



## 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.

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TRENTON, NJ

### 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: NextGrid Inc

First Name: Aaron Last Name: Culig

Daytime Phone: 720-217-5939 Email: aaron@nextgrid.com

Applicant Mailing Address: Po Box 7775 #73069

Municipality: San Francisco, County: San Francisco Zip Code: 94120

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

### II. Community Solar Project Owner

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

First Name: Thomas Last Name: Cleary

Daytime Phone: 267-815-0365 Email: hello@nextgrid.com

Mailing Address: PO Box 7775 #73069

Municipality: San Francisco County: San Francisco Zip Code: 94120

### III. Community Solar Developer

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

Developer Company Name (optional, complete if applicable): NextGrid Inc

First Name: Thomas Last Name: Cleary

Daytime Phone: 267-815-0365 Email: hello@nextgrid.com

Mailing Address: 523 Hollywood Avenue

Municipality: Cherry Hill County: Camden Zip Code: 08002

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: Bayshore Broadway Inc

First Name: Geoffrey Last Name: Weber

Daytime Phone: +1-727-424-9605 Email: gweber@bayshorebroadway.com

Applicant Mailing Address: 221 Turner Street

Municipality: Clearwater County: Clearwater Zip Code: 33756

#### 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):

3 MW AC 4.202 MW DC

Community Solar Facility Location (Address): 0 Tansboro Rd

Municipality: Winslow County: Camden Zip Code: 08004

Name of Property (optional, complete if applicable): Winslow Redevelopment

Property Block and Lot Number(s): Block 2502, Lot 20,21,22.01,23.01



Community Solar Site Coordinates: -74.911985 Longitude

39.757643 Latitude

Total Acreage of Property Block and Lots: 78.88 acres

Total Acreage of Community Solar Facility: 21 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.):* June  
(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: \_\_\_\_\_

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.

Project will be developed with pollination support, local fauna and trees as a buffer. There is a storm-water management plan (SWPP) requirement from the town. The area has been designated in need of redevelopment.

#### 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)
Interconnection Agreement	ACE	
Site Plan Approval	Winslow Township	
Facility & Feasibility Studies	PJM	
SRP Registration	NJBPU	
System Impact Study	PJM	
Building Permit	Winslow Township	




4. The Applicant has consulted the hosting capacity map of the relevant EDC and determined that, based on the capacity hosting map as published at the date of submission of the Application, there is sufficient capacity available at the proposed location to build the proposed community solar facility ..... ☒ Yes ☐ No

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

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

#### IX. Community Solar Subscriptions and Subscribers

1. Estimated or Anticipated Number of Subscribers (please provide a good faith estimate or range):  
301

2. Estimated or Anticipated Breakdown of Subscribers (please provide a good faith estimate or range of the kWh of project allocated to each category):

Residential: 300

Commercial: \_\_\_\_\_

Industrial: \_\_\_\_\_

Other: 1 (define "other": Winslow Township)

3. The proposed community solar project is an LMI project\* ..... ☒ Yes ☐ No

\*An LMI project is defined pursuant to N.J.A.C. 14:8-9 as a community solar project in which a minimum 51 percent of project capacity is subscribed by LMI subscribers.

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

5. The proposed community solar project is being developed in partnership with an affordable housing provider: ..... ☒ Yes ☐ No

If "Yes," attach a letter of support from the affordable housing provider.

6. An affordable housing provider is seeking to qualify as an LMI subscriber for the purposes of the community solar project ..... ☐ Yes ☒ No

If "Yes," estimated or anticipated percentage of the project capacity for the affordable housing provider's subscription (provide an estimate or range): \_\_\_\_\_

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





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

7. This project uses an anchor subscriber (*optional*) ..... ☐ Yes ☐ No  
If "Yes," name of the anchor subscriber (*optional*): \_\_\_\_\_  
Estimated or anticipated percentage or range of the project capacity for the anchor subscriber's subscription: \_\_\_\_\_
8. Is there any expectation that the account holder of a master meter will subscribe to the community solar project on behalf of its tenants? ..... ☐ Yes ☒ No  
If "Yes," what specific, identifiable, sufficient, and quantifiable benefits from the community solar subscription are being passed through to the tenants?

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

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

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

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



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

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

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

- ☐ A percentage saving on the customer's annual electric utility bill
- ☒ A percentage saving on the customer's community solar bill credit
- ☐ Other: \_\_\_\_\_

If "Yes," the proposed savings represent:

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

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

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

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

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

If "Yes," the contact information indicated on the Board's website should read:

Company/Entity Name: NextGrid Inc Contact Name: Michael Marcottw  
Daytime Phone: 720-280-6007 Email: michael@nextgrid.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.

The Township of Winslow passed resolution 2018-248, which determine that the parcels are situated in areas in need of development or redevelopment. See letter from Department of Community Affairs.

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.

Please see signed letters from the Mayor and Resolution that was passed to redevelop this area. Part of the development will be housing, the other energy.

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.

Please see same letters from the Township

#### 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 \$)	6,303,000
Net Installed Cost (in \$/Watt)	1.45
Initial Customer Acquisition Cost (in \$/Watt)	.05
Annual Customer Churn Rate (in %)	5

Annual Operating Expenses (in c/kWh)	.01
LCOE (in c/kWh)	.0586

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:

Investment Tax Credit (ITC), MACRS Depreciation, Interest Expense, SREC

## XII. Other Benefits

1. The proposed community solar facility is paired with another distributed energy resource:
- a. Micro-grid project ..... ☐ Yes ☒ No
  - b. Storage ..... ☐ Yes ☒ No
  - c. Other (identify): ..... ☐ Yes ☒ No
2. The proposed community solar facility provides grid benefits (e.g. congestion reduction) ..... ☒ Yes ☐ No

If "Yes" to any, please explain how and provide supporting documents.

<https://www.nrel.gov/docs/fy15osti/62631.pdf>

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

If "Yes," estimated number of temporary jobs created in New Jersey: 30

If "Yes," estimated number of permanent jobs created in New Jersey: 3

5. The proposed community solar project will provide job training opportunities for local solar trainees ..... ☒ Yes ☐ No
- If "Yes," will the job training be provided through a registered apprenticeship? .... ☒ Yes ☐ No



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

### XIII. Special Authorizations and Exemptions

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

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

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

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

- 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, Aaron Culig (name) am the Principal (title) of the Applicant Next Grid Partners (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: Aaron Culig

Date: 9/9/19

Print Name: Aaron Culig  
Title: Principal

Company: Next Grid Partners

Signed and sworn to before me on this 9<sup>th</sup> day of September, 2019

Signature: [Signature]  
Name: Andrew Breiter-Wu





### 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, Thomas Cleary (name) am the Project Manager (title) of the Project Developer Next Grid Partners (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.

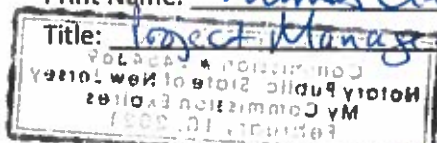
Signature: [Signature]

Date: 9/9/19

Print Name: Thomas Cleary

Title: Project Manager

Company: Next Grid Partners



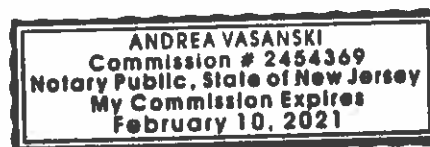
Signed and sworn to before me on this 9th day of September, 2019

[Signature]

Signature

Andrea Vasanski

Name





Project Owner Certification

The undersigned warrants, certifies, and represents that:

- 1) I, Thomas Cleary (name) am the Project Manager (title) of the Project Owner Next Grid Partners (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: 9/9/19

Print Name: Thomas Cleary

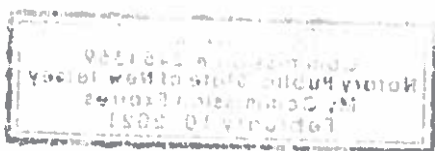
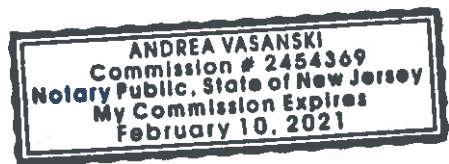
Title: Project Manager

Company: Next Grid Partners

Signed and sworn to before me on this 9th day of September 2019

Signature: [Signature]

Name: Andrea Vasanski





Property Owner Certification

The undersigned warrants, certifies, and represents that:

- 1) I, Aaron Curley (name) am the Principal (title) of the Property Next Grid Partners (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: Aaron Curley Date: 9/2/19

Print Name: Aaron Curley  
Title: Principal Company: Next Grid Partners

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

[Signature]  
Signature

\_\_\_\_\_  
Name





**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 project output

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

☐ Fixed price per month

☒ Variable price per month, variation based on: Solar System Output

☐ 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: 0

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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

## Appendix C: Evaluation Criteria

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

Evaluation Criteria	Max. Points
<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



**solar  
design  
associates**  
10000 W. 14th Street  
Suite 100  
Tucson, AZ 85710  
520/881-1111  
www.solar-design.com

**NextGrid**

LOT 20 ON TANSBORO ROAD, BERLIN NJ 08009



**LOCUS MAP**



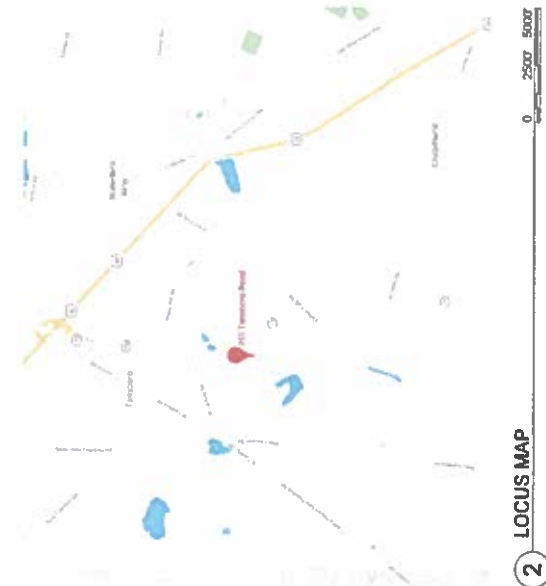
SIMILAR ARRAY

**ACCESS ROAD NOTES:**  
MINIMUM 10' WIDE, 20" WIDE NORMAL  
COMPACTED SUBGRADE WITH UNSTABILIZED MATERIAL  
IMPROVED AND REPLACED WITH PROCESSED GRAVEL  
17' COMPACTED PROCESSED GRAVEL BASE COURSE  
3" CONCRETE TYPE 111 APPLIED IN TWO 1-1/2" LAYERS  
20,000 LB MAXIMUM SURFACE TRAFFIC  
MAXIMUM GRADELINE OF 4% IN ALL POTENTIAL WHEEL ZONES  
PASSABLE BY UTILITY, SURVEY, STREET 3x7

25" FRIED TLT PV ARRAY AZIMUTH: DUE SOUTH		ANNUAL AC ENERGY
MODULES	DC POWER	AC POWER
10.640' 360W	4.302 MWdc	3.000 MWac
		8,750 kWh/yr

[illegible][illegible]

1 4.202 MWdc (3,000 MWac) PV ARRAY WITH 10,640QTY 395W MODULES AT 25° TILT



**LOCUS MAP**

**LOCUS MAP**

[illegible]

NEXTGRID - BERLIN, NJ,  
TANSBORO

150

U.S. to Congress

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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DATE	10/10/2010
TIME	10:10

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NAME	ADDRESS

1300 S. 1ST ST.

[illegible]

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2000

Barry M. Wright, Mayor  
Deborah A. Iannaco, RMC

Dominic Maiese Municipal Complex  
Municipal Clerk's Office  
125 South Route 73  
Braddock, NJ 08037-9422  
Tel: (609) 567-0700  
Fax: (609) 567-9344  
E-mail: clerk@winslowtownship.com



May 24, 2018

**Township Committee**  
Paula Paretti  
Edward J. Pleczynski  
Evelyn M. Leverett  
Carlos A. Vascos  
Marie D. Lawrence  
Raymond Watkins, Jr.  
Charles Flamini  
John A. Wilson

Randevco, LTD  
2975 Galloway Road  
Bensalem, PA 19020

**Block 2502, Lot 23.01**

Re: Resolution **R-2018-249** Declaring that the Redevelopment Study Area Identified as Block 2502, Lots 20, 21, 22.01 and 23.01 and Block 2504, Lot 3 are areas in need of non-condemnation redevelopment pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40a:12a-1 Et Seq)

Gentlemen:

**PLEASE TAKE NOTICE**, that the Mayor and Township Committee of the Township of Winslow at their May 22, 2018 meeting adopted Resolution **R-2018-249** declaring Block 2502, Lots 20, 21, 22.01 and 23.01 and Block 2504, Lot 3 are areas in need of non-condemnation redevelopment pursuant to the Local Redevelopment and Housing Law.

Enclosed herewith please find a certified copy of the aforementioned Resolution for your information. Thank you.

Sincerely,

  
Deborah A. Iannaco, RMC  
Municipal Clerk

DAI  
Encls.:

cc: Joseph Gallagher, Admin. (via email) (w/encls.)  
Stuart A. Platt, Esq., Twp. Solicitor (via email) (w/encls.)  
CherylLynn Walters, Esquire (via email) (w/encls.)  
Debbie Wells, Planning Board Secretary (via email) (w/encls.)

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**TOWNSHIP OF WINSLOW  
COUNTY OF CAMDEN  
STATE OF NEW JERSEY**

**RESOLUTION DECLARING THAT THE REDEVELOPMENT STUDY AREA  
IDENTIFIED AS BLOCK 2502, LOTS 20, 21, 22.01 AND 23.01 AND BLOCK 2504, LOT  
3 ARE AREAS IN NEED OF NON-CONDEMNATION REDEVELOPMENT  
PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW  
(N.J.S.A. 40A:12A-1 ET SEQ)**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("LRHL") provides a mechanism to assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, N.J.S.A. 40A:12-6 authorizes the Governing Body of any municipality, by Resolution, to have its Planning Board conduct a preliminary investigation to determine whether any area of the municipality is either a condemnation or non-condemnation redevelopment area; and

WHEREAS, by virtue of Resolution R-2017-640 adopted on December 19, 2017 (Exhibit "A"), the Mayor and Township Committee of the Township of Winslow authorized the Winslow Township Planning Board (the "Planning Board") to undertake an investigation pursuant to the LRHL to determine if the properties known and designated as Block 2502, Lots 20, 21, 22.01 and 23.01 and Block 2504, Lot 3 on the Winslow Township Tax Map (the "Study Area") are in need of non-condemnation redevelopment; and

WHEREAS, the Planning Board undertook a preliminary investigation pursuant to N.J.S.A. 40A:12-6 to determine whether the properties in the Study Area are an area in need of non-condemnation redevelopment; and

WHEREAS, the Planning Board appointed and/or designated professional planners at CME Associates, LLC, to conduct a redevelopment study; and

R-2018- 249

**WHEREAS**, Malvika Apte, PP, AICP, professional planner at CME Associates, LLC, prepared a report entitled "Area in Need of Redevelopment Study for Block 2502, Lots 20, 21, 22.01, 23.01 and Block 2504 Lot 3" dated March 6, 2018 (the "Report"), which document is adopted and incorporated herein by reference; and

**WHEREAS**, on April 19, 2018, the Planning Board conducted a public hearing on the Report with respect to the recommendation of its professional planners as to the possible designation of the properties within the Study Area as a non-condemnation redevelopment area; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12-6, the Planning Board prepared a map showing the boundaries of the proposed redevelopment Study Areas and the location of the various parcels of property included therein, and appended to the map was a statement setting forth the basis for the investigation; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12-6, due notice of the public hearing before the Planning Board was given to the property owners of all properties within the Study Area and all other persons as mandated by the aforesaid statute, and notice of the public hearing also was posted and published in accordance with the requirements of law; and

**WHEREAS**, Malvika Apte, PP, AICP, the professional planner retained by the Planning Board, presented the Report and the findings and recommendations contained therein to the Planning Board at the public hearing thereon; and

**WHEREAS**, and the said Planning Board meeting was open to the public and all members of the public had an opportunity to address questions and comments to the Planning Board regarding the Report and the findings and recommendations contained therein; and

**WHEREAS**, the members of the Planning Board reviewed the Report and considered the testimony of Ms. Apte and considered the public comment thereon, if any; and

**WHEREAS**, upon consideration of the Report and all testimony presented at the public hearing, the Planning Board made the following findings of fact and drew the following conclusions of law:

1. Malvika Apte, PP, AICP, presented substantial credible evidence that all of the properties within the Study Area, namely Block 2502, Lots 20, 21, 22.01 and 23.01 and Block 2504, Lot 3, qualify as Non-Condernation Redevelopment Areas consistent with the statutory criteria described in N.J.S.A. 40A:12A-5(c) and N.J.S.A. 40A:12A-5(e), for the following reasons:

(a) Consistent with the statutory criteria described in N.J.S.A. 40A:12A-5(c), the Planning Board found the Study Area consists entirely of properties that are unimproved, unproductive vacant lands which, due to the location of the properties within the Pinelands Area of the Township, have remained in such underutilized condition for more than 10 years and have not otherwise shown the potential for being developed through the means of private enterprise and/or with private capital; and

(b) Consistent with the statutory criteria described in N.J.S.A. 40A:12A-5(e), the Planning Board found the properties in the Study Area are in stagnant condition and suffer the detrimental impacts of unauthorized dumping in various locations therein, thereby having a deleterious social and/or economic impact on the community and otherwise creating a situation that is detrimental to the safety, health and welfare of the surrounding area and the community in general; and

**WHEREAS**, based upon the Planning Board's investigation, including the Report and the public hearing conducted thereon, the Planning Board found that Block 2502, Lots 20, 21, 22.01

and 23.01 and Block 2504, Lot 3 should be declared an Area in Need of Non-Condernnation Redevelopment; and

**WHEREAS**, on May 17, 2018, the Planning Board adopted Resolution No. PR2018-20 (Exhibit "B") as its official report and recommendation to the Mayor and Township Committee that the above noted Study Area satisfies the statutory requirements set forth in N.J.S.A. 40A:12A-5(c) and N.J.S.A. 40A:12A-5(e) and therefore qualifies for designation as a Non-Condernnation Redevelopment Area; and

**WHEREAS**, the Governing Body has reviewed the recommendations of the Planning Board and the Report upon which same is based, and determines that it is in the best interests of the Township of Winslow to declare the Study Area identified as Block 2502, Lots 20, 21, 22.01 and 23.01 and Block 2504, Lot 3 as an Area in Need of Non-Condernnation Redevelopment pursuant to the criteria of the LRHL as set forth in the Report and the recommendations of the Planning Board thereon.

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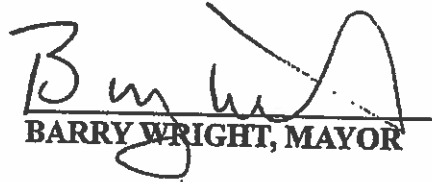
**NOW THEREFORE BE IT RESOLVED** by the Mayor and Township Committee of the Township of Winslow, County of Camden and State of New Jersey, that the Governing Body adopts the recommendations of the Winslow Township Planning Board in full for the reasons set forth hereinabove and, in accordance with the recommendations of the Winslow Township Planning Board, hereby determines and declares that Block 2502, Lots 20, 21, 22.01 and 23.01 and Block 2504, Lot 3 are a Non-Condernnation Redevelopment Area.

**BE IT FURTHER RESOLVED** that the Township Clerk shall forthwith transmit a copy of this Resolution to the Commissioner of the Department of Community Affairs pursuant to N.J.S.A. 40A:12A-6(b)(5)(c).



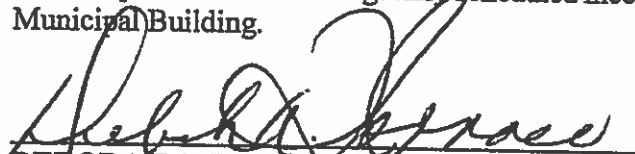
**BE IT FURTHER RESOLVED** that, pursuant to N.J.S.A. 40A:12A-6(b)(5)(d), within 10 days of the date of adoption of this Resolution the Township Clerk also shall serve notice of the Governing Body's determination herein on all owners of record of the properties located within the designated Non-Condemnation Redevelopment Area, upon all persons listed on the tax assessor's records for each of the affected properties, and upon each person who filed a written objection to the designation of any of the said properties as being an area in need of redevelopment.

**Adopted: May 22, 2017**

  
**BARRY WRIGHT, MAYOR**

  
**DEBORAH A. IANNACO, RMC,  
MUNICIPAL CLERK**

Certified to be a true copy of a Resolution adopted by the Mayor and Township Committee of the Township of Winslow at a regularly scheduled meeting on May 22, 2018 at the Winslow Township Municipal Building.

  
**DEBORAH A. IANNACO, RMC  
MUNICIPAL CLERK**

**Dated: 5/24/2018**



## 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

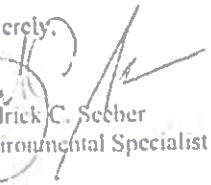
#### General Terms and Conditions

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

further review of the application will occur until the information requested in this letter is submitted.

If you have any questions, please contact the Regulatory Programs staff.

Sincerely,



Fredrick C. Seeber  
Environmental Specialist

Encl: Pinelands Application Form  
c. Paul LaPierre  
Fredrick C. Seeber  
1: Fred updates 2050200 upd





PHILIP D. MURPHY  
*Governor*



State of New Jersey  
DEPARTMENT OF COMMUNITY AFFAIRS  
101 SOUTH BROAD STREET  
PO Box 800  
TRENTON, NJ 08625-0800  
(609) 292-6420

LT. GOVERNOR SHEILA Y. OLIVER  
*Commissioner*

June 27, 2018

The Honorable Barry Wright  
Mayor  
Township of Winslow  
125 South Route 73  
Braddock, New Jersey 08037-9422

RE: Review of the Resolution 2018-248 designating Block 1502, Lots 10, 25 and 33 and Block 2502, Lot 15 and Resolution 2018-249 designating Block 2502, Lots 20, 21, 22.01 and 23.01 and Block 25024, Lot 3 as Areas in Need of Redevelopment (Non-Condemnation)

Dear Mayor Wright:

The Department of Community Affairs (DCA) is in receipt of the above-referenced resolutions. The determination areas are situated where development and redevelopment is encouraged pursuant to State law or regulation. Accordingly, pursuant to N.J.S.A. 40A:6b (5)(c), the redevelopment area determinations took effect after transmission to the Commissioner of DCA.

The municipality or redeveloper may find the New Jersey Business Action Center (BAC), located in the Department of State, helpful in identifying potential sources of state financing to facilitate the redevelopment of these properties. You may contact the BAC by calling (866) 534-7789.

These determinations are a tribute to the work the Township of Winslow has done. Please feel free to contact Tom Stanuikynas at (609) 984-4584 if you need any further assistance.

Sincerely,

Lt. Governor Sheila Y. Oliver  
Commissioner

cc: Municipal Clerk  
Melanie Willoughby, New Jersey Business Action Center  
Nancy Wittenberg, New Jersey Pinelands Commission  
Sean Thompson, Local Planning Services





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 9/9/19

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 Winslow Solar Development
2. Consultant/Contact Information (if any) Aaron Culig
3. Name/Address of Prospective Applicant  
Address/tel./fax PO Box 7775 #73069  
Company Name NextGrid Inc  
Address/tel./fax \_\_\_\_\_
4. Does the project have any existing NJDEP ID#s assigned? i.e., Case number, Program Interest (PI)#, Program ID#? #95-1305.02

**B. PROPOSED PROJECT LOCATION**

Street Address/munic. 0 Tansboro Rd Winslow NJ (Near Tansboro & E Factory Rd)  
County Camden Zip Code 08004  
Block No. 2502 Lot No 20, 21, 22.01, 23.01  
X Coordinate in State Plane (project centroid) 39.757643

<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) -74.911985

**C. PROPOSED ACTIVITY DESCRIPTION AND SCHEDULE**

1. Project Type:    New Construction    Brownfield Redevelop.     
Alternative Energy Solar PV 4.2mw Ground Mount system Other (Please describe)
  - a) Estimated Schedule: Date permits needed or desired by, beginning construction date; construction completion, and operation of facility date: Permits June 2020,  
Construction July 2020, COD Sept 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? No If so, on what?
  - c) Is the project contingent on receiving the identified funding? No  
If yes, explain
  - d) What DEP permits do you think you need for this project? (The Department will confirm this through the PRC process). Wetlands Delineation
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? NJ DEP
  - b) Are there any Department permits that will need to be modified as a result of this project. Please explain and identify the project reviewer of the permit to be modified.
- c) Please identify any pre-permit actions or modifications you have applied for or obtained from the Department or other state agencies for this project:
  - 1) Water Quality Management Plan consistency
  - 2) Highlands Consistency
  - 3) Wetland Delineation (LOI)
  - 4) Tidelands Conveyance
  - 5) Flood Hazard Jurisdiction or determinations
  - 6) Water Allocation
  - 7) Site Remediation RAW, Remedial Action Permit – Soil and or Groundwater, NJPDES Discharge to Ground Water, NJPDES Discharge to Surface Water, No Further Action Response Action Outcome
  - 8) Landfill Disruption Approval
  - 9) Landfill Closure Plan
  - 10) Other
3. Please submit this Permit Readiness Checklist form, completed to the extent possible, electronically to [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

- (a) The completed Permit Readiness Checklist;
- (b) A description of the proposed project; 4.2MW ground mount PV system located
- (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>; See attachments
- (e) Aerial photos/GIS information regarding the site; See attachments
- (f) A site map including any known environmental features (wetlands, streams, buffers, etc<sup>4</sup>); See attachments
- (g) Site plans to the extent available; See attachments
- (h) Street map indicating the location of the proposed project; See attachments
- (i) Any other information that you think may be helpful to the Department in reviewing this project.
- (j) List of any local or regional governments or entities, their historical involvement in this project or site, identification of conflicts with DEP rules; with contact names and information whose attendance/input would be helpful in facilitating this project, ie Soil Conservation Districts, health departments, local zoning officials, etc.

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

## WATER AND WASTE WATER INFORMATION

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

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

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

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

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

Do water pipes currently extend to the project location? No

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

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

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P.O. Box 420, Mail Code 07J  
Trenton, New Jersey 08625  
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? If so, please identify and explain. No

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

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

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

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

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

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#### **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 No

Overland Flow Subsurface Disposal System (UIC) No

Landfill Infiltration/Percolation Lagoon No

Surface Impoundment No

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): None

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): None

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. 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? No

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

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

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

Will this wastewater facility discharge to Surface Water? No

**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? No  
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? No

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? No

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? \_\_\_\_\_

What is the volume of wastewater that will be generated by the project? None

**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

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

### **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? None

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/>

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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? Uncapped Landfill 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 No

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

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

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

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

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

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

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

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

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

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

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

### **AIR QUALITY PERMITTING PROGRAM**

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

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

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

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

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

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

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

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

No

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

[www.state.nj.us/dep/rpp](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/aqs/energy.html>

<http://www.nj.gov/dep/aqs/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

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

New Jersey Green Building Manual? \_\_\_\_\_

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

US Green Building Council's LEED (Leadership in Energy and Environmental Design)? \_\_\_\_\_

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

ASHRAE Standard 189.1? \_\_\_\_\_

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

National Green Building Standard ICC 700-2008? \_\_\_\_\_

<http://www.nahbgreen.org>

USEPA's ENERGY STAR? \_\_\_\_\_

[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? No

- 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

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

☐ Solar

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 over 10,000 sites in NJ

## DEP COMPLIANCE AND ENFORCEMENT

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

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

Does the proposed project facilitate compliance where there is a current violation or ACO? No

## COMMUNITY ENGAGEMENT (609)292-2908

The Department is committed to the principles of meaningful and early community engagement in the project's approval process. The Department has representatives available 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? Township of Manchester
- (b) How have you or will you engage community and stakeholders in this project? Please supply individuals or stakeholder groups contacted or who have been identified for community engagement. Yes, Joe Veni, Gary Sylvester, Jerry Dasti
- (c) What are the potential impacts of this project on the community? Cheaper electricity for over 300 households, revenue for the Town
- (d) How do you intend to mitigate these potential impacts? No negative impacts
- (e) What are the community concerns or potential concerns about this project? None
- (f) How do you intend to address these concerns? None
- (g) As part of this project, do you plan to perform any environmental improvements in this community? If yes, describe. Yes, capping landfill

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?

Please see attachments of local support for the project.

## GENERAL

Is the project subject to:

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





State of New Jersey

THE PINELANDS COMMISSION

PO BOX 7

NEW LISBON, NJ 08064

(609) 891-7300

February 10, 2005

RECEIVED  
February 10, 2005

RECEIVED  
February 10, 2005

Ernie Ransome  
18 Hive Oak Forest, 408 1/2 Spring Island  
Okatie, SC 29909

Please Always Refer To  
This Application Number

Re: Application #95-1305.02  
Block 2502, Lots 20, 21, 22.01 & 23.01  
Winslow Township

Dear Mr. Ransome:

This letter is in response to the information received by the Commission on January 5, 2005, regarding a wetlands determination for the above referenced 78.88 acre parcel.

Pursuant to a recent telephone conversation with Yong Kong from Land Dimensions Engineering, you are not requesting a formal Commission Letter of Interpretation (L.O.I.) for the presence/absence of wetlands onsite but request Commission guidance concerning this issue. It is also our understanding that a development application for this site will be submitted to the Commission at a later date.

As noted in our letter of December 13, 2004 to Paul LaPierre from Land Dimensions Engineering, the field delineation of all wetlands located on and within 300 feet of the concerned parcel and their verification by Commission staff will be required for any subsequent development application. Based upon a recent site inspection, it appears that there are no freshwater wetlands on the concerned parcel. However, it appears that there are wetlands off-site within 300 feet of the parcel. Please be advised that those wetlands will need to be field delineated, verified by Commission staff and located on a site plan to complete an application for development of the parcel.

Any development of the parcel will require an application to the Pinelands Commission and shall be governed by the land use ordinances of Winslow Township and the Pinelands Comprehensive Management Plan. An application form has been enclosed for your use.

Please include your application number on any submitted information. Within 30 days of receipt, the Commission will review and respond in writing to any submitted information. No



<http://www.nj.gov/pinelands/>  
E-mail: [info@njpinelands.state.nj.us](mailto:info@njpinelands.state.nj.us)

The Pinelands—Our Country's First National Reserve and a U.S. Biosphere Reserve

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further review of the application will occur until the information requested in this letter is submitted.

If you have any questions, please contact the Regulatory Programs staff.

Sincerely,



Fredrick C. Secher  
Environmental Specialist

Encl: Pinelands Application Form  
c Paul LaPierre  
Fredrick C. Secher  
F:\Fred\wp\lps\50502710.wpd

Barry M. Wright, Mayor  
Deborah A. Iannaco, RMC

Dominic Maiese Municipal Complex  
Municipal Clerk's Office  
125 South Route 73  
Braddock, NJ 08037-9422  
Tel: (609) 567-0700  
Fax: (609) 567-9344  
E-mail: clerk@winslowtownship.com



May 24, 2018

Township Committee  
Paula Paretti  
Edward J. Pleczynski  
Evelyn M. Leverett  
Carlos A. Vascos  
Marie D. Lawrence  
Raymond Watkins, Jr.  
Charles Flamini  
John A. Wilson

Randevco, LTD  
2975 Galloway Road  
Bensalem, PA 19020

**Block 2502, Lot 23.01**


Re: Resolution **R-2018-249** Declaring that the Redevelopment Study Area Identified as Block 2502, Lots 20, 21, 22.01 and 23.01 and Block 2504, Lot 3 are areas in need of non-condemnation redevelopment pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40a:12a-1 Et Seq)

Gentlemen:

**PLEASE TAKE NOTICE**, that the Mayor and Township Committee of the Township of Winslow at their May 22, 2018 meeting adopted Resolution **R-2018-249** declaring Block 2502, Lots 20, 21, 22.01 and 23.01 and Block 2504, Lot 3 are areas in need of non-condemnation redevelopment pursuant to the Local Redevelopment and Housing Law.

Enclosed herewith please find a certified copy of the aforementioned Resolution for your information. Thank you.

Sincerely,

  
Deborah A. Iannaco, RMC  
Municipal Clerk

DAI

Encls.:

cc: Joseph Gallagher, Admin. (via email) (w/encls.)  
Stuart A. Platt, Esq., Twp. Solicitor (via email) (w/encls.)  
CherylLynn Walters, Esquire (via email) (w/encls.)  
Debbie Wells, Planning Board Secretary (via email) (w/encls.)  
t:\debbie\wpdocs\winslow\maessa redevelopment\resolution R-2018-249 declaring redevelopment area.doc





N  
 4" = 8.87' COW  
 1" = 11.87' COW

EXTENT OF SUMMER SOLSTICE SHADE, 6AM TO 4PM  
 EXTENT OF SPRING/FALL EQUINOX SHADE, 6AM TO 4PM  
 SITE FENCE  
 EXTENT OF WINTER SOLSTICE SHADE, 10AM TO 2PM  
 MAIN EXIST PWD  
 50' PROPERTY LINE SETBACK  
 PROPOSED ACCESS ROAD  
 PROPERTY LINE, TYP

**ACCESS ROAD NOTE:**  
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## SIMILAR ARRAY

25' FIXED TILT PV ARRAY AZIMUTH DUE SOUTH		ANNUAL AC ENERGY	
MODULES	DC POWER	AC POWER	ANNUAL AC ENERGY
10 640 W/PM	4 282 W/PM	3 000 W/PM	3 750 kWh/PM

- 2011 NATIONAL ELECTRIC CODE
- 2014 NEC WITH 2008 ENERGY AMENDMENTS
- 2011 NFPA 70B ELECTRICAL SAFETY CODE
- ATLANTIC CITY ELECTRICAL CONTRACTORS (AEC)
- CANADIAN COUNCIL BUILDING ELECTRICAL INSPECTORS (CCBI)
- INSTALLED CONTRACTORS AND ALL PERSONNEL ON THE 2011 BUILDING ELECTRICAL INSPECTORS' EXAMINATION
- FOLLOW-UP AGREEMENT TO LISTING PROCEDURES ABOVE SERVING AS A CONDITION FOR THE 2011 EXAMINATION

80 TONN TYP ALUMINIUM, BELEGTE PORENGLAS  
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[illegible]

**solar  
design  
associates!**  
10000, 1st floor  
10000, 1st floor  
10000, 1st floor

**NextGrid**

NOT FOR CONSTRUCTION

3. For that purpose, one of the goals was to encourage the use of the equipment by the operators in the workplace, as being necessary. Under the supervision of the project leader, the use of the equipment was encouraged by the project leader and by the operators. The results of the use of the equipment were evaluated and the use of the equipment was encouraged by the project leader.

**NEXTGRID - BERLIN, NJ,  
TANSBORO RD**

**SCHEMATIC LAYOUT**



**Site Control Document**

**Purpose: This Document is intended to be an expression of the expectations of the parties hereto which include NextGrid as Lessee and Bayshore-Broadway, Inc<sup>1</sup>. as Lessor.,**

NextGrid believes the property located in Winslow Township, Camden County and as depicted in Exhibit A to be excellent solar development site. ]

NextGrid's expects to pay \$ 10,000 per acre per year for a 15 year lease (for not less than 17.5 acres. Lease terms include a 90 day "Feasibility Period" with an initial deposit of one dollar (\$1) in cash at lease signing and, not later than September 30, 2019, NextGrid will provide a deposit in the form of a Standby Letter of Credit in the amount of \$100,000 from a federally insured bank in a form acceptable to Lessor which shall become non-refundable after the earlier of (i) the Expected Completion dates described below or (ii) electricity power plant off taker agreements are signed, or (iii) December 31, 2019. In the event that NextGrid makes the deposit after 90 days but fails to receive all permits for development of the project by December 31, 2019 NextGrid may cancel the lease or extend the agreement by making payments to the Seller of \$5,000 per month for up to three (3) months but in the event that lease payments fail to begin by April 1, 2020 then NextGrid shall forfeit the \$100,000 deposit.

NextGrid will submit a draft Lease by June 30, 2019 and the Parties agree to use good faith efforts to complete a binding lease by July 5, 2019.

Simultaneously with the submission of the draft Lease NextGrid will provide 3 years of CPA audited (or reviewed) financial statements (which shall remain confidential) and will also provide biographies (or C.V.'s) of the company principal owners and officers.

Lease payments will commence not later than April 1, 2020 unless NextGrid has terminated the Lease pursuant to the terms included herein which shall be incorporated into the Lease.

**The Development Process**

Upon signing of this Letter of Intent NextGrid shall, within 15 days, make application for Bayshore-Broadway, Inc. (or RanDevCo, Ltd. if required by the permitting agencies) to enter the SREC queue and NextGrid will apply for the Utility feasibility study. The Lease agreement will address two crucial hurdles that the Solar project must pass; (i) gaining approval from the local utility and (ii) permits from the local township. NextGrid shall be responsible for any and all costs related to permits including escrow payments, if any, that may be required by the Township or other permitting agencies.

**Timeline - Expected Completion: Q1 2020**

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<sup>1</sup> Bayshore-Broadway, Inc. is Contract Vendee for approximately 80 acres owned by RanDevCo, Ltd as more fully described in Exhibit A



**Development (3 - 8 Months)**

- Site Design & Engineering: 3 days
- Utility Interconnection Submission/Review: 2 weeks
- Offtaker Agreement - 1 week to 3 months
- Utility Impact Study: 3 months
- Town Permitting: 2 weeks

**Construction (1 - 3 Months)**

- Equipment Procurement & Delivery: 1 - 2 weeks
- Mobilization: 1 - 2 weeks
- Construction: 1 - 2 months
- Commissioning: 1 week

**Property Owner Expectations**

Below is an outline of the process and other lease terms:

- **Site Analysis & Engineering** - All of our designs include free site assessment including a structural, electrical and civil site engineering reports stamped by a professional engineer.
- **Property Sale** – The leases may be assigned to any buyer or new owner of the property
- **System Removal** – NextGrid is responsible for system removal and returning the property to its original condition upon expiration of the Lease period.
- **Operations & Maintenance** - Maintenance shall occur at least once a year or as required by the permitting agencies. Systems are remotely monitored for performance and safety.
- **Triple Net Lease** – NextGrid shall pay all real estate taxes, insurance and maintenance for the property it leases.

This letter of Intent ("LOI") is an expression of NextGrid's intent to diligently, in good faith, seek to negotiate a definitive written lease and/or PPA agreement ("Agreement"). Next Grid Partners seeks to submit non-binding interconnection and permitting applications during the lease negotiation in order to have the best possible Interconnection date.

No submissions [referenced above] shall be made without the express written approval of Bayshore. NextGrid will provide Bayshore drafts of the interconnection and permitting applications prior to submittal and Bayshore shall review and approve (or comment) in its reasonable discretion. Bayshore shall comment within 5 days of receipt thereof and if NextGrid rejects any proposed changes then NextGrid shall respond to the proposed changes within 3 days. If the Parties cannot agree on final applications or interconnection agreements within 10 days of the initial the Lease shall be void.

NextGrid shall coordinate any and all Winslow Township contacts and submissions with Bayshore as Bayshore is presently negotiating master zoning changes with the Township and will also be negotiating a developers agreement for the entire 80 acre parcel that Bayshore has under contract.

**Agreed**

As of the date last appearing below, the Parties to this Letter set forth their agreement to the provisions contained herein.

<b>For: Bayshore Broadway, Inc.</b>	<b>For: NextGrid</b>
<b>Date: March 28, 2019</b>	<b>Date: March 28, 2019</b>
<b>By:</b> <u>Geoff Weber</u>	<b>By:</b> <u>Aaron Culig</u>
<b>Name: Geoffrey Weber</b>	<b>Name: Aaron Culig</b>
<b>Title: President</b>	<b>Title: Managing Partner</b>

39.757337, -74.912068

Show search results for 39.757337.

ACE: NJ0924

Feeder NJ0924

Max large system size restriction for feeder:  
3,000.00 kW

Max large system size restriction for sub transformer: 9,700.00 kW

Large systems are defined as 250kW and greater

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State of New Jersey, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

