature in black ink, appearing to read 'Al Mazzucca', with a stylized flourish at the end.

Al Mazzucca

Archer Consulting, LLC