



HARTZ

HARTZ SOLAR, LLC

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

Q019091144

99 Green Point Road
Jersey City

February 4, 2020

VIA FEDERAL EXPRESS

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

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

Ladies & Gentlemen:

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

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

- QO19091137
- QO19091141
- QO19091142
- QO19091144
- QO19091139

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BOARD OF PUBLIC UTILITIES
TRENTON, NJ

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

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

Very truly yours,

Hartz Solar, LLC

By: Hartz Mountain Industries, Inc.

By:

Lawrence D. Garb

Executive Vice President & Managing Director



Community Solar Energy Pilot Program Application Form

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

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

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

Program Year 1, Application Period 1

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

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

Privileged
and
Confidential

I. Minimum Qualification Requirements

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

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

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

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



2. Complete sections B and C, and Appendix A in full. All questions are required to be answered, unless explicitly marked as optional. All attachments are required, unless explicitly marked as optional. All attachments must be attached to the end of the Application Form, therefore forming a complete application package. Note that attachments marked as optional will be considered if included, but their absence will not penalize an Application.
3. Original signatures on all forms and certifications of this Application Form are required. The certifications contained in section C must be notarized.
4. Specific exemptions are identified throughout the Application Form which apply only if: 1) the Applicant is a government entity (municipal, county, or state), AND 2) the community solar developer will be selected by the Applicant via a Request for Proposals ("RFP"), Request for Quotations ("RFQ"), or other bidding process. If this is the case, the Applicant must include a letter describing the proposed bidding process, and the Applicant should complete all sections of the Application Form based on the project as it will be designed in the bidding process. The Applicant must further commit to issuing said RFP, RFQ, or other bidding process within 90 days of the proposed project being approved by the Board for participation in the Community Solar Energy Pilot Program (see section B. XIII. Special Authorizations and Exemptions).

III. Terms and Conditions

General Terms and Conditions

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



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

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

Evaluation of Applications and Approval of Projects

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



Milestones and Follow-Up for Approved Projects

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

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

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

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

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

Special Considerations for Project Siting

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



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

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

Submitting an Application

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

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

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

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

Questions and Further Information

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

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

Section B: Community Solar Energy Project Description

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

I. Applicant Contact Information

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

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

II. Community Solar Project Owner

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

III. Community Solar Developer

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

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

The proposed community solar project will be primarily built by:
 the Developer a contracted engineering, procurement and construction ("EPC") company



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

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

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

IV. Property/Site Owner Information

Property Owner Company/Entity Name: Claremont 99 Caven Corporation
First Name: Lawrence Last Name: Garb
Daytime Phone: (201)348-1200 Email: Lawrence.Garb@hartzmountain.com
Applicant Mailing Address: 400 Plaza Drive, Box 1515
Municipality: Secaucus County: Hudson Zip Code: 07094

V. Community Solar Subscriber Organization (optional, complete if known)

If this section, "Community Solar Subscriber Organization," is left blank and the proposed project is approved by the Board for participation in the Community Solar Energy Pilot Program, the Applicant must inform the Board of the information below once the Subscriber Organization becomes known.

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

VI. Proposed Community Solar Facility Characteristics

Community Solar Facility Size (as denominated on the PV panels):
0.750 MW AC 0.946 MW DC

Community Solar Facility Location (Address): 99 Caven Point Road
Municipality: Jersey City County: Hudson Zip Code: 07305
Name of Property (optional, complete if applicable): 99 Caven Point
Property Block and Lot Number(s): Block: 24303 Lot: 17



Community Solar Site Coordinates: W 74.071915 Longitude N 40.700703 Latitude

Total Acreage of Property Block and Lots: 16.725 acres

Total Acreage of Community Solar Facility: 1.859 acres

Attach a delineated map of the portion of the property on which the community solar facility will be located. In the electronic submission, two copies of the delineated map should be provided: 1) as a PDF document, and 2) as a design plan in drawing file format (.dwg) or as a shapefile (.shp), in order to facilitate integration with Geographic Information System (GIS) software.

EDC electric service territory in which the proposed community solar facility is located: (select one)

- Atlantic City Electric
- Jersey Central Power & Light
- Public Service Electric & Gas
- Rockland Electric Co.

Estimated date of project completion* (The Applicant should provide a good faith estimate of the date of project completion; however, this data is being collected for informational purposes only.): November 1 (month) 2020 (year)

Project completion is defined pursuant to the definition at N.J.A.C. 14:8-9.3 as being fully operational, up to and including having subscribers receive bill credits for their subscription to the project.

The proposed community solar facility is an existing project* Yes No

If "Yes," the Application will not be considered by the Board. See section B. XIII. for special provisions for projects having received a subsection (t) conditional certification from the Board prior to February 19, 2019.

*Existing project is defined in N.J.A.C. 14:8-9.2 as a solar project having begun operation and/or been approved by the Board for connection to the distribution system prior to February 19, 2019.

VII. Community Solar Facility Siting

1. The proposed community solar project has site control* Yes No

If "Yes," attach proof of site control.

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

*Site control is defined as property ownership or option to purchase, signed lease or option to lease, or signed contract for use as a community solar site or option to contract for use as a community solar site.

2. The proposed community solar facility is located, in part or in whole, on preserved farmland* Yes No

..... Yes No

If "Yes," the Application will not be considered by the Board.

*Preserved farmland is defined in N.J.A.C. 14:8-9.2 as land from which a permanent development easement was conveyed and a deed of easement was recorded with the county clerk's office pursuant to N.J.S.A. 4:1C-11 et seq.; land subject to a farmland preservation program agreement recorded with the county clerk's office pursuant to N.J.S.A. 4:1C-24; land from which development potential has been transferred pursuant to N.J.S.A. 40:55D-113 et seq. or N.J.S.A. 40:55D-137 et seq.; or land conveyed or dedicated by agricultural restriction pursuant to N.J.S.A. 40:55D-39.1.

3. The proposed community solar facility is located, in part or in whole, on Green Acres preserved open space* or on land owned by the New Jersey Department of Environmental Protection (NJDEP) Yes No

If "Yes," the Applicant must attach special authorization from NJDEP for the site to host a community solar facility. The Board will not consider Applications for projects located, in part or in whole, on Green Acres preserved open space or on land owned by NJDEP, unless the Applicant has received special authorization from NJDEP and includes proof of such special authorization in the Application package.

*Green Acres preserved open space is defined in N.J.A.C. 14:8-9.2 as land classified as either "funded parkland" or "unfunded parkland" under N.J.A.C. 7:36, or land purchased by the State with "Green Acres funding" (as defined at N.J.A.C. 7:36).

4. The proposed community solar facility is located, in part or in whole, on land located in the New Jersey Highlands Planning Area or Preservation Area Yes No

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

6. The proposed community solar facility is located, in part or in whole, on land that has been actively devoted to agricultural or horticultural use and that is/has been valued, assessed, and taxed pursuant to the "Farmland Assessment Act of 1964," P.L. 1964, c.48 (C. 54:4-23.1 et seq.) at any time within the ten year period prior to the date of submission of the Application Yes No

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

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

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

If "Yes," has a final remediation document been issued for the property? Yes No

If "Yes," attach a copy of the Response Action Outcome ("RAO") issued by the LSRP or the No Further Action ("NFA") letter issued by NJDEP.

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

10. The proposed community solar facility is located on a parking lot Yes No

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

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

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

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

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

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

17. The proposed community solar facility is located on land or a building that is preserved by a municipal, county, state, or federal entity Yes No
 If "Yes," attach proof of the designation of the area as "preserved" from a municipal, county, or state entity.

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

Construction of the proposed community solar facility will require cutting down one or more trees Yes No
 If "Yes," estimated number of trees required to be cut for construction: _____

19. The proposed community solar facility is located on land or a building owned or controlled by a government entity, including, but not limited to, a municipal, county, state, or federal entity Yes No

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

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

N/A - no use restrictions

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

VIII. Permits

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



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

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

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

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

3. Please list all permits, approvals, or other authorizations that will be needed for the construction and operation of the proposed community solar facility pursuant to local, state and federal laws and regulations. Include permits that have already been received, have been applied for, and that will need to be applied for. The Applicant may extend this table by attaching additional pages if necessary. These include:

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

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

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

Permit Name & Description	Permitting Agency/Entity	Date Permit Applied for (if applicable) / Date Permit Received (if applicable)
Construction Permit	NJ Dept. of Community Affairs/ Jersey City Dept. of Housing	N/A
Construction Permit – Building Subsection	NJ Dept. of Community Affairs/ Jersey City Dept. of Housing	N/A
Construction Permit – Electrical Subsection	NJ Dept. of Community Affairs/ Jersey City Dept. of Housing	N/A
Construction Permit - Fire Protection Subsection	NJ Dept. of Community Affairs/ Jersey City Dept. of Housing	N/A
Certificate of Approval	NJ Dept. of Community Affairs/ Jersey City Dept. of Housing	N/A
Interconnection Approval	PSE&G	N/A
Permission To Operate	PSE&G	N/A
SRP Acceptance Letter	NJBPU - NJ Clean Energy Program	N/A
SRP Final Approval	NJBPU - NJ Clean Energy Program	N/A



4. The Applicant has consulted the hosting capacity map of the relevant EDC and determined that, based on the capacity hosting map as published at the date of submission of the Application, there is sufficient capacity available at the proposed location to build the proposed community solar facility Yes No
 If "Yes," include a screenshot of the capacity hosting map at the proposed location, showing the available capacity.
 If "No," the Application will be deemed incomplete.

IX. Community Solar Subscriptions and Subscribers

1. Estimated or Anticipated Number of Subscribers (*please provide a good faith estimate or range*):
201
2. Estimated or Anticipated Breakdown of Subscribers (*please provide a good faith estimate or range of the kWh of project allocated to each category*):
 Residential: 100% Commercial: _____
 Industrial: _____ Other: _____ (define "other": _____)
3. The proposed community solar project is an LMI project* Yes No
 *An LMI project is defined pursuant to N.J.A.C. 14:8-9 as a community solar project in which a minimum 51 percent of project capacity is subscribed by LMI subscribers.
4. The proposed community solar project will allocate at least 51% of project capacity to residential customers Yes No
5. The proposed community solar project is being developed in partnership with an affordable housing provider: Yes No
 If "Yes," attach a letter of support from the affordable housing provider.
6. An affordable housing provider is seeking to qualify as an LMI subscriber for the purposes of the community solar project Yes No
 If "Yes," estimated or anticipated percentage of the project capacity for the affordable housing provider's subscription (*provide an estimate or range*): _____

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



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

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

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

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

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

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

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



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

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

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

- A percentage saving on the customer's annual electric utility bill
- A percentage saving on the customer's community solar bill credit
- Other: _____

If "Yes," the proposed savings represent:

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

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

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

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

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

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

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

Note: it is the responsibility of the project's subscriber organization to notify the Board if/when the project is no longer seeking subscribers, and request that the Board remove the above information on its website.

X. Community Engagement

1. The proposed community solar project is being developed by or in collaboration* with the municipality in which the project is located Yes No

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

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

See attached:
- Support Letter from Jersey City

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

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

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

See Attached

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

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

If "Yes," please describe the consultative process.

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

XI. Project Cost

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

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

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

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

2. Pursuant to N.J.A.C. 14:8-9.7(q), "community solar projects shall be eligible to apply, via a one-time election prior to the delivery of any energy from the facility, for SRECs or Class I RECs, as applicable, or to any subsequent compensations as determined by the Board pursuant to the Clean Energy Act."

For indicative purposes only, please indicate all local, state and federal tax incentives which will be applied to if the proposed community solar project is approved for participation in the Community Solar Energy Pilot Program:

Tax Incentives:

- Federal Business Investment Tax Credit
- Federal and State depreciation

Non-Tax Incentives:

- Legacy SRECs Pipeline SRECs or Successor SRECs as defined by the N.J.R.P.I.

XII. Other Benefits

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

4. The proposed community solar project will create temporary or permanent jobs in New Jersey Yes No
If "Yes," estimated number of temporary jobs created in New Jersey: 4,880 hours of labor
If "Yes," estimated number of permanent jobs created in New Jersey: 0

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



If "Yes," identify the entity or entities through which job training is or will be organized (e.g. New Jersey GAINS program, partnership with local school):
Solar 1 and Ironbound Community Corporation

XIII. Special Authorizations and Exemptions

1. Is the proposed community solar project co-located with another community solar facility (as defined at N.J.A.C. 14:8-9.2)? Yes No
 If "Yes," please explain why the co-location can be approved by the Board, consistent with the provisions at N.J.A.C. 14:8-9.

2. Does this project seek an exemption from the 10-subscriber minimum? Yes No
 If "Yes," please demonstrate below (and attach supporting documents as relevant):

- a. That the project is sited on the property of a multi-family building.
- b. That the project will provide specific, identifiable, and quantifiable benefits to the households residing in said multi-family building.

3. Specific sections throughout the Application Form are identified as optional only if: 1) the Applicant is a government entity (municipal, county, or state), and 2) the community solar developer will be selected by the Applicant via a RFP, RFQ, or other bidding process. Has the Applicant left those specific sections blank? Yes No
 If "Yes," attach a letter describing the proposed bidding process. The Applicant must further commit to issuing said RFP, RFQ, or other bidding process within 90 days of the proposed project being approved by the Board for participation in the Community Solar Energy Pilot Program. The Applicant will be required to provide the information contained in those optional sections to the Board once it becomes known.

4. Has the proposed community solar project received, in part or in whole, a subsection (t) conditional certification from the Board prior to February 19, 2019? Yes No
 If "Yes," the project may apply to participate in the Community Solar Energy Pilot Program if it commits to withdrawing the applicable subsection (t) conditional certification immediately if it is approved by the Board for participation in the Community Solar Energy Pilot Program. Attach a signed affidavit that the Applicant will immediately withdraw the applicable subsection (t)



conditional certification if the proposed project is approved by the Board for participation in the Community Solar Energy Pilot Program.





Section C: Certifications

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

Applicant Certification

The undersigned warrants, certifies, and represents that:

- 1) I, Lawrence Garb (name) am the Executive Vice President (title) of the Applicant Hartz Solar, L.L.C (name) and have been authorized to file this Applicant Certification on behalf of my organization; and
- 2) The information provided in this Application package has been personally examined, is true, accurate, complete, and correct to the best of the undersigned's knowledge, based on personal knowledge or on inquiry of individuals with such knowledge; and
- 3) The community solar facility proposed in the Application will be constructed, installed, and operated as described in the Application and in accordance with all Board rules and applicable laws; and
- 4) The system proposed in the Application will be constructed, installed, and operated in accordance with all Board policies and procedures for the SREC Registration Program or subsequent revision to the SREC Registration Program, if applicable; and
- 5) My organization understands that certain information in this Application is subject to disclosure under the Open Public Records Act, N.J.S.A. 47-1A-1 et seq., and that sensitive and trade secret information that they wish to keep confidential should be submitted in accordance with the confidentiality procedures set forth in N.J.A.C. 14:1-12.3.; and
- 6) My organization acknowledges that submission of false information may be grounds for denial of this Application, and if any of the foregoing statements are willfully false, they are subject to punishment to the full extent of the law, including the possibility of fine and imprisonment.

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

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

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

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



Project Developer Certification

This Certification "Project Developer / Installer" is optional if: 1) the Applicant is a government entity (municipal, county, or state), AND 2) the community solar developer will be selected by the Applicant via a Request for Proposals (RFP), Request for Quotations (RFQ), or other bidding process. In all other cases, this Certification is required.

The undersigned warrants, certifies, and represents that:

- 1) I, Lawrence Garb (name) am the Executive Vice President (title) of the Project Developer Hartz Solar, L.L.C (name) and have been authorized to file this Applicant Certification on behalf of my organization; and
- 2) The information provided in this Application package has been personally examined, is true, accurate, complete, and correct to the best of the undersigned's knowledge, based on personal knowledge or on inquiry of individuals with such knowledge; and
- 3) The community solar facility proposed in the Application will be constructed, installed, and operated as described in the Application and in accordance with all Board rules and applicable laws; and
- 4) The system proposed in the Application will be constructed, installed, and operated in accordance with all Board policies and procedures for the SREC Registration Program or subsequent revision to the SREC Registration Program, if applicable; and
- 5) My organization understands that certain information in this Application is subject to disclosure under the Open Public Records Act, N.J.S.A. 47-1A-1 et seq., and that sensitive and trade secret information that they wish to keep confidential should be submitted in accordance with the confidentiality procedures set forth in N.J.A.C. 14:1-12.3.; and
- 6) My organization acknowledges that submission of false information may be grounds for denial of this Application, and if any of the foregoing statements are willfully false, they are subject to punishment to the full extent of the law, including the possibility of fine and imprisonment.

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

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

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

[Handwritten Signature]
Signature
CAROL FEE
Name

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



Project Owner Certification

The undersigned warrants, certifies, and represents that:

- 1) I, Lawrence Garb (name) am the Executive Vice President (title) of the Project Owner Hartz Solar, L.L.C (name) and have been authorized to file this Applicant Certification on behalf of my organization; and
- 2) The information provided in this Application package has been personally examined, is true, accurate, complete, and correct to the best of the undersigned's knowledge, based on personal knowledge or on inquiry of individuals with such knowledge; and
- 3) The community solar facility proposed in the Application will be constructed, installed, and operated as described in the Application and in accordance with all Board rules and applicable laws; and
- 4) The system proposed in the Application will be constructed, installed, and operated in accordance with all Board policies and procedures for the SREC Registration Program or subsequent revision to the SREC Registration Program, if applicable; and
- 5) My organization understands that certain information in this Application is subject to disclosure under the Open Public Records Act, N.J.S.A. 47-1A-1 et seq., and that sensitive and trade secret information that they wish to keep confidential should be submitted in accordance with the confidentiality procedures set forth in N.J.A.C. 14:1-12.3.; and
- 6) My organization acknowledges that submission of false information may be grounds for denial of this Application, and if any of the foregoing statements are willfully false, they are subject to punishment to the full extent of the law, including the possibility of fine and imprisonment.

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

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

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

[Handwritten Signature]
Signature
CAROL FEE
Name

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



Property Owner Certification

The undersigned warrants, certifies, and represents that:

- 1) I, Lawrence Garb (name) am the Executive Vice President (title) of the Property Claremont 99 Caven Corporation (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: [Handwritten Signature]

Date: 8/27/19

Print Name: Lawrence Garb

Title: Executive Vice President

Company: Claremont 99 Caven Corporation

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

[Handwritten Signature: Carol Fee]

Signature CAROL FEE

Name

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



Subscriber Organization Certification (optional, complete if known)

The undersigned warrants, certifies, and represents that:

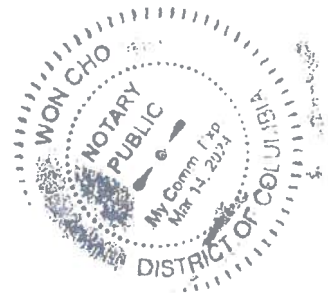
- 1) I, Chris Perrault (name) am the Chief Operating Officer (title) of the Subscriber Organization CleanChoice Energy Community, LLC (name) and have been authorized to file this Applicant Certification on behalf of my organization; and
- 2) The information provided in this Application package has been personally examined, is true, accurate, complete, and correct to the best of the undersigned's knowledge, based on personal knowledge or on inquiry of individuals with such knowledge; and
- 3) The community solar facility proposed in the Application will be constructed, installed, and operated as described in the Application and in accordance with all Board rules and applicable laws; and
- 4) My organization understands that certain information in this Application is subject to disclosure under the Open Public Records Act, N.J.S.A. 47-1A-1 et seq., and that sensitive and trade secret information that they wish to keep confidential should be submitted in accordance with the confidentiality procedures set forth in N.J.A.C. 14:1-12.3.; and
- 5) My organization acknowledges that submission of false information may be grounds for denial of this Application, and if any of the foregoing statements are willfully false, they are subject to punishment to the full extent of the law, including the possibility of fine and imprisonment.

Signature: Date: 9/3/2019

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

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

Signature
Won Cho
Name



Section D: Appendix

Appendix A: Product Offering Questionnaire

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

Applicants are expected to provide a good faith description of the product offerings developed for the proposed community solar project, as they are known at the time the Application is filed with the Board. If the proposed project is approved by the Board, the Applicant must notify the Board and receive approval from the Board for any modification or addition to a Product Offering Questionnaire.

Exception: This "Product Offering Questionnaire" is optional if: 1) the Applicant is a government entity (municipal, county, or state), AND 2) the community solar developer will be selected by the Applicant via a Request for Proposals (RFP), Request for Quotations (RFQ), or other bidding process.

This Questionnaire is Product Offering number 1 of 1 (total number of product offerings).

1. Community Solar Subscription Type (examples: kilowatt hours per year, kilowatt size, percentage of community solar facility's nameplate capacity, percentage of subscriber's historical usage, percentage of subscriber's actual usage):

Percent of subscriber's historical usage

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

Fixed price per month

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

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

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

4. Fees

Sign-up fee: None

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

Other fee(s) and frequency: None

5. Does the subscription guarantee or offer fixed savings or specific, quantifiable economic benefits to the subscriber? Yes No

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



- As a percentage of monthly utility bill
- As a fixed guaranteed savings compared to average historic bill
- As a fixed percentage of bill credits
- Other: _____

6. Special conditions or considerations:

Flexible Terms:

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

LMI: No termination fee



Appendix B: Required Attachments Checklist

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

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

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

Appendix C: Evaluation Criteria

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

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

Required Attachments

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

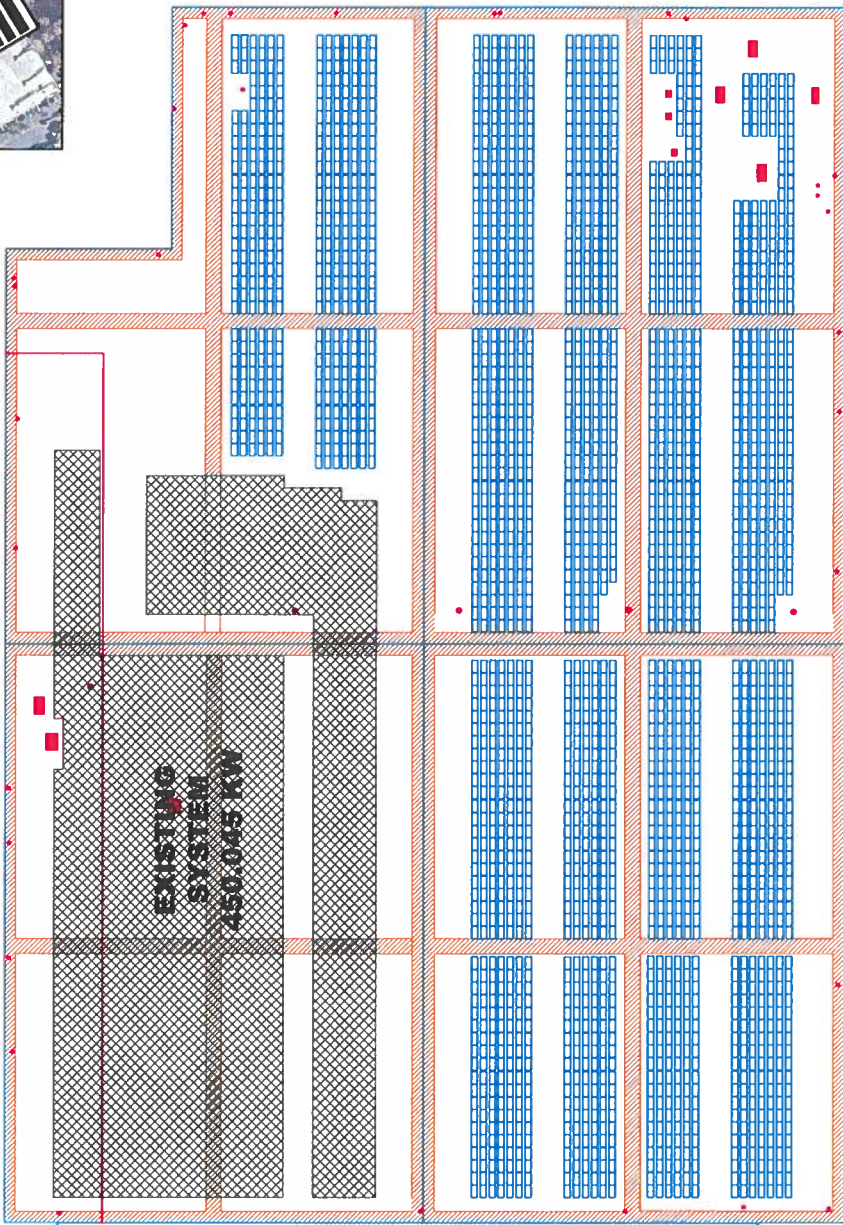
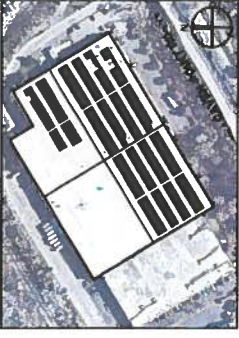
Additional Attachments

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

1. Delineated Site Map

NOTE: THE PROPOSED PV SYSTEM IS IN COMPLIANCE WITH THE IBC 2015.

KEY PLAN



1 PV ARRAY PLAN
 (PV/01)
 SCALE 1/4" = 1'-0"

NOTES:

- 6'-0" MIN. SETBACK FROM ROOF EDGE, TYPICAL.
- 8'-0" ACCESS PATH, TYPICAL.
- 6'-0" SETBACK FROM BUILDING SEAMS, TYPICAL.

KEY:

- ACCESS PATHS
- EXISTING ROOF OBSTRUCTIONS

SOLAR ENERGY SYSTEMS
 718-388-1848
 www.solarenergysystems.com

SOLAR PHOTOVOLTAIC
 SYSTEM SIZE:
946.08 kWp dc
(750 kWp ac)

TOTAL of (2592) PV MODULES:
(144) STRINGS OF (18)
HANWHA Q.Cells Q.Plus Duo 365

MOUNTING SYSTEM:
 Panel Claw Polar Bear CLAWFR

INVERTERS:
 (12) SMA TRIPOWER CORE1 62-US

NOTES:

- TILT: 10° AZIMUTH: 149°
- AVERAGE DISTRIBUTED WEIGHT: < 4.5 PSF
- DISTANCE FROM ARRAY TO ROOF EDGE: 6'-0"
- BUILDING HEIGHT AT PV ARRAY: 30'
- ROOF TYPE: TBD
- LOCATION OF INVERTER(S): Roof
- LOCATION OF AC DISCONNECT: Elec Svc Area
- LOCATION OF PV METER: Elec Svc Area
- TOTAL PV ARRAY AREA: 81,000 sf

DC POWER RATINGS: NOTED AT STC
 AC POWER RATINGS: INVERTER MAX OUTPUT

THIS DRAWING IS PROPERTY OF SOLAR ENERGY SYSTEMS, LLC
 AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM
 WITHOUT CONSENT OF SOLAR ENERGY SYSTEMS, LLC.

REVISIONS	DATE	COMMENTS

PROJECT
 Hartz Solar, LLC
 99 Caven Point Road
 Jersey City, NJ 07305

SOLAR PV ELECTRIC SYSTEM:
 PV ARRAY PLAN

SEAL & SIGNATURE

DATE: JUL-15-2015
 PROJECT No.:
 DRAWING BY: ST
 CHECK BY:
 DWG No.:
PV-01.00
 CAD FILE No.: 91 of 91

2. Proof of Site Control

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

53025
8959

**SUBDIVISION
DEED**

Prepared by: (Print signer's name before signature)
Allen J. Magrini
Allen J. Magrini, Esq.

This Deed is made on 17th 2000.
BETWEEN Claremont
~~Gaven Point~~ Urban Renewal Corp.

Re-Record

a corporation of the state of New Jersey
having its principal office at 400 Plaza Drive, Secaucus, New Jersey 07094
referred to as the Grantor.

AND Claremont
~~Gaven Point~~ Urban Renewal Corp.

whose post office address is 400 Plaza Drive, Secaucus, New Jersey 07094
referred to as the Grantee.

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

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of One Dollar (\$1.00)

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Jersey City
Block No. 1492 Lot No. 13.01 and 14.01 Account No.
 No property tax identification number is available on the date of this Deed. (Check box if applicable).

Property. The property consists of the land and all the buildings and structures on the
the County of Hudson and State of New Jersey. The legal description is:

See Attached Descriptions

RECEIVED
AND
RECORDED
01 FEB 19 AM 10:37
REGISTER OF DEEDS
Hudson County

01 MAY 24 PM 3:27

Barbara A. Howell
REGISTER OF DEEDS

005440
RECEIVED
AND
RECORDED

This Deed is being filed pursuant to N.J.S.A. 40:55D-47 to perfect and finalize the subdivision approval granted for the Property.

* This Deed is being refiled to correct the name of the Grantor and Grantee which were incorrectly listed on the prior filing.

Consideration : \$ 0.00 Exempt Code: E

County	State	N.P.N.B.F	Total
0.00	0.00	0.00	0.00
fee2	Date: 05/24/2001		

BK5757PG222

BK5808PG279

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

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A Division of ALL-STATE International, Inc.
1-800-222-0310 Page 1

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

To be recorded with Deed pursuant to P.L. 1968, c. 49, as amended by P.L. 1991, c. 308 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY
COUNTY OF HUDSON

SS:

FOR RECORDER'S USE ONLY
Consideration \$ _____
Realty Transfer Fee \$ _____
Date 5-24-01 By _____

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

(1) PARTY OR LEGAL REPRESENTATIVE

(See Instructions #3, 4 and 5 on reverse side.)

Deponent Allen J. Magrini

^(Name) Corporate Officer of

deposes and says that he/she is the Claremont Urban Renewal Corp.

In a deed dated _____

subdividing

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

~~WHEREAS~~ real property identified as Block No. 1494

Lot No. 14 and 15

located at 99 Caven Point Road, Jersey City, Hudson County, New Jersey

^(Street Address, Municipality, County)

and annexed hereto.

(2) CONSIDERATION (See Instruction #6.)

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

(3) FULL EXEMPTION FROM FEE

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

Exemption 7(d). The purpose of the recording of this Deed is to correct the previously recorded Deed perfecting the subdivision of the property recorded on February 9, 2001.

(4) PARTIAL EXEMPTION FROM FEE

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

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

A) SENIOR CITIZEN (See Instruction #8.)
 Grantor(s) 62 yrs. of age or over.*
 One- or two-family residential premises.

Owned and occupied by grantor(s) at time of sale.
 Owners as joint tenants must all qualify except in the case of a spouse.

B) BLIND (See Instruction #8.)
 Grantor(s) legally blind.*
 One- or two-family residential premises.
 Owned and occupied by grantor(s) at time of sale.
 No owners as joint tenants other than spouse or other qualified exempt owners.

DISABLED (See Instruction #8.)
 Grantor(s) permanently and totally disabled.*
 One- or two-family residential premises.
 Receiving disability payments.
 Owned and occupied by grantor(s) at time of sale.
 Not gainfully employed.
 No owners as joint tenants other than spouse or other qualified exempt owners.

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

C) LOW AND MODERATE INCOME HOUSING (See Instruction #8.)
 Affordable According to HUD Standards.
 Meets Income Requirements of Region.

Reserved for Occupancy.
 Subject to Resale Controls.

D) NEW CONSTRUCTION (See Instruction #9.)
 Entirely new improvement.
 Not previously used for any purpose.

Not previously occupied.

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

Subscribed and sworn to before me
this 22 day of May, 2001

Allen J. Magrini
Name of Deponent (Type above line)

By:

Allen J. Magrini

Name of Grantor (Type above line)

c/o Hartz Mountain Industries

c/o Hartz Mountain Industries

400 Plaza Dr., Secaucus, NJ 07094

400 Plaza Dr., Secaucus, NJ

Address of Deponent

Address of Grantor at Time of Sale

07094

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds
Instrument Number _____ County Hudson
Deed Number _____ Book _____ Page _____
Deed Dated 5-9-2000 Date Recorded 5-24-01

NOTARY PUBLIC OF NEW JERSEY
My Commission Expires June 30, 2008

IMPORTANT: BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF. This format is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered without the approval of the Director.

ORIGINAL - To be retained by County.
DUPLICATE - To be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16 - 8.12)
TRIPPLICATE - Is your file copy.

ORIGINAL AND DUPLICATE COPY MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

BK 5808 Pg 280

8- 9-00; 11:37AM;

;19736981382, # 7/ 10

John Zanetakos Associates, Inc.

ENGINEERS - PLANNERS - SURVEYORS
7 DOIG ROAD - SUITE #1
WAYNE, NEW JERSEY 07470-7430

ARTHUR E. HANSON, JR. P.E., P.P. & L.S.
BRUCE D. CALLAHAN, L.S. & P.P.

LAWRENCE BOZIK, P.E.
THOMAS NEUSCHAFER, L.S.
HARRY BACHMANN, L.S. & P.P.

TEL. 973-686-2600
FAX. 973-686-1382

August 9, 2000

Job No. 7289

Deed description of a parcel of land situate along the northerly side of Chapel Avenue, in the City of Jersey City, Hudson County, New Jersey.

Beginning at a point on the northerly side of Chapel Avenue (50' wide), said point being on the division line between lands of the New Jersey Turnpike Authority on the east, and lands hereinafter described on the west and running: thence

1. N 45° 22' 00" W 34.00 feet along the northerly side of Chapel Avenue (50' wide) to a point; thence
2. N 37° 13' 52" E 2,167.85 feet to a point on curve; thence
3. Along a curve to the right having a radius of 645.00 feet, an arc length of 180.71 feet and a chord which bears N 41° 24' 54" E 160.13 feet to a point on curve; thence
4. N 58° 19' 28" E 582.54 feet to a point; thence
5. N 31° 40' 32" W 27.12 feet to a point; thence
6. N 58° 19' 28" E 437.51 feet to a point; thence
7. S 31° 40' 32" E 516.83 feet to a point; thence the following ten (10) courses along the lands of the New Jersey Turnpike Authority.
8. S 64° 58' 27" W 176.47 feet to a point; thence
9. S 71° 48' 34" W 300.48 feet to a point; thence
10. S 63° 24' 20" W 98.84 feet to a point; thence
11. S 47° 01' 11" W 66.64 feet to a point; thence
12. S 75° 32' 48" W 47.45 feet to a point; thence
13. N 87° 29' 39" W 172.30 feet to a point; thence

1 COPY OF THIS DEED HAS
BEEN SENT TO THE RECORDING OFFICE

BK 5808 PG 281

BK 5757 PG 223

08/08/00 WED 12:47 [TX/RX NO 8850]

0- 8-00: 1:37AM

19736961352

8/10

14. S 82° 37' 06" W 257.77 feet to a point; thence
15. S 76° 53' 25" W 148.44 feet to a point; thence
16. S 55° 39' 56" W 142.49 feet to a point; thence
17. S 37° 13' 52" W 1973.40 feet to the point of beginning:

Containing 11.566 acres.

Being known as Lot 14.01 Block 1492.

Subject to a 60 foot wide Richard Street Sewer Easement between the second and seventeenth courses of the original description.

Subject to an access easement to be used in common with others described as follows:

Beginning at a point on the seventh course of the original description, said point being S 31° 40' 32" E 18.34 feet from the terminus of the sixth course of the original description and running; thence

1. S 31° 40' 32" E 30.01 feet to a point; thence
2. S 86° 53' 15" W 437.25 feet to a point; thence
3. S 58° 18' 28" W 508.40 feet to a point of curvature; thence
4. Along a curve to the left having a radius of 500.00 feet, an arc length of 184.07 feet to a point of tangency; thence
5. S 37° 13' 52" W 2202.40 feet to a point on the northerly side of Chapel Avenue (50' wide); thence
6. N 45° 22' 00" W 34.00 feet along the northerly side of Chapel Avenue (50' wide) to a point; thence
7. N 37° 13' 52" E 2,157.65 feet to a point on curve; thence
8. Along a curve to the right having a radius of 545.00 feet, an arc length of 160.71 feet to a point on curve; thence
9. N 58° 19' 28" E 582.54 feet to a point; thence
10. N 56° 53' 15" E 437.72 feet to the point of beginning:

A COPY OF THIS DEED HAS
BEEN FILED

BK5808PG282

BK5757PG224

08/08/00 WED 12:47 (TX/RX NO 8859)

Together with an access easement to be used in common with others described as follows:

Beginning at a point on the seventh course of the original description, said point being S 31° 40' 32" E 18.34 feet from the terminus of the sixth course of the original description and running; thence

1. N 58° 53' 15" E 225.07 feet to a point; thence
2. N 58° 19' 28" E 398.94 feet to a point of curvature; thence
3. Along a curve to the right having a radius of 200.00 feet, an arc length of 37.75 feet to a point of compound curvature; thence
4. Along a curve to the right having a radius of 485.00 feet, an arc length of 338.19 feet to a point of compound curvature; thence
5. Along a curve to the right having a radius of 270.00 feet, an arc length of 184.89 feet to a point of tangency; thence
6. S 31° 40' 32" E 281.71 feet to a point of curvature; thence
7. Along a curve to the left having a radius of 200.00 feet, an arc length of 86.40 feet to a point of tangency; thence
8. S 58° 25' 38" E 171.15 feet to a point; thence
9. S 50° 37' 45" E 30.00 feet to a point of curvature; thence
10. Along a curve to the left having a radius of 90.00 feet, an arc length of 141.37 feet to a point of tangency on Caven Point Road; thence
11. N 39° 22' 15" E 18.43 feet along Caven Point Road to a point; thence
12. S 58° 58' 54" E 24.33 feet partially crossing Caven Point Road to a point; thence
13. S 52° 43' 08" E 25.95 feet partially crossing Caven Point Road to a point; thence
14. S 39° 22' 15" W 118.95 feet along Caven Point Road to a point; thence
15. N 54° 14' 03" W 75.15 feet crossing Caven Point Road to a point; thence
16. S 39° 22' 15" W 52.99 feet along the westerly side of Caven Point Road (100' wide) to a point on curve; thence

A COPY OF THIS DEED HAS
BEEN FILED IN THE PUBLIC RECORDS OFFICE

0K5757PG225

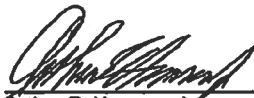
08/09/00 WED 12:47 [TX/RX NO 8859]

BK5808pe283

17. Westerly along a curve to the left having a radius of 80.00 feet, an arc length of 72.63 feet to a point of tangency; thence
18. N 50° 37' 45" W 28.18 feet to a point; thence
19. N 56° 25' 38" W 155.00 feet to a point of curvature; thence
20. Along a curve to the right having a radius of 236.00 feet, an arc length of 101.95 feet to a point of tangency; thence
21. N 31° 40' 32" W 274.73 feet to a point of curvature; thence
22. Along a curve to the left having a radius of 240.00 feet, an arc length of 164.34 feet to a point of compound curvature; thence
23. Along a curve to the left having a radius of 455.00 feet, an arc length of 317.27 feet to a point of compound curvature; thence
24. Along a curve to the left having a radius of 170.00 feet, an arc length of 32.09 feet to a point of tangency; thence
25. S 58° 18' 28" W 396.58 feet to a point; thence
26. S 56° 53' 15" W 225.42 feet to a point; thence
27. N 31° 40' 32" W 30.01 feet to the point of beginning.

Subject to all easements, right of ways and agreements of record.

Description refers to map entitled "Proposed Subdivision of Lots 13 & 14 Block 1492 and Lot 14 Block 1494 prepared for Hartz Mountain Industries, Inc." prepared by John Zanelakos Associates, Inc., dated February 4, 1988. Minor Subdivision of Lots 13.01 & 14.01 in Block 1492 prepared for Hartz Mountain Industries, Inc., dated July 27, 2000.



Arthur E. Hanson, Jr.
Professional Engineer & Land Surveyor
New Jersey License No. 19960

ACCORDANCE WITH
RECORDING ACT



BK5808PG284

—BK5757PG226—

John Zanetakos Associates, Inc.
ENGINEERS - PLANNERS - SURVEYORS
7 DONG ROAD - SUITE #1
WAYNE, NEW JERSEY 07470-7430

ARTHUR E. HANSON, JR. P.E., P.P. & L.S.
BRUCE D. CALLAHAN, L.S. & P.P.

August 9, 2000

TEL. 973-696-2000
FAX. 973-696-1362

LAWRENCE BOZK, P.E.
THOMAS NEUSCHAFER, L.S.
HARRY SACHMANN, L.S. & P.P.

Job No. 7269

Deed description of a parcel of land situate along the westerly side of Caven Point Road in the City of Jersey City, Hudson County, New Jersey.

Beginning at a point on the westerly side of Caven Point Road (100' wide), said point being on the division line between Lot 2L3 Block 1484 on the south, and lands hereinafter described on the north and running: thence

1. N 82° 08' 08" W 151.70 feet to a point on curve; thence
2. Northerly along a curve to the left having a radius of 3625.00 feet, an arc length of 173.52 feet along the easterly side of lands of the New Jersey Turnpike Authority and a chord which bears N 53° 55' 33" E 173.50 feet to a point on curve; thence
3. N 70° 10' 38" W 301.88 feet to a point on curve; thence
4. Southerly along a curve to the right having a radius of 3375.00 feet an arc length of 581.95 feet along the westerly side of lands of the New Jersey Turnpike Authority and a chord which bears S 60° 05' 48" W 551.30 feet to a point on curve; thence
5. N 78° 54' 35" W 103.31 feet still along the westerly side of lands of the New Jersey Turnpike Authority to a point; thence
6. S 75° 03' 12" W 78.30 feet still along the westerly side of lands of the New Jersey Turnpike Authority to a point; thence
7. S 64° 58' 27" W 151.03 feet still along the westerly side of lands of the New Jersey Turnpike Authority to a point; thence
8. N 31° 40' 32" W 516.83 feet to a point; thence
9. N 58° 19' 28" E 474.70 feet to a point on curve; thence
10. Along a curve to the right having a radius of 840.00 feet, an arc length of 118.38 feet and a chord which bears N 58° 49' 56" E 118.28 feet to a point of compound curvature; thence

BK 5808PG285

A COPY OF THIS DOCUMENT
BEING FILED IN THE PUBLIC RECORDS

BK 5757PG227

08/09/00 WRD 12:47 (TX/RX NO 6859)

11. Along a curve to the right having a radius of 490.00 feet, an arc length of 417.26 feet and a chord which bears N 85° 34' 32" E 404.76 feet to a point of compound curvature; thence
12. Along a curve to the right having a radius of 840.00 feet, an arc length of 229.59 feet and a chord which bears S 59° 00' 14" E 228.88 feet to a point on curve; thence
13. S 39° 49' 34" W 34.46 feet to a point; thence
14. S 62° 11' 40" E 260.20 feet to a point; thence
15. S 36° 32' 04" W 115.84 feet to a point; thence
16. S 75° 04' 07" E 41.39 feet to a point; thence
17. S 70° 34' 07" E 65.82 feet to a point; thence
18. S 68° 11' 07" E 146.86 feet to a point; thence
19. S 58° 58' 54" E 97.11 feet partially across Caven Point Road to a point; thence
20. S 62° 43' 08" E 144.29 feet partially across Caven Point Road to a point; thence
21. S 48° 04' 07" E 111.80 feet to a point; thence
22. S 47° 02' 07" E 261.24 feet to a point; thence
23. S 37° 09' 53" W 70.86 feet to a point; thence
24. N 54° 14' 03" W 569.53 feet re-crossing Caven Point Road to a point; thence
25. S 39° 22' 15" W 128.94 feet along the westerly side of Caven Point Road (100' wide) to the point of beginning;

Containing 16.725 Acres.

Being known as Lot 13.01 Block 1492.

Subject to an easement to the New Jersey Turnpike Authority between the 3rd and 15, 16 & 17 courses of the original description.

Subject to an access easement to be used in common with others described as follows:

Beginning at a point on the eighth (8) course of the original description said point being S 31° 40' 32" E 16.34 feet from the terminus of the sixth course of the original description and running; thence

ACCORDING TO THE
RECORDS OF THE COUNTY CLERK

BK5808PG286

8K5757PG228

08/09/00 WED 12:47 TX/RX NO 88591

1. N 68° 63' 16" E 225.07 feet to a point; thence
2. N 58° 19' 28" E 396.94 feet to a point of curvature; thence
3. Along a curve to the right having a radius of 200.00 feet, an arc length of 37.75 feet to a point of compound curvature; thence
4. Along a curve to the right having a radius of 485.00 feet, an arc length of 338.19 feet to a point of compound curvature; thence
5. Along a curve to the right having a radius of 270.00 feet, an arc length of 184.89 feet to a point of tangency; thence
6. S 31° 40' 32" E 261.71 feet to a point of curvature; thence
7. Along a curve to the left having a radius of 200.00 feet, an arc length of 86.40 feet to a point of tangency; thence
8. S 56° 25' 36" E 171.15 feet to a point; thence
9. S 50° 37' 45" E 30.00 feet to a point of curvature; thence
10. Along a curve to the left having a radius of 90.00 feet, an arc length of 141.37 feet to a point of tangency on Caven Point Road; thence
11. N 39° 22' 15" E 18.43 feet along Caven Point Road to a point; thence
12. S 58° 58' 54" E 24.33 feet partially crossing Caven Point Road to a point; thence
13. S 52° 43' 06" E 25.95 feet partially crossing Caven Point Road to a point; thence
14. S 39° 22' 15" W 118.95 feet along Caven Point Road to a point; thence
15. N 54° 14' 03" W 75.15 feet crossing Caven Point Road to a point; thence
16. S 39° 22' 15" W 52.99 feet along the westerly side of Caven Point Road (100' wide) to a point on curve; thence
17. Westerly along a curve to the left having a radius of 90.00 feet, an arc length of 72.83 feet to a point of tangency; thence
18. N 50° 37' 45" W 28.18 feet to a point; thence
19. N 58° 25' 38" W 155.00 feet to a point of curvature; thence
20. Along a curve to the right having a radius of 238.00 feet, an arc length of 101.95 feet to a point of tangency; thence

BK 58086287

-BK-575-7-PG229

- 21. N 31° 40' 32" W 274.43 feet to a point of curvature; thence
- 22. Along a curve to the left having a radius of 240.00 feet, an arc length of 184.34 feet to a point of compound curvature; thence
- 23. Along a curve to the left having a radius of 455.00 feet, an arc length of 317.27 feet to a point of compound curvature; thence
- 24. Along a curve to the left having a radius of 170.00 feet, an arc length of 32.09 feet to a point of tangency; thence
- 25. S 56° 19' 28" W 398.59 feet to a point; thence
- 26. S 56° 53' 15" W 225.42 feet to a point; thence
- 27. N 31° 40' 32" W 30.01 feet to the point of beginning;

Together with an access easement to be used in common with others described as follows:

Beginning at a point on the eighth (8) course of the original description, said point being S 31° 40' 32" E 16.34 feet from the terminus of the eighth (8) course of the original description and running: thence

- 1. S 31° 40' 32" E 30.01 feet to a point; thence
- 2. S 56° 53' 15" W 437.25 feet to a point; thence
- 3. S 58° 18' 28" W 508.40 feet to a point of curvature; thence
- 4. Along a curve to the left having a radius of 500.00 feet, an arc length of 184.07 feet to a point of tangency; thence
- 5. S 37° 13' 52" W 2202.40 feet to a point on the northerly side of Chapel Avenue (50' wide); thence
- 6. N 45° 22' 00" W 34.00 feet along the northerly side of Chapel Avenue (50' wide) to a point; thence
- 7. N 37° 13' 52" E 2157.65 feet to a point on curve; thence
- 8. Along a curve to the right having a radius of 545.00 feet, an arc length of 160.71 feet to a point on curve; thence
- 9. N 58° 19' 28" E 582.54 feet to a point; thence
- 10. N 56° 53' 15" E 437.72 feet to the point of beginning.

BK5808PG288

~~BK5757PG230~~

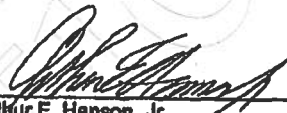
8- 9-00; 8:20PM;

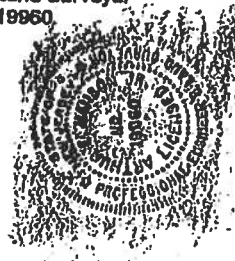
;19735961362

3/ 3

Subject to all easements, rights of way and agreements of record.

Description refers to map entitled "Proposed Subdivision of Lots 13 & 14 Block 1492 and Lot 14 Block 1494 prepared for Hartz Mountain Industries, Inc." prepared by John Zanetakos Associates, Inc., dated February 4, 1988. Minor Subdivision of Lots 13.01 & 14.01 in Block 1492 prepared for Hartz Mountain Industries, Inc., dated July 27, 2000.


Arthur E. Hanson, Jr.
Professional Engineer & Land Surveyor
New Jersey License No. 19960



A COMPANY OF
ESTABLISHED SERVICE

866680578


BK5757P6231

08/10/00 THU 07:30 {TX/RX NO 8868}


STATE OF NEW JERSEY)
) ss.:
COUNTY OF HUDSON)

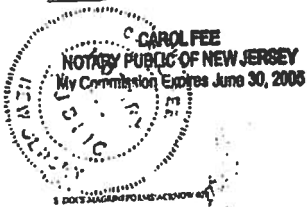
I certify that on May 22, 2001, Allen J. Magrini came before me and acknowledged under oath, to my satisfaction, that:

- (a) this person is the Assistant Secretary of Claremont Urban Renewal Corp., the corporation named in this instrument;
- (b) this person is the attesting witness to the signing of this instrument by the proper corporate officer who is Irwin A. Horowitz, the Executive Vice President of the corporation;
- (c) this instrument was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (d) this person knows the proper seal of the corporation which proper seal was affixed to this instrument; and
- (e) this person signed this proof to attest to the truth of these facts.


Allen J. Magrini
Assistant Secretary

Signed and Sworn to before me on
May 22, 2001


Carol Fee



Record and Return to:
Allen J. Magrini
Hartz Mountain Industries, Inc.
400 Plaza Drive
Secaucus, New Jersey 07094

BK 5808 PG 290

The undersigned Chairman and Secretary of the Planning Board of the City of Jersey City, County of Hudson, State of New Jersey, do hereby certify that the foregoing described lots were created by a minor subdivision approved by the Planning Board of the City of Jersey City on September 12, 2000, which approval was memorialized by the Planning Board by Resolution adopted on

Richard D. Costello
Secretary

Irwin A. Horowitz
Chairman

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

Attested by:

Allen J. Magrini
Ass't Secretary

By: Irwin A. Horowitz
Executive Vice President

STATE OF NEW JERSEY, COUNTY OF HUDSON
I CERTIFY that on 2/2/00 SS.:

Allen J. Magrini personally came before me and stated under oath to my satisfaction that:
(a) this person was the subscribing witness to the signing of the attached deed;
(b) this deed was signed by Irwin A. Horowitz

who is Executive Vice President of ^{CARENPOINT} ~~Caven Point~~ Urban Renewal Corp.
the entity named in this deed and was fully authorized to and did execute this deed on its behalf;

(c) this deed was made for \$ 1.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5); and,
(d) the subscribing witness signed this proof under oath to attest to the truth of these facts.

Signed and sworn to before me on 2/2/00

Carol Fee
(Print name and title below signature)

CAROL FEE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires June 30, 2005



Allen J. Magrini
(Print name of witness below signature)

8K5757PG232

8K5808PG291

124.40-



Re-Record

DEED

Dated: . 19

~~CLAREMONT~~
Gaven Point Urban Renewal Corp.

Record and return to:

Allen J. Magrini
Hartz Mountain Industries, Inc.
400 Plaza Drive
Secaucus, New Jersey 07094

TO Grantor.

~~CLAREMONT~~
Gaven Point Urban Renewal Corp.

Grantee.

~~BK 5757 PG 233~~

BK 5808 PG 292



Claremont 99 Caven Corporation

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

August 1, 2019

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


Re: Site Control Certification for Solar Project
at 99 Caven Point Road, Jersey City, New Jersey


Ladies and Gentlemen:

Claremont 99 Caven Corporation (f/k/a Claremont Urban Renewal Corporation) ("Owner") is the owner of the above-referenced property ("Property"). Owner has provided Hartz Solar, LLC ("Solar") with the exclusive right to develop and install an approximately 946.08 kilowatt (dc) photovoltaic solar project at the Property (the "Project").

CLAREMONT 99 CAVEN CORPORATION

HARTZ SOLAR, LLC

By: 
Name: LAWRENCE D. GARB
Title: EVP-MANAGING DIRECTOR

By: 
Name: LAWRENCE D. GARB
Title: EVP-MANAGING DIRECTOR

[New Search](#) | [Assessment Postcard](#) | [Property Card](#)

Block: 24303	Prop Loc: 99 CAVEN POINT ROAD	Owner: CLAREMONT URBAN RENEWAL CORP.	Square Ft: 0
Lot: 17	District: 0906 JERSEY CITY	Street: 400 PLAZA DRIVE	Year Built: 1994
Qual:	Class: 4B	City State: SECAUCUS, N.J. 07094	Style:
Additional Information			
Prior Block: 1494	Acct Num: 00619840	Addl Lots:	EPL Code: 0 0 0
Prior Lot: 29	Mtg Acct:	Land Desc: 15.663 ACRES	Statute:
Prior Qual:	Bank Code: 0	Bldg Desc: 1S-CB-M-IN-HAC	Initial: 000000 Further: 000000
Updated: 09/19/11	Tax Codes:	Class4Cd: 0	Desc:
Zone:	Map Page: 243	Acres: 0	Taxes: 481335.25 / 0.00

Sale Date: 05/24/01	Book: 5808	Page: 279	Price: 1	NU#: 3
Sr1a	Date	Book	Page	Price
				NU#
				Ratio
				Grantee

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2019</u>	CLAREMONT URBAN RENEWAL CORP. 400 PLAZA DRIVE SECAUCUS, N.J. 07094	10179000 22168800 32347800	0	32347800	4B
<u>2018</u>	CLAREMONT URBAN RENEWAL CORP. 400 PLAZA DRIVE SECAUCUS, N.J. 07094	10179000 22168800 32347800	0	32347800	4B
<u>2017</u>	CLAREMONT URBAN RENEWAL CORP. 400 PLAZA DRIVE SECAUCUS, N.J. 07094	1568500 3827000 5395500	0	5395500	4B
<u>2016</u>	CLAREMONT URBAN RENEWAL CORP. 400 PLAZA DRIVE SECAUCUS, N.J. 07094	1568500 3827000 5395500	0	5395500	4B

*Click on Underlined Year for Tax List Page

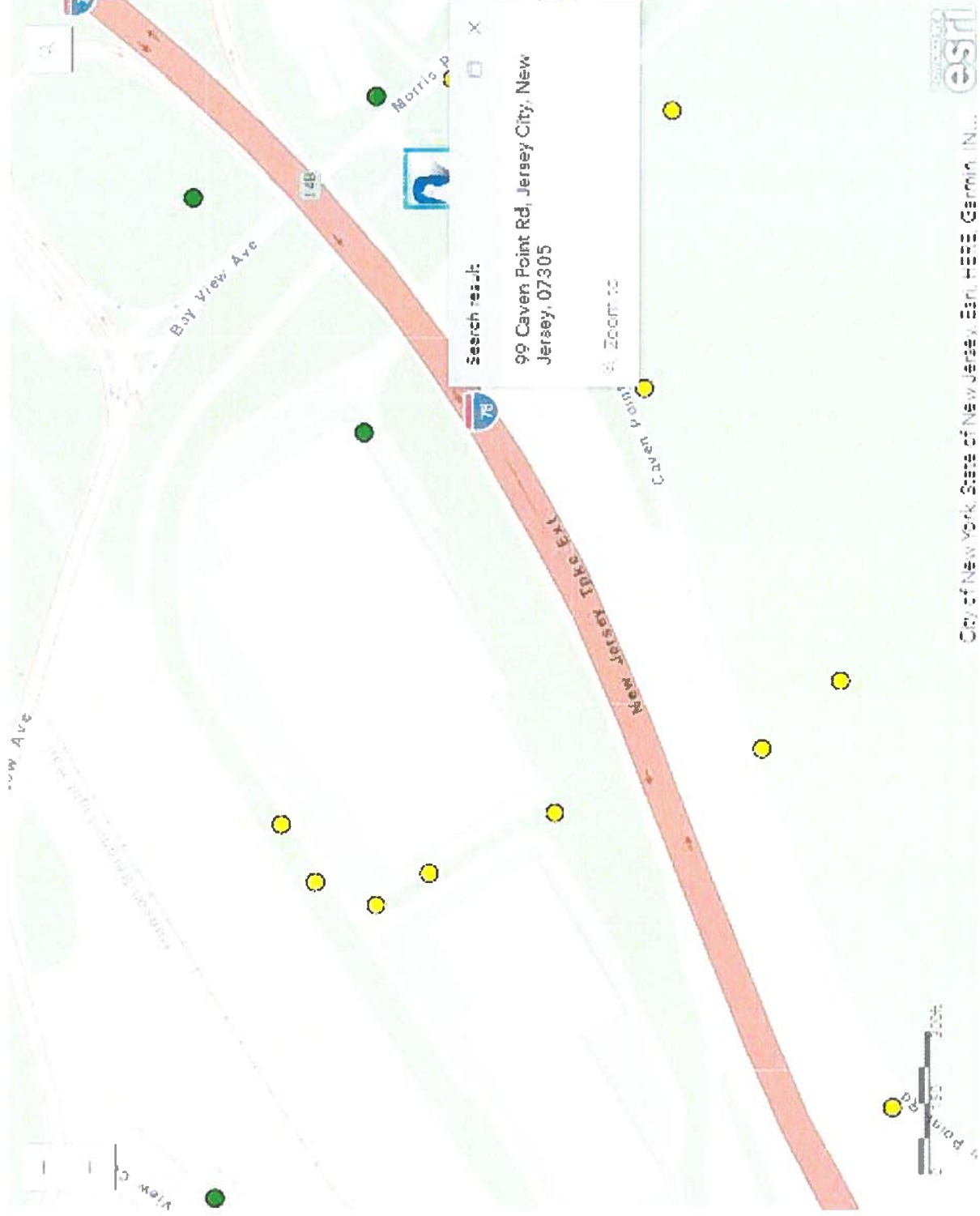
[*Click Here for More History](#)

3. Screenshot of capacity hosting map at proposed location

Legend

Solar Power Suitability

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



4. Table of Project Costs

99 Caven Point Road	946,080.00 watts
----------------------------	-------------------------

Net Installed Cost	\$ [REDACTED]
\$\$/watt	\$ [REDACTED]

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

5. Support Letter from Township



STEVEN M. FULOP
MAYOR OF JERSEY CITY

CITY OF JERSEY CITY
OFFICE OF THE MAYOR

CITY HALL | 280 GROVE STREET | JERSEY CITY, NJ 07302
P: 201 547 5500 | F: 201 547 5442



STEVEN M. FULOP
MAYOR OF JERSEY CITY

August 15, 2019

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

Re: Community Solar Project at 99 Caven Point Road, Jersey City, New Jersey

Dear Members of the Board and Staff,

I am writing to express my strong support for the Community Solar Project that Hartz Mountain Industries, Inc. (“Hartz”) has proposed at 99 Caven Point Road, Jersey City, New Jersey.

As a member of the Mayors Climate Coalition and the Global Covenant of Mayors for Climate and Energy, I am committed to combatting Climate Change through the adoption of renewable energy such as solar power. I would like all of our residents to have access to clean electricity derived from solar power. However, despite the high rates of solar energy installations in the State of New Jersey, a large majority of Jersey City residents have been prevented from enjoying the benefits of solar energy due to a range of limitations such as:

- Residents that live in multi-family buildings have insufficient roof space to erect solar panels to power all dwellings within the building;
- Renters with short-term leases are unable to justify the cost or commitment to the installation of a solar array; and
- Many residents have limited financial resources that preclude them from purchasing and installing solar arrays on their own home.

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

Hartz proposes to use the rooftop of a warehouse at 99 Caven Point Road to produce solar energy which that will then be distributed to certain residents of Jersey City through the existing electrical grid. ***We understand that at least 51% of the solar energy produced through this project will be distributed to Jersey City residents classified as having Low and Moderate Incomes (LMI) and that this energy will be sold at rates 15% lower than those prevailing from PSE&G.***

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

- The project will allow residents of Jersey City’s sizeable affordable multi-family building stock to realize financial savings from solar power and participate in the fight against climate change.

- The project's focus on LMI residents will enhance climate equity and environmental justice.
- Construction of the project will create local jobs and the proposed partnership with All Stars Project Inc. will offer marginalized youth the opportunity to get involved in the growing green economy.
- The project is situated on a commercial rooftop in an industrial zone of the city with no alternative use. The project does not disturb green space or land that could otherwise have a higher and better use to the people of Jersey City.
- The project is consistent with the Mayors National Climate Action Agenda (MNCAA) to uphold the objectives of the Paris Accord on Climate Change and the Global Covenant of Mayors.

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

Sincerely,

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

Steven M. Fulop
Mayor

From: Katherine Lawrence [<mailto:KLawrence@jcnj.org>]
Sent: Wednesday, August 14, 2019 4:35 PM
To: Rhatican, James
Subject: [EXTERNAL] RE: Community Solar Project -- 99 Caven Point Road

Hi James,

I've very excited to hear that you are applying a project in Jersey City to BPU's Community Solar program. Before advising the Mayor on the project I would love to know a little bit more about your proposal. Do you have a scope or draft application that you can share? Specifically I'm interested to know how low and moderate income residents would be able to access the solar power and whether or not that power will be reserved specifically for Jersey City residents. Also, how do you intend to identify low and moderate income residents? Feel free to email me or call me at the number below.

Thanks so much in advance!

Kate Lawrence, PP, AICP
Director, Office of Sustainability
City of Jersey City
201-547-4632
www.JCMakeItGreen.org



6. Support Letter from Newark All Stars



August 5, 2019

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

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

Re: Community Solar Project at 99 Caven Point Road, Jersey City, New Jersey

Dear Members of the Board and Staff,

I am writing to express my strong support for the Community Solar Project that Hartz Mountain Industries has proposed at 99 Caven Point Road in Jersey City.

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

Hartz Mountain Industries, Inc. ("Hartz") has been a DSY partner since 2011 and has sponsored thirty-five interns since that time. A leader in solar energy development, ownership and operation, Hartz has added a solar component to the DSY curriculum. Interns learn about solar energy in a tutorial setting with the solar installer for this project, Solar Energy Systems, LLC. The interns also obtain "hands-on" experience in solar energy development through site visits to prospective development sites, including the site at 99 Caven Point Road. The interns also learn about solar energy operations and maintenance through visits to a number of already constructed sites in the Hartz solar portfolio.

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

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

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

Once again, the All Stars Project of New Jersey fully supports the proposed Community Solar project at 99 Caven Point Road in Jersey City. We hope that the Board approves this project so that there is another case study in solar energy for future classes of All Star interns at Hartz!

Warmest Regards,

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

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

QUOTES FROM THE INTERNS AFTER LEARNING ABOUT SOLAR ENERGY

Richards Lawson:

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

Janique Gonzales:

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

Fidous Mahamah:

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

PHOTOS OF OUR INTERNS AT WORK LEARNING ABOUT SOLAR ENERGY



7. Support Letter from Solar 1



August 30, 2019

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

Re: Workforce Partnership for Community Solar Project at 99 Caven Point Road, Jersey City
Dear Members of the Board and Staff,

I am writing to express my strong support for the Community Solar Project that Hartz Mountain Industries, Inc. and Hartz Solar, L.L.C ("Hartz") has proposed at the host site located at 99 Caven Point Road, Jersey City.

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

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

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

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

Sincerely,

Noah Ginsburg
Director, Here Comes Solar
Solar One
347-509-6044

Board of Directors

Sara Queen

Chair

Ellen Witzling Roff

Treasurer

Jane Crotty

Secretary

Kara M. Allen

Katherine Boden

William Browning

Virginia Davies

Donna DeCostanzo

Brian Fielding

Patricia M. Grayson

Thor Thors

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



August 30, 2019

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

Workforce Partnership for Community Solar Project at 99 Caven Point Road, Jersey City, NJ

Dear Members of the Board and Staff,

I am writing to express my strong support for the Community Solar Project that Hartz Mountain Industries, Inc. and Hartz Solar, L.L.C ("Hartz") has proposed at the host site located at 99 Caven Point Road, Jersey City, NJ.

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

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

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

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

Sincerely,


Joseph Della Fave
Executive Director

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

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

**FAMILY SUCCESS CENTER
WEST**
317 Elm Street
Newark, NJ 07105
973-465-0555

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

**FAMILY SUCCESS CENTER
EAST**
29 Cortland Street
Newark, NJ 07105
973-344-5949

PROGRAMS & SERVICES
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Economic Empowerment
Financial Opportunity Center
Adult Education
Essex County College
-Ironbound Extension Center
Environmental Justice
Community Development
Community Gardens,
Urban Farms

www.ironboundcc.org
info@ironboundcc.org