



## 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.

### 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](http://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, 7<sup>th</sup> 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](mailto:communitysolar@njcleanenergy.com) and [board.secretary@bpu.nj.gov](mailto:board.secretary@bpu.nj.gov).

#### Questions and Further Information

Please address all questions pertaining to the Application Form to [communitysolar@njcleanenergy.com](mailto: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: Stavola Realty Company  
 First Name: Gary Last Name: Vialonga  
 Daytime Phone: (732) 389-5500 x263 Email: gvialonga@stavolarealty.com  
 Applicant Mailing Address: 620 Tinton Avenue, Bldg. B, Suite 200  
 Municipality: Tinton Falls County: Monmouth Zip Code: 07724

Applicant is: ☐ Community Solar Project Owner ☐ Community Solar Developer/Facility Installer  
☒ Property/Site Owner ☐ Subscriber Organization  
☒ Agent (if agent, what role is represented) Owner's Managing Agent for the property owned by SCMI

### II. Community Solar Project Owner

Project Owner Company/Entity Name (complete if known): Stavola Realty Company  
 First Name: Gary Last Name: Vialonga  
 Daytime Phone: (732) 389-5500 x263 Email: gvialonga@stavolarealty.com  
 Mailing Address: 620 Tinton Avenue, Bldg. B, Suite 200  
 Municipality: Tinton Falls County: Monmouth Zip Code: 07724

### 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): IPPsolar LLC  
 First Name: Paul Last Name: Jeun  
 Daytime Phone: 917-992-1785 Email: paul@ippsolar.com  
 Mailing Address: 299 Broadway Suite 1501  
 Municipality: New York County: New York Zip Code: 10016

The proposed community solar project will be primarily built by:

☒ the Developer ☐ a contracted engineering, procurement and construction ("EPC") company



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

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

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

#### IV. Property/Site Owner Information

Property Owner Company/Entity Name: Stavola Realty Company & Stavola Construction Materials Inc  
First Name: Gary Last Name: Vialonga  
Daytime Phone: (732) 389-5500 x 263 Email: gvialonga@stavolarealty.com  
Applicant Mailing Address: 620 Tinton Avenue, Bldg. B, Suite 200  
Municipality: Tinton Falls County: Monmouth Zip Code: 07724

#### 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):  
4 MW AC 5 MW DC

Community Solar Facility Location (Address): Victory Road  
Municipality: Howell County: Monmouth Zip Code: 07731  
Name of Property (optional, complete if applicable): Victory Road  
Property Block and Lot Number(s): Block 41 Lot 17 (SRC) - Block 41 Lot 27 & 28 (SCMI)



Community Solar Site Coordinates: -74.1864707 Longitude 40.1425021 Latitude

Total Acreage of Property Block and Lots: 28.0 acres  
Total Acreage of Community Solar Facility: 15.6 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.):* October  
(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](http://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: 7000

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.

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.

To the greatest extent possible, the project will be provide pollinator support by incorporating attractive, pollinator friendly, native plantings under and around the solar arrays, replacing gravel or turf grass.

#### 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:

- Permits, approvals, or other authorizations from NJDEP (i.e. Land Use, Air Quality, New Jersey Pollutant Discharge Elimination System "NJPDES", etc.) for the property.
- 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.
- 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)
Planning Board Approval	Howell Twp	
Building Department Approval	Howell Twp	
Interconnection Approval to Intall	JCPL	




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

- Estimated or Anticipated Number of Subscribers (*please provide a good faith estimate or range*):  
1000
- Estimated or Anticipated Breakdown of Subscribers (*please provide a good faith estimate or range of the kWh of project allocated to each category*):  
Residential: 90      Commercial: 5  
Industrial: 5      Other: (define "other": )
- 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.
- The proposed community solar project will allocate at least 51% of project capacity to residential customers ..... ☒ Yes ☐ No
- 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.
- 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.

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?  
 100% of the economic savings will be passed through to 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: IPPsolar LLC Contact Name: Paul Jeun  
 Daytime Phone: 917-992-1785 Email: paul@ippsolar.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.

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.

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 \$)	\$6,750,000
Net Installed Cost (in \$/Watt)	\$1.35
Initial Customer Acquisition Cost (in \$/Watt)	\$.08
Annual Customer Churn Rate (in %)	5



Annual Operating Expenses (in c/kWh)	\$ .006
LCOE (in c/kWh)	11.5

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:

TRECs and federal ITC and accelerated depreciation.

## XII. Other Benefits

- The proposed community solar facility is paired with another distributed energy resource:
  - Micro-grid project ..... ☐ Yes ☒ No
  - Storage ..... ☐ Yes ☒ No
  - Other (identify): ..... ☐ Yes ☒ No
- 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.
- 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: 20  
 If "Yes," estimated number of permanent jobs created in New Jersey: 4
  - The proposed community solar project will provide job training opportunities for local solar trainees ..... ☒ Yes ☐ No  
 If "Yes," will the job training be provided through a registered apprenticeship? .... ☒ Yes ☐ No

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

---

### XIII. Special Authorizations and Exemptions

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

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

2. Does this project seek an exemption from the 10-subscriber minimum? ..... ☐ Yes ☒ No

If "Yes," please demonstrate below (and attach supporting documents as relevant):

- That the project is sited on the property of a multi-family building.
- 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, GARY VIALONGA (name) am the AUTH. REPRESENTATIVE (title) of the Applicant STAVOLA REALTY COMPANY 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: 9/6/19

Print Name: GARY VIALONGA

Title: AUTH. REPRESENTATIVE

Company: STAVOLA REALTY COMPANY

Signed and sworn to before me on this 6 day of SEPTEMBER, 2019

Signature: [Signature]  
**CAROLYN A. GULICK**  
 NOTARY PUBLIC  
 Name **STATE OF NEW JERSEY**  
 MY COMMISSION EXPIRES MARCH 19, 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, \_\_\_\_\_ (name) am the \_\_\_\_\_ (title) of the Project Developer \_\_\_\_\_ (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: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Company: \_\_\_\_\_

Signed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name



Project Owner Certification

The undersigned warrants, certifies, and represents that:

- 1) I, GARY VIALONGA (name) am the AUTH. REPRESENTATIVE (title) of the Project Owner STAVOLA REALTY COMPANY (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: \_\_\_\_\_

Date: \_\_\_\_\_

9/6/19

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

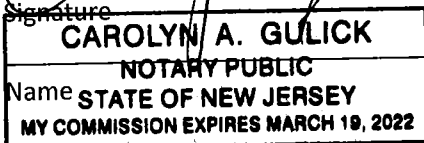
GARY VIALONGA  
AUTH. REPRESENTATIVE

Company: \_\_\_\_\_

STAVOLA REALTY COMPANY

Signed and sworn to before me on this 6 day of SEPTEMBER 2019

Signature \_\_\_\_\_





Property Owner Certification

The undersigned warrants, certifies, and represents that:

- 1) I, GARY VIALONGA (name) am the AUTH. REPRESENTATIVE (title) of the Property VICTORY ROAD (name) and have been authorized to file this Applicant Certification on behalf of my organization; and
- 2) The information provided in this Application package pertaining to siting and location of the proposed community solar project has been personally examined, is true, accurate, complete, and correct to the best of the undersigned's knowledge, based on personal knowledge or on inquiry of individuals with such knowledge; and
- 3) My organization or I understand that 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: [Signature]

Date: 9/6/19

Print Name: GARY VIALONGA

Title: AUTH. REPRESENTATIVE

Company: STAVOLA REALTY COMPANY & STAVOLA CONSTRUCTION MATERIALS INC

Signed and sworn to before me on this 6 day of SEPTEMBER 2019

Signature: [Signature]

**CAROLYN A. GULICK**  
**NOTARY PUBLIC**

Name: STATE OF NEW JERSEY

**MY COMMISSION EXPIRES MARCH 19, 2022**

Subscriber Organization Certification (optional, complete if known)

The undersigned warrants, certifies, and represents that:

- 1) I, \_\_\_\_\_ (name) am the \_\_\_\_\_ (title) of the Subscriber Organization \_\_\_\_\_ (name) and have been authorized to file this Applicant Certification on behalf of my organization; and
- 2) The information provided in this Application package has been personally examined, is true, accurate, complete, and correct to the best of the undersigned's knowledge, based on personal knowledge or on inquiry of individuals with such knowledge; and
- 3) The community solar facility proposed in the Application will be constructed, installed, and operated as described in the Application and in accordance with all Board rules and applicable laws; and
- 4) My organization understands that 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: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Company: \_\_\_\_\_

Signed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name



**Section D: Appendix**

**Appendix A: Product Offering Questionnaire**

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

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):  
percentage of community solar facility's nameplate capacity

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: 0
- ☒ Early Termination or Cancellation fees: 0
- ☐ Other fee(s) and frequency: \_\_\_\_\_

5. Does the subscription guarantee or offer fixed savings or specific, quantifiable economic benefits to the subscriber? ..... ☒ Yes ☐ No  
If "Yes," the savings are guaranteed or fixed:



- ☐ As a percentage of monthly utility bill
- ☐ As a fixed guaranteed savings compared to average historic bill
- ☒ As a fixed percentage of bill credits
- ☐ Other: \_\_\_\_\_

6. Special conditions or considerations:

## Appendix B: Required Attachments Checklist

*Note that this list is for indicative purposes only. Additional attachments may be required, and 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proof of a meeting with NJDEP PCER, if applicable.	p.12	<input checked="" type="checkbox"/> Yes <input 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 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 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 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 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
<b>Low- and Moderate-Income and Environmental Justice Inclusion</b> Higher preference: LMI project	30
<b>Siting</b> 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
<b>Product Offering</b> 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
<b>Community and Environmental Justice Engagement</b> 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
<b>Subscribers</b> Higher preference: more than 51% project capacity is allocated to residential subscribers	10
<b>Other Benefits</b> Higher preference: Provides local jobs/job training, demonstrates co-benefits (e.g. paired with storage, micro-grid project, energy audit, EE measures)	10
<b>Geographic Limit within EDC service territory</b> Higher preference: municipality/adjacent municipality Medium preference: county/adjacent county No Points: any geographic location within the EDC service territory.	5



### 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, Paul Jeun (name) am the Partner (title) of the Project Developer IPP solar LLC (name) and have been authorized to file this Applicant Certification on behalf of my organization; and
- 2) The information provided in this Application package has been personally examined, is true, accurate, complete, and correct to the best of the undersigned's knowledge, based on personal knowledge or on inquiry of individuals with such knowledge; and
- 3) The community solar facility proposed in the Application will be constructed, installed, and operated as described in the Application and in accordance with all Board rules and applicable laws; and
- 4) The system proposed in the Application will be constructed, installed, and operated in accordance with all Board policies and procedures for the 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: 9/6/2019

Print Name: Paul Jeun

Title: partner

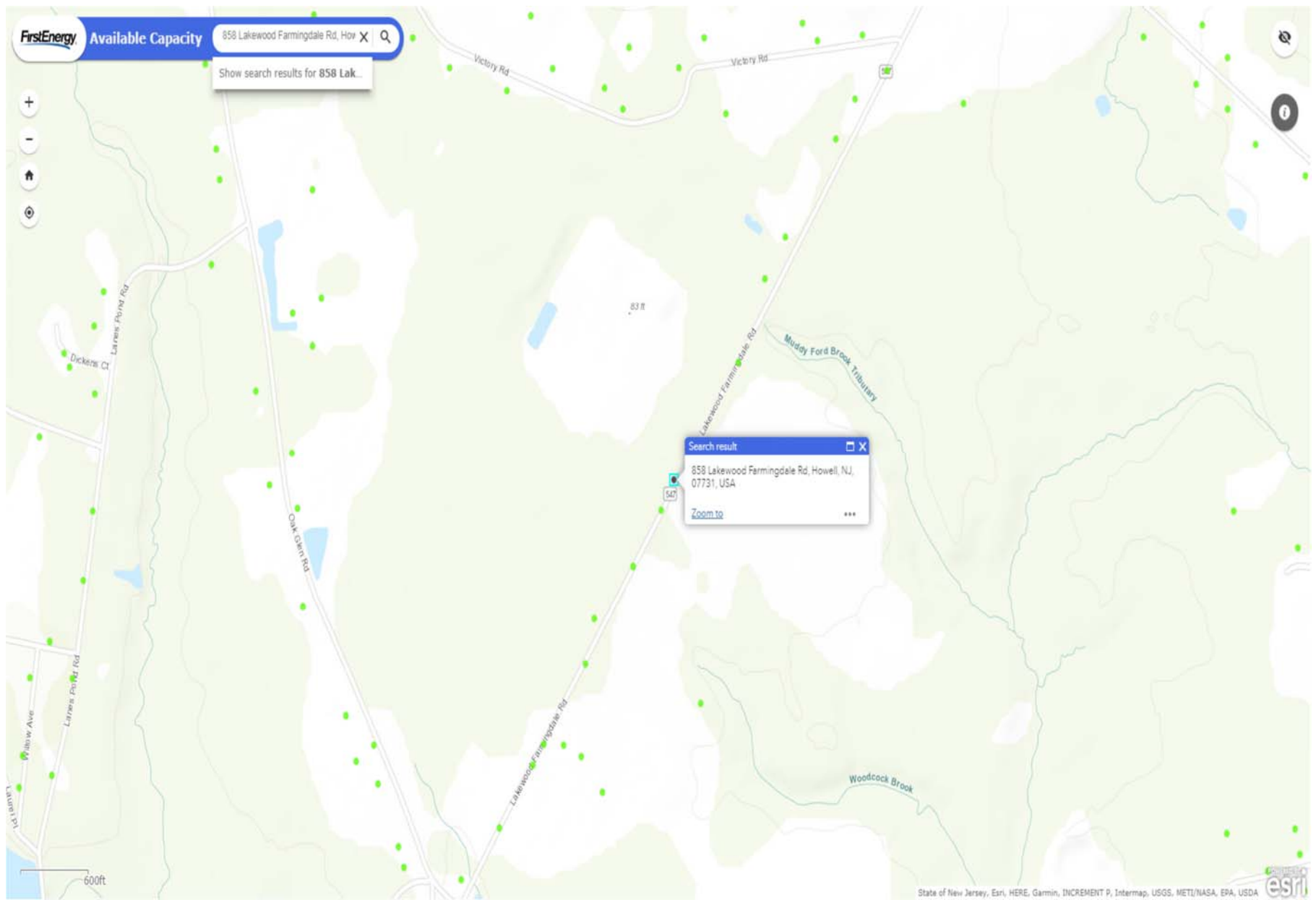
Company: IPP solar LLC

Signed and sworn to before me on this 6 day of September, 2019

Signature: [Signature]

Name

LINDA L. FORMAN  
Notary Public, State of New York  
No. 01FO5031305  
Qualified in New York County  
Commission Expires August 1, 2022





179180

Prepared by: (Print signer's name below signature)

ARTHUR DENNIS LORING, ESQ.

# DEED

This Deed is made on January 10, 1997,

## BETWEEN

STAVOLA SAND & GRAVEL, INC.

a corporation of the state of New Jersey  
having its principal office at P.O. Box 482, Red Bank, NJ 07701

referred to as the Grantor,

## AND

STAVOLA CONSTRUCTION MATERIALS, INC., a Corporation of the State of New Jersey

whose post office address is P.O. Box 482, Red Bank, NJ 07701

referred to as the Grantee.

The word "Grantee" shall mean all Grantees listed above.

**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of TWELVE THOUSAND and 00/100 DOLLARS (\$12,000.00).

The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Howell Township  
Block No. 41 Lot No. 27 Account No.

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

**Property.** The property consists of the land and all the buildings and structures on the land in the Township of Howell  
County of Monmouth and State of New Jersey. The legal description is:

Block 41, Lot 27 as shown on the Tax Map of the Township of Howell, Monmouth County, New Jersey.

The above described premises are conveyed subject to covenants, conditions and restrictions of record, if any, and subject to ordinances, rules and regulations of the Township of Howell, Monmouth County, New Jersey.

The within conveyance is made subject to such facts as an accurate survey and inspection of the premises would disclose.

Being part of the same lands and premises conveyed to the Grantor herein by Deed from Stavola Realty Company, a New Jersey General Partnership, dated October 8, 1986, and recorded December 5, 1986, in Deed Book 4713 at page 0526.

CLERK'S OFFICE  
MONMOUTH COUNTY  
NEW JERSEY

INSTRUMENT NUMBER  
1997146436

RECORDED ON

Dec 03, 1997

12:04:48 PM

BOOK:DB-5669

PAGE:630

Total Pages: 2

COUNTY OF MONMOUTH	
CONSIDERATION	12,000
RTF 42.00	add'l RTF
DATE 12-3-97	BY MR

COUNTY RECORDING FEES	\$15.00
DEDICATED TRUST FUND COMMISSION	\$2.00
COUNTY REALTY TRANSFER FEES	\$12.01
STATE REALTY TRANSFER FEES	\$29.99
TOTAL	\$59.00

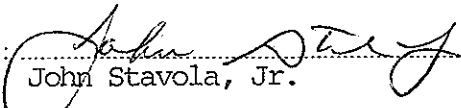
**Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such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

**Signatures.** This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

Attested by:

  
Thomas Stavola, Secretary

STAVOLA SAND & GRAVEL, INC.

By:   
John Stavola, Jr. President

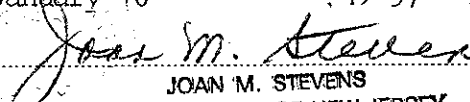
STATE OF NEW JERSEY, COUNTY OF MONMOUTH SS.:  
I CERTIFY that on January 10, 1997,

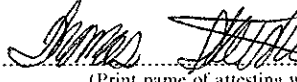
THOMAS STAVOLA

personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the secretary of Stavola Sand & Gravel, Inc. the corporation named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is John Stavola, Jr. the President of the corporation;
- (c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (d) this person knows the proper seal of the corporation which was affixed to this Deed;
- (e) this person signed this proof to attest to the truth of these facts; and
- (f) the full and actual consideration paid or to be paid for the transfer of title is \$ 12,000.00  
(Such consideration is defined in N.J.S.A. 46:15-5.)

Signed and sworn to before me on  
January 10, 1997

  
JOAN M. STEVENS  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Sept. 13, 1999

  
(Print name of attesting witness below signature)  
Thomas Stavola

RECORD & RETURN TO:  
STAVOLA LEGAL DEPARTMENT  
P.O. BOX 482  
RED BANK, NJ 07701

AKA  
#507  
(AD Young)



# Deed

This Deed is made on February 27, 1995  
BETWEEN

JOHN STAVOLA, FRANK STAVOLA, JOSEPH STAVOLA, JR. and JAMES STAVOLA

whose post office address is

P.O. BOX 482, RED BANK, NJ 07701

referred to as the Grantor,  
AND

STAVOLA REALTY COMPANY, a New Jersey Partnership

whose post office address is

P.O. BOX 482, RED BANK, NJ 07701

referred to as the Grantee.

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

COUNTY OF MONMOUTH	
CONSIDERATION	
RTF	RTF
DATE 9-22-96	BY M. J. Stavola

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration. The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Howell Township  
Block No. 41 Lot No. 17 Account No.  
☐ No property tax identification number is available on the date of this Deed. (Check box if applicable.)

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

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

BEING known and designated as Block 41, Lot 17, on the Official Tax Map of the Township of Howell.

part of  
BEING the same lands and premises conveyed to the Grantors herein by Deed from Michael J. Stavola, Inc., then M.J. Stavola, Inc., and now Stavola, Inc., recorded in the Monmouth County Clerk's Office in Deed Book 4494 at page 218.

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

(For Recorder's Use Only)

ARTHUR DENNIS LORING, JR.  
1000 ALL-STATE INTERNATIONAL, INC.



STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION OR EXEMPTION  
(c. 49, P.L. 1968)

ALL-STATE LEGAL SUPPLY CO.  
One Commerce Drive, Cranford, N. J. 07018

PARTIAL EXEMPTION  
(c. 176, P. L. 1975)

OGRVST-2

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY

COUNTY OF MONMOUTH

ss.

FOR RECORDER'S USE ONLY

Consideration \$ Exempt  
Realty Transfer Fee \$ Exempt  
Date 4-22-96 By MGN

\*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side)

Deponent, JAMES STAVOLA

(Name)

, being duly sworn according to law upon his/her oath deposes and

says that he/she is the Grantor

(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co. Lending Institution, etc.)

in a deed dated February 27, 1995

, transferring real property identified as Block No. 41

Lot No. 17

located at Township of Howell, Monmouth County  
(Street Address, Municipality, County)

and annexed hereto.

(2) CONSIDERATION (See Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 1.00

(3) FULL EXEMPTION FROM FEE

Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c. 49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

7 (a) Consideration is less than \$100.00

(4) PARTIAL EXEMPTION FROM FEE

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instructions #8 and #9)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P.L. 1975 for the following reason(s):

a) SENIOR CITIZEN (See Instruction #8)

- ☐ Grantor(s) 62 yrs. of age or over.\*  
☐ One or two-family residential premises

- ☐ Owned and occupied by grantor(s) at time of sale.  
☐ No joint owners other than spouse or other qualified exempt owners.

b) BLIND (See Instruction #8)

- ☐ Grantor(s) legally blind.\*  
☐ One or two-family residential premises

- ☐ Owned and occupied by grantor(s) at time of sale.  
☐ No joint owners other than spouse or other qualified exempt owners.

DISABLED (See Instruction #8)

- ☐ Grantor(s) permanently and totally disabled.\*  
☐ One or two-family residential premises  
☐ Receiving disability payments

- ☐ Owned and occupied by grantor(s) at time of sale.  
☐ Not gainfully employed.  
☐ No joint owners other than spouse or other qualified exempt owners.

IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY

c) LOW AND MODERATE INCOME HOUSING (See Instruction #8)

- ☐ Affordable According to H. U. D. Standards.  
☐ Meets Income Requirements of Region

- ☐ Reserved for Occupancy.  
☐ Subject to Resale Controls.

d) NEW CONSTRUCTION (See Instruction #9)

- ☐ Entirely new improvement.  
☐ Not previously used for any purpose.

- ☐ Not previously occupied.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and Sworn to before me this 27th

day of February 19 95  
Ruth A. Jankowski

James Stavola  
Mark of Deponent (sign above line)  
James Stavola

James Stavola  
Name of Grantor (type above line)

P.O. Box 482, Red Bank, NJ  
Address of Deponent 07701

Same  
Address of Grantor at Time of Sale

RUTH A. JANKOWSKI  
A Notary Public of New Jersey  
My Commission Expires 03/11/2001

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.

Instrument Number \_\_\_\_\_ County \_\_\_\_\_  
Deed Number \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_  
Deed Dated \_\_\_\_\_ Date Recorded \_\_\_\_\_

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.

This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.

ORIGINAL — White copy to be retained by County.

DUPLICATE — Yellow copy to be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16-8.12).

TRIPLICATE — Pink copy is your file copy.

085494-0846

WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICE

The street address of the Property is:

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

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

Witnessed By:

Arthur Dennis Loring  
Attorney at Law of NJ

John Stavola  
JOHN STAVOLA  
Frank Stavola (Seal)  
FRANK STAVOLA

Joseph Stavola, Jr. (Seal)  
JOSEPH STAVOLA, JR.

James Stavola  
JAMES STAVOLA  
379961

RECORDED

STATE OF NEW JERSEY, COUNTY OF MONMOUTH  
I CERTIFY that on February 27, 1995

SS.: APR 22 1996 7:58 AM  
MONMOUTH COUNTY CLERK  
JANE G. CLAYTON

John Stavola, Frank Stavola, Joseph Stavola, Jr. and James Stavola

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

(a) was the maker of this Deed;

(b) executed this Deed as his or her own act; and,

(c) made this Deed for \$ 1.00

as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

RECORD AND RETURN TO:

ARTHUR DENNIS LORING  
P.O. BOX 482  
RED BANK, NJ 07724

R. A. Jankowski

CU922

4507

Ruth A. Jankowski  
(Print name and title below signature)

RUTH A. JANKOWSKI  
A Notary Public of New Jersey  
My Commission Expires 03/11/2001





# DEED

Prepared by: (Print signer's name below signature)

ARTHUR DENNIS LORING, ESQ.

This Deed is made on January 10, 1997,

## BETWEEN

STAVOLA SAND & GRAVEL, INC.

a corporation of the state of New Jersey  
having its principal office at P.O. Box 482, Red Bank, NJ 07701

referred to as the Grantor,

## AND

STAVOLA CONSTRUCTION MATERIALS, INC., a Corporation of the State of  
New Jersey

whose post office address is P.O. Box 482, Red Bank, NJ 07701

referred to as the Grantee.

The word "Grantee" shall mean all Grantees listed above.

**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of ONE HUNDRED FIVE THOUSAND TWO HUNDRED TWENTY-FIVE & 00/100 (\$105,225.00) DOLLARS.  
The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of HOWELL TOWNSHIP

Block No. 41

Lot No. 28

Account No.

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

**Property.** The property consists of the land and all the buildings and structures on the land in the TOWNSHIP of HOWELL County of MONMOUTH and State of New Jersey. The legal description is:

Block 41, Lot 28, as shown on the Tax Map of the Township of Howell, Monmouth County, New Jersey.

The above described premises is conveyed subject to covenants, conditions and restrictions of record, if any, and subject to ordinances, rules and regulations of the Township of Howell, Monmouth County, New Jersey.

The within conveyance is made subject to such facts as an accurate survey and inspection of the premises would disclose.

Being part of the same lands and premises conveyed to the Grantor herein by Deed from Stavola Realty Company, a New Jersey General Partnership, dated October 8, 1986, and recorded December 5, 1986, in Deed Book 4713 at page 0526.

CLERK'S OFFICE  
MONMOUTH COUNTY  
NEW JERSEY

INSTRUMENT NUMBER  
1997148622

RECORDED ON  
Dec 08, 1997  
12:34:42 PM  
BOOK: DB-5670  
PAGE: 867  
Total Pages: 2

COUNTY RECORDING FEES \$18.00  
DEDICATED TRUST FUND COMMISSION \$2.00  
COUNTY REALTY TRANSFER FEES \$105.61  
STATE REALTY TRANSFER FEES \$263.64  
TOTAL \$389.25

COUNTY OF MONMOUTH	
CONSIDERATION	105,225.00
RTF	369.25 add'l RTF
DATE	12/8/97 BY NJ

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

**Signatures.** This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

Attested by:

STAVOLA SAND & GRAVEL, INC.

*Thomas Stavola*  
Thomas Stavola, Secretary

By: *John Stavola, Jr.*  
John Stavola, Jr. President

STATE OF NEW JERSEY, COUNTY OF MONMOUTH SS.:  
I CERTIFY that on January 10, 19 97

THOMAS STAVOLA

personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the secretary of Stavola Sand & Gravel, Inc. the corporation named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is John Stavola, Jr. the President of the corporation;
- (c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (d) this person knows the proper seal of the corporation which was affixed to this Deed;
- (e) this person signed this proof to attest to the truth of these facts; and
- (f) the full and actual consideration paid or to be paid for the transfer of title is \$ 105,225.00  
(Such consideration is defined in N.J.S.A. 46:15-5.)

Signed and sworn to before me on  
January 10, 19 97

*Joan M. Stevens*  
JOAN M. STEVENS  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Sept. 13, 1999

*Thomas Stavola*  
(Print name of attesting witness below signature)  
Thomas Stavola

RECORD & RETURN TO:  
STAVOLA LEGAL DEPARTMENT  
P.O. BOX 482  
RED BANK, NJ 07701  
chg # 507 (A.D. Loring)

Updated 10/11/16

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
OFFICE OF PERMIT COORDINATION AND ENVIRONMENTAL REVIEW  
**PERMIT READINESS CHECKLIST**

FOR PCER OFFICE USE ONLY

DATE RECEIVED \_\_\_\_

PRC ID NUMBER \_\_\_\_

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

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

**A. GENERAL INFORMATION**

1. Name of Proposed Project Howell Community Solar at Victory Road
2. Consultant/Contact Information (if any) \_\_\_\_
3. Name/Address of Prospective Applicant Paul Jeun  
Address/tel./fax 299 Broadway Suite 1501 NY NY 10007/212.791.2100/646.536.3190  
Company Name IPPsolar LLC  
Address/tel./fax 299 Broadway Suite 1501 NY NY 10007/212.791.2100/646.536.3190
4. Does the project have any existing NJDEP ID#s assigned? i.e., Case number, Program Interest (PI)#, Program ID#?

**B. PROPOSED PROJECT LOCATION**

Street Address/munic. 858 LAKEWOOD FARMINGDALE RD, HOWELL  
County Monmouth Zip Code 07731  
Block No. 17 Lot No. 41  
X Coordinate in State Plane (project centroid) 580,442.28

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

Y Coordinate in State Plane (project centroid) 472,55.21

**C. PROPOSED ACTIVITY DESCRIPTION AND SCHEDULE**

1. Project Type:    New Construction    Brownfield Redevelop.     
Alternative Energy   X   Other (Please describe)   
  - a) Estimated Schedule: Date permits needed or desired by, beginning construction date; construction completion, and operation of facility date: 9-1-2019; 3-1-2020; 9-1-2020; 11-15-2020
  - b) Funding Source: Is any Federal Funding being used for this project?   No    
State Funding over 1 million dollars?   No    
Is funding secured at this time?   Yes   Is funding conditional?   Yes   If so, on what? BPU selection of project for community solar pilot program
  - c) Is the project contingent on receiving the identified funding?   Yes    
If yes, explain Project would not be economically feasible
  - d) What DEP permits do you think you need for this project? (The Department will confirm this through the PRC process).   None
2. For additional guidance on Department permits, please refer to the Permit Identification Form (PIF) which will be forwarded upon request. The PIF does not need to be filled out or submitted to the Department.
  - a) Which Department(s), Bureau(s), and staff have you contacted regarding your proposed project? None.
  - b) Are there any Department permits that will need to be modified as a result of this project. Please explain and identify the project reviewer of the permit to be modified.  
No
  - c) Please identify any pre-permit actions or modifications you have applied for or obtained from the Department or other state agencies for this project:
    - 1) Water Quality Management Plan consistency
    - 2) Highlands Consistency
    - 3) Wetland Delineation (LOI)
    - 4) Tidelands Conveyance
    - 5) Flood Hazard Jurisdiction or determinations
    - 6) Water Allocation
    - 7) Site Remediation RAW, Remedial Action Permit – Soil and or Groundwater, NJPDES Discharge to Ground Water, NJPDES Discharge to Surface Water, No Further Action Response Action Outcome
    - 8) Landfill Disruption Approval
    - 9) Landfill Closure Plan
    - 10) Other
3. Please submit this Permit Readiness Checklist form, completed to the extent possible, electronically to [Ruth.Foster@dep.nj.gov](mailto:Ruth.Foster@dep.nj.gov) and [Megan.Brunatti@dep.nj.gov](mailto:Megan.Brunatti@dep.nj.gov) and one (1) copy via mail<sup>2</sup> with the following items if available:

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<sup>2</sup> Submit to: New Jersey Department of Environmental Protection  
Office of Permit Coordination and Environmental Review  
P.O. Box 420, Mail Code 07J  
Trenton, New Jersey 08625

- (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)<sup>3</sup>;
- (e) Aerial photos/GIS information regarding the site;
- (f) A site map including any known environmental features (wetlands, streams, buffers, etc<sup>4</sup>);
- (g) Site plans to the extent available;
- (h) Street map indicating the location of the proposed project;
- (i) Any other information that you think may be helpful to the Department in reviewing this project.
- (j) List of any local or regional governments or entities, their historical involvement in this project or site, identification of conflicts with DEP rules; with contact names and information whose attendance/input would be helpful in facilitating this project, ie Soil Conservation Districts, health departments, local zoning officials, etc.

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

## WATER AND WASTE WATER INFORMATION

**DEP Safe Drinking Water Program** (609) 292-5550

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

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

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

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

Do water pipes currently extend to the project location? No

If not, is it located within a franchise area? No.

Does the project have an approved Safe Drinking Water main extension permit? N/A

---

Street Location: 401 East State Street, 7<sup>th</sup> Floor East Wing

Telephone Number: (609) 292-3600

Fax Number: (609) 292-1921

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

<sup>4</sup> NJGIS information



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

**DEP Water Allocation Program (609) 292-2957**

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

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

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

Will this project have the capability to divert more than 100,000 gallons per day from a single source or a combination of surface or groundwater sources? No

Will this project draw more than 100,000 gallons per day of ground or surface water for construction or operation? No

## **WATER POLLUTION MANAGEMENT ELEMENT**

### **DIVISION OF WATER QUALITY**

**Non-Point Pollution Control (609) 292-0407**

[http://www.nj.gov/dep/dwq/bnpc\\_home.htm](http://www.nj.gov/dep/dwq/bnpc_home.htm)

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

**Groundwater Section (609) 292-0407**

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

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

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

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

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

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

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

the design any of these activities or structures? No

Please indicate which:

Upland CDF (Dredge Spoils) Spray Irrigation \_\_\_\_\_

Overland Flow Subsurface Disposal System (UIC) \_\_\_\_\_

Landfill Infiltration/Percolation Lagoon \_\_\_\_\_

Surface Impoundment \_\_\_\_\_

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

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

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? No

Does your project involve 50 or more realty improvements? No

#### **DEP Pretreatment and Residuals program (609) 633-3823**

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

If yes, name of POTW: \_\_\_\_\_

Volume of wastewater (gpd): \_\_\_\_\_

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

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

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

[http://www.state.nj.us/dep/dwq/ispp\\_home.html](http://www.state.nj.us/dep/dwq/ispp_home.html)

Will your site activity disturb more than one acre? No

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? N/A

Is your facility assigned one of the following Standard Industrial Classification (SIC) Codes? 5074  
(To determine your SIC Code see the box "Industry Code" on your New Jersey Department of Labor Quarterly Contribution Report.)

#### **Surface Water Permitting (609) 292-4860**

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

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

If yes, state the name of the proposed receiving stream \_\_\_\_\_

Describe the proposed discharge of wastewater to Surface Water N/A

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

## **MUNICIPAL FINANCE AND CONSTRUCTION ELEMENT**

### **Treatment Works Approvals (609) 984-4429**

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

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

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

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

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

#### **Sewer Service**

Is the project in an approved sewer service area for the type of waste water service needed? N/A  
If yes, what is the name of the sewer service area? \_\_\_\_\_

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

Do waste water pipes currently extend to the project location? No

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

Will an amendment to the existing WQMP be required to accommodate this project? No

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

What is the volume of wastewater that will be generated by the project? N/A

### **DEP Land Use Regulation (609) 777-0454**

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

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

Water courses (streams) No

State Open Waters? No

Freshwater Wetlands and/or freshwater wetland transition areas? Yes delineated per NJDEP LOI dated 8-17-2017

Flood Hazard areas and/or riparian buffers No

Waterfront development areas No

Tidally Flowed Areas No

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

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

## **DEP NATURAL AND HISTORIC RESOURCES**

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

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

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

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

Does the project include activities that are under the jurisdiction of the Watershed Property Review Board? No If so, please describe. \_\_\_\_\_ Has the Watershed Property Review Board made a jurisdictional determination? \_\_\_\_\_

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

Is the temporary use of State lands administered by the New Jersey State Park Service required for pre-construction, construction and/or post construction activities? No If so, please describe.

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

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

### **Forest clearing activities/No Net Loss Reforestation Act**

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

If so, how many acres? \_\_\_\_\_

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

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

Is the project within a State designated natural area as classified in the Natural Areas System Rules at N.J.A.C. 7:5A?   No    
If so, please describe.           

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

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

Is the site a Historic Site or district on or eligible for the State or National registry? No  
Will there be impacts to buildings over 50 years old? No  
Are there known or mapped archeological resources on the site? No

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

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

Will the project involve construction, repair, or removal of a dam? No  
If so, please describe           

**Fish and Wildlife (609) 292-2965**

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

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

**Threatened and Endangered Species Program**

Are there records of any Threatened and Endangered species, plant, or animal in this project area? Yes  
per NJDEP LOI dated 8-17-2017

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

**SITE REMEDIATION PROGRAM (609) 292-1250**

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

**Office of Brownfield Reuse (609) 292-1251**

Is the project located on or adjacent to a known or suspected contaminated site? No  
<http://www.nj.gov/dep/srp/kcsnj/>

Is the project within a designated Brownfield Development Area? No  
<http://www.nj.gov/dep/srp/brownfields/bda/index.html>

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

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

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

Is the applicant a responsible party for contamination at the property? N/A

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

#### **Dredging and Sediment Technology (609) 292-1250**

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

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

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

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

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

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

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

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

#### **AIR QUALITY PERMITTING PROGRAM**

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

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

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

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

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

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

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

Will the project result in stationary diesel engines (such as generators or pumps) or mobile diesel engines (such as bulldozers and forklifts) operating on the site? If so, which? No

#### **RADIATION PROTECTION AND RELEASE PREVENTION (609) 984-5636**

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

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

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

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

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

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

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

[HTTP://WWW.STATE.NJ.US/DEP/RPP/BRP/TCPA/INDEX.HTM](http://WWW.STATE.NJ.US/DEP/RPP/BRP/TCPA/INDEX.HTM)

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

**Bureau of Energy and Sustainability (609)633-0538**

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

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

**GREEN DESIGN (609) 777-4211**

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

Yes   X   No           

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

New Jersey Green Building Manual?   N/A  

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

US Green Building Council's LEED (Leadership in Energy and Environmental Design)?   N/A  

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

ASHRAE Standard 189.1?           

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

National Green Building Standard ICC 700-2008?   N/A  

<http://www.nahbgreen.org>

USEPA's ENERGY STAR?   N/A  

[http://www.energystar.gov/index.cfm?c=business.bus\\_index](http://www.energystar.gov/index.cfm?c=business.bus_index)

**INNOVATIVE TECHNOLOGY (609) 292-0125**

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

Is this technology used for manufacturing alternative fuels? N/A

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

☐ Biomass      ☐ Municipal Solid Waste      ☐ Other Non-Fossil Feedstocks

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

☐ CHP System      ☐ Micro Turbine      ☐ Fuel Cells

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

☐ Energy    ☐ Site Remediation    ☐ Drinking Water    ☐ Wastewater

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

X Solar    ☐ Wind    ☐ Tidal/Wave    ☐ Hydroelectric    ☐ Geothermal

Is there independent third-party performance data for the technology? Yes

Has the technology been verified by an independent third-party entity? Yes

Is this technology in use at any other location at this time? Yes

- If yes, please provide location \_\_\_\_\_

## DEP COMPLIANCE AND ENFORCEMENT

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

If yes, please identify the case, case manager, program, and phone number. \_\_\_\_\_ N/A

Does the proposed project facilitate compliance where there is a current violation or ACO? \_\_\_\_\_ N/A

## COMMUNITY ENGAGEMENT (609)292-2908

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

- (a) What community groups and stakeholders have you identified that may be interested in or impacted by this project?

The proposed site for the Project is privately owned and located in an industrial cluster. And while the area is forested and some tree removal and clearing are necessary, the Project - as a solar (photovoltaic) farm - cause minimal environmental impact during installation and when operational. The Project will also not cause any visibility issues given the placement of the panels and industrial character of the area. As such, we do not believe there will be very limited, if any, impact to the community. We are, however, planning to speak with local businesses to be subscribers for the community solar project.



- (b) How have you or will you engage community and stakeholders in this project? Please supply individuals or stakeholder groups contacted or who have been identified for community engagement.

Please see response in (a).

- (c) What are the potential impacts of this project on the community?

All appropriate and customary measures will be taken to ensure that the installation and operations are conducted in safe and environmentally friendly manner. And given the remote nature of the site location, we fully anticipate minimal impact or inconvenience to the surrounding community. Moreover, the Project will help support grid stability in the area by providing power during peak periods.

- (d) How do you intend to mitigate these potential impacts?

Please see responses in (b) and (c).

- (e) What are the community concerns or potential concerns about this project?

Please see response in (b) and (c).

- (f) How do you intend to address these concerns?

Please see response in (b) and (c).

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

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

[See Exhibit A attached.]

## GENERAL

Is the project subject to:

Highlands Regional Master Plan – Planning or Preservation Area? No  
[http://www.nj.gov/dep/highlands/highlands\\_map.pdf](http://www.nj.gov/dep/highlands/highlands_map.pdf)

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

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

Delaware River Basin Commission  
(609) 883-9500

<http://www.state.nj.us/drbc/>

US Army Corp of Engineers review? No

### **Exhibit A – Project Narrative**

The project is a ground-mounted 1.1 MW solar photovoltaic generation facility consisting of photovoltaic modules, inverters, electrical conduits, disconnects and support equipment on mounting racking system (collectively, the “Project”). The Project does not involve integration or use of hazardous materials or moving machinery.

The Project will be interconnected to the electric distribution system and export energy to the grid under New Jersey’s community solar pilot program. As further described in the design layout and site map, the Project will involve use of approximately 25 acres for solar panels in an industrial area in Howell NJ.

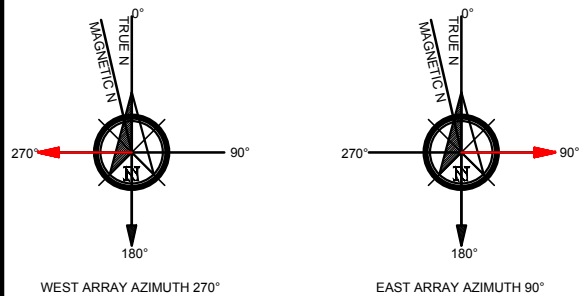
The applicant has over 10 years’ experience in developing, installing and operating solar photovoltaic projects.

# VICTORY ROAD - HOWELL, NJ

## 5 MW-DC (4 MW-AC) GROUND MOUNT SOLAR PV SYSTEM



Developer Name and Address			
<div>JAMES A. MARX JR. PROFESSIONAL ENGINEER 11Franklin Lane, Kinnelon, New Jersey 07405.</div> <div>JAMES A. MARX JR. NJ Professional Engineer License #GE25179</div>			
Rev#	Description	By	Date
Project Info			
Customer Name: NJ NATURAL GAS CO.			
Address: 858 LAKEWOOD FARMINGDALE RD, HOWELL, NJ 07731			
ARRAY LOCATION: LOT-17, BLOCK-41 VICTORY ROAD, HOWELL, NJ 07731			
SOLAR MODULE MFG.:		JINKO SOLAR	
SOLAR MODULE MODEL:		JKM375M-72L-V	
NO. OF SOLAR MODULES:		13333	
SYSTEM DC SIZE:		5 MW-DC	
SYSTEM AC SIZE:		4 MW-AC	
MOUNTING SYSTEM MFG.:		AEROCOMPACT	
MOUNTING SYSTEM MODEL:		G+	
MOUNTING TYPE:		BALLASTED	
SOLAR ARRAY AZIMUTH:		E-90°, W-270°	
SOLAR MODULE TILT:		10°	
Project No.	NJ NATURAL GAS CO.		
Scale	AS SHOWN		
Date	08-20-2019		
Drawn by	PP		
Sheet			
SITE PLAN		C-1.0	



- JINKO SOLAR JKM375M-72L-V MODULE #13333 MODULES, 5 MW-DC
- PROPERTY LINE
- 50' OFFSET FROM LOT PROPERTY LINE
- 150' OFFSET FROM WETLANDS
- WETLANDS

1 PLAN VIEW: SITE  
C-1.0 SCALE: 1" = 200'