Solar Landscape
Community Solar Project
Rooftop of
[redacted]
Teterboro, New Jersey

September 9, 2019

Solar Landscape, LLC
522 Cookman Ave., Suite 3
Asbury Park, NJ 07712
(844) 766-2769

September 9, 2019

To Whom It May Concern:

On behalf of our project partners, Solar Landscape LLC is pleased to present this proposal for a rooftop Community Solar facility that—with the support of numerous community organizations—will deliver over 51% of its electricity to local LMI subscribers at a substantial discount. The proposed solar facility will be located on approximately 156,000 square feet of rooftop at [redacted]

Solar Landscape is a full-service solar developer and construction contractor that specializes in designing, financing, constructing, owning, operating, and maintaining large-scale commercial and industrial rooftop solar projects. Headquartered in Asbury Park and proudly serving the New Jersey renewable energy community since 1985, Solar Landscape brings decades of experience to our customers, which include schools, municipalities, commercial and industrial property owners, non-profit organizations, and Fortune 100 companies. Since scaling up our family-owned business in 2012, Solar Landscape has installed over 100 megawatts worth of solar facilities, while maintaining a stellar safety record with zero lost-time accidents.

Solar Landscape's in-house team includes: engineering and design professionals; solar developers specializing in structured finance, asset management, and the law; a dedicated sales force; operations and maintenance experts; and over thirty construction workers and electricians. We own and operate a growing portfolio of rooftop solar projects in New Jersey, are experts in solar-project finance, and have maintained a laser focus on developing our Community Solar projects since New Jersey announced the Community Solar program in 2018.

Solar Landscape is fully invested in New Jersey, as evidenced by our Community Solar job-training program, which we are offering in partnership with [redacted] and other local community organizations to provide LMI individuals promising career paths in the solar industry. Additionally, our founders/owners and almost all of our employees are New Jersey natives; our development office and construction warehouse are located in designated opportunity zones in Asbury Park and Neptune; and all of our business efforts are focused in New Jersey.

All of the above is more fully reflected in the following application package, which includes numerous letters of support from affordable housing and community organizations and a detailed description of our job-training program. Thank you for this opportunity.

Sincerely,

Shaun Keegan
Chief Executive Officer

Table of Contents

SECTION B

- [ ] Application

SECTION C

- [ ] Applicant Certifiction
- [ ] Project Development Certification
- [ ] Project Owner Certification
- [ ] Property Owner Certification
- [ ] Subscriber Organization Certification

Section D

- [ ] Appendix A - Product Offering
- [ ] Appendix B - Required Attachment Checklist

Attachments - Table of contents referencing each attachment number

1. Delineated Map of Solar on Property - Helioscope Design
2. Proof of Site Control (signed lease or option)
3. Area of Redevelopment
4. Land Enhancement Attachment
5. Screenshot of Hosting Capacity Map
6. Letter of support from affordable housing / benefits to residents / affidavit / master meter tenant benfits
7. Municipal Involvement - explain how and attach a letter of support
8. Community Organizations - explain how and attached a letter of support
9. Community Consultative Process Description
10. Substantiating evidence of project cost - spreadsheet model
11. Job training - entities through which job training is organized LAUNCH Solar Job Training Pamphlet
12. About our Partners - Program Level & Application Level
13. Additional Letters of Support
14. About Us Pamphlet

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: Solar Landscape
First Name: Patrick Last Name: McNamara
Daytime Phone: 248-227-4164 Email: patrick@solarlandscape.com
Applicant Mailing Address: 522 Cookman Ave. Ste. 3
Municipality: Asbury Park County: Monmouth Zip Code: 07712

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)*: Solar Landscape
First Name: Shaun Last Name: Keegan
Daytime Phone: 732-995-4213 Email: Shaun@solarlandscape.com
Mailing Address: 522 Cookman Ave. Ste. 3
Municipality: Asbury Park County: Monmouth Zip Code: 07712

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)*: Solar Landscape
First Name: Shaun Last Name: Keegan
Daytime Phone: 732-995-4213 Email: Shaun@solarlandscape.com
Mailing Address: 522 Cookman Ave. Ste. 3
Municipality: Asbury Park County: Monmouth Zip Code: 07712

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

If the proposed community solar project will be primarily built by a contracted EPC company, complete the following *(optional, complete if known)*:
If the EPC company information is left blank and the proposed project is approved by the Board for participation in the Community Solar Energy Pilot Program, the Applicant must inform the Board of the information below once the EPC company becomes known.

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

IV. Property/Site Owner Information

[redacted]

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)* [redacted]
First Name: Kevin Last Name: Dunshee
Daytime Phone: (844) 765-2769 Email: save@solarlandscape.com
Mailing Address: 522 Cookman Ave. Ste. 3
Municipality: _____ County: Monmouth Zip Code: 07712

[redacted]

VI. Proposed Community Solar Facility Characteristics

Community Solar Facility Size (as denominated on the PV panels):
1.38 MW AC 1.69 MW DC

[redacted]

Community Solar Site Coordinates: [redacted]

Total Acreage of Property Block and Lots: 7.89 acres
Total Acreage of Community Solar Facility: 3.59 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 aPDF 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 (month) 2020 (year)

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

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

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

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

VII. Community Solar Facility Siting

1. The proposed community solar project has site control* ..... ☑ Yes ☐ No
   If "Yes," attach proof of site control.
   If "No," the Application will be deemed incomplete.
   *Site control is defined as property ownership or option to purchase, signed lease or option to lease, or signed contract for use as a community solar site or option to contract for use as a community solar site.

2. The proposed community solar facility is located, in part or in whole, on preserved farmland* ..... ☐ Yes ☑ No
   If "Yes," the Application will not be considered by the Board.

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

3. The proposed community solar facility is located, in part or in whole, on Green Acres preserved open space* or on land owned by the New Jersey Department of Environmental Protection (NJDEP) ..... ☐ Yes ☑ No
   If "Yes," the Applicant must attach special authorization from NJDEP for the site to host a community solar facility. The Board will not consider Applications for projects located, in part or in whole, on Green Acres preserved open space or on land owned by NJDEP, unless the Applicant has received special authorization from NJDEP and includes proof of such special authorization in the Application package.
   *Green Acres preserved open space is defined in N.J.A.C. 14:8-9.2 as land classified as either "funded parkland" or "unfunded parkland" under N.J.A.C. 7:36, or land purchased by the State with "Green Acres funding" (as defined at N.J.A.C. 7:36).

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

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

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

7. The proposed community solar facility is located, in part or in whole, on a landfill ..... ☐ Yes ☑ No
   If "Yes," provide the name of the landfill, as identified in NJDEP's database of New Jersey landfills, available at www.nj.gov/dep/dshw/lrm/landfill.htm: _____

8. The proposed community solar facility is located, in part or in whole, on a brownfield ..... ☐ Yes ☑ No
   If "Yes," has a final remediation document been issued for the property? ..... ☐ Yes ☐ No

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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.

[redacted]

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	Building	
Building Subcode Technical Section	Building	
Electrical Subcode Technical Section	Building	
Zoning Permit	Planning and Zoning	

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)*: 205-230

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: 1,242,000 Commercial: 828,00
   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?

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: 10% - 40%

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)*

[redacted]

   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:

[redacted]

    If "Yes," the proposed savings represent:

[redacted]

    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: Solar Landscape Contact Name: Kevin Dunshee
Daytime Phone: (844) 765-2769 Email: save@solarlandscape.com

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

X. Community Engagement

1. The proposed community solar project is being developed by or in collaboration* with the municipality in which the project is located …… ☐ Yes ☑ No
   If "Yes," explain how and attach a letter of support from the municipality in which the project is located.
   *Collaboration with the municipality should include, at minimum, one or more meetings with relevant municipal authorities and clear evidence of municipal involvement and approval of the design, development, or operation of the proposed community solar project.

2. The proposed community solar project is being developed in collaboration* with one or more local community organization(s) ..... ☑ Yes ☐ No
   If "Yes," explain how and attach a letter of support from the local community organization(s).
   *Collaboration with a local community organization should include, at minimum, one or more meetings with the relevant local community organization(s) and clear evidence of the local community organization's involvement and approval of the design, development, or operation of the proposed community solar project.

   *SEE ATTACHEMENT #8

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.

   *SEE ATTACHEMENT #9

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

Annual Operating Expenses (in c/kWh)	[redacted]
LCOE (in c/kWh)	[redacted]

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:

[redacted]

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: _[redacted]_____
   If "Yes," estimated number of permanent jobs created in New Jersey: _[redacted]_____

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):

*SEE ATTACHEMENT #11

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

Signature: _____ Date: 9/18/19

Print Name: Shaun Keegan

Title: Managing Partner Company: Solar Landscape

Signed and sworn to before me on this 8th day of September 2019

_____

Signature

Rebecca Metzner

Name

REBECCA L. METZNER
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50057594
My Commission Expires 3/31/2022

Project Developer Certification

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

The undersigned warrants, certifies, and represents that:

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

Signature: _____ Date: 9/8/19

Print Name: Shaun Keegan

Title: Managing Partner Company: Solar Landscape

Signed and sworn to before me on this 8th day of September, 2019

_____

Signature

Rebecca Metzner

Name

REBECCA L. METZNER
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50057594
My Commission Expires 3/31/2022

Project Owner Certification

The undersigned warrants, certifies, and represents that:

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

Signature: _____ Date: 9/8/19

Print Name: Shaun Keegan

Title: Managing Partner Company: Solar Landscape

Signed and sworn to before me on this 8th day of September, 2019

_____
Signature

Rebecca Metzner
Name

REBECCA L. METZNER
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50057594
My Commission Expires 3/31/2022

Property Owner Certification

The undersigned warrants, certifies, and represents that:

[redacted] (name) am the [redacted] (title) of the Property 1 Catherine Street, Teterboro, NJ 07608 (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.**

[redacted]

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

Signature

Susan Richman

Name

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SUSAN RICHMAN
Notary Public
CONSHOHOCKEN BORO, MONTGOMERY COUNTY
My Commission Expires Sep 11, 2019

Subscriber Organization Certification *(optional, complete if known)*

The undersigned warrants, certifies, and represents that:

1) I, Shaun Keegan (name) am the Managing Partner (title) of the Subscriber Organization Solar Landscape [redacted] (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: 9/8/19

Print Name: Shaun Keegan

Title: Managing Partner Company: Solar Landscape

Signed and sworn to before me on this 8th day of September, 2019

_____
Signature

Rebecca Metzner
Name

REBECCA L. METZNER
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50057594
My Commission Expires 3/31/2022

[redacted]

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 ___5___ (total number of product offerings).

Section D: Appendix

Appendix A: Product Offering Questionnaire

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This Questionnaire is Product Offering number __2__ of __5__ (total number of product offerings).

[redacted]

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.
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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 __3__ of __5__ (total number of product offerings).

Section D: Appendix

Appendix A: Product Offering Questionnaire

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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 __4__ of __5__ (total number of product offerings).

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 __5__ of __5__ (total number of product offerings).

[redacted]

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	☒ Yes ☐ 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	☒ Yes ☐ No
Proof of site control.	p.8	☒ Yes ☐ No
Copy of the completed Permit Readiness Checklist as it was submitted to NJDEP PCER, if applicable.	p.11	☐ Yes ☒ No
Proof of a meeting with NJDEP PCER, if applicable.	p.12	☐ Yes ☒ No
A screenshot of the capacity hosting map at the proposed location, showing the available capacity.	p.12	☒ Yes ☐ No
Substantiating evidence of project cost in the form of charts and/or spreadsheet models.	p.16	☒ Yes ☐ No
Certifications in Section C.	p.19-23	☒ Yes ☐ No
Product Offering Questionnaire(s).	p.24	☒ Yes ☐ No

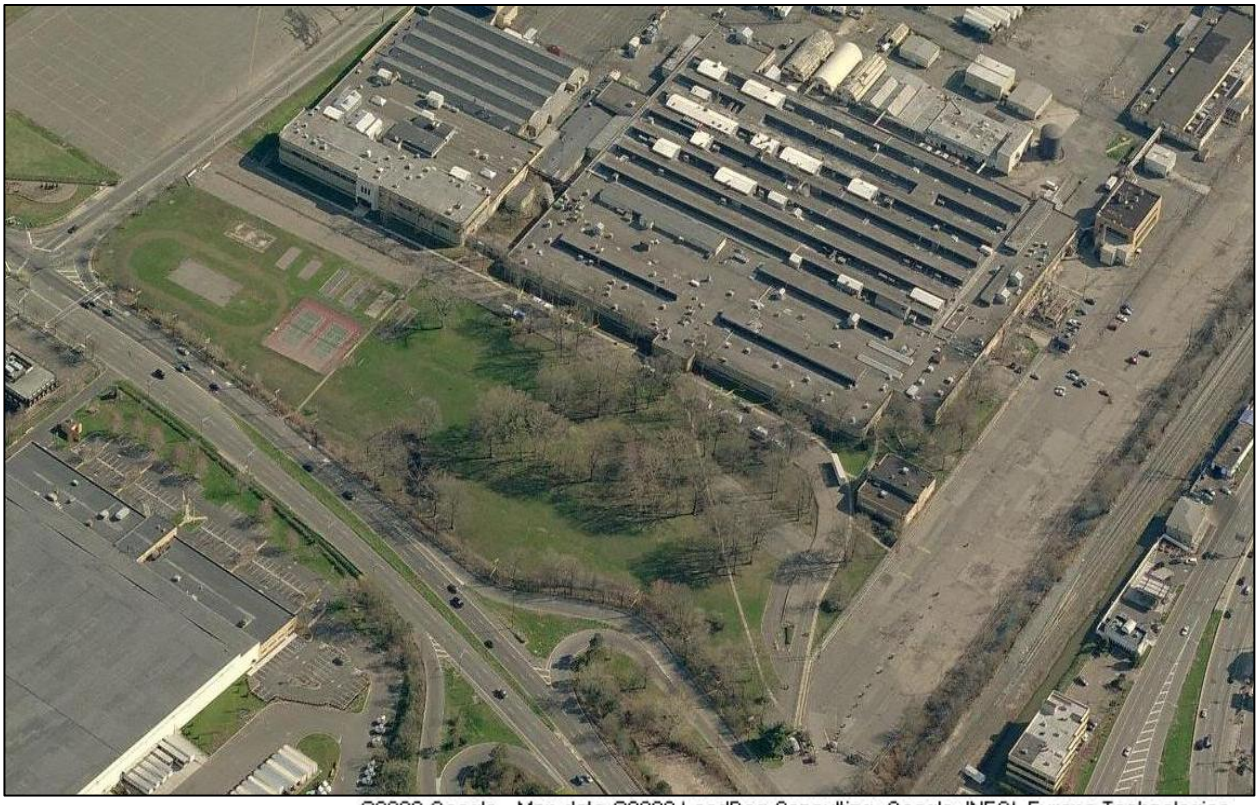
Required Attachments for Exemptions	Page	Attached?
The Applicant is a government entity (municipal, county, or state), and the community solar developer will be selected by the Applicant via a Request for Proposals (RFP), Request for Quotations (RFQ), or other bidding process: ⇨ Attach a letter from the Applicant describing the bidding process	p.6, p.19	☐ Yes ☐ 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	☐ Yes ☐ 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	☐ Yes ☐ 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

TETERBORO/INDUSTRIAL AVENUE REDEVELOPMENT PLAN



As Adopted by NJMC Resolution No. 09-49 on May 27, 2009.

New Jersey Meadowlands Commission

Teterboro/Industrial Avenue

Redevelopment Plan

New Jersey Meadowlands Commission

2009

Joseph V. Doria, Jr., Chairperson
James A. Anzevino, Commissioner
Michael Gonnelli, Commissioner
Mia M. Macri, Commissioner
Eleanor S. Nissley, Commissioner
Arleen Walther, Commissioner

Robert R. Ceberio, Executive Director

It is certified that all copies of this document are in conformance with the one that was signed and sealed by Sara Sundell, New Jersey Professional Planner, License No. 5527

_____

Sara J. Sundell, P.E., P.P.
Professional Planner No. 5527

New Jersey Meadowlands Commission

Commission Board Members
2009

Joseph V. Doria, Chairperson
Eleanore S. Nissley, Commissioner, Vice Chairperson

James A. Anzevino, Commissioner
Michael J. Gonnelli, Commissioner
Mia M. Macri, Commissioner
Arleen F. Walther, Commissioner

Robert Ceberio, Executive Director

Adopted by NJMC Resolution No. 09-49 on May 27, 2009

TABLE OF CONTENTS **PAGE**

I.	**Redevelopment Plan Statutory Criteria**	**4**
	A. REQUISITE PLAN INFORMATION	4
	B. SPECIFIC PLAN REQUIREMENTS	4
	1. Site Description	4
	2. Plan Relationship to Local Objectives	5
	3. Traffic Improvements	6
	4. Public Utilities	7
	5. Recreation Facilities	7
	6. Community Services	7
	7. Land Use	8
	8. Identification of Property to be Acquired	8
	9. Significant Relationships to Master Plans and Development Regulations	8
II.	**Potential Implementation Strategies**	*9*
	A. POWERS OF THE REDEVELOPMENT AGENCY	9
	B. NJMC INVOLVEMENT	10
III.	**Redevelopment Plan**	11
	A. SELECTION OF RECOMMENDED LAND USE	11
	B. REDEVELOPMENT STANDARDS	12
IV.	**Land Use Standards**	14
	A. PURPOSE	14
	B. LAND USES	14
	1. Permitted Uses	14
	2. Special Exception Uses	15
	3. Use Limitations	15
	C. DESIGN CRITERIA	17
	1. Site Layout	17
	2. Lot Area	17
	3. Redevelopment Alternatives	17
	4. Bulk Regulations	19
	5. Height Limitations	20
	6. Design Standards	20
	7. Façade Treatment	21
	8. Landscape/Open Space	21
	9. Lighting	24

10. Circulation, Parking and Loading 24
11. Drainage 27
12. Utilities 27
13. Signs 27
14. Site Amenities 30
15. Environmental Performance Standards 30
16. Riparian Rights 30
D. ADDITIONAL APPLICATION REQUIREMENTS 30
1. Project Impact Assessment 30
2. Traffic Impact Assessment 31

V. Selected Redevelopment Plan 32
A. IMPLEMENTATION STRATEGY 32

I. REDEVELOPMENT PLAN STATUTORY CRITERIA

A. Requisite Plan Information

The New Jersey Meadowlands Commission's (NJMC) enabling legislation authorizes the Commission to prepare and adopt redevelopment plans. N.J.S.A. 13:17-21 provides general guidelines for the elements of such a plan. The detailed criteria for the preparation of the redevelopment plan are set forth in N.J.A.C. 19:3-5.1 *et seq*. This section of the NJMC regulations states the framework for the identification of areas in need of redevelopment and provides the procedure to carry out and effectuate the redevelopment of an area.

As set forth in N.J.A.C. 19:3-5.8, redevelopment plans shall include the following information:

1. An outline for the development, rehabilitation, or redevelopment of the subject area, accounting for area-specific planning objectives relating to land uses, population density, improved traffic and public transportation improvements, public utilities, recreational and community facilities, and other public improvements;

2. The proposed land uses and building requirements in the redevelopment area; and

3. The relationship of the redevelopment plan to the NJMC Master Plan.

B. Specific Plan Requirements

1. Site Description

The redevelopment area is located in the western section of the Borough of Teterboro, and is generally bounded by the NJ Transit Pascack Valley railroad right-of-way to the west, New Jersey State Highway U.S. Route 46 to the north, Industrial Avenue to the east, and Malcolm Avenue to the south. Three properties comprise the redevelopment area: Block 202, Lot 2; Block 202, a portion of Lot 3; and Block 202, Lot 4. All of these properties are under the zoning jurisdiction of the NJMC. The lots comprising the redevelopment area total approximately 63.2 acres.

Situated at the southern portion of the redevelopment area, Block 202, Lot 2 is a 7.46-acre rectangular site and the former location of the Sumitomo building. The 58,000 square foot Sumitomo building was demolished and only the concrete foundation remains. The property is accessed from Malcolm Avenue. The site requires extensive environmental remediation and is listed in the Known Contaminated Sites in New Jersey (KCS-NJ) report by the New Jersey Department of Environmental Protection (NJDEP).

The smallest of the three parcels in the redevelopment area, a 0.73-acre portion of Block 202, Lot 3, is located at the rear, or western, portion of the Quest Diagnostics facility and is parallel to the NJ Transit Pascack Valley railroad right-of-way. This parcel is intended to connect Lots 2 and 4, providing for access and utility connections.

Commonly referred to as the Honeywell property, Block 202, Lot 4 is a 54.94 acre parcel, which contains an 875,000 square foot industrial complex. The existing buildings in the complex include the main building, storage and maintenance shop buildings, a power plant, and security stations. Sections of these buildings are in the process of being demolished. There is an extensive parking area situated along the west side of the property. Honeywell, the former property owner, has relocated its operations off-site and has vacated the premises. Block 202, Lot 4 is accessible from Industrial Avenue and U.S. Route 46 via Green Street. Extensive environmental remediation of this site is also required. This property is currently listed on the Known Contaminated Sites in New Jersey (KCS-NJ) report by the NJDEP.

The surrounding area consists of industrial and commercial land uses. Teterboro Airport, a 900-acre general aviation facility owned by the Port Authority of New York and New Jersey (PANYNJ) is situated to the south and east of the redevelopment area. New Jersey State Highways Route 17 and U.S. Route 46 are located to the west and north of the site and provide well-situated access to and from the area. NJ Transit's Teterboro Train Station is located at the northwestern corner of the redevelopment area along the NJ Transit's Pascack Valley Line.

2. Plan Relationship to Local Objectives

The Hackensack Meadowlands District's 1972 Official Zoning Map designated the subject area as Light Industrial and Distribution B. The purpose of this zone was to accommodate a wide range of industrial, distribution and commercial uses that generate a minimum of detrimental environmental effects. Examples of permitted land uses in this zone

include: automobile rental facilities, business support services, institutional uses, research and development facilities, and wholesale establishments.

The updated NJMC Master Plan, adopted on January 8, 2004, designated twenty planning areas in the District. The Teterboro/Industrial Avenue Redevelopment Area is in the planning area designated as "Airport." The Master Plan suggested that the airport acts as the focal point and that surrounding land uses complement the airport. Land uses would need to be cognizant of height limitations and established noise controls as set forth by the Federal Aviation Administration (FAA).

Properties in the Borough of Teterboro within the Hackensack Meadowlands District (HMD) are within the Light Industrial B zone with the exception of the Aviation Facilities zone and Vincent Place Redevelopment Area. Identifying sites for housing that are not in close proximity to the airport runways and/or its flight paths has posed a challenge to the Borough. The Vincent Place Redevelopment Plan's objective has been to provide a balance between planning for the development of sufficient housing and protecting the public health, safety and welfare. On November 24, 2008, the Commission adopted Resolution No. 08-126 determining that the subject properties are unsuitable for residential use, based upon a site suitability review recommendation dated November 18, 2008, prepared by the Site Suitability Review Team.

The properties identified in this redevelopment plan are located at Teterboro's front door and pose both a challenge and an opportunity. The redevelopment goal in this area would be the encouragement of a mix of hotel, retail, office, commercial, and industrial land uses that would complement Teterboro Airport, the residential area to the south at Vincent Place, and the commercial and industrial uses along Routes 17 and 46. Redevelopment would enhance the environmental quality through the clean-up of heavily contaminated parcels and would increase the productive uses within the area.

3. Traffic Improvements

The study area is afforded access from two major roadways, Route 17 and U.S. Route 46. Route 17 is a north-south roadway that runs along the western boundary of the District. Access to the study area from Route 17 is provided via Malcolm Avenue. The New Jersey Department of Transportation (NJDOT) and NJ Transit recently completed a signal timing preemption project for transit trains at the intersection of Route 17 and Malcolm Avenue. Currently, the NJDOT is constructing an additional lane along Route 17 in each direction at its intersections with Williams Avenue, Franklin Avenue, Union Avenue, and Highland Cross.

Route 46 is an east-west roadway that runs along the northern boundary of the District. Route 46 provides access into the study area via the Green Street exit and Industrial Avenue exit. The Route 46 traffic circle in Little Ferry, approximately two miles east of the redevelopment area, is scheduled for major improvements.

The local streets surrounding the study area include Green Street, Malcolm Avenue, and Industrial Avenue. Green Street is a two-lane local roadway, adjacent to NJ Transit's Teterboro Rail Station, and runs parallel to Route 17. Green Street eventually merges with a ramp to Route 46 East. Industrial Avenue is a two-lane local roadway that provides for through traffic between Route 46 and Railroad Street. Malcolm Avenue is a two-lane local roadway and serves as an entry roadway providing access from Route 17 to Teterboro Airport.

4. Public Utilities

Within the Borough of Teterboro, United Water New Jersey provides potable water and Public Service Electric and Gas provides both gas and electricity. The Bergen County Utilities Authority provides sanitary sewerage treatment to the area.

5. Recreation Facilities

Teterboro Woods, located just south of Teterboro's municipal boundary in Moonachie, consists of 258 acres of natural wetlands owned by the PANYNJ. Located in the Environmental Conservation zone on the NJMC's Official Zoning Map, it is comprised of two separate parcels located southeast and southwest of Teterboro Airport. Teterboro Woods is an excellent example of high quality woodland that is uncommon in the District.

According to the Borough of Teterboro's 1994 Master Plan, the Borough maintains a passive recreation area on Green Street for the area's industrial workers. In addition, the Borough's small population was also to be accommodated by this facility.

6. Community Services

The Borough's small number of residents has encouraged cooperative agreements with adjoining municipalities to share both police and fire protection and emergency medical services. At this time, police services in Teterboro are provided by the Boroughs of Little Ferry and Moonachie.

Fire protection, 911 service, and emergency medical technicians are provided by the Borough of Hasbrouck Heights.

7. Land Use

The following general land use assumptions were contemplated in the selection of the mixed-use development option for the area:

a. Within the limits outlined in this plan, development shall be permitted only to the extent that existing utility, transportation, and municipal infrastructure can support it or to the extent that the developer is willing to provide improvements that will support it.

b. Buffers shall be provided adjacent to wetlands and/or environmentally sensitive areas, in accordance with NJMC and New Jersey Department of Environmental Protection (NJDEP) regulations.

c. It is the sole responsibility of the developer to perform due diligence in determining if there is any contamination remaining from a former use of any site or from any other activity that may have occurred on a site. The developer shall perform any environmental clean-up deemed necessary, pursuant to the approved methodology of the NJDEP.

8. Identification of Property to be Acquired

NJMC does not intend to acquire any of the properties within the redevelopment area. However, the NJMC notes that any property in the redevelopment area may be subject to acquisition in the future in order to meet the goals of implementing this redevelopment plan.

9. Significant Relationship to NJMC Master Plan and Development Regulations

If adopted, this redevelopment plan will supersede the existing zoning regulations and/or prior redevelopment plan applicable to the redevelopment area according to a rule adopted by the NJMC on May 18, 1995. Any development standard not specifically addressed within this redevelopment plan will be subject to the NJMC District Zoning Regulations for appropriate review and regulatory criteria.

II. POTENTIAL IMPLEMENTATION STRATEGIES

A. Powers Of The Redevelopment Agency

The following is a description of possible techniques, authorized by N.J.S.A. 13:17-21, that the NJMC may utilize to implement this redevelopment plan:

1. The Commission is authorized to prepare and adopt redevelopment plans for areas in the District determined by the Commission to be renewal areas.

2. In undertaking projects pursuant to any redevelopment plan, the NJMC may:

    a. Acquire, by condemnation, or otherwise, real or personal property, or any interest therein, including such property as it may deem necessary or proper, although temporarily not required for such purposes, in a renewal area and in any area within the District designated by it as necessary for relocation of residents, industry or commerce displaced from a renewal area;

    b. By contract or contracts with public agencies or redevelopers or by its own employees or consultants plan, replan, construct, reconstruct, operate, maintain and repair any redevelopment or other project or any part thereof;

    c. Clear or reclaim any area so acquired and install, construct or reconstruct projects therein necessary to prepare such area for development;

    d. Dispose of real property so acquired by sale, lease or exchange for the uses and purposes specified in the redevelopment plan, to any person or public agency;

    e. Make and adopt plans for carrying out a program of voluntary repair and rehabilitation of buildings and improvements, and for the enforcement of codes and laws relating to the use of land, the use and occupancy of buildings and improvements and to the control over the pollution of water and air and the disposal of solid waste;

f. Prepare and adopt from time to time a workable program, representing an official plan of action for effectively dealing with the problem of urban renewal areas within the District and for the establishment and preservation of well-planned communities with well-organized residential neighborhoods of decent homes and suitable living environment for adequate family life; for utilizing appropriate private and public resources to eliminate and prevent the spread of blight and deterioration; to encourage needed conservation or rehabilitation; to provide for the redevelopment of renewal areas; or to undertake such of the aforesaid activities or other feasible activities as may be suitably employed to achieve the objectives of such a program;

g. Relocate, arrange or contract with public or private agencies for the relocation of residents, industry or commerce displaced from the renewal area; and

h. Study the recommendations of any planning board for redevelopment of any area and make its own investigations as to current trends and in need factors in the District, or any area thereof.

B. NJMC Involvement

The NJMC has wide ranging powers to effectuate a redevelopment plan, ranging from the rezoning of property for private development, up to and including condemnation, ownership, and public development of the tract. The authority of the NJMC in undertaking redevelopment projects is enumerated under N.J.S.A. 13:17-1 *et seq*.

III. REDEVELOPMENT PLAN

A. Selection Of Recommended Land Use

Based upon an examination of the options for development of the former Honeywell and Sumitomo sites, it is recommended that the redevelopment plan be prepared to allow for a range of uses. Creating a mixed-use plan would take advantage of the site's location adjacent to Teterboro Airport, Routes 17 and 46, and NJ Transit's Teterboro Rail Station. This land use option offers the opportunity for a variety of uses such as office, retail, commercial, industrial, and passive and active recreation, resulting in a comprehensive and inclusive mixed-use design. The land use plan shall take into consideration additional commuter parking spaces needed to increase usage and access to the adjacent rail station. An important objective of providing transportation alternatives for the region can be met through this development.

The variety of recommended land uses is designed to complement the goals, objectives, and policy statements described in the NJMC Master Plan. The land uses in the redevelopment plan meet the goal of encouraging business opportunity and economic growth. Clean-up of on-site contamination will provide a substantial benefit resulting in new construction and tax ratables. A positive synergy would be created by developing facilities desirable to private and corporate aircraft companies associated with Teterboro Airport. The mixed-use zone will generate economic energy and promote job creation in the region.

Challenges of the recommended land uses include:

- Environmental clean-up necessary to achieve acceptable standards for redevelopment;
- FAA building height limitations adjacent to Teterboro Airport;
- Coordination of a comprehensive, viable development;
- Internal vehicular and pedestrian circulation and safety; and
- Shared parking with NJ Transit's Teterboro Rail Station.

B. Redevelopment Standards

1. Definitions

All words not described in this redevelopment plan shall have the definitions as listed in the adopted NJMC District Zoning Regulations, or in absence of such, in the dictionary.

a. "Buildable square footage" means the sum of the areas of all floors of a building measured from the faces of the exterior walls.

b. "Commuter parking" means parking designated for transit commuters and/or patrons utilizing mass transit.

c. "Data center" means a building dedicated to the storage, processing, management and dissemination of data in servers and/or associated computer equipment.

d. "Flex space" means a low rise structure with high ceilings containing an open floor plan that can be modified to accommodate individual needs of its tenants. Individual areas can be leased for uses such as personal services, and retail and office or showroom space in combination with warehouse, research and distribution facilities and other light industrial uses. The structure may contain general loading accommodations.

e. "Mixed-use development" means a grouping of compatible land uses, including but not limited to commercial, retail, office, light industrial/flex space, hotel, and related activities and public spaces accommodated by an assemblage of structures designed to encourage sustainable development that balances economic vitality with environmental responsibility.

f. "Training center" means a specialized instructional establishment that provides on-site training of business, commercial, and/or trade skills.

g. "Vocational center" means a facility for the instruction of specific skills, which meets the state and/or federal requirements to be accredited as such.

2. Other Standards Not Discussed Herein

The standards contained within this redevelopment plan shall supersede existing regulations as contained in N.J.A.C. 19:4-1 *et seq.* and N.J.A.C. 19:5-1 *et seq*. Existing NJMC regulations shall be consulted for any site requirements or standards not specifically set forth herein.

IV. LAND USE STANDARDS

A. Purpose

The purpose of the Teterboro/Industrial Avenue Redevelopment Plan is to accommodate a mixed-use development that includes land uses such as retail, office, hotel, commercial, and industrial, as well as provisions for open space, site amenities, and streetscapes, within the context of an integrated design, while encouraging unified redevelopment of the site. The location, orientation, and relationship of parking, hardscape and softscape design, and pedestrian circulation will enhance and contribute to the built environment. A pedestrian-friendly setting shall be established in the design of the development. Local residents, workers, and visitors to the area will have a beneficial relationship through a variety of linkages that are established within the Teterboro/Industrial Avenue Redevelopment Area. By allowing for a range of development options incorporating well-designed internal circulation, the Teterboro/Industrial Avenue Redevelopment Plan is intended to accommodate commuter parking in the vicinity of the rail station through shared or joint-use parking facilities. Area businesses and rail users will equally share the advantage of accessibility to numerous uses via a single destination.

B. Land Uses

1. Permitted Uses

a. Automobile rental facility**;**
b. Banks, including drive-through facilities;
c. Banquet and catering facilities;
d. Business support services;
e. Commercial off-street parking;
f. Commuter parking;
g. Cultural facilities;
h. Data centers;
i. Day care facilities;
j. Disaster recovery facilities;
k. Essential public services;
l. Flex space;
m. Health centers, including wellness centers;
n. Hotels and motels, including conference facilities;
o. Institutional uses;
p. Light industry;
q. Offices;

r. Passenger rail terminal;
s. Personal services;
t. Public utility uses, light;
u. Research and development facilities;
v. Restaurants carry out;
w. Restaurants, sit down;
x. Retail, including drive-through facilities;
y. Self-storage facilities;
z. Taxi and limousine services;
aa. Training centers;
bb. Vocational centers;
cc. Warehouse and distribution facilities, which may include accessory retail sales of products stored therein; and
dd. Wholesale establishments.

2. Special Exception Uses

a. Commercial recreation, indoor;
b. Restaurants, carry out with drive-through facilities;
c. Restaurants, fast food with drive-through facilities; and
d. Theaters.

3. Use Limitations

a. All operations, activities and storage shall be conducted within completely enclosed buildings, unless otherwise specified herein. The following outdoor operations, activities, and storage shall be permitted when conforming to all other requirements:

i. Fuel service stations shall be permitted as an accessory use only in connection with a principal retail use, with the following conditions:

(1) The principal retail use associated with a fuel service station shall not be less than 100,000 buildable square feet;

(2) Sufficient paved maneuvering and parking space for bulk-fuel vehicle transfer and equipment shall be provided; and

(3) Adequate queuing areas for patron vehicles shall be provided.

ii. Off-street parking of registered and operating vehicles.

iii. Off-street loading within designated loading areas.

iv. Accessory outdoor display areas shall be permitted only in connection with retail sales, when provided in accordance with the following:

(1) Such areas shall not exceed 20 percent of the associated ground floor retail area, with the total area included within the permitted floor area of the site; and

(2) Such areas shall be fenced and screened in accordance with N.J.A.C. 19:4-8.9, and shall not conflict with pedestrian or vehicular circulation.

v. Accessory outdoor storage areas shall be permitted only in connection with a principal retail use and used solely for the staging of new products, in accordance with the following:

(1) Such areas shall not exceed 10 percent of the associated ground floor retail area, with the total area included within the permitted floor area of the site;

(2) Such areas shall be fenced and screened in accordance with N.J.A.C. 19:4-8.9, and shall not conflict with pedestrian or vehicular circulation; and

(3) Materials within accessory outdoor storage areas shall not exceed the height of the screening.

b. With regard to affordable housing, the developer shall comply with the applicable requirements of the NJMC; the New Jersey Council on Affordable Housing (COAH); and P.L. 2008, Chapter 46, an act concerning affordable housing, revising and supplementing various parts of the statutory law, effective July 17, 2008, and any applicable laws of other agencies having jurisdiction.

C. Design Criteria

An overall goal of this redevelopment plan is to promote sufficient flexibility and encourage innovative and creative design through a comprehensive mixed-use plan. The redevelopment plan will serve as the basis of redevelopment within the Teterboro/Industrial Avenue Redevelopment Area.

Unless specifically addressed in this redevelopment plan, the design standards shall be in compliance with NJMC regulations as set forth in N.J.A.C. 19:4-8. Existing NJMC regulations shall be consulted for any site requirements or other standards not specifically set forth herein.

1. Site Layout

a. Encourage land uses that serve to complement Teterboro Airport and support a mixed use development;

b. Ensure ample provision of pedestrian areas and internal circulation routes including a 'North-South Connector Drive,' which shall run parallel to the NJ Transit Pascack Valley Line, and 'Mixed-Use Access Drives,' which traverse the interior of the redevelopment area;

c. Promote high standards in site layout, design, and construction; and

d. Focus on architectural details, signage, landscaping, lighting, and other site amenities.

2. Lot Area

a. Minimum lot area: one (1) acre.

3. Redevelopment Alternatives

a. Alternative A: A maximum of 890,000 buildable square feet shall be permitted within the redevelopment area, with the following limitations:

i. Hotel – A maximum of 110,000 buildable square feet.

ii. Office – A maximum of 100,000 buildable square feet.

iii. Retail/Restaurant – A maximum of 425,000 buildable

square feet.

iv. Light industry, Warehouse and distribution facilities, Flex space – A maximum of 255,000 buildable square feet.

v. Cultural facilities, Day care facilities, Essential public services, Institutional uses, Passenger rail terminal, Personal services, Public utility uses, light, Research and development facilities, Taxi and limousine services, and Theaters – A maximum of 100,000 buildable square feet.

vi. Health centers, including wellness centers – A maximum of 200,000 buildable square feet.

vii. Training centers and Vocational centers – A maximum of 100,000 buildable square feet.

viii. Commercial recreation, indoor – A maximum of 50,000 buildable square feet.

ix. The maximum buildable area for both Office and Hotel uses may each be increased by up to an additional 25,000 buildable square feet, with any square footage added to those uses subtracted from the maximum buildable square footage allocated to the Retail/Restaurant use.

x. The floor area of parking garages and the area devoted to commuter parking shall not be included in the overall total buildable square footage; however, the floor area of commercial off-street parking garages shall be included in the overall total buildable square footage.

b. Alternative B: A maximum of 1,000,000 buildable square feet of the following permitted uses, with any accessory uses included in the square footage limitation:

i. Light industry;

ii. Warehouse and distribution facilities;

iii. Flex space;

iv. Retail/Restaurant (not to exceed 10,000 buildable square feet); and

v. Essential public services, Passenger rail terminal, Public utility uses, light, Research and development facilities, Taxi and limousine services, Training centers, and Vocational centers.

vi. The area devoted to commuter parking shall not be included in the overall total buildable square footage.

c. Development within the redevelopment area may be in accordance with one, but not both, of the above Alternatives A and B.

4. Bulk Regulations

a. Setbacks

i. Minimum front yard: 25 feet;

ii. Minimum side and rear yards: 10 feet;

iii. The yard adjacent to the NJ Transit Pascack Valley railroad right-of-way shall be considered a side yard;

iv. Staggered building setbacks are desirable;

b. Maximum lot coverage: 75 percent;

c. Minimum open space, per N.J.A.C. 19:4-8.8 *et seq*.: 20 percent, of which up to one quarter of the total open space area may be dedicated as land-banked parking areas and/or shared parking areas, as per NJMC land-banked parking and shared parking requirements at N.J.A.C. 19:4-8.2 *et seq*.; and

d. Minimum lowest floor elevations for structures within designated 100-year flood zones shall be established one foot above the applicable 100-year base flood elevations determined from the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps (FIRM).

5. Height Limitations

The maximum building height of all structures shall be as allowed by the FAA and as serviceable by local fire apparatus. In no event shall any building have greater than eight (8) stories.

6. Design Standards

a. Sustainable Design

Within the redevelopment area, an important goal of the NJMC is to encourage developers to incorporate sustainable design. Employing green building methods from the onset of the project provides environmental, economic, and social benefits. Benefits of building with sustainable methods include the reduction in energy cost and waste.

The Commission adopted on November 24, 2008, *Guidelines for Green Development and Redevelopment, Part 1 – Low Impact Development* which provides a reference of permissible low impact design techniques. Additionally, the NJMC continues to promote sustainable green building practices in the Meadowlands District in accordance with N.J.A.C. 19:4-6.6 *et seq*.

b. General Standards

i. Buildings with a linear dimension of more than 300 feet should have a façade plane whose horizontal dimension is broken into segments through the use of a vertical element. A physical and/or visual break should be provided minimally every 150 linear feet. Related architectural elements that preclude a continuous uninterrupted facade may be utilized to achieve a break in the linear dimension of the building walls in place of a physical offset.

ii. Retail buildings with expansive blank front façade walls are prohibited. Appropriate façade treatments should be imposed to ensure that such buildings are integrated with the rest of the redevelopment area.

iii. Cornices, awnings, canopies, flagpoles, signage and other ornamental features should be encouraged as a means to enhance the visual environment. Projection

features from buildings shall not be closer than 6 feet to the 'North-South Connector Drive' or the 'Mixed-Use Access Drives.' A minimum vertical clearance of 8.5 feet shall be provided.

iv. Mechanical and electrical equipment shall be screened from public view with architecturally integrated materials and vegetative material where appropriate.

v. The use of street furniture such as benches, tables, trash receptacles, etc., shall be encouraged throughout the development, provided the materials used are consistent with the overall concept of the building design.

7. Façade Treatment

a. Buildings shall be enhanced with elements that are scaled to the average person, including, but not limited to, the following: doorways, railings, and seating.

b. Design emphasis shall be placed on primary building entrances. They shall be vertical in character, particularly when there is a need to provide contrast with a long lineal building footprint, and details, such as columns and framing, shall be utilized to reinforce verticality.

c. Front street façade elevations of all parking decks shall include architectural treatments that complement the adjacent building facades.

8. Landscape /Open Space

a. Comprehensive Landscape Plan

Prior to the submission of a zoning certificate application for a proposed structure, a Comprehensive Landscape and Open Space Plan shall be submitted for the overall redevelopment area.

b. Landscape Features

A hierarchy of landscape features shall be established for the site. The main entrance road, the 'North-South Connector Drive' and the

'Mixed-Use Access Drive' shall include shade trees on at least one side of the roadway. Spacing between trees shall be a maximum of 75 feet unless another vertical element, such as a light fixture, is located between the trees, in which case a maximum of 90 feet shall be permitted, unless otherwise approved by the NJMC.

c. General Landscaping

i. Landscaping shall be part of a comprehensive integrated plan for the entire site, with various elements that comprise the site design.

ii. Landscaping may include plant materials such as trees, shrubs, ground cover, perennials, annuals and other materials such as rocks, water, sculpture, berms, art, walls, walks, fences and paving materials.

iii. Landscaping shall be provided within parking areas and around the perimeter of the site.

iv. Landscaping shall be provided to promote a desirable visual environment, to accentuate building design, define entranceways, screen loading areas, and to mitigate adverse visual impacts.

v. Plants and other landscaping materials shall be selected in terms of aesthetic and functional considerations. The selection of plants in terms of susceptibility to disease and insect damage, wind and ice damage, habitat (sun and shade tolerance), soil conditions, growth rate, longevity; root pattern, maintenance requirements, etc., shall be considered. Consideration shall be given to highlighting site entrances and unique areas with special landscaping treatment. Perennial flowerbed displays are encouraged.

vi. Shade trees shall be required along the roadway frontage as per N.J.A.C. 19:4-8.9(d)2, unless otherwise approved by the NJMC. In the event that FAA regulations prohibit the planting of trees in certain parking or other pavement areas, those spaces and pavement areas shall be omitted from the required tree count calculation. Written correspondence from the

FAA shall be provided and shall include a description of the specific area encumbered.

vii. Trees shall be planted so as not to interfere with utilities, roadways, sidewalks, street and site lights, or signage.

viii. Tree type may vary depending on the overall effect desired. Depending upon the length of the frontage, more than one variety of shade trees shall be provided to create biodiversity and reduce the problems associated with a monoculture planting. Trees of similar form, height, and character, along the roadway shall be used to promote uniformity and allow for a smooth visual transition between species.

ix. The overall total number of trees to be provided shall be based on a rate of one (1) tree per 3,000 sf of pavement area or one (1) tree per 10 parking spaces, whichever is greater. All trees planted site-wide, including along driveways and public roadways, shall be counted towards such requirement. In order to effectively provide for certain site features, and in consideration of certain design objectives (signage, lighting, etc.), the tree distribution, placement, spacing and density may vary throughout the site provided the overall number of trees required is met within the entire project, and so long as no area shall be at a density rate of less than 50% of the required number of trees (i.e., one tree per 6,000 sf of pavement area or one tree per 20 parking spaces). The required tree count based on parking spaces is for open on-grade parking, and there are no additional trees required for structured or covered parking. In the event that FAA regulations prohibit the planting of trees in certain parking or other pavement areas, those spaces and pavement areas shall be omitted from the required tree count calculation.

d. Conformance with Applicable Requirements

All landscaping shall be subject to FAA requirements. In case of conflicts between NJMC and FAA rules, FAA regulations shall govern.

e. Open Space

Open space opportunities shall be provided within the redevelopment area. These opportunities shall range from pedestrian plazas and walkways to landscaped areas and active and passive recreation areas. These areas shall be designed as safe, attractive, and naturally sustainable open space environments.

9. Lighting

a. The use of creative lighting schemes to highlight building façades and related areas of the site shall be encouraged. Exterior lighting generating glare and unnecessary night-glow impacts shall be prohibited.

b. When feasible, light poles shall be integrated into landscaped islands.

c. The maximum height of a light pole shall be in accordance with NJMC regulations and shall not exceed the height allowed by the FAA.

10. Circulation, Parking and Loading

A comprehensive traffic impact study shall be required in accordance with NJMC regulations. The developer shall be responsible for mitigating transportation impacts in accordance with NJMC regulations.

a. Design Principles for Redevelopment Area Access Drives

i. Drives shall serve as essential elements in the definition of the visual and spatial character of the redevelopment area and shall exhibit a high quality environment.

ii. Drives shall be designed to safely accommodate pedestrians, and vehicular traffic. Where appropriate, designated bicycle lanes shall be included.

iii. All sidewalks in the redevelopment area shall be a minimum of six feet wide.

b. Parking and Loading Requirements

i. The following shall be the minimum parking and loading requirements per use:

Permitted Use	Minimum Parking Requirement	Minimum Loading Requirement
Banquet and Catering	One space per four persons based on maximum occupancy as determined by the NJ UCC	One loading space; 12 feet by 30 feet
Data Center	One space per 1,000 sq. ft. of floor area	One loading space; 12 feet by 60 feet
Training Facility	One space per employee; and one space per student based on maximum occupancy as determined by the NJ UCC	One loading space; 12 feet by 30 feet
Vocational Center	One space per employee; and one space per student based on maximum occupancy as determined by the NJ UCC	One loading space; 12 feet by 30 feet

c. Retail Parking

Where practical, parking shall be provided on all traditional retail access drives, specifically those drives located adjacent to smaller retail buildings. All parking along retail access drives shall include curb extensions. Parking dimensions shall conform to NJMC regulations.

d. Shared Parking

Mixed-use development has been recognized to improve efficiency with respect to the utilization of parking spaces. Several of the land uses in this redevelopment plan may be able to share parking depending on their peak hours of operation. The efficiencies created through a blend of land uses tend to reduce automobile dependency below that which is precipitated by a single-use, stand-alone development. As a result, a shared parking study, in accordance with NJMC regulations, may be submitted for this redevelopment area.

Any land-banked parking areas created as per NJMC land-banked parking and shared parking requirements at N.J.A.C. 10:4-8.2 *et seq.*, shall be permitted to be converted to usable parking in accordance with the approved site plan when determined by the developer that such parking is needed, upon notice to the NJMC and without further study.

e. Shared Loading Areas

Shared loading areas shall be permitted for multiple uses not exceeding 10,000 square feet each, provided that each designated shared loading area shall serve uses that are adjacent to the loading area and shall not serve a total area greater than 30,000 square feet.

f. Parking Structures

i. Access to parking structures shall not occur through the primary frontage or façade of a building.

ii. Parking structures shall be enclosed by buildings containing active ground floor uses to the maximum extent practicable. Walls that are not enclosed with actively used buildings shall be architecturally treated to appear so. Consideration shall be given to allow for openings for natural ventilation and light as well as non-traditional exterior facade treatments.

iii. Top floors of uncovered parking structures shall be finished to visually screen parked cars, headlights, and other utilitarian elements from adjacent properties. The top or finished level of the parking deck, including any lighting, shall be subject to approval by the FAA.

g. Pedestrian Circulation

A pedestrian circulation plan shall be submitted detailing pedestrian routes throughout the redevelopment area. Pedestrian routes between uses shall be separated from vehicular and truck traffic where appropriate. Sidewalks shall use complementary materials and design elements. Where necessary, pedestrian protection devices, such as bollards or buffer vegetation shall be provided. Clear and identifiable pedestrian pathways to mass transit locations shall be provided.

h. Traffic Calming

Whenever feasible, appropriate traffic calming measures shall be implemented to assist in facilitating pedestrian and vehicular movement. Such measures shall include, but are not limited to, the following:

i. Provide crosswalks at all intersections connecting pedestrian routes, using materials that differentiate the pavement; and

ii. Use of speed tables and curb bump outs to calm traffic as necessary.

11. Drainage

Drainage plans, including a maintenance provision, shall be prepared in accordance with NJMC regulations. All drainage ways shall be properly maintained and planted, and designed in accordance with the *NJMC Green Guidelines for Development and Redevelopment*, where appropriate. Permanent standing water is prohibited.

12. Utilities

The developer is responsible for providing and obtaining all applicable permits and easements where necessary for the installation of all required utilities. To the extent practicable, utilities shall be located underground.

13. Signs

a. Prior to the submission of a zoning certificate application for a proposed structure, a Comprehensive Signage Plan complying with this section shall be submitted for the overall redevelopment area.

b. For the purpose of signage, all development within the redevelopment area shall be treated as multi-tenanted structures or multi-structure developments, and be controlled by such standards and comprehensive sign plan requirements governing such developments.

c. Except as otherwise set forth herein, signage requirements for the redevelopment area shall conform to the Highway

Commercial zone sign standards found in NJMC District Zoning Regulations under N.J.A.C. 19:4-8.14, Table 8-5, subject to FAA requirements.

d. Signage in the redevelopment area shall be aesthetically pleasing. A balance shall be struck between the need to call attention to the overall site and the individual businesses and the need for a positive image of the entire redevelopment area. Signs shall be oriented to pedestrians and motorists, as appropriate.

e. The comprehensive sign plan shall be consistent with the provisions of N.J.A.C. 19:4-8.14(i)(1) and (2). This plan recognizes that a diversity of tenants, including regional and national brand name retailers, is expected to populate the development at the site and that consistency among all signs therefore cannot be accomplished while meeting the identification requirements of such tenants.

f. Signs shall not physically conflict with architectural elements and details that define the design of the building. Wall signs for buildings, as well as projecting signs, may also be located above the storefront, within the frieze of the cornice, on covered transoms, or on the pier that frames display windows or generally on flat, unadorned surfaces of the façade or in areas clearly suitable as sign locations.

g. Freestanding signs are permitted upon the review and approval of the NJMC, provided the proposed freestanding signage advances the intent of the redevelopment plan to create a vibrant and successful development. Sign materials should be outlined within the comprehensive signage plan. Wall signs shall not be painted directly on the surface of masonry walls.

h. Advertising signage on bus shelters shall be prohibited.

i. The maximum allowable area shall be 300 square feet for any single freestanding sign and shall be 300 square feet for any single wall sign, roof sign or projecting sign. Size limitations shall not apply to roof signs that are not visible from the ground and the square footage of such signs shall not count towards the sign area permitted for a building.

j. The maximum permitted area of a wall sign or projecting sign mounted on the main façade of a building shall be five percent of the area of the building's main façade. The NJMC may permit a maximum area of up to 10 percent of the area of the building's main facade if, in the opinion of the NJMC, such additional area shall assist in developing a more integrated sign plan or is needed for architectural proportion. Individually tenanted spaces shall be considered separate buildings for the purposes of this section. Nothing in this plan or in the NJMC District Zoning Regulations shall require that signage for a specific tenant be limited to that tenant's building. For the purposes of these calculations, no building shall have more than one main façade, however, if a building has more than one finished façade, the maximum permitted area of a wall sign or projecting sign mounted on such additional façade(s) shall be five percent of the area of such façade(s). The NJMC may permit a maximum area of up to 10 percent of the area of such additional façade(s) if, in the opinion of the NJMC, such additional area shall assist in developing a more integrated sign plan or is needed for architectural proportion.

k. Identification and directional signs of up to fifteen (15) square feet shall be permitted at the rear of each building and shall not count towards the sign area permitted for the building.

l. Freestanding architectural features that serve to identify the project shall be submitted as part of the comprehensive sign package but shall not be classified as signs for the purposes of this section and the NJMC District Zoning Regulations.

m. Wall signs and projecting signs may not extend over the top of the parapet. The maximum height for roof signs visible from the ground, pole and ground signs shall be 30 feet.

n. The minimum setback for any sign shall be five (5) feet from the property line or twenty (20) feet from the curb line, whichever is greater.

14. Site Amenities

The following site amenities are permitted:

a. Kiosks to provide directional information;

b. Features such as decorative tree grates, planters, sculptures gazebos, pergolas, landscape elements, and other artistic displays (whether permanent or seasonal). These may be used to depict historical, cultural, and environmental resources in the area; and

c. Amenities such as bike racks, outdoor seating, and bus shelters.

15. Environmental Performance Standards

All uses shall comply with the Category A environmental performance standards at N.J.A.C. 19:4-7. All water quality standards contained in N.J.A.C. 19:4-7.9 *et seq.* shall apply.

16. Riparian Rights

Riparian grants shall be secured for any land subject to the State's riparian interest pursuant to NJMC zoning regulations.

D. Additional Application Requirements

1. All projects shall prepare a Project Impact Assessment (PIA) in accordance with N.J.A.C. 19:4-10.1 *et seq.* The PIA shall provide information to allow the NJMC to assess the probable effects of a proposed project.

   i. Any development proposed in phases shall assess the impacts for each individual phase and the project as a whole.

   ii. For a development proposal that requires an improvement to mitigate an impact identified in a PIA, the developer shall enter into an agreement with the NJMC prior to the issuance of a zoning certificate for the project.

2. All projects shall prepare a Traffic Impact Assessment (TIA) in accordance with N.J.A.C. 19:4-7.10 *et seq.* The TIA shall assess the traffic and circulation impacts of a proposed development and identify improvements required.

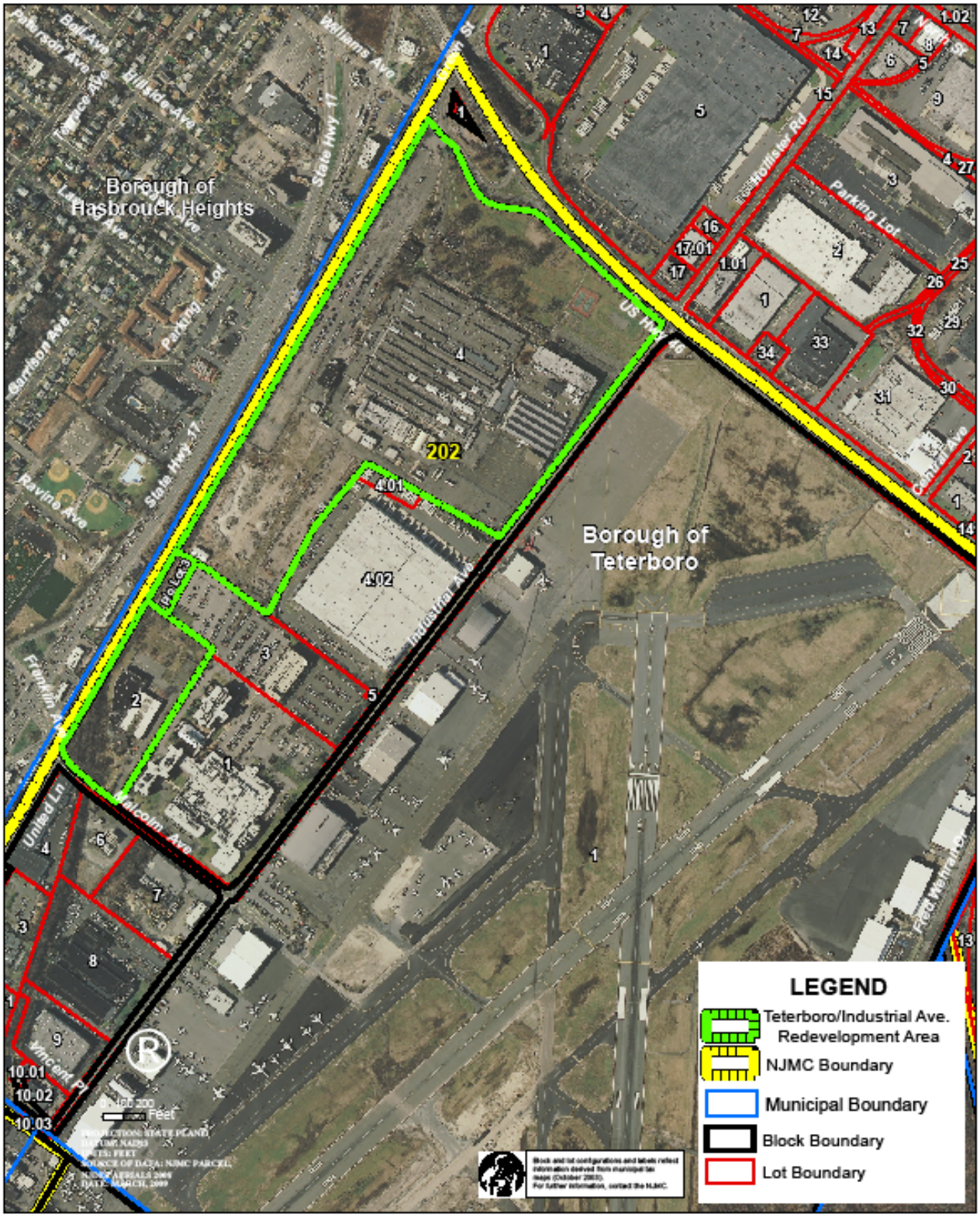
V. SELECTED REDEVELOPMENT PLAN

A. Implementation Strategy

This redevelopment plan shall be the regulatory instrument for the Teterboro/Industrial Avenue Redevelopment Area, along with the NJMC District Zoning Regulations, where applicable, and shall supersede all redevelopment plans and prior zoning for parcels of land contained within this redevelopment area.

No actions, other than the adoption of this plan and review of applications submitted by the private sector to implement this plan, are proposed or contemplated by the NJMC at this time.

TETERBORO/ INDUSTRIAL AVENUE REDEVELOPMENT AREA
Borough of Teterboro, Bergen County, New Jersey



Profile/History

Solar Landscape is a specialized electrical contractor providing complete solar project design, management, and construction services. The company was founded in 1985 as Bart's Solar Landscape, a family-owned and operated company and is now recognized nationally as a leader in solar energy solutions. In 2011, Solar Landscape narrowed its focus exclusively to commercial and industrial solar photovoltaic (PV) project construction and more recently into the municipal, university, school and hospital market. As it entered the commercial solar industry exclusively, the company worked with developers who would use Solar Landscape's know-how to construct large scale solar projects.

Over the years, Solar Landscape's construction expertise was used by virtually every developer/ solar-sales company in New Jersey. During that time, Solar Landscape's professionals learned industry best-practices and observed firsthand design, budgeting, equipment selection, scheduling, planning, and construction/interconnection of solar projects.

Today, Solar Landscape develops its own projects, controlling the entire process thus allowing for a smooth transition from development and design, to installation and interconnection. Thirty-four years in business demonstrates a long history of flawless project execution.

Solar Landscape's in-house electricians and installation professionals are among the most experienced in the country ensuring they deliver more efficient schedules resulting in a faster return on investment (ROI) for more than 150 solar installations. Fortune 500 companies; commercial and industrial business owners; schools; non-profits; state and federal entities partner with Solar Landscape to achieve cost savings and meet their renewable energy objectives. As a leading solar energy provider in the tri-state area, Solar Landscape has pioneered innovative installation of commercial and industrial solar PV systems across six states. The company's core values are reflected in every aspect of its work; safety and accountability— employee well-being, quality workmanship, customer centric focus and industry leadership.

Solar Landscape maintains their business owned development offices in Asbury Park, NJ. It also owns a 10,000 square foot facility in Neptune, NJ for the company's construction team. Solar Landscape was named one of *"New Jersey's Fifty Fastest Growing Companies"* by NJBIZ Magazine in 2015 and 2016. In 2018, Solar Landscape was once again recognized as a "Top Solar Contractor" in the nation by Solar Power World.

Company Overview

- **150+ solar energy projects successfully installed across six states**
- **More than 115 Megawatts of commercial rooftop solar installed**
- **30+ full-time installation professionals and certified electricians**
- **50 fastest Growing Companies in New Jersey by NJ Biz magazine**
- **Nationally recognized as "Top Solar Contractor" & "Top Solar EPC" by *Solar Power World* in 2017 & 2018**
- **Successful projects include; Fortune 100 companies, schools/universities, major retail chains, municipalities, public landfills, churches, industrial plants, storage/ refrigerated warehouses, office buildings & sporting complexes.**
- **Regionally Focused (NJ, NY, and CT)**
  -Most recent projects include 5.4 MW ground mount, New Windsor, NY
  - 2.7 MW rooftop installation, Sommerville, NJ
- **NABCEP certified in-house construction crews with decades of solar experience.**

Solar Landscape Executive Team

Shaun Keegan, *Partner, CEO*

Shaun has been a thought leader in the solar photovoltaic industry since earning his Juris Doctorate degree at Drexel Law School after studying economics and renewable energy at Colorado University. He began his career in solar energy at ACS Solar. Working closely with the company's CEO, Shaun managed the installation of more than 15MW in commercial solar projects.

Shaun joined Solar Landscape in 2010 to facilitate the company's transition from residential to commercial/ industrial and utility-scale solar projects. During that time, the company has installed more than 110 MW in solar PV projects and has once again been recognized (2018) by Solar Power World as one of the top solar construction companies in the country. As Solar Landscape's CEO, Shaun is responsible for the company's business management, new project development and legal compliance. He has built the foundation of Solar Landscape's culture on professional integrity
and personal responsibility.

Corey Gross, *Partner, Director of Construction*

As the son of Solar Landscape's founder, Corey became the company's working foreman by the time he was 18 years old. Following his studies at West Virginia University, he rejoined Solar Landscape to manage every aspect of the commercial solar design-build process. Corey has overseen more than 115MW of commercial solar project installations. He leads a skilled and experienced project management, electrician and construction team, focused solely on safe install execution and efficient solar PV project production. Corey provides installation consult to equipment vendors and has worked with every major manufacturer/brand in the industry. Corey is a lead by example, hands on manager, who has trained his construction team to exemplify the highest standards of excellence in their workmanship.

Suzanne Kucera, *Chief Financial Officer*

Suzanne has worked for more than 20 years as a strategic finance and operations leader with experience in diverse industries including clean energy, technology, infrastructure, finance and real estate. She has worked with companies in all stages of development including start-ups, privately-held growth companies and multinational public companies.

Prior to becoming a C-suite Executive, Suzanne was an experienced investment banker with nine years at Goldman Sachs followed by five at Allen & Company. Her career includes 8 years working in Europe as both banker and executive. Suzanne received her MBA from Harvard Business School and graduated summa cum laude with a BS in Accounting and Finance from the University of Illinois.

Mark F. Schottinger, *General Counsel*

Prior to joining Solar Landscape, Mark practiced law for five years at Kirkland & Ellis in Washington, DC, representing Fortune 500 companies (e.g., BASF, Volkswagen, and BP) in a variety of high-stakes matters. From February 2018 through April 2019, Mark handled complex transactions and litigation at a boutique intellectual property law firm in Nashville, TN. Mark is a graduate of University of Virginia School of Law (2012) and University of Virginia (2007) (B.A. in Economics). Mark grew up at the Jersey Shore with the founders of Solar Landscape and now serves as the company's General Counsel.

Kevin Dunshee, *National Sales Manager*

Kevin is a former educator who spent thirty years as an outside consultant working with New Jersey public schools and universities on finance and budgeting. Kevin comes from a family of educators and his connections with the K-12 and private school market has proven invaluable to the early success Solar Landscape has had with schools.

Today, Kevin is focused on community engagement at the local school level and within communities in which Solar Landscape is targeting community solar projects. Kevin's background makes Solar Landscape uniquely positioned to promote policies and practices that improve neighborhoods, engage community members to lessen human impacts on the environment, and create local jobs to strengthen local communities.

Solar Landscape Executive Team

Lucas Titolo, *Director of Engineering*

Before beginning with Solar Landscape, Lucas worked with Safari Energy, where he served as both a Project Engineer and as a Solar Feasibility & Design Engineer. As the firm's Director of Engineering, Lucas monitored construction drawing sets, provided technical support and conducts project site visits, drafts post-construction project commissioning procedures and aids in project commissioning. Lucas supervises process design and determines optimum sizing of the solar system, generates and generates detailed technical designs of photo voltaic systems. He also conducts site visits to record building measurements and solar trajectory.

Thomas Gantner, *Director of Asset Management*

After working as a Mechanical Engineer with the United States Army, Tom worked as a Solar Asset Manger with Nautilus Solar Energy and TerraForm Power. As the Director of Asset management with Solar Landscape Tom's main objective is to sustain and optimize the performance of the portfolio of assets (solar projects) over their entire life-cycle, focusing on risk management. His work includes the optimization of available resources across the asset stakeholders including contract management and optimization. They will have accountability for the operations and maintenance (O&M) and technical Asset Management (AM) of the portfolio.

Patrick McNamara, *Project Integrator*

Patrick McNamara has been in renewable technologies since 2011. He is a Michigan State University graduate whose work as a project manager for a net-zero energy retrofit at a multi-family housing complex in Connecticut brought him to the East Coast. Patrick was a Field Energy Consultant for Tesla before deciding to focus specifically on commercial and industrial scale solar project development. He is NABCEP Certified in Advanced PV Installation. At Solar Landscape he serves as Project integrator working on originating and developing projects and finding strategic partnerships for the company.

Kevin Potter, *Project Development Manager*

Kevin worked as a property manager with USA Real Estate Management Group in New York before entering the renewable energy business as project manager for a NJ based solar energy provider. Kevin oversaw planning and implementation for more than 150 solar installation projects in NJ, NY, and PA. With Solar Landscape Kevin in responsible for managing commercial solar project's project life cycle including timelines, execution coordination, performance monitoring, benchmarking, stakeholder communication, and close/reconciliation.

Dave Norman, *Project Manager - Asset Management:*

Dave is a certified electrician and has been working in renewable energy since he graduated from Rutgers University with a degree in Environmental and Business Economics in 2001. Dave has managed the installation of more than 200 PV projects and designed and constructed the first building integrated city rooftop PV systems for new construction in Hoboken, NJ. Throughout his career, he has designed, installed and managed most PV systems; including grid-tie, bi-polar grid-tie, off-grid battery with standby LPG generator, micro-inverters and DC optimizers. Dave has performed preventative maintenance and unscheduled maintenance for commercial PV systems and configured custom component and prebuilt data monitoring systems. Dave's professional license and certifications include: NJ Electrical License #34EI01829300, NABCEP #031409-104, OSHA 10hr #36-003590273, OSHA 40 Hazwoper ('04), BPI Building Analyst I ('05)

Solar Landscape Executive Team

Jesse Canaris, *Project Manager - Technical Design*

Jesse's extensive professional experience began in the armed forces where he served five years active duty from and three years inactive duty. Jesse was assigned to the Presidential Medical Treatment Unity where he served two Presidents and first families and was part of the capital's DECON special threat team. Upon completion of his military service Jesse studied Cellular Biology and Neuroscience at Rutgers University. Since January of 2011, Jess has been a solar professional responsible for solar PV design and installation for several of the nation's largest solar EPCs. Solar Landscape uses Jesse's experience for design, site assessment, system commissioning and project development and monitoring.

Matt McCarthy, *Construction Foreman*

After receiving his bachelor's degree from Rutgers University, Matt began his career as a solar professional with Pennsylvania Solar where he oversaw projects as large as three Megawatts. Matt began his career with Solar Landscape since 2010 and manages the on-site rooftop installation crews. He and his team have built the majority of the more than 100 megawatt projects Solar Landscape has installed.

Cormac McCarthy, *Construction Foreman*

Cormac began his Solar Landscape career in 2011 after being awarded at Art History degree from Rutgers University. He is NABCEP trained and OSHA 30 certified and serves as the lead electrician and supervisor on many of the company's large-scale solar PV installations. Cormac and the firm's partner Corey Gross have been the lead electricians on every project the company has installed.

Services

Solar Incentive & Pre-construction Consultancy

- Solar Energy Feasibility Studies
- Conceptual Design / Site Layout
- Project Funding Availability (Grants, Loans, Tax Credits)
- Battery Storage Design and Islanding Integration
- Assessment of Annual Energy Production Potential and Associated Energy & Cost Savings

Incentive planning

- Deal Structuring
- Preliminary System Design
- ROI Analysis

Self-Performing Electrical Contractor

- NJ Licensed electrical license #13385
- Service Upgrades
- Switchgear installations
- Low-voltage AC wiring applications.
- DC wiring
- Control wiring and metering
- Utility relay installations
- System performance testing
- LED lighting and retrofits

Procurement

- Modules / Inverters / Racking
- Only employing industry leading, cost-effective technologies
- Established purchasing power with most major manufacturers
- Transparent pricing model

Analysis

- Site Selection and Optimization
- Grid Connection Issues and Interconnection Assessment
- Structural Integrity of Mounting Structures
- Ground and Rooftop Design Engineering
- Quantitative Shading and Production Analysis

Engineering

- PV Design
- Structural Assessment
- SLD
- Load Calculation analysis
- Interconnection Application
- Construction:
  Signed, sealed, submitted to local DOB
- Post-Construction:
  As-builts, System Conditioning

Construction

- Pre-construction planning and site evaluation
- Permitting (building, electrical, and zoning)
- Site clearing and preparation (civil)
- Roofing recommendations and coordination
- Rack/pier installation
- DC electrical wiring and installation
- AC wiring
- Interconnection (low and medium/high voltage)

Solar Asset Management

Operations & Maintenance

- On-going maintenance services customizable to client's needs
- Preventative maintenance
- Warranty support
- Trouble-shooting
- Dedicated dispatch timeframe
- Production Reports

About Us

Solar Landscape is a specialized electrical contractor based in New Jersey. We employ an elite group of expert solar electricians focused exclusively on commercial and industrial solar installation. We form partnerships with our clients our business runs through a network of referrals and recommendations.

OVERVIEW

- ✓ Established in 1985
- ✓ Family-owned and operated
- ✓ Regionally focused (NJ, NY, & CT)
- ✓ In-house construction crews with decades of solar experience
- ✓ Fleet of 21 trucks/vans (company-owned assets)
- ✓ Headquartered in Asbury Park, NJ (company-owned asset)
- ✓ Construction yard and equipment storage in Neptune, NJ (company-owned asset)
- ✓ Safety and workmanship emphasized on every project

KEY HIGHLIGHTS

- ✓ 150+ solar energy projects successfully installed
- ✓ 35+ full-time installers and electricians
- ✓ Zero lost-time OSHA incident
- ✓ #1 Largest Rooftop in NY installed by Solar Landscape
- ✓ 100+ Megawatts of rooftop solar installed
- ✓ Successful projects include: Fortune 100 companies, schools/universities, major retail chains, municipalities, landfills, churches, industrial plants, storage warehouses, refrigerated warehouses, office buildings, sporting complexes, etc.

INSURANCE AND LICENSES

- ✓ New Jersey Licensed Electrical Contractor
- ✓ Better Business Bureau A+ rating
- ✓ NABCEP PV Installation Professional
- ✓ Liability insurance coverage up to $25,000,000
- ✓ Bondable up to $20M Aggregate / $40M Per Project

SUPPORTING ORGANIZATIONS

NABCEP CERTIFIED PV Installation Professional

NERCA NORTH/EAST ROOFING CONTRACTORS ASSOCIATION

50 FASTEST GROWING COMPANIES

OSHA

SEIA Solar Energy Industries Association®