



HARTZ

HARTZ SOLAR, LLC

400 Plaza Drive, P.O. Box 1515, Secaucus, New Jersey 07096-1515

QO19 091141

601 Doremus Ave.
Newark

February 4, 2020

VIA FEDERAL EXPRESS

State of New Jersey
Board of Public Utilities
Attn: Ariane Benrey
44 South Clinton Avenue, 9th Floor
Trenton, New Jersey 08625-0350

Re: Community Solar Energy Pilot Program, Program Year 1 Application (the "Program")

Ladies & Gentlemen:

We are in receipt of the notice from the Board of Public Utilities ("BPU"), dated January 29, 2020, regarding the BPU's intent to make applications to the Program public.

Hartz Solar, LLC ("Hartz") submitted five (5) applications to the BPU for participation in the Program. The docket numbers assigned to each of the applications are as follows:

- QO19091137
- QO19091141
- QO19091142
- QO19091144
- QO19091139

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FEB 05 2020

BOARD OF PUBLIC UTILITIES
TRENTON, NJ

Hartz hereby requests to make certain portions of each of the applications confidential. Enclosed herewith, pursuant to N.J.A.C 14:1-12.3, please find copies of each of the applications with redactions, marked as confidential and provided in a confidential envelope.

Should you have any questions, please do not hesitate to contact the undersigned at 201.272.5800.

Very truly yours,

Hartz Solar, LLC

By: Hartz Mountain Industries, Inc.

By:

Lawrence D. Garb

Executive Vice President & Managing Director



Community Solar Energy Pilot Program Application Form

Section A: Application Form Requirements, Instructions, Terms and Conditions

The following Application Form is intended only for entities submitting a community solar project for consideration by the New Jersey Board of Public Utilities (“Board” or “BPU”). Projects selected by the Board will be approved for participation in the Community Solar Energy Pilot Program, pursuant to the rules at N.J.A.C. 14:8-9.

This Application Form is valid only for the following Program Year and Application Period:

Program Year 1, Application Period 1

Application Period Opens: April 9, 2019 at 9:00 A.M.

Application Period Closes: September 9, 2019 at 5:00 P.M.

Privileged
and
Confidential

I. Minimum Qualification Requirements

The Community Solar Energy Pilot Program is open to projects that meet the following minimum requirements, and the full requirements defined in N.J.A.C. 14:8-9 (available for reference at the following link: [http://njcleanenergy.com/files/file/R_2019%20d_021%20\(51%20N_J_R_%20232\(a\)\).pdf](http://njcleanenergy.com/files/file/R_2019%20d_021%20(51%20N_J_R_%20232(a)).pdf)).

1. The proposed community solar project must be located in the electric service territory of an Electric Distribution Company (“EDC”) in the State of New Jersey.
2. Existing solar projects may not apply to requalify as a community solar project. An existing solar project, as defined in N.J.A.C. 14:8-9.2, means a solar project having begun operation and/or been approved by the Board for connection to the distribution system prior to February 19, 2019. Projects having received a subsection (t) conditional certification from the Board prior to February 19, 2019 should refer to section B. XIII. Special Authorizations and Exemptions for additional information.
3. The Board will not consider Applications for EDCs to develop, own, or operate community solar project(s).
4. The Board will not consider Applications for projects sited on preserved farmland, as defined in N.J.A.C. 14:8-9.2.
5. The Board will not consider Applications for projects exceeding the capacity limit for individual community solar projects, set at 5 MW as defined in N.J.A.C. 14:8-9.4(g).

II. Instructions for Completing the Community Solar Energy Pilot Program Application Form

1. Each solar project applying to participate in the Community Solar Energy Pilot Program requires the submission of an individual Application Form. Do not apply for more than one (1) project per Application Form. There is no limit to the number of Application Forms that can be submitted by any one Applicant (see the definition of an “Applicant” in section A. III. Terms and Conditions).



2. Complete sections B and C, and Appendix A in full. All questions are required to be answered, unless explicitly marked as optional. All attachments are required, unless explicitly marked as optional. All attachments must be attached to the end of the Application Form, therefore forming a complete application package. Note that attachments marked as optional will be considered if included, but their absence will not penalize an Application.
3. Original signatures on all forms and certifications of this Application Form are required. The certifications contained in section C must be notarized.
4. Specific exemptions are identified throughout the Application Form which apply 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 Request for Proposals ("RFP"), Request for Quotations ("RFQ"), or other bidding process. If this is the case, the Applicant must include a letter describing the proposed bidding process, and the Applicant should complete all sections of the Application Form based on the project as it will be designed in the bidding process. 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 (see section B. XIII. Special Authorizations and Exemptions).

III. Terms and Conditions

General Terms and Conditions

1. The "Applicant" is defined as the entity that submits the Community Solar Energy Pilot Program Application Form (for example, an Applicant may be a project developer, project owner, project operator, property owner, contractor, installer, or agent thereof).
2. Prior to completing the Application Form, the Applicant must carefully review the rules at N.J.A.C. 14:8-9, and any other rules, regulations, and codes applicable to the design, construction, and operation of a community solar project in New Jersey. All Applications must be in compliance with all local, state and federal rules, regulations and laws.
Furthermore, submission of an Application Form does not obviate the need for compliance with all applicable local, state, and federal laws and regulations at any time during the design, construction, operation, and decommissioning of a community solar project including, but not limited to, regulations by commissions such as the New Jersey Highlands Council and the New Jersey Pinelands Commission.
3. By submitting an Application, the Applicant acknowledges notice on behalf of all project participants that the information included in the Application is subject to disclosure under the Open Public Records Act, N.J.S.A. 47:1A-1 et seq. Aggregated information may be used by the Board and/or other state, federal, county, regional or local agencies in reports and evaluations, and the geographic location may be used to update Geographic Information System ("GIS") mapping. Applicants may identify sensitive and trade secret information that they wish to keep confidential by submitting them in accordance with the confidentiality procedures set forth in



N.J.A.C. 14:1-12.3. Furthermore, the Applicant understands that the list of approved community solar projects will be published on the Board of Public Utilities website.

4. Amendments or supplements to the Community Solar Energy Pilot Program Application Form will be made available via the New Jersey Clean Energy Program ("NJCEP") website at www.njcleanenergy.com. This Application Form may be modified for future Application Periods at any time without prior notification.

Evaluation of Applications and Approval of Projects

5. Only Applications that are administratively complete by the close of the Application Period will be considered for participation in the Community Solar Energy Pilot Program during that Program Year. An application will be deemed administratively complete if: 1) All questions are completed, except those explicitly marked as optional, 2) All required attachments are included (see Appendix B for a checklist of required attachments), and 3) All required signatures are included. Applicants will be notified if an Application is deemed administratively incomplete. An incomplete Application may be amended and resubmitted during the following Application Period without advantage or disadvantage.
6. The Applicant may be required to supplement the information provided in the Application Form upon request from the Board or Board Staff.
7. Following the close of the Application Period, each Application will be reviewed and evaluated by a dedicated Evaluation Committee.
8. In reviewing each application, Board Staff may consult with the New Jersey Department of Environmental Protection ("NJDEP"), the New Jersey Department of Agriculture, or other state agencies and consultants as are relevant to the Application. Any information marked and submitted as confidential will be treated as such by the receiving agency, and used for the sole purpose of evaluation.
9. The criteria for evaluation of Applications are presented in Appendix C (Evaluation Criteria). Projects must score a minimum 30 points total in order to be considered for participation in the Community Solar Energy Pilot Program. Projects that score above 30 points will be presented to the Board for approval for participation in the Community Solar Energy Pilot Program in order, starting with the highest-scoring project and proceeding to the lowest-scoring project, and until the allocated program capacity for that Program Year is filled.
The allocated program capacity for Program Year 1 is 75 MW. At least 40% of program capacity (i.e. at least 30 MW) will be allocated to LMI projects.
10. Board Staff may reject Applications that are incomplete at the close of the Application Period, that are not in compliance with the rules and regulations established in N.J.A.C. 14:8-9, or that do not meet a minimum standard for selection, as set forth in this Application Form.

Milestones and Follow-Up for Approved Projects

11. Should the proposed community solar project be approved by the Board for participation in the Community Solar Energy Pilot Program, such approval will be contingent on the project being constructed and operated as was proposed in its Application.

Furthermore, pursuant to the rules at N.J.A.C. 14:8-9.3(c), approved projects are expected to begin construction within 6 months of their approval by the Board, and are expected to become fully operational within 12 months of their approval by the Board. Extensions may be granted by Board Staff at its discretion, based on its assessment of the specific circumstances of each project approved.

In order to monitor compliance, approved projects will be required to submit updates to the Board:

- a. Prior to the beginning of construction, the Applicant must provide evidence that commitments in the following categories have been met: project location, community and environmental justice engagement, other benefits.
- b. Prior to applying for permission to operate ("PTO"), the Applicant must provide evidence that commitments in the following categories have been met: siting (other than location), all permits received.
- c. Prior to applying to the EDC for allocation of bill credits, the Applicant must provide evidence that commitments in the following categories have been met: product offering, subscriber type, geographic limit within EDC service territory.

If the approved project fails to be completed as proposed in the Application, and the Applicant fails to remediate the failure or provide an equivalent modification within a reasonable timeframe, the project may be penalized up to and including a withdrawal of the permission to operate in the Community Solar Energy Pilot Program.

Special Considerations for Project Siting

12. Unless the proposed community solar facility is located on a rooftop, parking lot, or parking structure, the Applicant must meet with the NJDEP's Office of Permit Coordination and Environmental Review ("PCER") to determine what permits may be required and to identify other potential issues. More information is available at: <http://www.nj.gov/dep/pcer>. The Applicant must have completed the NJDEP Permit Readiness Checklist and submitted said Checklist to NJDEP PCER prior to submitting the Application to the Board (see section B. VIII. Permits). The Permit Readiness Checklist is available at the following link: <https://www.nj.gov/dep/pcer/introchecklist.htm>.
13. Special attention should be paid when siting a project on a landfill, a brownfield, or an area of historic fill. For reference, NJDEP's *Guidance for Installation of Solar Renewable Energy Systems on Landfills in New Jersey* can be found at the following link: <https://www.nj.gov/dep/dshw/swp/solarguidance.pdf>.
14. The Applicant should review the environmental compliance history at the proposed site and the various operations that were conducted there. Satisfaction of all outstanding NJDEP regulatory



compliance obligations, if applicable, will be required prior to applying for permission to operate. The Applicant should identify any outstanding compliance and enforcement issues associated with the property on which the proposed project is to be sited and resolve them accordingly before submitting the Post Construction NJDEP Compliance Form, if applicable.

15. If the proposed project is sited on Green Acres preserved open space, as defined in N.J.A.C. 14:8-9.2, or on land owned by NJDEP, the Applicant must receive special approval for the project from NJDEP prior to submitting the Application to the Board, and attach proof of approval to their application package (see section B. VII. Community Solar Facility Siting).

Submitting an Application

Applications must adhere to all of the following instructions for submission. Applications must be received no later than 5:00 P.M. on the date of the close of the Application Period in order to be considered.

Mail or hand-deliver the original complete Application package plus three copies of the complete Application package to:

New Jersey Board of Public Utilities
44 South Clinton Avenue, 7th Floor
Post Office Box 350
Trenton, New Jersey 08625-0350
Attn: Office of Clean Energy
Community Solar Energy Pilot Program Application Package

In addition, submit an electronic version of the complete Application package to both of the following email addresses: communitysolar@njcleanenergy.com and board.secretary@bpu.nj.gov.

Questions and Further Information

Please address all questions pertaining to the Application Form to communitysolar@njcleanenergy.com.

Additional guidance and Frequently Asked Questions will be available on the NJCEP website at: <http://njcleanenergy.com/renewable-energy/programs/community-solar>.

Section B: Community Solar Energy Project Description

Instructions: Section B must be completed in its entirety. Any attachments should be placed at the end of the Application package.

I. Applicant Contact Information

Applicant Company/Entity Name: Hartz Solar, L.L.C.
 First Name: Lawrence Last Name: Garb
 Daytime Phone: (201)348-1200 Email: Lawrence.Garb@hartzmountain.com
 Applicant Mailing Address: 400 Plaza Drive, Box 1515
 Municipality: Secaucus County: Hudson Zip Code: 07094

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): Hartz Solar, L.L.C.
 First Name: Lawrence Last Name: Garb
 Daytime Phone: (201)348-1200 Email: Lawrence.Garb@hartzmountain.com
 Mailing Address: 400 Plaza Drive, Box 1515
 Municipality: Secaucus County: Hudson Zip Code: 07094

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): Hartz Solar, L.L.C.
 First Name: Lawrence Last Name: Garb
 Daytime Phone: (201)348-1200 Email: Lawrence.Garb@hartzmountain.com
 Mailing Address: 400 Plaza Drive, Box 1515
 Municipality: Secaucus County: Hudson Zip Code: 07094

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): Solar Energy Systems, LLC
First Name: David Last Name: Buckner
Daytime Phone: (917) 848-0215 Email: dbuckner@solaresystems.com
Mailing Address: 1205 Manhattan Ave
Municipality: Brooklyn County: New York (State) Zip Code: 11222

IV. Property/Site Owner Information

Property Owner Company/Entity Name: 1114 Newark Limited Partnership
First Name: Lawrence Last Name: Garb
Daytime Phone: (201)348-1200 Email: Lawrence.Garb@hartzmountain.com
Applicant Mailing Address: 400 Plaza Drive, Box 1515
Municipality: Secaucus County: Hudson Zip Code: 07094

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): Clean Choice Energy Community LLC
First Name: Jennifer Last Name: Spinosi
Daytime Phone: 614-929-5145 Email: regulatory@cleanchoiceenergy.com
Mailing Address: 1055 Thomas Jefferson St NW #650
Municipality: Washington County: State (DC) Zip Code: 20007

VI. Proposed Community Solar Facility Characteristics

Community Solar Facility Size (as denominated on the PV panels):
1.5625 MW AC 1.9776 MW DC

Community Solar Facility Location (Address): 601 Doremus Avenue
Municipality: Newark County: Essex Zip Code: 07105
Name of Property (optional, complete if applicable): 601 Doremus Avenue
Property Block and Lot Number(s): Block: 5060; Lot: Lot 1 Qualifier C2A & C3A



Community Solar Site Coordinates: W 74.131879 Longitude N 40.715741 Latitude

Total Acreage of Property Block and Lots: 37.930 acres

Total Acreage of Community Solar Facility: 3.765 acres

Attach a delineated map of the portion of the property on which the community solar facility will be located. In the electronic submission, two copies of the delineated map should be provided: 1) as a PDF document, and 2) 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 date of 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.): November 1 (month) 2020 (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.

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.

*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.

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 land located in the New Jersey Highlands Planning Area or Preservation Area Yes No

5. The proposed community solar facility is located, in part or in whole, on land located in the New Jersey Pinelands Yes No

6. The proposed community solar facility is located, in part or in whole, on 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 Yes No

7. The proposed community solar facility is located, in part or in whole, on a landfill Yes No

If "Yes," provide the name of the landfill, as identified in NJDEP's database of New Jersey landfills, available at www.nj.gov/dep/dshw/lrm/landfill.htm: _____

8. The proposed community solar facility is located, in part or in whole, on a brownfield Yes No

If "Yes," 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 the LSRP or the No Further Action ("NFA") letter issued by NJDEP.

9. The proposed community solar facility is located, in part or in whole, on an area of historic fill Yes No
 If "Yes," 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. The proposed community solar facility is located on a parking lot Yes No

11. The proposed community solar facility is located on a parking deck Yes No

12. The proposed community solar facility is located on a rooftop Yes No

13. The proposed community solar facility is located on a canopy over an impervious surface (e.g. walkway) Yes No

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

15. The proposed community solar facility is located on a water reservoir or other water body ("floating solar") Yes No

16. 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.

17. 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 area as "preserved" from a municipal, county, or state entity.

18. The proposed community solar facility is located, in part or in whole, on forested lands 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: _____

19. 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

20. Are there any use restrictions at the site? Yes No
 If "Yes," explain the use restriction below and provide documentation that the proposed community solar project is not prohibited.

Will the use restriction be required to be modified? Yes No
 If "Yes," explain the modification below.

N/A - no use restrictions

21. The proposed community solar facility has been specifically designed or planned to preserve or enhance the site (e.g. landscaping, land enhancements, pollination support, stormwater management, soil conservation, etc.) Yes No
 If "Yes," explain below, and provide any additional documentation in an attachment.

VIII. Permits

1. The Applicant has completed NJDEP Permit Readiness Checklist, and submitted it to NJDEP's PCER Yes No
 If "Yes," attach a copy of the completed Permit Readiness Checklist as it was submitted to NJDEP PCER.

If “No,” the Application will be deemed incomplete. Exception: Applications for community solar projects located on a rooftop, parking lot, or parking structure are exempt from this requirement.

2. The Applicant has met with NJDEP’s PCER Yes No

If “Yes,” attach proof of a meeting with NJDEP PCER.

If “No,” the Application will be deemed incomplete. Exception: Applications for community solar projects located on a rooftop, parking lot, or parking structure are exempt from this requirement.

3. 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. The Applicant may extend this table by attaching additional pages if necessary. These include:

- a. Permits, approvals, or other authorizations from NJDEP (i.e. Land Use, Air Quality, New Jersey Pollutant Discharge Elimination System “NJPDES”, etc.) for the property.
- b. Permits, approvals, or other authorizations from NJDEP (i.e. Land Use, Air Quality, NJPDES, etc.) directly related to the installation and operation of a solar facility on this property.
- c. Permits, approvals, or other authorizations other than those from NJDEP for the development, construction, or operation of the community solar facility (including local zoning and other local and state permits)

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

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

Permit Name & Description	Permitting Agency/Entity	Date Permit Applied for (if applicable) / Date Permit Received (if applicable)
Zoning Certification	Newark Department of Economic and Housing Development	N/A
Construction Permit	NJ Dept of Community Affairs/ Newark Dept of Economic	N/A
Construction Permit – Building Subsection	NJ Dept of Community Affairs/ Newark Dept of Economic	N/A
Construction Permit – Electrical Subsection	NJ Dept of Community Affairs/ Newark Dept of Economic	N/A
Certificate of Approval	Newark Department of Economic and Housing Development	N/A
Interconnection Approval	PSE&G	N/A
Permission To Operate	PSE&G	N/A
SRP Acceptance Letter	NJBPU - NJ Clean Energy Program	N/A
SRP Final Approval	NJBPU - NJ Clean Energy Program	N/A



4. The Applicant has consulted the hosting capacity map of the relevant EDC 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 "No," the Application will be deemed incomplete.

IX. Community Solar Subscriptions and Subscribers

1. Estimated or Anticipated Number of Subscribers (*please provide a good faith estimate or range*):
 423 _____
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: 100% _____ Commercial: _____
 Industrial: _____ Other: _____ (define "other": _____)
3. The proposed community solar project is an LMI project* Yes No
 *An LMI project is defined pursuant to N.J.A.C. 14:8-9 as a community solar project in which a minimum 51 percent of project capacity is subscribed by LMI subscribers.
4. The proposed community solar project will allocate at least 51% of project capacity to residential customers Yes No
5. The proposed community solar project is being developed in partnership with an affordable housing provider: Yes No
 If "Yes," attach a letter of support from the affordable housing provider.
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?



Comment: The Applicant is in discussions with two affordable housing providers (AFP) regarding cooperation in subscriber origination with the tenants in the affordable housing providers' locations. One provider is a for-profit AFP and their identity cannot be disclosed at the present time. The second provider is a not-for-profit AFP and its name is Ironbound Community Corporation

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.

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: *(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. 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: Clean Choice Energy Community, L.L.C. Contact Name: Jennifer Spinosi
 Daytime Phone: 614-929-5145 Email: regulatory@cleanchoiceenergy.com

Note: 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 project is being developed by or in collaboration* with the municipality in which the project is located Yes No

If "Yes," explain how and attach a letter of support from the municipality in which the project is located.

*Collaboration with the municipality should include, at minimum, one or more meetings with relevant municipal authorities and clear evidence of municipal involvement and approval of the design, development, or operation of the proposed community solar project.

See attached:
- Support Letter from City of Newark

2. The proposed community solar project is being developed in collaboration* with one or more local community organization(s) Yes No

If "Yes," explain how and attach a letter of support from the local community organization(s).

*Collaboration with a local community organization should include, at minimum, one or more meetings with the relevant local community organization(s) and clear evidence of the local community organization's involvement and approval of the design, development, or operation of the proposed community solar project.

See Attached

- Support Letter from Newark All Stars
- Support Letter from Solar 1 and Ironbound Community Corporation

3. The proposed community solar project was developed, at least in part, through a community consultative process* Yes No

If "Yes," please describe the consultative process.

*A community consultative process should include, at minimum, one or more opportunities for public intervention and outreach to the municipality and/or local community organizations.

XI. Project Cost

1. Provide the following cost estimates and attach substantiating evidence in the form of charts and/or spreadsheet models:

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

Net Installed Cost (in \$)	
Net Installed Cost (in \$/Watt)	
Initial Customer Acquisition Cost (in \$/Watt)	
Annual Customer Churn Rate (in %)	

Annual Operating Expenses (in c/kWh)	
LCOE (in c/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."

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:

Tax Incentives:

- Federal Business Investment Tax Credit
- Federal and State depreciation

Non-Tax Incentives:

- Legacy SRECs, Pipeline SRECs or Successor SRECs as defined by the NJRPII +

XII. Other Benefits

1. The proposed community solar facility is paired with another distributed energy resource:
- a. Micro-grid project Yes No
 - b. Storage Yes No
 - c. Other (*identify*): _____ Yes No
2. The proposed community solar facility provides grid benefits (e.g. congestion reduction) Yes No
 If "Yes" to any, please explain how and provide supporting documents.

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: 10,200 hours of labor
 If "Yes," estimated number of permanent jobs created in New Jersey: 0

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):
Solar 1 and Ironbound Community Corporation

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. Has the Applicant left those specific sections blank? Yes No

If "Yes," attach a letter describing the proposed bidding process. 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.





Section C: Certifications

Instructions: Original signatures on all certifications are required. All certifications in this section must be notarized.

Applicant Certification

The undersigned warrants, certifies, and represents that:

- 1) I, Lawrence Garb (name) am the Executive Vice President (title) of the Applicant Hartz Solar, L.L.C (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 SREC Registration Program or subsequent revision to the SREC Registration Program, if applicable; and
- 5) My organization understands that certain 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 sensitive and trade secret information that they wish to keep confidential should be submitted in accordance with the confidentiality procedures set forth in N.J.A.C. 14:1-12.3.; and
- 6) My organization acknowledges that submission of false information may be grounds for denial of this Application, and if any of the foregoing statements are willfully false, they are subject to punishment to the full extent of the law, including the possibility of fine and imprisonment.

Signature: [Handwritten Signature] Date: 8/27/19

Print Name: Lawrence Garb
Title: Executive Vice President Company: Hartz Solar, L.L.C

Signed and sworn to before me on this 27th day of August, 2019

Signature [Handwritten Signature]
Name CAROL FEE
CAROL FEE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Dec. 29, 2020

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, Lawrence Garb (name) am the Executive Vice President (title) of the Project Developer Hartz Solar, L.L.C (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 SREC Registration Program or subsequent revision to the SREC Registration Program, if applicable; and
- 5) My organization understands that certain 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 sensitive and trade secret information that they wish to keep confidential should be submitted in accordance with the confidentiality procedures set forth in N.J.A.C. 14:1-12.3.; and
- 6) My organization acknowledges that submission of false information may be grounds for denial of this Application, and if any of the foregoing statements are willfully false, they are subject to punishment to the full extent of the law, including the possibility of fine and imprisonment.

Signature: [Signature] Date: 8/16/19

Print Name: Lawrence Garb
 Title: Executive Vice President Company: Hartz Solar, L.L.C

Signed and sworn to before me on this 27th day of August, 2019

[Signature]

Signature
CAROL FEE

Name

CAROL FEE
 NOTARY PUBLIC OF NEW JERSEY
 My Commission Expires Dec. 29, 2020



Project Owner Certification

The undersigned warrants, certifies, and represents that:

- 1) I, Lawrence Garb (name) am the Executive Vice President (title) of the Project Owner Hartz Solar, L.L.C (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 SREC Registration Program or subsequent revision to the SREC Registration Program, if applicable; and
- 5) My organization understands that certain 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 sensitive and trade secret information that they wish to keep confidential should be submitted in accordance with the confidentiality procedures set forth in N.J.A.C. 14:1-12.3.; and
- 6) My organization acknowledges that submission of false information may be grounds for denial of this Application, and if any of the foregoing statements are willfully false, they are subject to punishment to the full extent of the law, including the possibility of fine and imprisonment.

Signature: [Handwritten Signature] Date: 8/27/19

Print Name: Lawrence Garb
Title: Executive Vice President Company: Hartz Solar, L.L.C

Signed and sworn to before me on this 27th day of August, 2019

[Handwritten Signature]
Signature
CAROL FEE
Name

CAROL FEE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Dec. 29, 2020



Property Owner Certification

The undersigned warrants, certifies, and represents that:

- 1) I, Lawrence Garb (name) am the Executive Vice President (title) of the Property 1114 Newark Limited Partnership (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 certain 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 sensitive and trade secret information that they wish to keep confidential should be submitted in accordance with the confidentiality procedures set forth in N.J.A.C. 14:1-12.3.; and
- 4) My organization acknowledges that submission of false information may be grounds for denial of this Application, and if any of the foregoing statements are willfully false, they are subject to punishment to the full extent of the law, including the possibility of fine and imprisonment.

Signature: _____

Date: 8/27/19

Print Name: Lawrence Garb

Title: Executive Vice President

Company: 1114 Newark Limited Partnership

Signed and sworn to before me on this 27th day of August, 2019

Carol Fee

Signature

CAROL FEE

Name

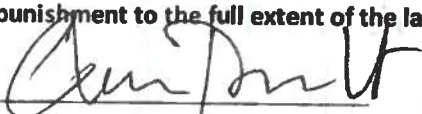
CAROL FEE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Dec. 29, 2020



Subscriber Organization Certification (optional, complete if known)


The undersigned warrants, certifies, and represents that:

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

Signature:  Date: 9/3/2019

Print Name: Chris Perrault
Title: Chief Operating Officer Company: CleanChoice Energy Community, LLC

Signed and sworn to before me on this September day of 3, 2019


Signature
Won Cho
Name



Section D: Appendix

Appendix A: Product Offering Questionnaire

Complete the following Product Offering Questionnaire. If there are multiple different product offerings for the proposed community solar project, please complete and attach one Product Offering Questionnaire per product offering.

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 1 (total number of product offerings).

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 subscriber's historical usage

2. Community Solar Subscription Price: (check all that apply)

Fixed price per month

Variable price per month, variation based on: value of credit

The subscription price has an escalator of _____ % every _____ (interval)

3. Contract term (length): 120 months, or 10 years OR month-to-month

4. Fees

Sign-up fee: None

Early Termination or Cancellation fees: \$200 if terminated with less than 90 days notice

Other fee(s) and frequency: None

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:

Flexible Terms:

Non LMI = Must give at least 90 days notice of termination/cancellation or else termination fee is applied

LMI: No termination fee



Appendix B: Required Attachments Checklist

Note that this list is for indicative purposes only. Additional attachments may be required, and are identified throughout this Application Form.

Required Attachments for all Applications	Page	Attached?
Delineated map of the portion of the property on which the community solar facility will be located.	p.7	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
For electronic submission only: copy of the delineated map of the portion of the property on which the community solar facility will be located as a PDF and in drawing file format (.dwg) or as a shapefile (.shp).	p.7	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proof of site control.	p.8	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Copy of the completed Permit Readiness Checklist as it was submitted to NJDEP PCER, if applicable.	p.11	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proof of a meeting with NJDEP PCER, if applicable.	p.12	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
A screenshot of the capacity hosting map at the proposed location, showing the available capacity.	p.12	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Substantiating evidence of project cost in the form of charts and/or spreadsheet models.	p.16	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Certifications in Section C.	p.19-23	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Product Offering Questionnaire(s).	p.24	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Required Attachments for Exemptions	Page	Attached?
The Applicant is a government entity (municipal, county, or state), and the community solar developer will be selected by the Applicant via a Request for Proposals (RFP), Request for Quotations (RFQ), or other bidding process: ⇒ Attach a letter from the Applicant describing the bidding process	p.6, p.19	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
The proposed community solar project is located, in part or in whole, on Green Acres preserved open space or on land owned by NJDEP. ⇒ Attach special authorization from NJDEP for the site to host a community solar facility.	p.8	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
The proposed community solar project has received, in part or in whole, a subsection (t) conditional certification from the Board prior to February 19, 2019. ⇒ Attach a signed affidavit that the Applicant will immediately withdraw the applicable subsection (t) conditional certification if the proposed project is approved by the Board for participation in the Community Solar Energy Pilot Program.	p. 19	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Appendix C: Evaluation Criteria

The Evaluation Criteria chart below lists the various categories that the Board will consider in evaluating project Applications. Projects must score a minimum 30 points total in order to be considered for participation in the Community Solar Energy Pilot Program. Projects that score above 30 points will be awarded program capacity in order, starting with the highest-scoring project and proceeding to the lowest-scoring project.

Evaluation Criteria	Max. Points
Low- and Moderate-Income and Environmental Justice Inclusion Higher preference: LMI project	30
Siting Higher preference: landfills, brownfields, areas of historic fill, rooftops, parking lots, parking decks Medium preference: canopies over impervious surfaces (e.g. walkway), areas designated in need of redevelopment No Points: preserved lands, wetlands, forested areas, farmland Bonus points for: landscaping, land enhancement, pollination support, stormwater management, soil conservation	20 Max. possible bonus points: 5
Product Offering Higher preference: guaranteed savings >10%, flexible terms* Medium preference: guaranteed savings >5% No Points: no guaranteed savings, no flexible terms* *Flexible terms may include: no cancellation fee, short-term contract	15
Community and Environmental Justice Engagement Higher preference: partnership with municipality, partnership with local community organization(s), partnership with affordable housing provider Medium preference: letter of support from municipality, project owner is a government and/or public and/or quasi-public entity, project owner is an affordable housing developer	10
Subscribers Higher preference: more than 51% project capacity is allocated to residential subscribers	10
Other Benefits Higher preference: Provides local jobs/job training, demonstrates co-benefits (e.g. paired with storage, micro-grid project, energy audit, EE measures)	10
Geographic Limit within EDC service territory Higher preference: municipality/adjacent municipality Medium preference: county/adjacent county No Points: any geographic location within the EDC service territory.	5

Required Attachments

- 1. Delineated Site Map**
- 2. Proof of site control**
 - a. Deed**
 - b. Site-control letter**
 - c. Screenshot from NJ Dept. of Taxation Property Lookup**
- 3. Screenshot of capacity hosting map at proposed location**
- 4. Table of Project Costs**

Additional Attachments

- 5. Support Letter from Township**
- 6. Support Letter from Newark All Stars**
- 7. Support Letter from Solar 1**
- 8. Support Letter from Ironbound Community Corporation**

1. Delineated Site Map

KEY PLAN



SOLAR ENERGY SYSTEMS
 718.988.1645
 www.solarenergysystems.com

**SOLAR PHOTOVOLTAIC
 TOTAL SYSTEM SIZE=
 1977.57 kWp dc
 (1562.50 kWp ac)**

**TOTAL of (5,418) PV MODULES=
 [(301) STRINGS of (18)
 HANWHA Q.PiUs Duo L-G5.2 365**

**INVERTERS:
 (10) SMA TRIPOWER CORE1 60-US
 (17) SMA TRIPOWER CORE1 62-US**

**INVERTERS:
 (10) SMA TRIPOWER CORE1 60-US
 (17) SMA TRIPOWER CORE1 62-US**

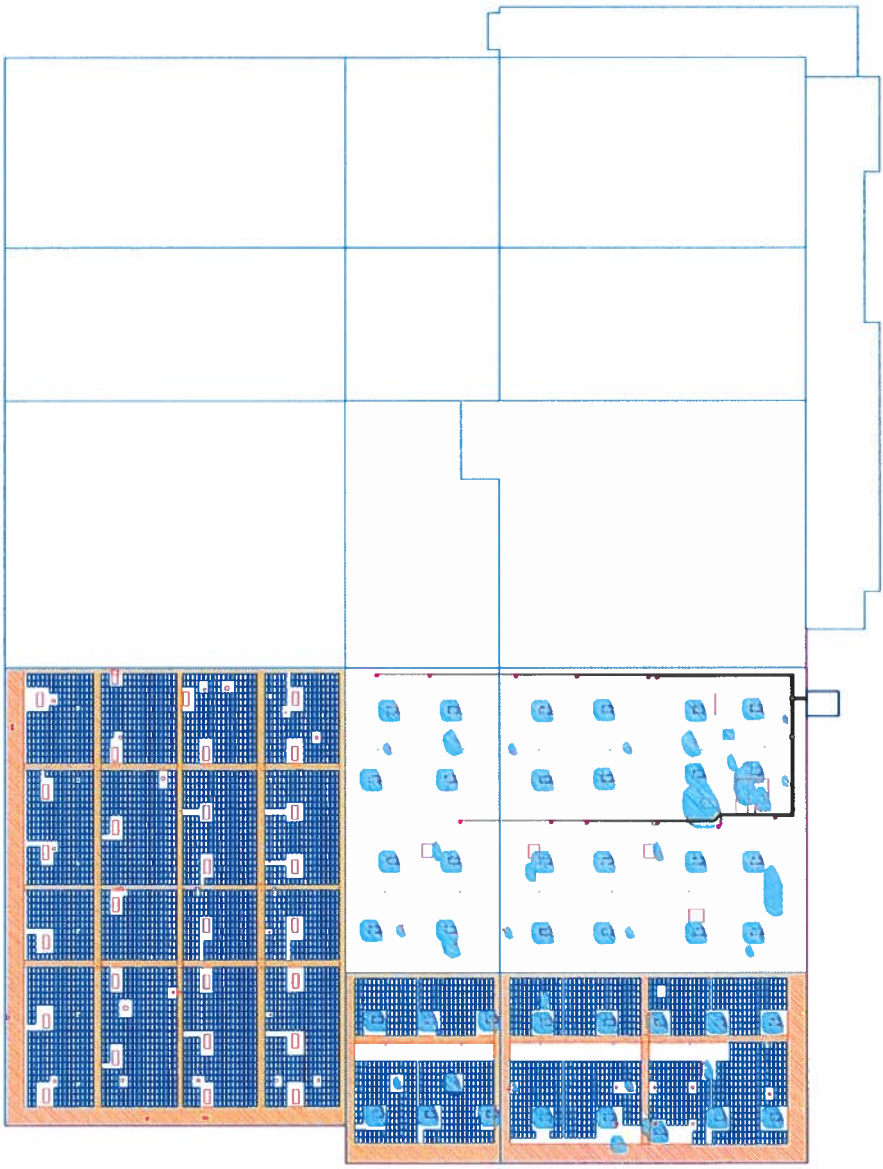
NOTES:
 TILT: 10° AZIMUTH: 207°
 AVERAGE DISTRIBUTED WEIGHT: < 5 PSF
 DISTANCE FROM ARRAY TO ROOF EDGE: 14'-0"
 BUILDING HEIGHT AT PV ARRAY: 30'-0"
 DESIGN WIND SPEED: 115 mph (ASCE 7-10)
 WIND EXPOSURE CATEGORY: C
 ROOF TYPE: TBD
 LOCATION OF INVERTER(S): Elec Svc Area
 LOCATION OF AC DISCONNECT: Elec Svc Area
 LOCATION OF PV METER: Elec Svc Area
 TOTAL PV ARRAY AREA: 49,500 sq ft
 DC POWER RATINGS: NOTED AT STC
 AC POWER RATINGS: INVERTER MAX OUTPUT
 THESE DRAWINGS ARE THE PROPERTY OF SOLAR ENERGY SYSTEMS, LLC.
 AND MUST NOT BE USED, COPIED, OR REPRODUCED
 WITHOUT CONSENT OF SOLAR ENERGY SYSTEMS, LLC.

PROJECT
Hartz Solar, LLC
601 Doremus Avenue
Newark, NJ 07105

**SOLAR PV ELECTRIC SYSTEM:
 PV ARRAY PLAN**

DATE: JUL 24, 2019
PROJECT No.:
DRAWING BY: ST
CHECK BY: JD
DWG No.:
CADD FILE No.:

PV-01



KEY:
 [Red Box] EXISTING ROOF OBSTRUCTIONS
 [Blue Box] SHADED AREA
 [Hatched Box] SETBACK SET BY STRUCTURAL ENGINEER

--- WILSON AVENUE ---



1 AERIAL PV ARRAY PLAN
 PV-01
 SCALE: 3/8" = 1'-0"

2. Proof of Site Control

- a. Deed**
- b. Site-control letter**
- c. Screenshot from NJ Dept. of Taxation
Property Lookup**

This Deed, made the 27TH day of December 1985

Between CBS URBAN RENEWAL CORPORATION (successor by merger and change of name to Hollis Urban Renewal Corporation), a New Jersey corporation,

residing at with offices at 51 West 52nd Street
in the City of New York in the County of
New York and State of New York
And 1114 NEWARK URBAN RENEWAL LIMITED PARTNERSHIP, a New Jersey limited partnership,

with offices c/o Hartz Mountain Industries, Inc., 400 Plaza Drive,
Secaucus, New Jersey 07094
residing or located at
in the Hudson and State of New Jersey in the County of
Town of Secaucus
herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of TWENTY-FIVE MILLION
AND 00/100 (\$25,000,000.00) DOLLARS

lawful money of the United States of America, to the Grantors in hand well and truly paid by the Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and convey unto the Grantees forever,

All that tract or parcel of land and premises, situate, lying and being in the
County of Essex City of Newark in the
and State of New Jersey, more particularly described as follows:

PREMISES KNOWN and designated as Disposal Parcel No. 107-1A, as shown on Metes and Bounds survey prepared by Richlan & Lупpo, P.R. and Surveyors, dated August 5, 1969, entitled "Industrial River Project N.J. R-121", and more particularly described as follows:

BEGINNING at the corner formed by the intersection of the Westerly line of Doremus Avenue with the proposed Northerly line of Wilson Avenue, said point of BEGINNING being also 14.05 feet Northeasterly from the intersection of the said Westerly line of Doremus Avenue and the Existing Northerly line of Wilson Avenue as shown on Disposal Parcel No. 107-1A on Industrial River Project N.J. R-121; thence

- (1) Along the proposed Northerly line of Wilson Avenue North 70 degrees 41 minutes 37 seconds West 1,385.07 feet to a point in the Easterly line of Avenue "P" said point being distant 14.05 feet Northeasterly from the corner formed by the intersection of the existing Northerly line of Wilson Avenue and the Easterly line of Avenue "P"; thence
- (2) Along the Easterly line of Avenue "P" North 24 degrees 01 minutes 23 seconds East 1,253.89 feet; thence
- (3) South 65 degrees 58 minutes 37 seconds East 1,380.36 feet to the Westerly line of Doremus Avenue; thence
- (4) Along said line South 24 degrees 01 minutes 23 seconds West, 1,140.00 feet to the point and place of BEGINNING.

Prepared by:

John J. McCarthy, Jr.
JOHN J. MCCARTHY, JR.

REGISTERED
K... ..

DEC 31 10 37 AM '85

RECEIVED
REGISTRY
OFFICE
UNION

FORM 4902 PAGE 759

Rec 12/31/85

COUNTY OF ESSEX
CONSIDERATION \$25,000,000.00
REALTY TRANSFER TAX \$1,250.00
DATE



1114 Newark Limited Partnership
400 Plaza Drive, P.O. Box 1515, Secaucus, New Jersey 07096-1515

August 1, 2019

New Jersey Board of Public Utilities
44 South Clinton Avenue, 7th Floor
Post Office Box 350
Trenton, New Jersey
08625-0350
Attn: Office of Clean Energy
Community Solar Energy Pilot Program Application Package

Re: Site Control Certification for Solar Project
at 601 Doremus Avenue, Newark, New Jersey


Ladies and Gentlemen:

1114 Newark Limited Partnership (f/k/a 1114 Newark Urban Renewal Limited Partnership ("Owner")) is the owner of the above-referenced property ("Property"). Owner has provided Hartz Solar, LLC ("Solar") with the exclusive right to develop and install an approximately 1977.57 kilowatt (dc) photovoltaic solar project at the Property (the "Project").

1114 NEWARK LIMITED PARTNERSHIP

HARTZ SOLAR, LLC

By: 

By: 

Name: Lawrence Garb

Name: Lawrence Garb

Title: EVP

Title: EVP

New Search

Block: 5060	Prop Loc: 517-605 DOREMUS AVE	Owner: 1114 NEWARK URBAN RENEWAL LTD	Square Ft: 0
Lot: 1	District: 0714 NEWARK	Street: 400 PLAZA DR	Year Built: 0000
Qual: C3A	Class: 4A	City State: SECAUCUS, NJ 07094	Style:
Additional Information			
Prior Block: 5060	Acct Num:	Add Lots:	EPL Code: 0 0 0
Prior Lot: 1	Mtg Acct:	Land Desc: 489409 SF	Statute:
Prior Qual: CA3A	Bank Code: 0	Bldg Desc:	Initial: 000000 Further: 000000
Updated: 10/18/14	Tax Codes:	Class4Cd: 0	Desc:
Zone:	Map Page: 124	Acreage: 11.2353	Taxes: 539270.31 / 0.00

Sale Date: 00/00/00	Book:	Page:	Price: 0	NU#: 0	NU#	Ratio	Grantee
Sr1a	Date	Book	Page	Price			

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot Exemption	Assessed	Property Class
2019	1114 NEWARK URBAN RENEWAL LTD 400 PLAZA DR SECAUCUS, NJ 07094	3982200 10620300 14602500	0 14602500	4A
2018	1114 NEWARK URBAN RENEWAL LTD 400 PLAZA DR SECAUCUS, NJ 07094	3982200 10620300 14602500	0 14602500	4A
2017	1114 NEWARK URBAN RENEWAL LTD 400 PLAZA DR SECAUCUS, NJ 07094	3982200 10620300 14602500	0 14602500	4A
2016	1114 NEWARK URBAN RENEWAL LTD 400 PLAZA DR SECAUCUS, NJ 07094	3982200 10620300 14602500	0 14602500	4A

[*Click Here for More History](#)

New Search

Block: 5060	Prop Loc: 517-605 DOREMUS AVE	Owner: 1114 NEWARK URBAN RENEWAL LTD	Square Ft: 0
Lot: 1	District: 0714 NEWARK	Street: 400 PLAZA DR	Year Built: 0000
Qual: C2A	Class: 4A	City State: SECAUCUS, NJ 07094	Style:
Additional Information			
Prior Block: 5060	Acct Num:	Addl Lots:	EPL Code: 0 0 0
Prior Lot: 1	Mtg Acct:	Land Desc: 216585 SF	Statute:
Prior Qual: CA2A	Bank Code: 0	Bldg Desc:	Initial: 000000 Further: 000000
Updated: 10/18/14	Tax Codes:	Class4Cd: 0	Desc:
Zone:	Map Page: 124	Acreage: 4.9721	Taxes: 185591.72 / 0.00

Sale Date: 00/00/00	Book:	Page:	Price: 0	NU#: 0			
Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed	Property Class
2019	1114 NEWARK URBAN RENEWAL LTD 400 PLAZA DR SECAUCUS, NJ 07094	1991100 3034400 5025500	0	5025500	4A
2018	1114 NEWARK URBAN RENEWAL LTD 400 PLAZA DR SECAUCUS, NJ 07094	1991100 3034400 5025500	0	5025500	4A
2017	1114 NEWARK URBAN RENEWAL LTD 400 PLAZA DR SECAUCUS, NJ 07094	1991100 3034400 5025500	0	5025500	4A
2016	1114 NEWARK URBAN RENEWAL LTD 400 PLAZA DR SECAUCUS, NJ 07094	1991100 3034400 5025500	0	5025500	4A

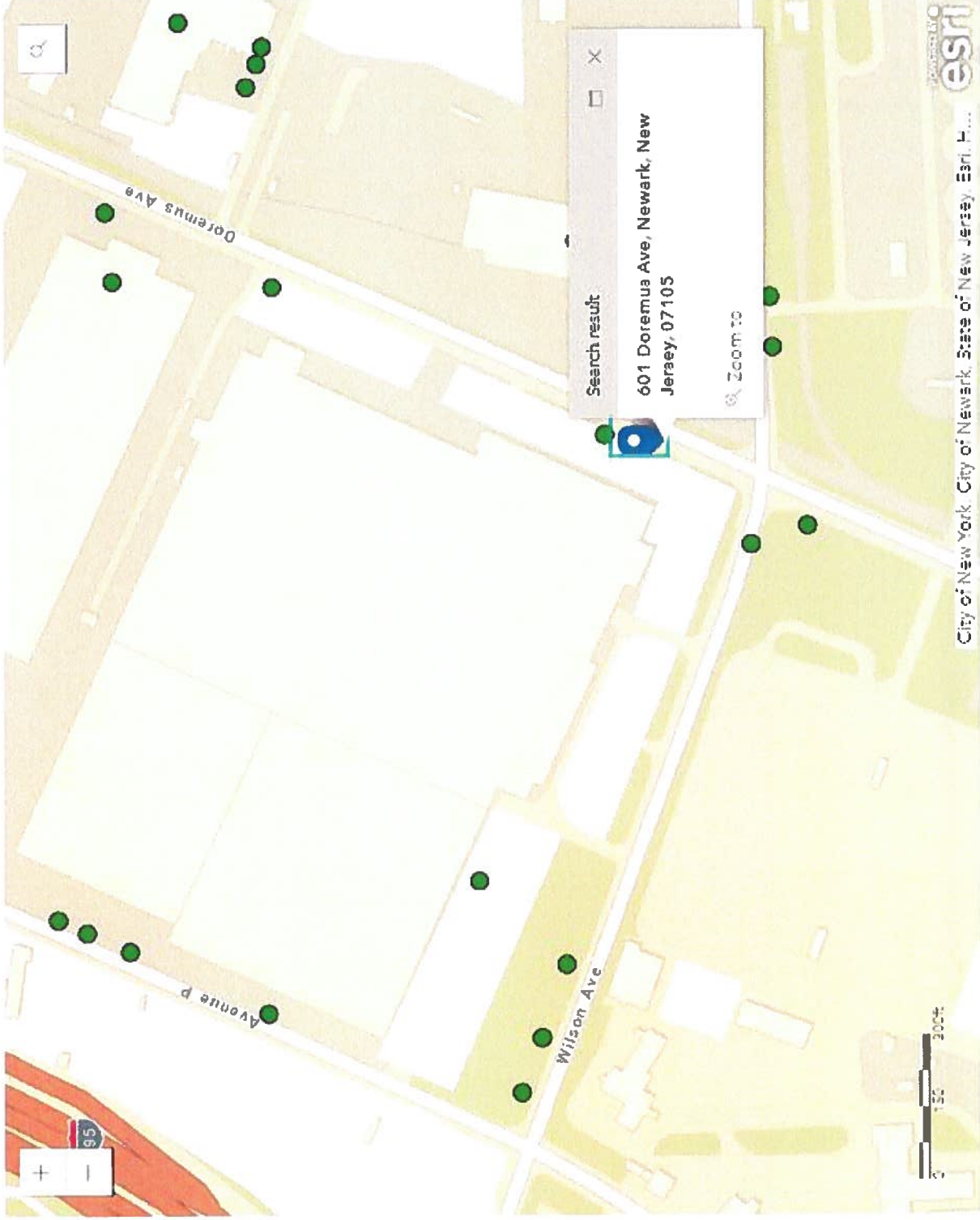
[*Click Here for More History](#)

3. Screenshot of capacity hosting map at proposed location

Legend

SolarPowerSuitability

- > 1000kW
- 100-1000kW
- < 100kW



4. Table of Project Costs

601 Doremus Avenue	1,977,570.00 watts
---------------------------	---------------------------

Net Installed Cost	\$	
\$\$/watt	\$	

Item	Total Cost (\$)	\$/Watt
Modules	\$	
Inverters	\$	
Mounting System	\$	
BOS / Monitoring	\$	
Insallation Labor	\$	
Design/Permitting/Close out	\$	

5. Support Letter from Township



**AUGUSTO AMADOR
COUNCILMAN EAST WARD**

September 3, 2019

New Jersey Board of Public Utilities
44 South Clinton Avenue, 7th Floor
Post Office Box 350
Trenton, New Jersey
08625-0350
Attn: Office of Clean Energy
Community Solar Energy Pilot Program Application Package

CITY HALL ROOM 304
920 BROAD STREET
NEWARK, NEW JERSEY 07102
OFFICE: (973) 733-3665
FAX: (973) 733-5822

Re: Community Solar Project at 601 Doremus Avenue, Newark, New Jersey

Dear Members of the Board and Staff,

I am writing to express my strong support for the Community Solar Project that Hartz Mountain Industries, Inc. ("Hartz") has proposed at 601 Doremus Avenue, Newark, New Jersey.

Hartz presented the project concept to us on September 3, 2019. Hartz explained that since New Jersey began its nation-leading solar energy program more than 15 years ago, some residents have been prevented from enjoying the benefits of solar energy due to a range of limitations such as:

- Residents that live in multi-family buildings have insufficient roof space to erect solar panels to power all dwellings within the building.
- Renters with short-term leases are unable to justify the cost or commitment to the installation of a solar array.
- Many residents have limited financial resources that preclude them from installing solar.
- Some residents live in homes that are shaded by trees or other obstructions making their homes unsuitable for solar power.

Hartz explained that the New Jersey Board of Public Utilities is conducting a Community Solar Pilot Program whereby these under-served residents can realize the benefits of solar by procuring solar energy that is produced at a site that is geographically different from where they live.

Hartz proposes to use the rooftop of a warehouse at 601 Doremus Avenue to produce solar energy which that will then be distributed to certain residents of Newark through the existing electrical grid. ***We understand that at least 51% of the solar energy will be distributed to***

residents classified as having Low and Moderate Incomes (LMI) and that this energy will be sold at rates 15% lower than those prevailing from PSE&G.

The City of Newark strongly supports this project for a variety of reasons:

- The project will allow residents of Newark's abundant multi-family building stock to realize financial savings from solar power and participate in the fight against climate change.
- The project's focus on LMI residents will enhance climate equity and environmental justice.
- Construction of the project will create local jobs and the operation of the project will reduce air pollution.
- The project is situated on a commercial rooftop in an industrial zone of the city with no alternative use. The project does not disturb green space or land that could otherwise have a higher and better use to the people of Newark.
- The project is consistent with Mayors National Climate Action Agenda (MNCAA) to uphold the objectives of the Paris Accord on Climate Change. The City of Newark signed the MNCAA on June 16, 2017.

I sincerely hope that the Board of Public Utilities approves this project.

Regards,



Augusto Amador
East Ward Councilman

6. Support Letter from Newark All Stars



August 5, 2019

All Stars Project Inc.
33 Washington Street
Newark, New Jersey
07102

New Jersey Board of Public Utilities
44 South Clinton Avenue, 7th Floor
Post Office Box 350
Trenton, New Jersey
08625-0350
Attn: Office of Clean Energy
Community Solar Energy Pilot Program Application Package

Re: Community Solar Project at 601 Doremus Avenue, Newark, New Jersey

Dear Members of the Board and Staff,

I am writing to express my strong support for the Community Solar Project that Hartz Mountain Industries has proposed at 601 Doremus Avenue in Newark.

The All Stars Project is a national initiative that seeks to transform the lives of youth and poor communities in partnership with caring adults. On the ground in Newark since 1999, the All Stars Project of New Jersey has touched the lives of more than 35,000 young people through a variety of programs. In the Development School for Youth (DSY) program young people ages 16 to 21 learn to perform as professionals through partnerships with business leaders who provide paid summer internships at their companies.

Hartz Mountain Industries, Inc. ("Hartz") has been a DSY partner since 2011 and has sponsored thirty-five interns since that time. A leader in solar energy development, ownership and operation, Hartz has added a solar component to the DSY curriculum. Interns learn about solar energy in a tutorial setting with the solar installer for this project, Solar Energy Systems, LLC. The interns also obtain "hands-on" experience in solar energy development through site visits to prospective development sites, including the site at 601 Doremus Avenue. The interns also learn about solar energy operations and maintenance through visits to a number of already constructed sites in the Hartz solar portfolio.

Photographs of the intern's solar experience, including feedback from the interns themselves, are attached to this letter.

The interns have enjoyed their solar energy education immensely! They are fascinated by the technology and are excited by the opportunities it beholds for their future: jobs in the clean energy economy and a way to fight climate change.

If this project is approved by the Board, they are also anxious to talk to their families about subscribing to the solar energy produced by the system. Having seen many of the sites and solar systems in their internship, they can readily connect the dots between their internship experience and the lights that are on at home. Meanwhile, their families will surely enjoy the savings on their electricity bills!

Once again, the All Stars Project of New Jersey fully supports the proposed Community Solar project at 601 Doremus Avenue in Newark. We hope that the Board approves this project so that there is another case study in solar energy for future classes of All Star interns at Hartz!

Warmest Regards,

A handwritten signature in black ink, appearing to read "Shadae McDaniel". The signature is fluid and cursive, with a large initial "S" and "M".

Shadae McDaniel
Director, Youth Programs
All Stars Project of New Jersey

QUOTES FROM THE INTERNS AFTER LEARNING ABOUT SOLAR ENERGY

Richards Lawson:

"We learned how solar panels are oriented towards the sun to maximize their efficiency"

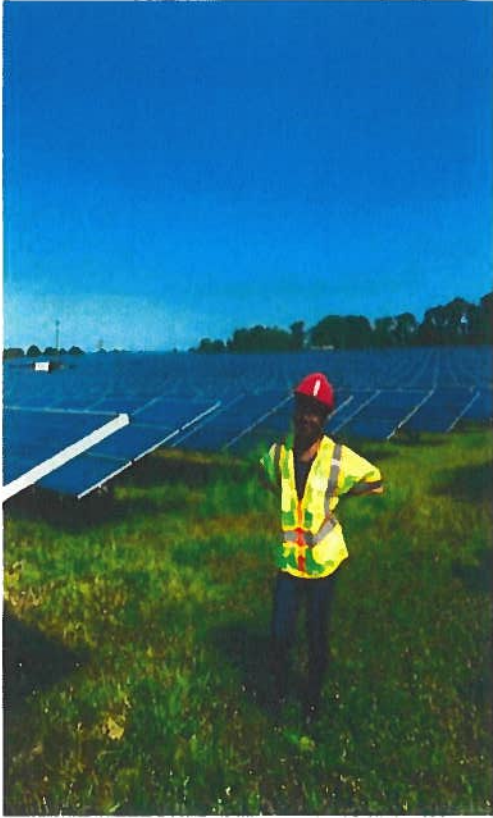
Janique Gonzales:

"It was so interesting to see how solar panels are able to absorb the sun's rays and convert that to electricity"

Fidous Mahamah:

"I never realized how expensive solar panels are. It is a big investment to build a solar array"

PHOTOS OF OUR INTERNS AT WORK LEARNING ABOUT SOLAR ENERGY



7. Support Letter from Solar 1



Board of Directors

Sara Queen

Chair

Ellen Witzling Roff

Treasurer

Jane Crotty

Secretary

Kara M. Allen

Katherine Boden

William Browning

Virginia Davies

Donna DeCostanzo

Bran Fielding

Patricia M. Grayson

Thor Thors

August 30, 2019

New Jersey Board of Public Utilities

44 South Clinton Avenue, 7th Floor

Post Office Box 350

Trenton, New Jersey 08625-0350

Attn: Office of Clean Energy, Community Solar Energy Pilot Program Application Package

Re: Workforce Partnership for Community Solar Project at 601 Doremus Avenue, Newark, NJ 07105

Dear Members of the Board and Staff,

I am writing to express my strong support for the Community Solar Project that Hartz Mountain Industries, Inc. and Hartz Solar, L.L.C ("Hartz") has proposed at the host site located at 601 Doremus Avenue, Newark.

Solar One's mission is to expand access to benefits of clean energy to historically underserved communities. Through our Green Workforce Training Program, we provide hard skills training to unemployed adults in order to improve their career opportunities in the energy and building trades.

If this Community Solar Project is approved under the Community Solar Energy Pilot Program, we commit to training at least 20 unemployed Northern New Jersey residents recruited by Newark-based Ironbound Community Corporation. Specifically, the course would include two weeks of classroom and hands-on training in construction safety, electrical basics and solar installation using experienced instructors from Solar One. The training will take place at Ironbound Community Corporation's Adult Education facility in Newark.

Following training, the top students from the course will be hired by Solar Energy Systems, L.L.C, Hartz's selected solar installation partner, to work on the installation of the solar array at the Community Solar host site. This workforce partnership will create high quality employment opportunity for those who need it most, helping ensure that this solar project maximizes economic benefit to low-income residents in the local community.

I am very excited about the training and employment prospects presented by our workforce partnership, and encourage the Board of Public Utilities to approve this project.

Sincerely,

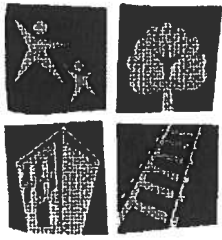
Noah Ginsburg

Director, Here Comes Solar

Solar One

347-509-6044

**8. Support Letter from Ironbound
Community Corporation**



Ironbound
COMMUNITY
CORPORATION
1969 - 2019

50th
ANNIVERSARY

ADMINISTRATION

317 Elm Street
Newark, NJ 07105
973-465-0555

EARLY LEARNING CENTER

1 New York Avenue
Newark, NJ 07105
973-589-6873

**FAMILY SUCCESS CENTER
WEST**

317 Elm Street
Newark, NJ 07105
973-465-0555

COMMUNITY CENTER

432 Lafayette Street
Newark, NJ 07105
973-465-0947

**FAMILY SUCCESS CENTER
EAST**

29 Cortland Street
Newark, NJ 07105
973-344-5949

PROGRAMS & SERVICES

Early Head Start
Pre School, Head Start
After School
Summer Arts & Recreation
Family Services
Economic Empowerment
Financial Opportunity Center
Adult Education
Essex County College
-Ironbound Extension Center
Environmental Justice
Community Development
Community Gardens,
Urban Farms

www.ironboundcc.org
info@ironboundcc.org

August 30, 2019

New Jersey Board of Public Utilities
44 South Clinton Avenue, 7th Floor
Post Office Box 350
Trenton, New Jersey
08625-0350

Attn: Office of Clean Energy
Community Solar Energy Pilot Program Application Package

**Workforce Partnership for Community Solar Project at 601 Doremus Avenue,
Newark, NJ 07105**

Dear Members of the Board and Staff,

I am writing to express my strong support for the Community Solar Project that Hartz Mountain Industries, Inc. and Hartz Solar, L.L.C ("Hartz") has proposed at the host site located at 601 Doremus Avenue, Newark, NJ.

Ironbound Community Corporation's mission is to engage and empower individuals, families and groups in realizing their aspirations and, together, work to create a just, vibrant and sustainable community.

If this Community Solar Project is approved under the Community Solar Energy Pilot Program, we commit to recruiting at least 20 unemployed Northern New Jersey residents to participate in a Green Workforce Training Program we will offer in partnership with non-profit Solar One. Specifically, the course would include two weeks of classroom and hands-on training in construction safety, electrical basics and solar installation using experienced instructors from Solar One. The training will take place at our Adult Education facility in Newark.

Following training, the top students from the course will be hired by Solar Energy Systems, L.L.C, Hartz's selected solar installation partner, to work on the installation of the solar array at the Community Solar host site. This workforce partnership will create high quality employment opportunity for those who need it most, helping ensure that this solar project maximizes economic benefit to low-income residents in the local community.

I am very excited about the training and employment prospects presented by our workforce partnership, and encourage the Board of Public Utilities to approve this project.

Sincerely,


Joseph Della Fave