



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: SRE Solar Origination 1, LLC
First Name: Stephanie Last Name: Sienkowski
Daytime Phone: 610-405-5580 Email: ssienkowski@srenergy.com
Applicant Mailing Address: 1515 Wilson Blvd, Suite 300, Arlington VA 22209
Municipality: Arlington County: Arlington Zip Code: 22209

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): SRE Solar Origination 1, LLC
First Name: Stephanie Last Name: Sienkowski
Daytime Phone: 610-405-5580 Email: ssienkowski@srenergy.com
Mailing Address: 1515 Wilson Blvd, Suite 300, Arlington VA 22209
Municipality: Arlington County: Arlington Zip Code: 22209

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): Summit Ridge Energy
First Name: Stephanie Last Name: Sienkowski
Daytime Phone: 610-405-5580 Email: ssienkowski@srenergy.com
Mailing Address: 1515 Wilson Blvd, Suite 300, Arlington VA 22209
Municipality: Arlington County: Arlington Zip Code: 22209

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



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

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

EPC Company Name (optional, complete if applicable): _____

First Name: _____ Last Name: _____

Daytime Phone: _____ Email: _____

Mailing Address: _____

Municipality: _____ County: _____ Zip Code: _____

IV. Property/Site Owner Information

Property Owner Company/Entity Name: Galetto Realty Co, LLC

First Name: Ethan Last Name: Byler

Daytime Phone: 609-805-6866 Email: ebyler@stankergaletto.com

Applicant Mailing Address: 317 W. Elmer Road, Vineland, NJ 08360

Municipality: Vineland County: Cumberland Zip Code: 08360

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

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

Subscriber Organization Company/Entity Name (optional, complete if applicable): _____

First Name: _____ Last Name: _____

Daytime Phone: _____ Email: _____

Mailing Address: _____

Municipality: _____ County: _____ Zip Code: _____

VI. Proposed Community Solar Facility Characteristics

Community Solar Facility Size (as denominated on the PV panels):

1.375 MW AC 2.028 MW DC

Community Solar Facility Location (Address): Off S Wade Blvd, Millville NJ 08332

Municipality: Millville County: Cumberland Zip Code: 08332

Name of Property (optional, complete if applicable): _____

Property Block and Lot Number(s): Lot 52, Block 1.01

Community Solar Site Coordinates: -75.013940 Longitude 39.380817 Latitude

Total Acreage of Property Block and Lots: 21.2 acres

Total Acreage of Community Solar Facility: 16.6 acres

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

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

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

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

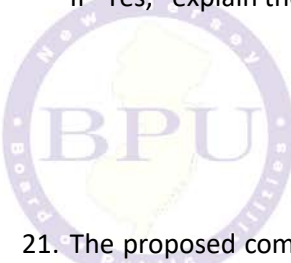
If "Yes," estimated number of trees required to be cut for construction: 1,700

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.

See supplemental info.

VIII. Permits

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



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

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

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

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

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

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

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

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

Permit Name & Description	Permitting Agency/Entity	Date Permit Applied for (if applicable) / Date Permit Received (if applicable)
Freshwater Wetland LOI	NJ DEP	Received on May 2, 2019
Development application and site plan approval	City of Millville	
Development Approval (or Waiver)	Cumberland County Planning Board	
Request for Authorization (“RFA”) to discharge stormwater during construction	NJ DEP	
Building Permit	City of Millville	
Electrical Permit	City of Millville	
NJPDES Stormwater Discharge Master General Permit	NJ DEP	
Soil Erosion and Sediment Control Permit	Cumberland Salem Conservation District	



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)*:
240
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: 3,078,504 Commercial: _____
Industrial: _____ Other: _____ (define "other": _____)
3. The proposed community solar project is an LMI project* ☒ Yes ☐ No
*An LMI project is defined pursuant to N.J.A.C. 14:8-9 as a community solar project in which a minimum 51 percent of project capacity is subscribed by LMI subscribers.
4. The proposed community solar project will allocate at least 51% of project capacity to residential customers ☒ Yes ☐ No
5. The proposed community solar project is being developed in partnership with an affordable housing provider: ☐ Yes ☒ No
If "Yes," attach a letter of support from the affordable housing provider.
6. An affordable housing provider is seeking to qualify as an LMI subscriber for the purposes of the community solar project ☐ Yes ☒ No
If "Yes," estimated or anticipated percentage of the project capacity for the affordable housing provider's subscription *(provide an estimate or range)*: _____

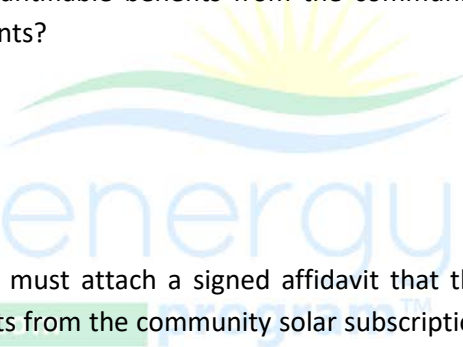
If "Yes," what specific, substantial, identifiable, and quantifiable long-term benefits from the community solar subscription are being passed through to their residents/tenants?



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

7. This project uses an anchor subscriber (*optional*) ☐ Yes ☒ No
If "Yes," name of the anchor subscriber (*optional*): _____
Estimated or anticipated percentage or range of the project capacity for the anchor subscriber's subscription: _____

8. Is there any expectation that the account holder of a master meter will subscribe to the community solar project on behalf of its tenants? ☐ Yes ☒ No
If "Yes," what specific, identifiable, sufficient, and quantifiable benefits from the community solar subscription are being passed through to the tenants?



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

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

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

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



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

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

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

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

If "Yes," the proposed savings represent:

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

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

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

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

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

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

Company/Entity Name: Summit Ridge Energy Contact Name: Stephanie Sienkowski
 Daytime Phone: 202-558-2340 Email: subscriptions@srenergy.com

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

X. Community Engagement

1. The proposed community solar project is being developed by or in collaboration* with the municipality in which the project is located ☒ Yes ☐ No If "Yes," explain how and attach a letter of support from the municipality in which the project is located.

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



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

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

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

3. The proposed community solar project was developed, at least in part, through a community consultative process* ☒ Yes ☐ No
If "Yes," please describe the consultative process.

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

XI. Project Cost

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

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

Net Installed Cost (in \$)	\$4,149,820
Net Installed Cost (in \$/Watt)	\$2.13
Initial Customer Acquisition Cost (in \$/Watt)	\$.10
Annual Customer Churn Rate (in %)	2%

Annual Operating Expenses (in c/kWh)	\$.051
LCOE (in c/kWh)	\$.12

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:

Federal Investment Tax Credit, NJ SRECs

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: 66
- If "Yes," estimated number of permanent jobs created in New Jersey: 11
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):

XIII. Special Authorizations and Exemptions

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

2. Does this project seek an exemption from the 10-subscriber minimum? ☐ Yes ☒ No
If "Yes," please demonstrate below (and attach supporting documents as relevant):
- That the project is sited on the property of a multi-family building.
 - That the project will provide specific, identifiable, and quantifiable benefits to the households residing in said multi-family building.

3. Specific sections throughout the Application Form are identified as optional only if: 1) the Applicant is a government entity (municipal, county, or state), and 2) the community solar developer will be selected by the Applicant via a RFP, RFQ, or other bidding process. Has the Applicant left those specific sections blank? ☐ Yes ☒ No
If "Yes," attach a letter describing the proposed bidding process. The Applicant must further commit to issuing said RFP, RFQ, or other bidding process within 90 days of the proposed project being approved by the Board for participation in the Community Solar Energy Pilot Program. The Applicant will be required to provide the information contained in those optional sections to the Board once it becomes known.
4. Has the proposed community solar project received, in part or in whole, a subsection (t) conditional certification from the Board prior to February 19, 2019? ☐ Yes ☒ No
If "Yes," the project may apply to participate in the Community Solar Energy Pilot Program if it commits to withdrawing the applicable subsection (t) conditional certification immediately if it is approved by the Board for participation in the Community Solar Energy Pilot Program. Attach a signed affidavit that the Applicant will immediately withdraw the applicable subsection (t)



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





Section C: Certifications

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

Applicant Certification

The undersigned warrants, certifies, and represents that:

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

Signature: Kerri Neary

Date: 9/4/19

Print Name: Kerri Neary

Title: SVP Development

Company: SRE Solar Origination, LLC

Signed and sworn to before me on this 4th day of September, 2019

Signature Brian Zalewski

Name Brian Zalewski

Name





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, Kerri Neany (name) am the SVP Development (title) of the Project Developer Summit Ridge Energy (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: Kerri Neany

Date: 9/14/19

Print Name: Kerri Neany

Title: SVP Development

Company: Summit Ridge Energy

Signed and sworn to before me on this 4th day of September, 2019

Brian Zalewski

Signature

BRIAN ZALEWSKI
Name





Project Owner Certification

The undersigned warrants, certifies, and represents that:

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

Signature: Kerri Neany Date: 9/4/19

Print Name: Kerri Neany

Title: SVP Development

Company: SRE Solar Origination 1, LLC

Signed and sworn to before me on this 4th day of September, 2019

[Signature]

Signature
BRIAN ZALEWSKI
Name





Property Owner Certification

The undersigned warrants, certifies, and represents that:

- 1) I, ETHAN J. BYLER (name) am the Co-owner (title) of the Property Wade Blvd South (name) and have been authorized to file this Applicant Certification on behalf of my organization; and
- 2) The information provided in this Application package pertaining to siting and location of the proposed community solar project has been personally examined, is true, accurate, complete, and correct to the best of the undersigned's knowledge, based on personal knowledge or on inquiry of individuals with such knowledge; and
- 3) My organization or I understand that certain information in this Application is subject to disclosure under the Open Public Records Act, N.J.S.A. 47-1A-1 et seq., and that sensitive and trade secret information that they wish to keep confidential should be submitted in accordance with the confidentiality procedures set forth in N.J.A.C. 14:1-12.3.; and
- 4) My organization acknowledges that **submission of false information may be grounds for denial of this Application, and if any of the foregoing statements are willfully false, they are subject to punishment to the full extent of the law, including the possibility of fine and imprisonment.**

Signature: Eth J. Byler Date: 8-28-2019
Print Name: ETHAN J. BYLER
Title: CO-OWNER Company: GALETTI REALTY CO. LP

Signed and sworn to before me on this 28th day of August, 2019

Theresa Marie Schindler
Signature

Name **THERESA MARIE SCHINDLER**
NOTARY PUBLIC OF NEW JERSEY
Comm. # 2412313
My Commission Expires 9/14/2021

Section D: Appendix

Appendix A: Product Offering Questionnaire

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

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

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

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

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

Percentage of subscriber's historical usage.

2. Community Solar Subscription Price: (check all that apply)
 - ☐ Fixed price per month
 - ☒ Variable price per month, variation based on: Utility's kWh price
 - ☐ The subscription price has an escalator of % every (interval)
3. Contract term (length): months, or years OR ☒ month-to-month
4. Fees
 - ☐ Sign-up fee:
 - ☐ Early Termination or Cancellation fees:
 - ☐ Other fee(s) and frequency: No Fees
5. Does the subscription guarantee or offer fixed savings or specific, quantifiable economic benefits to the subscriber? ☒ Yes ☐ No
If "Yes," the savings are guaranteed or fixed:



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

6. Special conditions or considerations:

Market rate residential subscriber savings will be fixed at a 10% discount off the utility's kWh rate. As utility rates increase over time, the discount will be fixed at 10%, but will result in higher \$ savings to customers.

Low to moderate income residential subscriber savings will be fixed at a 20% discount off the utility's kWh rate. As utility rates increase over time, the discount will be fixed at 20%, but will result in higher \$ savings to customers.



Appendix B: Required Attachments Checklist

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

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

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



Summit Ridge
ENERGY

Wade Boulevard Community Solar Supplemental Information

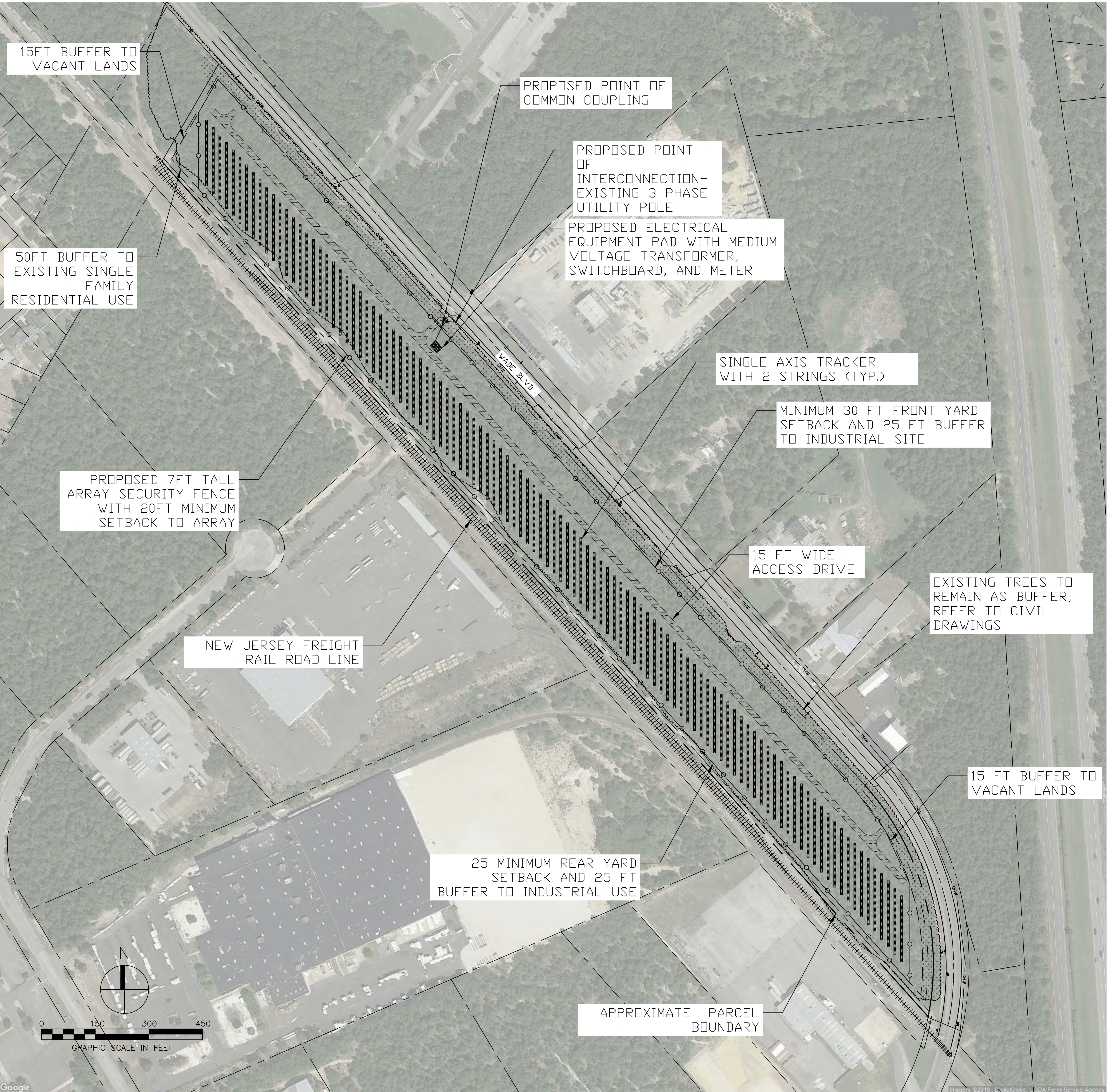
Off South Wade Blvd
Millville, NJ 08332
September 9, 2019



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Section 6 – Solar Facility Layout




SYSTEM SUMMARY		
MODULE POWER	345	WATTS
TOTAL QUANTITY OF MODULES	5880	MODULES
MODULES PER STRING	28	MODULES
TOTAL QUANTITY OF STRINGS	210	STRINGS
TOTAL INVERTER CAPACITY	1375	KWAC
TOTAL DC POWER RATING	2028	KWDC
GCR	34.3428	%
OCCUPIED ACRES	16.60	ACRES
PROPOSED TREE CLEARING	17.00	ACRES

- General Notes
- THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY, NOT FOR CONSTRUCTION.
 - SITE INFORMATION IS BASED OFF THE CONSTRAINTS MAP COMPLETED BY MARATHON CONSULTANTS. REFER TO CIVIL DRAWINGS FOR COMPLETE INFORMATION.
 - THIS PROJECT IS LOCATED IN THE GENERAL INDUSTRY ZONING DISTRICT.

B	UPDATED DETAILS	03-20-2019
A	CONCEPTUAL SITE PLAN	03-06-2019
No.	Revision/Issue	Date

Firm Name and Address



SUMMIT RIDGE ENERGY
1401 WILSON BLVD
ARLINGTON, VA 22209

Engineered By

M. GLASHEEN

Project Name and Address

GALETTO SOLAR

WADE BOULEVARD SOUTH
MILLVILLE, NJ 08332

Project

GALETTO SOLAR

Date

3/20/2019

Scale

1IN = 150FT

Sheet

C00

CONCEPTUAL SITE PLAN

CONCEPTUAL DESIGN
NOT FOR CONSTRUCTION

Section 7, Question 1 – Site Control

Please note that commercial terms have been redacted to protect confidential information with the landowner. Please reach out with any questions about information that may be redacted.

GROUND LEASE

This Ground Lease (the "Lease") is made and entered into as of November 13th 2018, (the "Effective Date"), by and between Galetto Realty Co LP (the "Landlord") and SRE Solar Origination 1 LLC, a Delaware limited liability company (the "Tenant").

WHEREAS, Landlord owns approximately 20 acres of real property located at Wade Boulevard South in Millville, NJ, as more particularly described in Exhibit A attached hereto (the "Property");

WHEREAS, Tenant wishes to conduct diligence with respect to developing, designing, installing, and operating a solar-powered electric generation facility on the portion of the Property described in Exhibit B attached hereto, such portion of the Property being referred to herein as the "Lease Area";

WHEREAS, Landlord is willing to lease the Lease Area to Tenant, and Tenant is willing to lease the Lease Area from Landlord for the development, construction, operation and maintenance of a solar-powered electric generation facility and associated uses necessary or ancillary thereto;

NOW THEREFORE, in consideration of the premises, the covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant agree as follows:

SECTION 1. DEFINITIONS.

Capitalized terms within this Lease shall have the meanings as set forth elsewhere in the Lease.

SECTION 2. LEASE.

Landlord hereby leases the Lease Area to Tenant and Tenant leases the Lease Area from Landlord for the Permitted Uses for the Term. After the Development Period, Tenant shall have quiet and peaceful possession of the Lease Area for the entire Term without hindrance, interruption, or interference by Landlord or any other person or entity claiming through or under Landlord.

SECTION 3. TERM.

(a) This Lease will consist of a Development Period, an Operations Period, and a Decommissioning Period (collectively referred to herein as the "Term").

(i) The Development Period will begin on the Effective Date and will terminate on the earliest of:

(A) Delivery by Tenant of notice of termination in accordance with Section 4(b);

(B) 550 days after the commencement of the Development Period, provided that Tenant shall have the right to extend such time for up to two (2) additional periods of six (6) months each, contingent upon Tenant providing evidence that it continues to pursue the development, financing and construction of a solar-powered electric generation project on the Lease Area, and such right to be exercised by Tenant by delivering notice to Landlord at least thirty (30) days prior to the commencement of such additional period; or

(C) the Operations Period Commencement Date.

(ii) Unless terminated pursuant to subsection (b) below, the Operations Period will commence at 12:01 a.m. on the day immediately following the last day of the Development Period and will end at 11:59 p.m. on the last day of the month in which the twenty-fifth (25th) anniversary of the Operations Period Commencement Date. Tenant shall have the right to extend the Operations Period for two (2) periods of five (5) years each. At least ninety (90) days prior to the beginning of an extension term, Tenant shall deliver notice to Landlord of Tenant's intent to exercise the extension option, and Tenant and Landlord, at Tenant's expense, shall prepare and record any amendments to the Notice of Lease and/or any other documents necessary to evidence and give effect to the extension.

(iii) The Decommissioning Period shall commence on the expiration of the Operations Period (including any extensions thereof), and shall continue until the completion of decommissioning activities, which shall not exceed 180 days.

(b) At any time during the Development Period, including any extensions thereof provided herein, Tenant may elect, in Tenant's sole discretion, to terminate this Lease upon seven (7) days' notice to Landlord. For the avoidance of doubt, upon any such termination, no further Rent payments shall become due.

SECTION 4. TENANT'S USE OF THE LEASE AREA.

Tenant may use the Lease Area for Permitted Uses, subject to limitations set forth below:

(a) During the Development Period, Tenant:

(i) may use the Lease Area for development work and tests including determining potential solar energy power production on the Property, including studies of sunlight concentration and other meteorological data, extracting soil samples, conducting wildlife and other environmental studies, and conducting transmission feasibility studies.

For the avoidance of doubt, during the Development Period, Tenant shall not have control over the Lease Area and must obtain Landlord's prior permission (which may not be unreasonably withheld) to enter the Lease Area and undertake the activities described above.

(b) During the Operations Period, Tenant may use the Lease Area for the generation of solar power consistent with all permits and approvals and all rules and regulations of the United States of America, the State of New Jersey and any local government. AS A CONDITION PRECEDENT TO THE COMMENCEMENT AND USE OF THE PROPERTY DURING THE OPERATIONS PERIOD, TENANT SHALL PROVIDE A PERFORMANCE GUARANTY, IN A FORM, AMOUNT AND WITH A COMPANY REASONABLY SATISFACTORY TO LANDLORD, TO GUARANTEE TENANT'S REMOVAL OF ALL FIXTURES, IMPROVEMENTS AND EQUIPMENT AND RESTORING THE PROPERTY TO ITS PRE-LEASE CONDITION DURING THE DECOMMISSIONING PERIOD.

(c) During the Decommissioning Period, Tenant shall cease commercial operation of the Facility, and shall (x) remove all structures, equipment, foundations, security barriers and transmission lines, and all underground foundations, supports, pilings, cables, conduits and other facilities from the Lease Area and dispose of all materials contained in the Facility in accordance with Applicable Law; and (y) otherwise return the Property to its condition as of the beginning of the Operations Period (ordinary wear and tear excluded) except that the Parties agree that Tenant will not be responsible for replacement of any trees or shrubbery and, further, in the event a roadway or other ingress/egress is constructed, the Tenant is not responsible for removing any constructed access way. This Section 4(c) shall survive any termination of this Agreement.

SECTION 5. CONSTRUCTION OF THE FACILITY.

(a) Tenant may construct the Facility as Tenant, in its sole discretion, may determine, provided, however, that such construction shall comply with Applicable Law. Landlord consents to Tenant's location of the Facility or related facilities or equipment at any location in the Lease Area, including at or near property boundary lines, provided that such location does not interfere with Landlord's use of the area reserved for the rail spur as indicated on Exhibit "B" as determined by Landlord in its reasonable discretion.

(b) Tenant shall give Landlord regular updates on the progress of installing the Facility.

(c) Tenant may remove such trees and other vegetation or obstructions, as necessary on the Property to obtain solar access to the Facility, subject to any and all federal, state and local governmental regulations, permits and approvals.

SECTION 6. TENANT'S RESPONSIBILITY FOR PROPERTY MAINTENANCE.

(a) At all times, Tenant shall keep the Property in good order and repair, free from all trash and debris, grass mowed, and weeds controlled and maintained in accordance with all applicable property maintenance regulations of any governmental authority having jurisdiction thereof.

SECTION 7. LANDLORD ACTIVITIES.

Except for the construction and operation of a railroad spur in the location more particularly depicted in Exhibit "B", which construction and operation the rail spur shall be determined in Landlord's sole discretion, Landlord agrees as follows.

(a) Landlord shall not be required to furnish any services or facilities or to make any repairs or alterations to the Property. Landlord shall have no responsibility to secure the Lease Area nor shall Landlord have any liability for any damage or destruction to any of Tenant's property arising from any cause whatsoever.

(b) Landlord shall not engage in activities at the Property that will materially impact the topography or soil conditions on the Lease Area or construct any structures or improvements on the Lease Area or Easement Parcels.

(c) Landlord shall not construct or install, or knowingly permit to be constructed or installed, on any adjacent property owned or leased by Landlord any alterations, modifications or improvements to such property which would interfere with or block the access of the Facility to sunlight.

(d) During the Operations Period and the Decommissioning Period, Landlord shall not enter the Lease Area without Tenant's consent, such consent not to be unreasonably withheld.

(e) During the Development Period, Landlord shall not solicit offers to lease the Property to a third party for the purposes of developing or constructing a solar-powered electric generation facility on the Property, directly or indirectly.

SECTION 8. RENT PAYMENTS.

"Rent" shall consist of "Base Rent" and "Additional Rent". In consideration for the lease of the Lease Area, Tenant agrees to pay Rent to the Landlord as follows:

(a) Development Period Base Rent. During the Development Period, Tenant shall pay to Landlord the sum of US [REDACTED] per annum, payable on the first day of the applicable quarter in the amount of US [REDACTED] per quarter. The first full quarter's Rent and rent for any partial quarter during the Development Period, if applicable, shall be paid within ten (10) days of the Effective Date. The obligation to pay the Development Period Base Rent shall continue until either the Lease is terminated pursuant to section 3(a)(i)(A) or the commencement of the Operations Period as set forth in section 3(a)(ii).

(b) Operations Period Base Rent. During the Operations Period, including any extensions thereof, Tenant shall pay to Landlord Base Rent in the total amount of [REDACTED] payable in the installments set forth on Exhibit "C".

(c) Decommissioning Period. During the Decommissioning Period, Tenant shall be obligated to pay Landlord Base Rent in the amounts specified in 8(a), other than any amounts due but not paid prior to the commencement of the Decommissioning Period.

(d) Additional Rent. In addition to Base Rent, Tenant shall pay as Additional Rent:

(i) Real Estate Taxes pursuant to Section 9.

(ii) Landlord's costs of maintaining comprehensive general liability insurance for Landlord's protection.

(iii) Late Charges as set forth in Section 8(f)

(iv) Interest as set forth in Section 9(d)

(v) Any amounts expended by Landlord to remove any lien on the Property created by any act or omission of Tenant.

(vi) Any amounts paid, or costs incurred by Landlord to perform any obligation of Tenant as set forth herein.

(vii) Any other amounts to be paid by Tenant to Landlord, or on Landlord's behalf as set forth elsewhere in this Lease.

Additional Rent shall be paid by Tenant to Landlord within 10 business days of Tenant's receipt of Landlord's invoice.

(e) Payment Method. Rent may be paid by check or wire transfer of immediately available funds. Upon request by Tenant, Landlord shall provide Tenant with account information to which wire transfers may be made. Tenant shall pay to Landlord the Rent in four (4) equal quarterly installments during each lease year on the first day of each succeeding quarter until the expiration of the Term, unless sooner terminated. The Rent shall be payable and shall be paid to Landlord without notice or demand. Tenant, at its option, shall have the right to prepay any portion of the Rent. Notwithstanding anything in this Agreement to the contrary, Tenant shall have no obligation to make any payment to Lessor otherwise required under this Agreement until Landlord has returned to Tenant a completed Internal Revenue Service Form W-9. In the event that Landlord assigns, transfers, or sells its interest in the Property, Landlord will provide notice to Tenant and include with such notice a copy of the transfer instrument.

(f) Late Fee. Tenant shall pay Landlord a Late Fee equal to 5% of the amount due Landlord for any item or Rent (Base Rent and Additional Rent) if paid later than 10 days after the due date.

SECTION 9. TAXES.

(a) All taxes assessed or imposed at any time by any governmental authority against the Property for the Term and any extensions thereof shall be paid by the Tenant.

(b) Additionally, tenant shall be responsible for

(i) all personal property taxes that are assessed against the Facility; and

(ii) if the Lease Area is assessed as a separate tax parcel, all real estate taxes assessed against the Lease Area, and if the Lease Area is not assessed as a separate tax parcel, all real estate taxes based on the proportional assessed value assigned to the Lease Area.

(c) Tenant shall be responsible for any roll-back real estate property taxes imposed by the applicable taxing authorities due to the Property no longer meeting the definition of "agricultural land" or "horticultural land" due to the Property's use as contemplated by this Lease. Landlord and Tenant shall reasonably cooperate to appropriately minimize any such taxes.

(d) Tenant shall pay all taxes to Landlord, within 10 business days after Tenant's receipt of the applicable invoice from Landlord. Landlord will submit copies of tax bills or notices of assessments, appraisals or statements applicable to the Facility to Tenant promptly upon receipt thereof and, to the extent Landlord pays the same directly to the taxing authorities, Landlord will promptly provide evidence of such payment to Tenant.

(e) Each Party may contest in good faith any tax assessments or payments, provided that all payments are made when due and such contest (or appeal, as the case may be) complies with applicable law.

(f) If Tenant fails to reimburse Landlord for taxes for which Tenant is responsible hereunder, Landlord may pay the same and in such event shall be entitled to recover such amount from Tenant together with interest thereon at a rate equal to the lesser of (i) one and one-half percent (1½ %) per month (eighteen percent (18%) per annum) or (ii) the highest rate allowed under Applicable Law.

(g) If Landlord fails to pay any taxes, judgments or liens that become a lien upon Tenant's interest in the Lease Area or improvements thereon for which Landlord is responsible hereunder, or fails to pay any obligations secured by a lien or encumbrance on the Property, Tenant may pay such amounts and in such event shall be entitled to recover such paid amount from Landlord, together with interest thereon at rate equal to the lesser of (i) one and one-half percent (1½ %) per month (eighteen percent (18%) per annum) or (ii) the highest rate allowed under Applicable Law.

SECTION 10. TITLE; PROPERTY CONDITION; AND LIENS.

(a) Landlord represents and warrants as of the date hereof that the Landlord has good and marketable title to the Property subject to no liens, easements, options or other encumbrances other than the Existing Encumbrances specified in Exhibit D attached hereto.

(b) Landlord further represents and warrants that to its knowledge there is no hazardous or toxic substance, material, or waste that is or becomes regulated by any federal, state or local governmental authority on, under, or about the Property.

(c) After the Effective Date, in addition to Existing Encumbrances, and any refinancing of such Existing Encumbrances, Landlord may grant a mortgage on all or part of its interest in the Property provided that Landlord's Lender agrees to execute a Non-Disturbance Agreement in generally accepted form in favor of Tenant. Should Tenant fail to subordinate the lease to the lender's mortgage interest and attorn to the mortgage lender, then Landlord may grant the mortgage without any such Non-disturbance Agreement.

(d) At Tenant's request, Landlord shall use good faith efforts to obtain from holders of Permitted Encumbrances such subordinations or non-disturbance agreements as Tenant may reasonably request to protect and secure Tenant's interest in the Lease Area.

(e) All equipment and structures included within the Facility shall, to the maximum extent permitted by law, be personal property and not real property or fixtures to real property, and title to the Facility shall be in Tenant or its mortgagees and assigns.

(f) Landlord shall have no right or interest in any of the electric energy produced by the Facility or in any Environmental Attributes, Tax Attributes, or other rights or incentives associated with the production of electric energy by the Facility except in the case of Tenant Default.

SECTION 11. PERMIT APPLICATIONS AND FILINGS.

Tenant, at its sole cost and expenses may, with Landlord's prior review and approval (which approval will not be unreasonably withheld) file with such federal, state and local authorities as Tenant deems appropriate (i) one or more applications to obtain any zoning relief regarding the Property or portions thereof as may be necessary and/or desirable to develop, construct and operate the Facility on the Lease Area; and (ii) one or more applications to obtain construction, use other governmental approvals or permits deemed necessary or desirable by Tenant or occupancy permits for the Facility or any portion thereof. Landlord shall reasonably cooperate with Tenant in making these applications, but Landlord is not obligated to incur any expense in connection with such efforts. Tenant shall provide Landlord with copies of all applications made and permits obtained in the approval process of the Facility. Landlord, hereby agrees to join, consent and sign necessary applications prepared by Tenant and authorizes Tenant, its successors and/or assignees to act as its agent and on its behalf in applying for any required permits.

SECTION 12. INSURANCE AND INDEMNITY.

(a) Landlord and Tenant shall each maintain appropriate insurance for their respective interests in, and activities on, the Property and the Facility through the Decommissioning Date of the project. Tenant's liability insurance required herein shall include provisions or endorsements naming or including by way of blanket endorsement Landlord as an additional insured and shall be primary and non-contributory as to such additional insured.

(b) Tenant will maintain from and after the Effective Date, at its sole cost and expense, the following insurance, in the amounts and form specified:

(i) Commercial General Liability insurance (including broad form property damage and contractual liabilities or reasonable equivalent thereto) covering in the case of the Tenant its use of the Lease Area and the improvements and in the case of the Landlord any of its activities on or around the Lease Area and the Improvements against claims for bodily injury or death, property damage and products liability (including completed operations coverage). Such insurance is to be written on an occurrence basis (not a claims made basis) and to be in amounts of not less than \$1,000,000.00 per occurrence and \$2,000,000.00 in the aggregate for each policy year.

(ii) Umbrella Liability insurance coverage on a "following form" basis with limits of not less than \$2,000,000 per occurrence and in the aggregate;

(c) TO THE FULLEST EXTENT PERMITTED BY LAW, EACH PARTY (THE "INDEMNIFYING PARTY") SHALL INDEMNIFY, DEFEND AND HOLD THE OTHER PARTY, ITS SHAREHOLDERS, PARTNERS, MEMBERS, DIRECTORS, OFFICERS, EMPLOYEES, AGENTS AND CONTRACTORS (THE "INDEMNIFIED PERSONS"), HARMLESS FROM AND AGAINST ALL LOSSES INCURRED BY THE INDEMNIFIED PERSONS TO THE EXTENT ARISING FROM, OR OUT OF, ANY CLAIM FOR, OR ARISING OUT OF, ANY INJURY TO OR DEATH OF ANY PERSON OR LOSS OR DAMAGE TO PROPERTY TO THE EXTENT ARISING OUT OF THE INDEMNIFYING PARTY'S, ITS EMPLOYEES' AND AGENTS' NEGLIGENCE, WILLFUL MISCONDUCT, OR UNLAWFUL CONDUCT.

SECTION 13. MAINTENANCE AND UTILITIES

Tenant shall be responsible for Facility and infrastructure maintenance, operation, land maintenance within the Lease Area, and any portion thereof, including access road maintenance, snow removal, and all other operation and maintenance activities related to the Facility. Tenant shall be responsible for all utilities and services related to the Facility for the Term.

SECTION 14. CONDEMNATION.

(a) If, during the Term, any competent authority for any public or quasi-public purpose ("Condemnor") seeks to take or condemn all or any portion of the Lease Area, Landlord and Tenant shall use all reasonable and diligent efforts, each at its own expense, to contest such taking.

(b) If, at any time during the Term, any Condemnor shall condemn all or substantially all of the Lease Area or the Facility, so that the purposes of this Lease are frustrated, then the interests and obligations of Tenant under this Lease in or affecting the Lease Area shall cease and terminate upon the earlier of (i) the date that the Condemnor takes physical possession of the Lease Area or the Facility, (ii) the date that Tenant is, in its sole judgment, no longer able or permitted to operate the Facility on the Lease Area in a commercially viable manner, or (iii) the date title vests in the Condemnor.

(c) The parties will each be entitled to pursue their own separate awards in the condemnation proceeds, which for Tenant will include, where applicable, the value of its Communication Facility, moving expenses, prepaid Rent, and business dislocation expenses. Tenant will be entitled to reimbursement for any prepaid Rent on a pro rata basis.

SECTION 15. ASSIGNMENT.

(a) Tenant will have the right to assign, sell or transfer its interest under this Agreement without the approval or consent of Landlord, to Tenant's parent or member company or any affiliate or subsidiary of, or partner in, Tenant or its parent or member company. Tenant may not otherwise assign this Agreement without Landlord's consent, Landlord's consent not to be unreasonably withheld, conditioned or delayed. Any assignment permitted hereunder shall not release the assignor from any obligations under this Lease including any obligations that have accrued prior to the date of assignment and those accruing after the date of the assignment. Any assignment permitted hereunder or to which Landlord may consent in the future shall be conditioned upon such assignee assuming all of Tenant's obligations under the Lease, including any obligations that have accrued prior to the date of assignment and those accruing after the date of the assignment.

(b) Upon any assignment pursuant to this Section 15, Tenant shall provide to Landlord current information regarding the address of the Tenant and all Financing Parties and the term "Tenant" in this Lease shall refer to the entity that was assigned the rights and obligations of Tenant hereunder.

(c) If Landlord, at any time during the Term of this Lease, decides to sell, subdivide or rezone all or any part of the Property, to a purchaser other than Tenant, Landlord shall promptly notify Tenant in writing, and such sale, subdivision or rezoning shall be subject to this Agreement and Tenant's rights hereunder. Landlord agrees not to sell, lease or use any areas of the Property or surrounding property for the installation, operation or maintenance of other solar-powered electric generation facility. Landlord shall not be prohibited from the selling, leasing or use of any of the Property for non-solar-powered electric generation facility use if it does not interfere with Tenant's rights under this Lease.

SECTION 16. FINANCING.

(a) Tenant shall have the right to encumber its leasehold interest in the Lease Area and in the Facility by security agreement or similar instrument in favor of any person providing financing in respect of the Facility (each, a "Financing Party").

(b) In the event of a foreclosure or seizure of Tenant's rights with respect to the Lease Area by a Financing Party, Landlord agrees to permit such Financing Party or its transferee to exercise any and all rights of Tenant hereunder without Tenant consent, so long as such Financing Party or its transferee shall cure all of Tenant's default under this Lease and tender performance of Tenant's obligations under this Lease from and after the date of any such foreclosure or exercise of rights.

(c) Landlord shall promptly after a written request by Tenant, execute and deliver to Tenant (or to such party as Tenant shall designate), a written statement certifying as to whether (x) this Lease is in full force and effect, (y) the dates through which amounts due to Landlord have been paid, and (z) there are any known defaults or ongoing disputes between Landlord and Tenant.

SECTION 17. RECORDATION, CONFIDENTIALITY.

(a) The Parties agree that this Lease shall not be recorded, but the Parties shall execute and record a Memorandum of Lease or similar instrument ("Memorandum of Lease"), attached hereto in Exhibit E, to evidence the grant of leasehold under this Lease. Recordation of the Notice of Lease shall be at Tenant's expense and Tenant shall cause the discharge of any recorded Memorandum at lease termination or expiration. Upon failing to do so, Tenant shall be liable for all costs incurred by Landlord, including and costs of suit and attorney's fees, in obtaining a removal of the recorded document from the land title records.

(b) Except as provided in the preceding Section 17(a), the Parties agree to maintain as confidential, the commercial terms and conditions of this Lease.

SECTION 18. DEFAULT AND REMEDIES.

(a) Tenant Default. The following shall constitute a default by Tenant of the terms and conditions of this Lease:

(i) Tenant fails to make any payment of Rent (Base or Additional), late charges, or other amounts provided for in this Lease for a period of more than ten (10) days of the due date;

(ii) Tenant fails to observe or perform any other promise or obligation of this Lease or Landlord's rules and regulations within for a period of more than thirty (30) days after Landlord has delivered to Tenant written notice thereof, provided that if, however, such failure cannot be cured within such thirty (30) day period and Tenant commences to cure such failure within such period and thereafter diligently pursues such cure to completion, Tenant shall be afforded such reasonable period of time necessary to complete the cure;

(iii) After at least thirty (30) days written notice from Landlord, Tenant fails to cure any potentially hazardous condition that Tenant has created;

(iv) Tenant abandons the Premises;

(v) A receiver is appointed to take possession of Tenant's assets (except a receiver appointed at Landlord's request as herein provided), Tenant makes a general assignment for the benefit of creditors, the Tenant becomes insolvent, or the Tenant takes or suffers any action under the Bankruptcy Act; or

(b) Landlord's Remedies for Tenant Default. Upon the occurrence of any such event of default, Landlord shall have the option to pursue any one or more of the following remedies (as well as any other remedies available at law or in equity), to the extent permitted by law, without any notice or demand whatsoever:

(i) Declare immediately due and payable all accrued amounts as well as accelerate and declare immediately due and payable the entire amount of all rent and additional rent and other charges then remaining to be paid under this Lease for the balance of the lease term, without any mitigation by Landlord which duty is hereby expressly waived, and sue to recover such amounts which right to recovery shall survive and termination of the Lease

(ii) To recover possession of the Premises (together with such expenses as Landlord may incur in recovering possession of the Premises, including but not limited to court costs, litigation expenses, and attorneys' fees);

(iii) Enter upon and take possession of the Premises without terminating this Lease, and without relieving Tenant of its obligation to pay the rent and other payments required of Tenant under this Lease, and at Tenant's expense: expel or remove Tenant and any other person who may be occupying the Premises or any part thereof and any personal property or trade fixtures located therein, and change or alter the locks and other security devices, and relet the Premises in the name of Landlord or Tenant, at any rental and for any term readily obtainable, and receive the rent therefore. In such event, Tenant shall pay to Landlord on demand the expenses of such reletting (including but not limited to all real estate commissions and all expenses involved in readying the Premises for occupancy by the next Tenant), and any deficiency which may arise by reason of such reletting for the remainder of the term of this Lease;

(iv) Disconnect, discontinue, and/or cause to be disconnected electric and/or other utility service or services to the Premises;

(vi) Declare this Lease and Tenant's right of occupancy terminated, in which case Tenant shall peaceably surrender the Premises to Landlord;

(vii) At the cost and expense of Tenant, and for and on behalf of Tenant, perform such work or take such action as Tenant has failed to perform or take, in which event Tenant shall reimburse Landlord on demand for all costs and expenses incurred by Landlord in taking such action, plus an administrative surcharge of fifteen percent (15%).

(viii) Maintain any action for damages as permitted by law.

(ix) Landlord's right to recover rent and damages including revenue produced by the facility to satisfy the rent and damages, shall survive any termination of the Lease.

(x) Pursuit of any of the remedies provided in this Lease by Landlord shall not preclude pursuit of any of the other remedies provided in this Lease or by law. Pursuit of any remedy provided in this Lease or by law shall not constitute a forfeiture or waiver of any damages accruing by reason of the violation of any of the terms, provisions and covenants contained in this Lease. Nor shall pursuit of any remedies provided in this Lease by Landlord constitute a waiver or forfeiture of any rent due to Landlord under this Lease.

(xi) No waiver by Landlord of any default or violation or breach of any of the terms, provisions or covenants contained in this Lease shall be deemed or construed to constitute a waiver of any other violation or breach of any of the terms, provisions and covenants of the Lease. Forbearance by Landlord to enforce one or more of the remedies provided in this Lease or by law upon an event of default shall not be deemed or construed to constitute a waiver of such default. Landlord's acceptance of rent following an event of default under this Lease shall not be construed as Landlord's waiver of the default.

(xii) No act or thing done by Landlord or its agent during the term of this Lease shall be deemed an acceptance of a surrender of the Premises and no agreement to accept a surrender of the Premises shall be valid unless the same is in writing and subscribed by Landlord.

(c) Tenant's Remedies on Landlord Default. If Landlord shall fail to perform any of its obligations hereunder, Tenant may cure such default and, if Landlord fails to reimburse Tenant the amounts paid by Tenant to effectuate such cure within ten (10) days after demand, Tenant may offset against any amounts owing to Landlord hereunder any amounts paid by Tenant to cure such non-performance by Landlord together with interest thereon at the rate of six percent (6%) per annum. In addition, in the event of a Landlord default, Tenant may exercise any other remedies available under this Lease or Applicable Law, or in equity, including without limitation the right to seek specific performance, injunction or declaratory judgment, without any obligation to post any security.

(d) Notwithstanding anything to the contrary herein, neither party shall be liable to the other for incidental, consequential, special, punitive or indirect damages, including but not limited to loss of use or loss of profit or revenue.

SECTION 19. DECOMMISSIONING.

Upon expiration of the Operations Term or any earlier termination of this Lease following a Default hereunder by Tenant, Tenant shall Decommission the Facility within the Decommissioning Period. The provisions of this Section 19 shall survive any termination of this Agreement.

SECTION 20. FORCE MAJEURE.

If performance of this Lease or of any obligation hereunder is prevented or substantially restricted or interfered with by reason of an event of "Force Majeure" (defined below), the affected party, upon giving notice to the other party, shall be excused from such performance to the extent of and for the duration of such prevention, restriction or interference. "Force Majeure" means: (i) Acts of God or acts of Providence including hurricanes, tornados, floods, washouts, lightning, earthquakes, storm warnings and any other adverse weather conditions which directly result in a party's inability to perform its obligations, (ii) acts of government or any agency, subdivision or instrumentality thereof having, claiming, or asserting authority or jurisdiction over the subject matter, when any such act of government directly results in a party's inability to perform its obligations, (iii) acts of civil disorder including acts of sabotage, acts of war, lockouts, insurrection, riot, mass protests or demonstrations, threats of any of the foregoing, and police action in connection with or in reaction to any such acts of civil disorder, when any such acts of civil disorder directly results in a party's inability to perform its obligations, and (iv) failures resulting from fires, washouts, mechanical breakdowns of or necessities for making repairs or alterations to transformers, power lines, switching equipment, inverters, machinery, cables, meters or any of the equipment therein or thereon, when any such failure directly results in a Party's inability to perform its obligations.

SECTION 21. NOTICES.

Notices under this Lease shall be sent to the addresses set forth below:

LANDLORD: Galetto Realty Co LP
317 W Elmer Rd
Vineland, NJ 08360

TENANT: SRE Solar Origination 1, LLC
Attn: Legal Department
1401 Wilson Blvd, Suite 800
Arlington, VA 22209
Email: legal@srenergy.com

Notices shall be deemed received if sent by certified mail (return receipt requested), courier or nationally recognized overnight delivery service to last known address of the intended recipient. Notices may also be sent by email for which the sending Party receives a confirmation that the email message has been completely transmitted without error (of which auto-replies are insufficient). Email messages received on any day that is not a business day, or after 5:00 p.m. local time on a business day, shall be deemed to have been delivered on the next business day. A Party may change its address for delivery of notices hereunder by notice given in accordance with this Section. Failure of the Tenant to notify the Landlord of an address change for it or any Financing Party shall excuse the Landlord from complying with any notice obligation herein to such changed addresses, provided however that the Landlord will in no event be excused from providing notices required herein to all addresses that Landlord has notice of. Notices will be deemed given upon receipt or upon the failure to accept delivery.

In the event of a change in ownership, transfer or sale of the Property, within ten (10) days of such transfer, Landlord will send the documents listed below to Tenant. In the event Tenant does not receive such appropriate documents, Tenant shall not be responsible for any failure to pay the current landlord.

- (a) Old deed to Property
- (b) New deed to Property
- (c) Bill of Sale or Transfer
- (d) New W-9
- (e) New Payment Direction Form
- (f) Full contact information for new Landlord including all phone numbers

SECTION 22. NO PARTNERSHIP.

Landlord does not, in any way or for any purpose, become a partner of Tenant in the conduct of its business, or otherwise, or joint venturer or a member of a joint enterprise with Tenant by reason of this Lease. Tenant shall bear sole responsibility for payment of any commissions or broker's fees to Tenant's agents, brokers or investors.

SECTION 23. MISCELLANEOUS PROVISIONS.

(a) Governing Law. This Lease shall be governed by and construed in accordance with the laws of the State of New Jersey and bylaws of the town in which the Leased Area is located.

(b) Rules of Interpretation. Section headings are for convenience only and shall not affect the interpretation of this Agreement. References to sections are, unless the context otherwise requires, references to sections of this Agreement. The words "hereto", "hereof" and "hereunder" shall refer to this Agreement and not to any particular provision of this Agreement. The word "person" shall include individuals; partnerships; corporate bodies (including to corporations, limited partnerships and limited liability companies); non-profit corporations or associations; governmental bodies and agencies; and regulated utilities. The word "including" shall be deemed to be followed by the words "without limitation".

(c) Entire Agreement/Amendment. This Lease contains the entire agreement of the Parties and there are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Lease. This Lease may be modified or amended in writing, if the writing is signed by the Parties.

(d) Severability. If any non-material part of this Lease is held to be unenforceable, the rest of the Lease will continue in effect. If a material provision is determined to be unenforceable and the Party which would have been benefited by the provision does not waive its unenforceability, then the Parties shall negotiate in good faith to amend the Lease to restore to the Party that was the beneficiary of such unenforceable provision the benefits of such provision.

(e) Waiver. The failure of either Party to enforce any provisions of this Lease shall not be construed as a waiver or limitation of that Party's right to subsequently enforce and compel strict compliance with every provision of this Lease.

(f) Binding Effect. The provisions of this Lease shall be binding upon and inure to the benefit of the Parties and their respective heirs, legal representatives, successors and permitted assigns.

(g) No Assurance as to Development. The Landlord hereby agrees and acknowledges that the Tenant makes no representations, warranties, commitments or guarantees of any kind as to the likelihood of the Tenant successfully developing, financing and/or constructing a Facility on the Lease Area and the Landlord receiving Rent hereunder. The Landlord makes no representation, warranties or guarantees of any kind as to the suitability of the site for Tenant's intended use.

(h) Cooperation. The Parties acknowledge that the performance of each Party's obligations under this Lease may often require the assistance and cooperation of the other Party. Each Party therefore agrees, in addition to those provisions in this Lease specifically providing for assistance from one Party to the other, that it will at all times during the Term cooperate with the other Party.

(i) Business Days. Any payment or other obligation which is due to be performed on or before a day which is not a business day in the state in which the Leased Area is located shall be paid on the next succeeding business day.

(j) Mechanics Liens. Tenant will not permit any mechanic's lien or liens to be placed upon the Property or any building or improvement thereon during the term hereof for work done on behalf of Tenant and in case of the filing of such lien Tenant will promptly pay same or post a bond to remove such lien from the land records. If default in payment thereof shall continue for thirty (30) days after written notice thereof from Landlord to the Tenant, the Landlord shall have the right and privilege at Landlord's option of paying the same or any portion thereof without inquiry as to the validity thereof, and any amounts so paid, including expenses and interest, shall be so much additional indebtedness hereunder due from Tenant to Landlord and shall be repaid to Landlord immediately on rendition of bill therefor.

(k) No Merger. There shall be no merger of the lease and any other estate of interest in the Property, whether owned by the Tenant or anyone else.

(l) Waiver of Landlord's Liens. Landlord waives any and all lien rights it may have, statutory or otherwise, concerning the facility or any portion thereof. The solar-powered electric generation facility equipment and improvements shall be deemed personal property for purposes of this Lease, regardless of whether any portion is deemed real or personal property under applicable law, and Landlord consents to Tenant's right to remove all or any portion of the facility from time to time in Tenant's sole discretion and without Landlord's consent.

(m) Counterparts. This Lease may be executed in counterparts, which shall together constitute one and the same agreement. Facsimile signatures shall have the same effect as original signatures and each Party consents to the admission in evidence of a facsimile or photocopy of this Lease in any court or arbitration proceedings between the Parties.

*[The remainder of this page has been intentionally left blank.
Signatures appear on next page]*

IN WITNESS WHEREOF, this Lease is entered by the Parties as of the Effective Date.

LANDLORD

Galetto Realty Co LP

By: 

Name: Peter Galetto, Jr.

Title: Member

TENANT

SRE Solar Origination 1, LLC

By: 

Name: Brian M. Quinn

Title: CFO

EXHIBIT A
PROPERTY DESCRIPTION

The 20 acre parcel located on Wade Boulevard South in Millville, NJ as highlighted below.

Parcel ID: 0610_577_1
Legal Description:
Block 577, Lot 1
City: Millville
County: Cumberland
State: New Jersey



EXHIBIT B
LEASE AREA

The 20 acre parcel is highlighted below and represents the Lease Area. Landlord reserves approximately .75 +/- acres (three-quarters of one acre) for a potential rail spur. The spur would adjoin the adjacent property (Block 576 Lot 6) to the railroad access located on the south side of the Property.

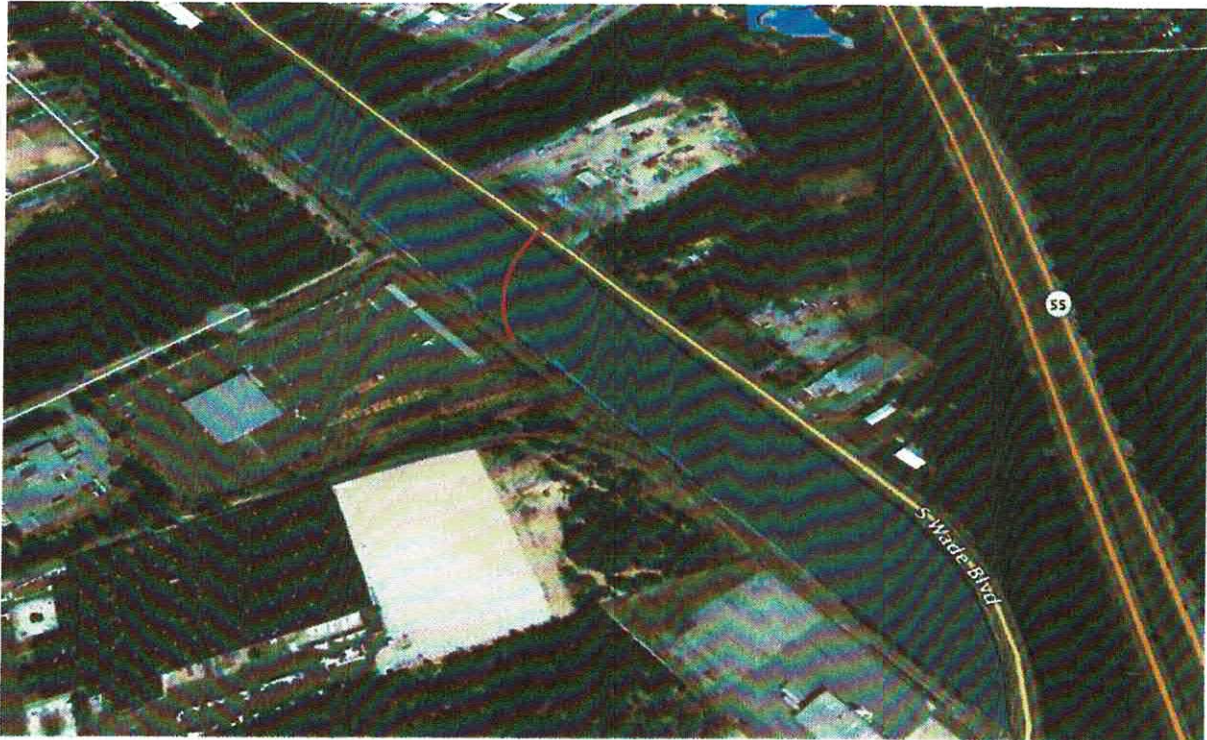


EXHIBIT C

RENT PAYMENT SCHEDULE

Lease Period	Quarterly Payment Due	Annual Total
YEAR 1		
YEAR 2		
YEAR 3		
YEAR 4		
YEAR 5		
YEAR 6		
YEAR 7		
YEAR 8		
YEAR 9		
YEAR 10		
YEAR 11		
YEAR 12		
YEAR 13		
YEAR 14		
YEAR 15		
YEAR 16		
YEAR 17		
YEAR 18		
YEAR 19		
YEAR 20		
YEAR 21		
YEAR 22		
YEAR 23		
YEAR 24		
YEAR 25		
Option Period 1		
YEAR 26		
YEAR 27		
YEAR 28		
YEAR 29		
YEAR 30		
Option Period 2		
YEAR 31		
YEAR 32		
YEAR 33		
YEAR 34		
YEAR 35		

EXHIBIT D
EXISTING ENCUMBRANCES

EXHIBIT E

MEMORANDUM OF LEASE
AND EASEMENTS

This Memorandum of Lease is entered into on this ____ day of __, 2018 by and between _____, having a mailing address of _____ (hereinafter referred to as "Landlord") and SRE Solar Origination 1, LLC, a Delaware limited liability company, having a mailing address of 1401 Wilson Boulevard, Suite #800, Arlington, VA 22209 (hereinafter referred to as "Tenant").

1. Landlord and Tenant entered into a certain Ground Lease ("Lease") on the ____ day of ____ 2018, for the purpose of installing, operating and maintaining a solar-powered electric generation facility ("Generation Facility") and easements for access and servicing the facility. All of the foregoing are set forth in the Lease.

2. The Lease includes a Development Period effective from the date of the Lease and for 550 days with options to extend the Development Period. The initial lease term will be 25 years commencing on the effective date of written notification by Tenant to Landlord of the start of the Operations Period Commencement Date, with options for two (2) periods of five (5) years each to renew, and then a Decommissioning Period of up to 180 days.

3. The portion of the land within which the Lease Area where the Generation Facility and the supporting easements will be located is described in Exhibit 1 annexed hereto.

4. This Memorandum of Lease and Easements is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Lease, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum and the provisions of the Lease, the provisions of the Lease shall control. The Lease shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Lease.

SRE Solar Origination 1, LLC, a Delaware
limited liability company

By: 
Its: Manager

TENANT ACKNOWLEDGMENT

State of Virginia)
County of Arlington) ss:
)

On the 13th day of November, 2018, before me personally appeared Brian Dunn, and acknowledged under oath that he/she is a duly authorized Manager of SRE Solar Origination 2 LLC, a Delaware limited liability company, the limited liability company named in the attached instrument, and as such was authorized to execute this instrument on behalf of the limited liability company.

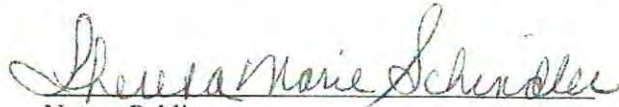

Notary Public: Wesley Merrill Hodges
My Commission Expires: May 31, 2022
My Commission Expires May 31, 2022



LANDLORD ACKNOWLEDGMENT

State of NJ)
County of Cumberland) ss:
)

On the 04th day of November, 2018, before me personally appeared Peter Galetto Jr, and acknowledged under oath that he/she is a duly authorized Manager of Galetto Realty Co LP, the limited liability company named in the attached instrument, and as such was authorized to execute this instrument on behalf of the limited liability company.



Notary Public: _____

My Commission Expires: _____

THERESA MARIE SCHINDLER
NOTARY PUBLIC OF NEW JERSEY
Comm. # 2412313
My Commission Expires 9/14/2021

EXHIBIT 1

DESCRIPTION OF THE PROPERTY

Parcel ID Number: 0610_577_1

Legal Description:

Block 577, Lot 1

City: Millville

County: Cumberland

State: New Jersey

Section 7, Question 16 – Area in Need of Redevelopment

While not specifically identified as a redevelopment area, the parcel is zoned for industrial development and exceeds 20 acres. Therefore, according to, NJ Rev Stat § 40:55D-66.11 (2013), solar is a permitted use by right: “A renewable energy facility on a parcel or parcels of land comprising 20 or more contiguous acres that are owned by the same person or entity shall be a permitted use within every industrial district of a municipality.” Therefore, solar is an appropriate use for the site, and it is in no way removing prime farmlands from food production. This zoning classification will facilitate a quicker permitting process should this project be picked to participate in the program.

Section 7, Question 21 – Site Preservation and Enhancements

Although the current land use will be converted, our proposed community solar facility has been specifically designed to enhance the future ecosystem of the site for the benefit of several important environmental, agricultural and wildlife uses. We will plant native pollinator and nutrient-rich plant blends that are beneficial to the soils and local habitats. Our planting mix will be tailored to provide high quality native pollinator habitats, including several varieties of clover, wild flowers and flowering shrubs. The mix will also include legumes which will add important nutrients to the soil to feed and improve the soils productivity for future agricultural production. Plant population will be dense enough to slow stormwater runoff velocity, stabilize soil erosion, increase percolation, improve water filtration and inhibit invasive weed species from growing. Additional benefits from this land use will be realized in the ability to sequester carbon and store it directly in the undisturbed soil profile.

The major benefit is to create and improve scarce habitats for pollinators which is vitally important for the health of agricultural commodity production as well as native growing trees and other plants. After several years of this land use, the organic matter in the soil will increase to a level that creates a very health soil. Healthy soils are the most productive and do not need commercial fertilizer or amendments to grow high value crops. Years from now when the community solar project is removed, the land will be improved to a point where any type of crop or tree can be efficiently grown with very few additional nutrients.

Section 8, Question 1 – Permit Readiness Checklist

Updated 10/11/16

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
OFFICE OF PERMIT COORDINATION AND ENVIRONMENTAL REVIEW

PERMIT READINESS CHECKLIST

FOR PCER OFFICE USE ONLY

DATE RECEIVED ____

PRC ID NUMBER ____

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

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

A. GENERAL INFORMATION

1. Name of Proposed Project Galetto Solar Project
2. Consultant/Contact Information (if any) Marathon Engineering and Environmental Services,

attn: Donald Brickner
553 Beckett Road, Suite 608, Swedesboro, NJ 08085
(856) 241-9705 ____

3. Name/Address of Prospective Applicant SRE Solar Origination 1, LLC

attn: Kerri Neary

Address/tel./fax 1401 Wilson Blvd. Suite 800, Arlington, VA 22209
(484) 554-3453

Company Name Summit Ridge Energy LLC

Address/tel./fax 1401 Wilson Blvd. Suite 800, Arlington VA 22209
(484)554-3453

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

4. Does the project have any existing NJDEP ID#s assigned? i.e., Case number, Program Interest (PI)#, Program ID#? Yes; DLUR File No. 0610-19-0001.1 FWW190001 (Freshwater Wetlands Letter of Interpretation, presence/absence)

B. PROPOSED PROJECT LOCATION

Street Address/munic. Off S Wade Blvd, Millville NJ 08332
County Cumberland Zip Code 08332
Block No. 577 Lot No. 1
X Coordinate in State Plane (project centroid) 346880.665ftUSE
Y Coordinate in State Plane (project centroid) 199789.813ftUSN

C. PROPOSED ACTIVITY DESCRIPTION AND SCHEDULE

1. Project Type: New Construction Brownfield Redevelop.
Alternative Energy X Other (Please describe)

a) Estimated Schedule: Date permits needed or desired by, beginning construction date; construction completion, and operation of facility date:

Permits Needed by: 9/1/19

Construction Start: 9/1/19

Construction Complete: 12/1/19

Start of Operation: 12/1/19

b) Funding Source: Is any Federal Funding being used for this project? No

State Funding over 1 million dollars? No

Is funding secured at this time? Yes Is funding conditional? If so, on what?

c) Is the project contingent on receiving the identified funding? No

If yes, explain

d) What DEP permits do you think you need for this project? (The Department will confirm this through the PRC process). NJPDES (Stormwater Discharge General Permit (5G3) – Construction Activity)

2. For additional guidance on Department permits, please refer to the Permit Identification Form (PIF) which will be forwarded upon request. The PIF does not need to be filled out or submitted to the Department.

a) Which Department(s), Bureau(s), and staff have you contacted regarding your proposed project? No previous contact with NJDEP. City of Millville Planning Office

b) Are there any Department permits that will need to be modified as a result of this project. Please explain and identify the project reviewer of the permit to be modified. No

c) Please identify any pre-permit actions or modifications you have applied for or obtained from the Department or other state agencies for this project:

1) Water Quality Management Plan consistency

2) Highlands Consistency

3) Wetland Delineation (LOI) yes Freshwater Wetlands Letter of Interpretation (presence/absence) (DLUR File No. 0610-19-0001.1 FWW190001)

4) Tidelands Conveyance

5) Flood Hazard Jurisdiction or determinations

- 6) Water Allocation _____
- 7) Site Remediation RAW, Remedial Action Permit – Soil and or Groundwater, NJPDES Discharge to Ground Water, NJPDES Discharge to Surface Water, No Further Action Response Action Outcome
- 8) Landfill Disruption Approval _____
- 9) Landfill Closure Plan _____
- 10) Other _____

3. Please submit this Permit Readiness Checklist form, completed to the extent possible, electronically to Ruth.Foster@dep.nj.gov and Megan.Brunatti@dep.nj.gov and one (1) copy via mail² with the following items if available:

- (a) The completed Permit Readiness Checklist;
- (b) A description of the proposed project;
- (c) Any overarching regulatory or policy call(s) or guidance that the Department must make or make known prior to the receipt of the application to determine the project's feasibility, regulatory, or review process.
- (d) USGS map(s) with the site of the proposed project site boundaries clearly delineated (including the title of the USGS quadrangle sheet from which it was taken)³;
- (e) Aerial photos/GIS information regarding the site;
- (f) A site map including any known environmental features (wetlands, streams, buffers, etc⁴);
- (g) Site plans to the extent available;
- (h) Street map indicating the location of the proposed project;
- (i) Any other information that you think may be helpful to the Department in reviewing this project.
- (j) List of any local or regional governments or entities, their historical involvement in this project or site, identification of conflicts with DEP rules; with contact names and information whose attendance/input would be helpful in facilitating this project, ie Soil Conservation Districts, health departments, local zoning officials, etc.

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

WATER AND WASTE WATER INFORMATION

DEP Safe Drinking Water Program (609) 292-5550

² Submit to: New Jersey Department of Environmental Protection
Office of Permit Coordination and Environmental Review
P.O. Box 420, Mail Code 07J
Trenton, New Jersey 08625
Street Location: 401 East State Street, 7th Floor East Wing
Telephone Number: (609) 292-3600
Fax Number: (609) 292-1921

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

⁴ NJGIS information

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

Is the project located within an existing water purveyor service area? If yes, which one? Yes; Millville Water Department

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

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

Do water pipes currently extend to the project location? _____

If not, is it located within a franchise area? _____

Does the project have an approved Safe Drinking Water main extension permit? not applicable

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

DEP Water Allocation Program (609) 292-2957

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

Is the project seeking a new ground water allocation or modification? No If yes, does the project have all necessary well location and safe drinking water permits? Not Applicable

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

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

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

WATER POLLUTION MANAGEMENT ELEMENT

DIVISION OF WATER QUALITY

Non-Point Pollution Control (609) 292-0407

http://www.nj.gov/dep/dwq/bnpc_home.htm

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

Groundwater Section (609) 292-0407

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

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

Subsurface disposal system is any contrivance that introduces wastewater directly to the

subsurface environment, such as, but not limited to: septic systems, recharge beds, trench systems, seepage pits, and dry wells.

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

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

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

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

Please indicate which:

Upland CDF (Dredge Spoils) Spray Irrigation _____
Overland Flow Subsurface Disposal System (UIC) _____
Landfill Infiltration/Percolation Lagoon _____
Surface Impoundment _____

Please specify the source of wastewater for every structure identified above (e.g., sanitary wastewater to a subsurface disposal system or non-contact cooling water to a dry well): none

Please specify lining materials for each lined structure identified as being used by the proposed project and give its permeability in cm/sec (e.g., 8-inch thick concrete lined evaporation pond at 10⁻⁷ cm/sec): none

Does your project/facility include an individual subsurface sewage disposal system design for a facility with a design flow less than 2,000 gallons per day which does not strictly conform to the State's standards? no

Does your project involve 50 or more realty improvements? no

DEP Pretreatment and Residuals program (609) 633-3823

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

If yes, name of POTW: _____

Volume of wastewater (gpd): _____

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

Stormwater Program (609) 633-7021

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

http://www.state.nj.us/dep/dwg/ispp_home.html

Will your site activity disturb more than one acre? yes

Will any industrial activity be conducted at the site where material is exposed to the rain or other elements? yes

Does your facility have an existing NJPDES permit for discharge of stormwater to surface groundwater?
no

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

Surface Water Permitting (609) 292-4860

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

Will this wastewater facility discharge to Surface Water? _____ Yes/No x

If yes, state the name of the proposed receiving stream Shallow groundwater on the Subject Property is expected to flow in a southwesterly direction towards the Maurice River.

Describe the proposed discharge of wastewater to Surface Water Any necessary stormwater management measures to provide groundwater recharge and water quality treatment based on the pre- and post-development conditions and include required stormwater measures into the site plan.

If no, how is the wastewater proposed to be discharged (e.g., to be conveyed to another STP, Publicly Owned Treatment Works, etc. Required stormwater/wastewater measures will be included in the site plans.

MUNICIPAL FINANCE AND CONSTRUCTION ELEMENT

Treatment Works Approvals (609) 984-4429

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

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

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

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

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

Sewer Service

Is the project in an approved sewer service area for the type of waste water service needed? not applicable

If yes, what is the name of the sewer service area? _____

Has this project received endorsement from the appropriate sewer authority with adequate conveyance and capacity? not applicable

Do waste water pipes currently extend to the project location? not applicable

Is the project consistent with and in an area covered by an up to date Wastewater Management Plan? not applicable

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

If tying into an offsite treatment plant, is the capacity and conveyance system currently available? not applicable

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

DEP Land Use Regulation (609) 777-0454
<http://www.nj.gov/dep/landuse>

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

Water courses (streams) no

State Open Waters? no

Freshwater Wetlands and/or freshwater wetland transition areas? no

Flood Hazard areas and/or riparian buffers no

Waterfront development areas no

Tidally Flowed Areas no

Bureau of Tidelands Management: http://www.nj.gov/dep/landuse/tl_main.html no

The CAFRA Planning Area? <http://www.state.nj.us/dep/gis/cafralayers.htm> no

DEP NATURAL AND HISTORIC RESOURCES

Green Acres Program (609) 984-0631
<http://www.nj.gov/dep/greenacres>

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

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

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

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

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

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

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

Forest clearing activities/No Net Loss Reforestation Act

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

If so, how many acres? _____

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

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

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

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

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

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

Dam Safety Program (609) 984-0859

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

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

Fish and Wildlife (609) 292-2965

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

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

Threatened and Endangered Species Program

Are there records of any Threatened and Endangered species, plant, or animal in this project area?
yes; northern pine snake (state threatened); no endangered plant species; see enclosed NHP report.

Will the proposed development affect any areas identified as habitat for Threatened or Endangered Species? northern pine snake

SITE REMEDIATION PROGRAM (609) 292-1250

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

Office of Brownfield Reuse (609) 292-1251

Is the project located on or adjacent to a known or suspected contaminated site? yes (1331 WADE BLVD, Millville) According to a Phase I Environmental Site Assessment prepared by Marathon Engineering & Environmental Services, Inc., dated February 18, 2019, there are no Recognized Environmental Conditions or Areas of Concern (N.J.A.C. 7:26E- 3.1 & 3.2) associated with the site.
<http://www.nj.gov/dep/srp/kcsnj/>

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

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

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

Name of current SRP Case Manager or Licensed Site Remediation Professional and Preferred Identification (PI) Number not applicable

Is the applicant a responsible party for contamination at the property? no

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

Dredging and Sediment Technology (609) 292-1250

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

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

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

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

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

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

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

Is the project included in the appropriate county Solid Waste Management Plan? no Explain _____

AIR QUALITY PERMITTING PROGRAM

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

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

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

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

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

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

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

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

RADIATION PROTECTION AND RELEASE PREVENTION (609) 984-5636

www.state.nj.us/dep/rpp

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

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

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

www.nj.gov/dep/rpp

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

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

[HTTP://WWW.STATE.NJ.US/DEP/RPP/BRP/TCPA/INDEX.HTM](http://www.state.nj.us/dep/rpp/brp/tcpa/index.htm)

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

Bureau of Energy and Sustainability (609)633-0538

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

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

GREEN DESIGN (609) 777-4211

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

Yes ☒ No ☐

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

New Jersey Green Building Manual? ☐ no ☐
<http://greenmanual.rutgers.edu/>

US Green Building Council's LEED (Leadership in Energy and Environmental Design)? ☐ no ☐
<http://www.usgbc.org/>

ASHRAE Standard 189.1? ☐ no ☐
<http://www.ashare.org/publications/page/927>

National Green Building Standard ICC 700-2008? ☐ no ☐
<http://www.nahbgreen.org>

USEPA's ENERGY STAR? ☐ no ☐
http://www.energystar.gov/index.cfm?c=business.bus_index

INNOVATIVE TECHNOLOGY (609) 292-0125

Is an environmental and energy innovative technology included in this project? ☐ Y ☒ N

Is this technology used for manufacturing alternative fuels? ☐ Y ☒ N

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

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

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

☐ CHP System ☐ Micro Turbine ☐ Fuel Cells

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

☐ Energy ☐ Site Remediation ☐ Drinking Water ☐ Wastewater

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

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

Is there independent third-party performance data for the technology? ☐ Y ☐ N

Has the technology been verified by an independent third-party entity? ☐ Y ☐ N

Is this technology in use at any other location at this time? ☐ Y ☐ N

- If yes, please provide location _____

DEP COMPLIANCE AND ENFORCEMENT

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

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

Does the proposed project facilitate compliance where there is a current violation or ACO? not applicable

COMMUNITY ENGAGEMENT (609)292-2908

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

- (a) What community groups and stakeholders have you identified that may be interested in or impacted by this project? Local community members would be interested in community solar. They will be able to purchase the low-cost, clean energy directly from the solar project. Also, we will be engaging with local business to support our construction and operations.
- (b) How have you or will you engage community and stakeholders in this project? Please supply individuals or stakeholder groups contacted or who have been identified for community engagement. We have not started the outreach yet but are planning to meet with the local community to inform them of the project and answer any questions.
- (c) What are the potential impacts of this project on the community? The impacts are positive. This project will provide low cost, clean energy to 240 members of the local community. Construction and operations jobs will be generated as a result of the project. Revenue, in the form of property taxes, will be paid to the City of Millville.

The project is fairly non-invasive, only 7-8 feet in height, quiet and will have minimal disturbance to the land (pile driving posts, gravel access road). During operations, nutrient rich vegetation will be planted, enhancing the soil quality. At the end of the useful life, the project's equipment and road will be removed entirely and the land will be restored to how it is today.

The site itself is already zoned industrial and will have tree screening included on 2 sides of the site, nearest to roads and businesses. The remainder of the property is surrounded by a railroad. Based on these characteristics, there will not be a negative visual impact to the community.

- (d) How do you intend to mitigate these potential impacts? There is not a negative impact to the community. We will discuss the visual impacts to the community and maximize our tree screening to the extent possible.
- (e) What are the community concerns or potential concerns about this project? We have not been alerted of any concerns to date.
- (f) How do you intend to address these concerns? We will socialize the project with the community early in the permitting process and take any concerns into account as we finalize the design.
- (g) As part of this project, do you plan to perform any environmental improvements in this community? If yes, describe. This project will provide low cost, clean energy to 240 members of the local community. In addition, the site will have nutrient rich vegetation planted and

maintained under the panels. This nutrient rich vegetation will allow for the soil to remain the same (or better) as it is today at the end of the Project's useful life.

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

GENERAL

Is the project subject to:

Highlands Regional Master Plan – Planning or Preservation Area? no
http://www.nj.gov/dep/highlands/highlands_map.pdf

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

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

Delaware River Basin Commission no
(609) 883-9500
<http://www.state.nj.us/drbc/>

US Army Corp of Engineers review? no



Summit Ridge
ENERGY

Galetto Solar Project Description and Permit Readiness Checklist Supplemental Information

Proposed Galetto Solar Site

Block 577, Lot 1

Off S Wade Blvd

City of Millville, Cumberland County, NJ

April 1, 2019



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Attachment A – Site Plan

Attachment B – Natural Heritage Program Report

Attachment C – Site Photos

Project Description

SRE Solar Origination 1, LLC (SRE), an affiliate of Summit Ridge Energy, LLC, is seeking acceptance into the New Jersey Board of Public Utilities' (BPU) Community Solar Energy Pilot Program (Pilot Program) for the construction of the Galetto Photovoltaic Solar Array located off S Wade Blvd in Millville, NJ (block 577, lot 1) (hereafter referred to as the "Site"). SRE proposes the development of approximately 16.5 acres of private land in Millville, New Jersey into a ground-mounted photovoltaic (PV) solar energy generating facility. The proposed project would be capable of delivering approximately 1375 kW of alternating current (AC) into the electrical power grid, which is sufficient to provide renewable energy to approximately 240 households. SRE will be contracting with local firms, to the extent possible, for construction and operations. The project will have no long-term impacts to the land and at the end of the useful life, 100 percent of the equipment will be removed, restoring the land to its current condition.

The Site encompasses a 21.2-acre parcel with approximately 3,417± feet of frontage along S. Wade Boulevard and approximately 3,210± feet of frontage along the Winchester & Western Railroad (Millville Branch). The Subject Property is (and has historically been) undeveloped, flat, forested land and is located in a General Industry ("I-1") zoning district. The area surrounding the Subject Property is a mainly commercial/industrial and undeveloped, forested land. The closest residential neighbor is ~300 feet from edge of the Site.

The PV panels proposed for this project are single-axis tracking panels that would be placed on a racking system that is pile driven into the ground surface. The solar panels will be directly interconnected and provide energy to the local electric distribution grid via an overhead electrical service. Prior to utility interconnection, direct current (DC) electrical power generated by the solar panels will be transformed to AC power and modified as necessary to connect to the existing electrical power supply. The project would also include an equipment pad, a gravel access road, a vegetative soil cover, and it will be surrounded by a chain-linked security fence. At the end of the project's useful life, the equipment and road will be removed entirely.

During construction, appropriate erosion and sediment controls and tree management practices will be conducted in accordance with the applicable rules and regulations. Following construction of the solar facility, disturbed grounds will be re-established with a grass seed mixture as ground cover on a year-round basis. The vegetative maintenance contractor will be responsible for inspecting and maintaining the vegetative integrity of the solar facility. The contractor will conduct onsite activities during growing season months on an as-needed basis. To avoid rutting, erosion, and soil compaction, weather forecasts will be consulted, and on-site field inspections will be conducted prior to mowing or cutting to ensure that these practices occur when the site is able to withstand this type of activity.

The Site is a wooded, flat parcel that will require 17 acres of tree clearing to support the development of the solar facility. Tree clearing is unavoidable for the development of the Project, but SRE is committed to clearing the least amount of woodlands possible on the Site in order to produce the maximum amount of clean energy. A review of the NJDEP's GIS data and the Soil Survey of Cumberland County reveals that the soils on the Subject Property have been mapped by the United States Department of Agriculture, Natural Resources Conservation Service as Evesboro sand, 0 to 5 percent slopes. In

February 2019, Marathon Engineering & Environmental Services, Inc. (Marathon) inspected the Site to determine the presence/absence of freshwater wetlands and open waters. Marathon concluded that the Site does not contain freshwater wetlands or open waters. On March 20, 2019, Marathon submitted an application to the NJDEP requesting a Freshwater Wetlands Letter of Interpretation ("LOI") (presence/absence) to confirm the absence of freshwater wetlands, wetlands transition area ("buffer"), and State open water from the Site.

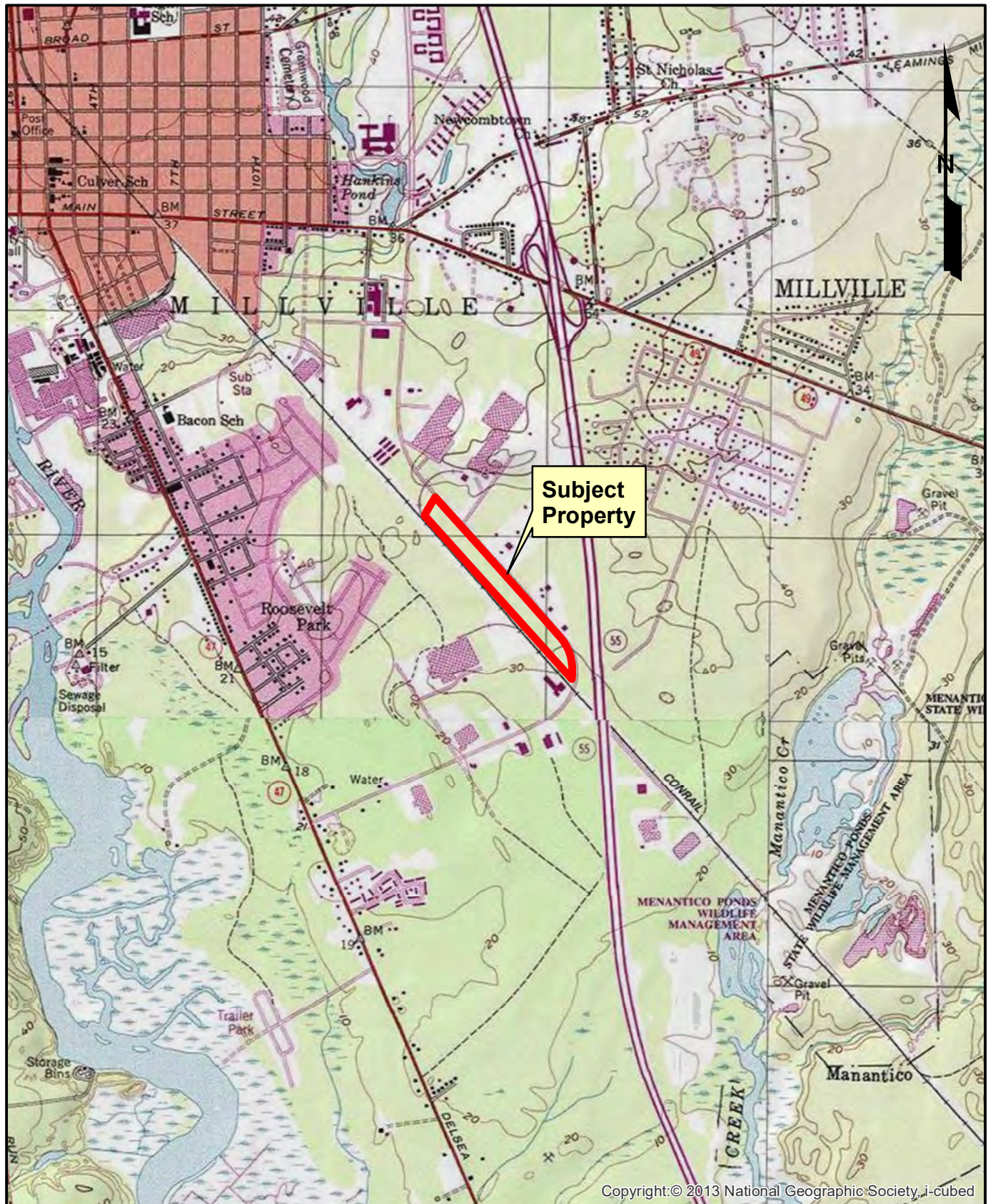
A Phase I Environmental Site Assessment was completed on the parcel in order to identify recognized environmental conditions (RECs), as well as an investigation of the NJDEP Technical Requirements for Site Remediation (Tech Regs; N.J.A.C. 7:26E-3.1 & 3.2) to determine if there are potentially contaminated areas of concern (AOCs) that require further investigation in connection with the Site. The investigations revealed no evidence of RECs or ACOs warranting further investigation in connection with the Site.

Regulatory Guidance

Based on our consultation with Marathon, we do not anticipate the need for any approval from the NJDEP, Division of Land Use Regulation, other than the Freshwater Wetlands LOI (application pending). Furthermore, the Site is not located within the Pinelands area (N.J.A.C. 7:50).

According to NJ Rev Stat § 40:55D-66.11 (2013), "A renewable energy facility on a parcel or parcels of land comprising 20 or more contiguous acres that are owned by the same person or entity shall be a permitted use within every industrial district of a municipality."

USGS Map



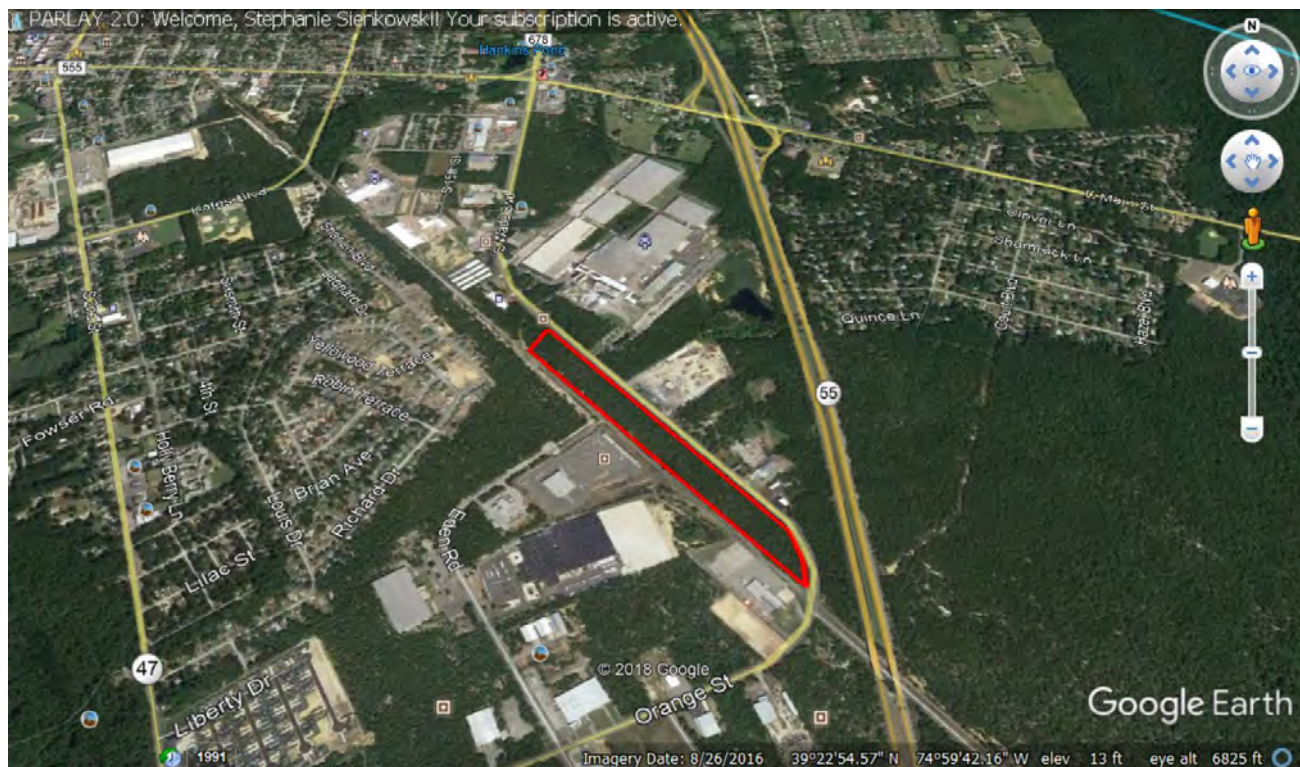
**MARATHON ENGINEERING &
ENVIRONMENTAL SERVICES, INC.**
553 BECKETT ROAD,
SUITE 608
SWEDESBORO, NJ 08085

Block 577, Lot 1
City of Millville
Cumberland County, New Jersey

Site Location Map
Source: USGS 7.5-Min.
Topographic Quadrangle,
Millville, New Jersey
Scale: 1:24,000 SUM 001.01

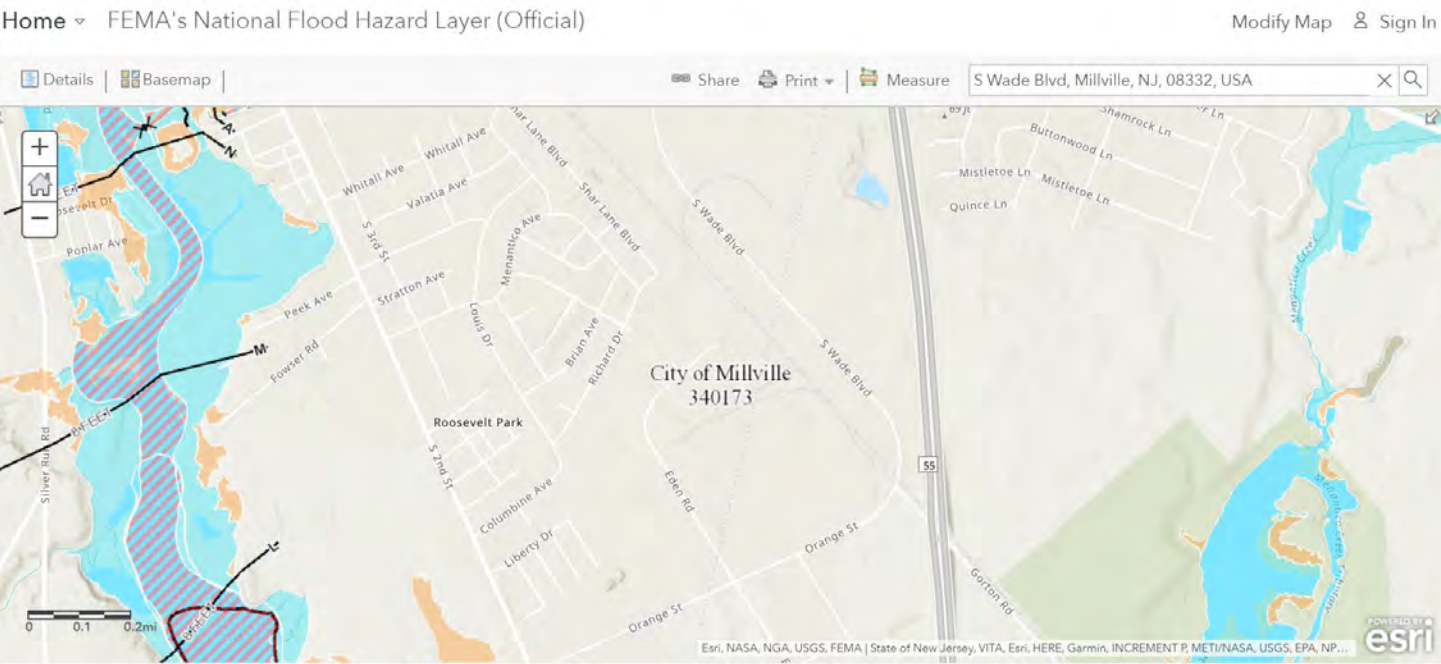
Aerial Photos/GIS

Overhead view of the Site

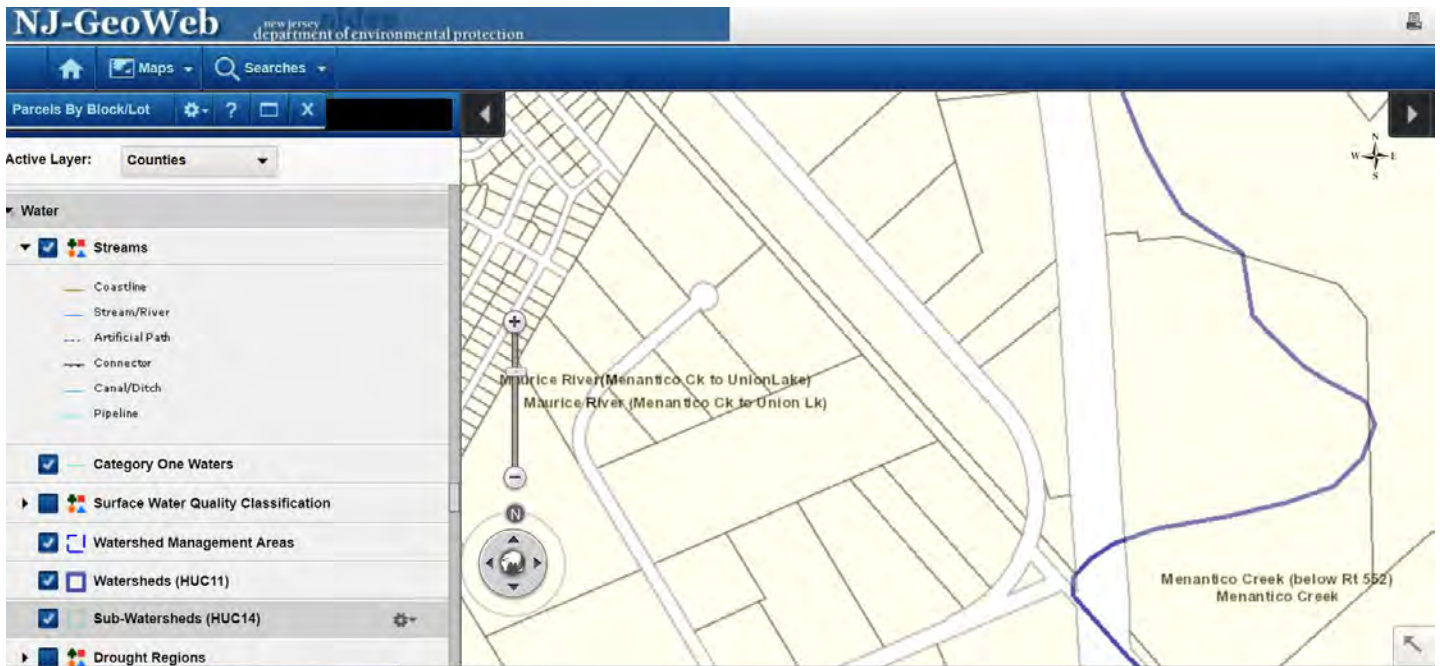


Site Maps

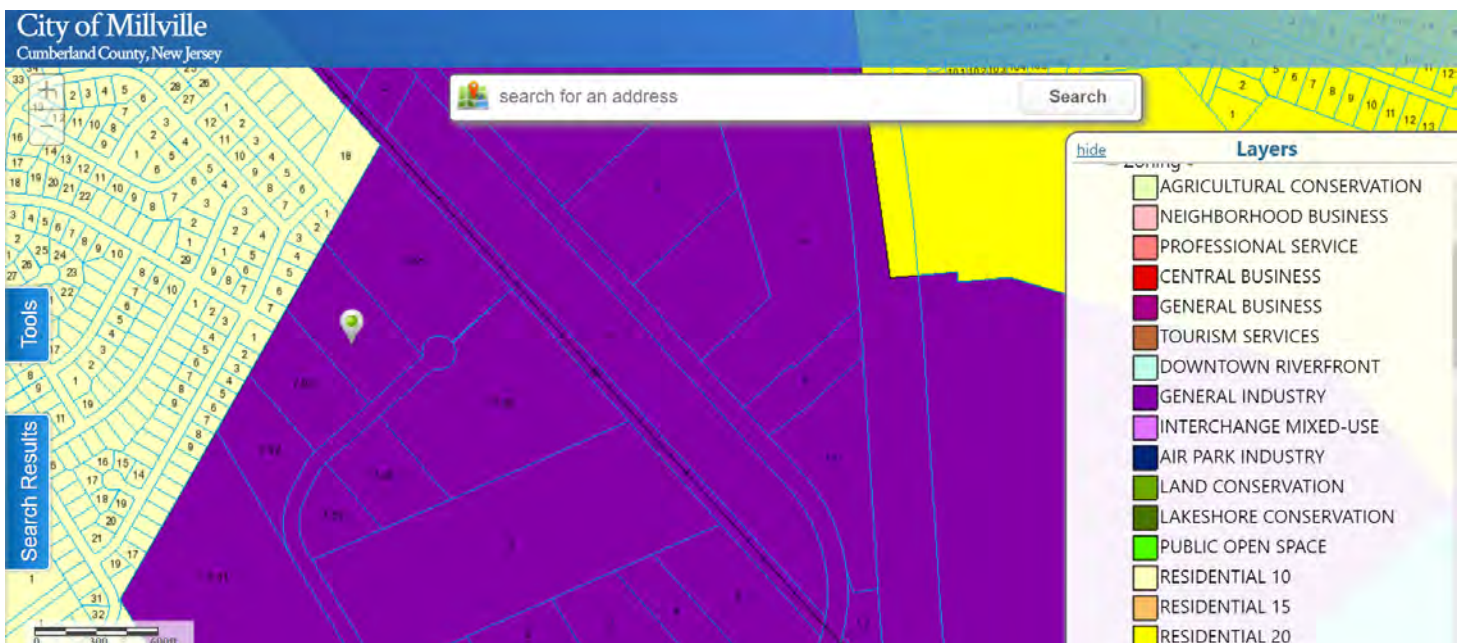
There is no flood hazard area on the Site



There are no streams on Site



The Site is zoned General Industry by the City of Millville



The Site is flat with elevation levels ranging between 27 to 34 feet

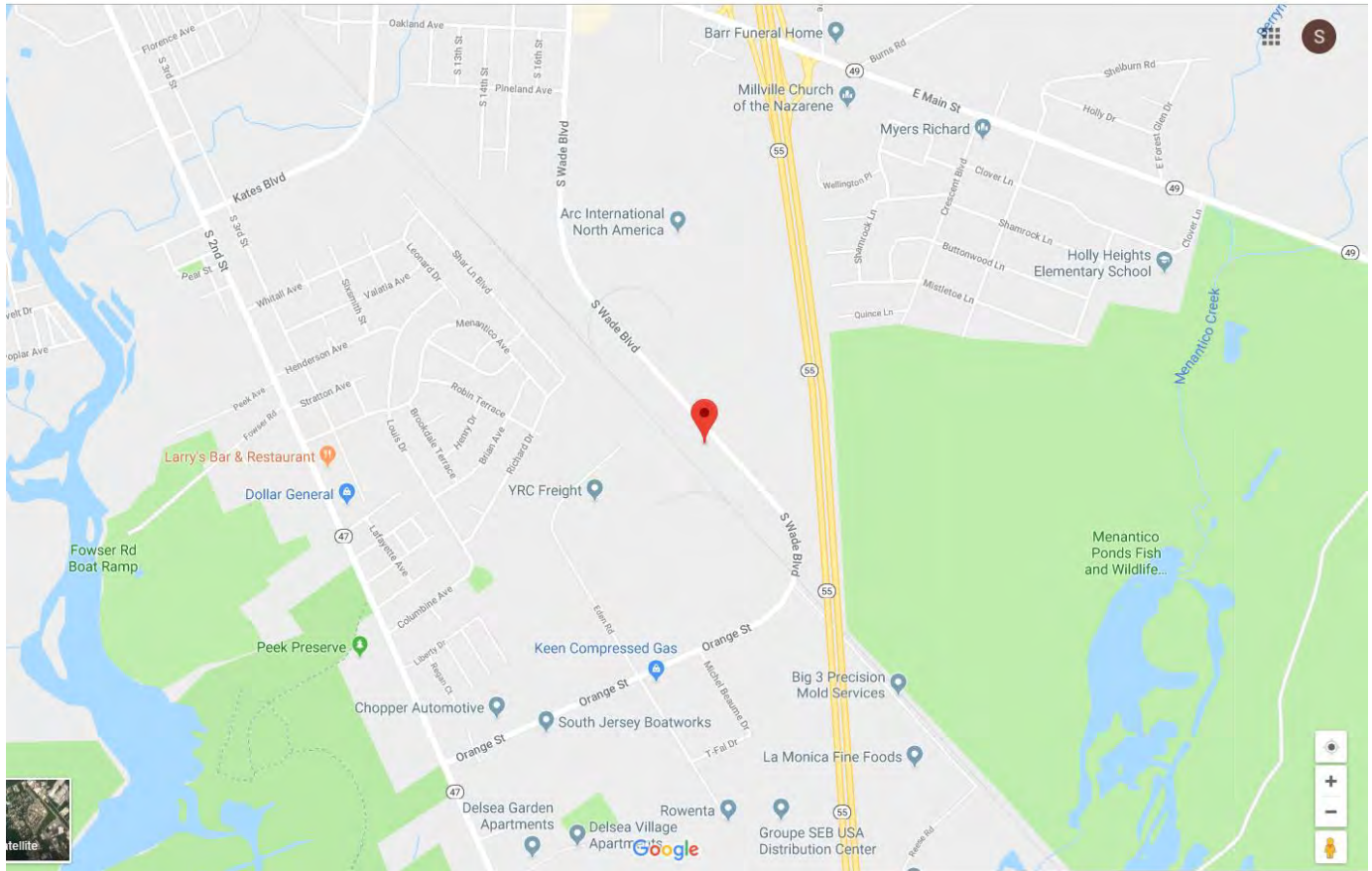


Site Plan

See Appendix A.

Street Map

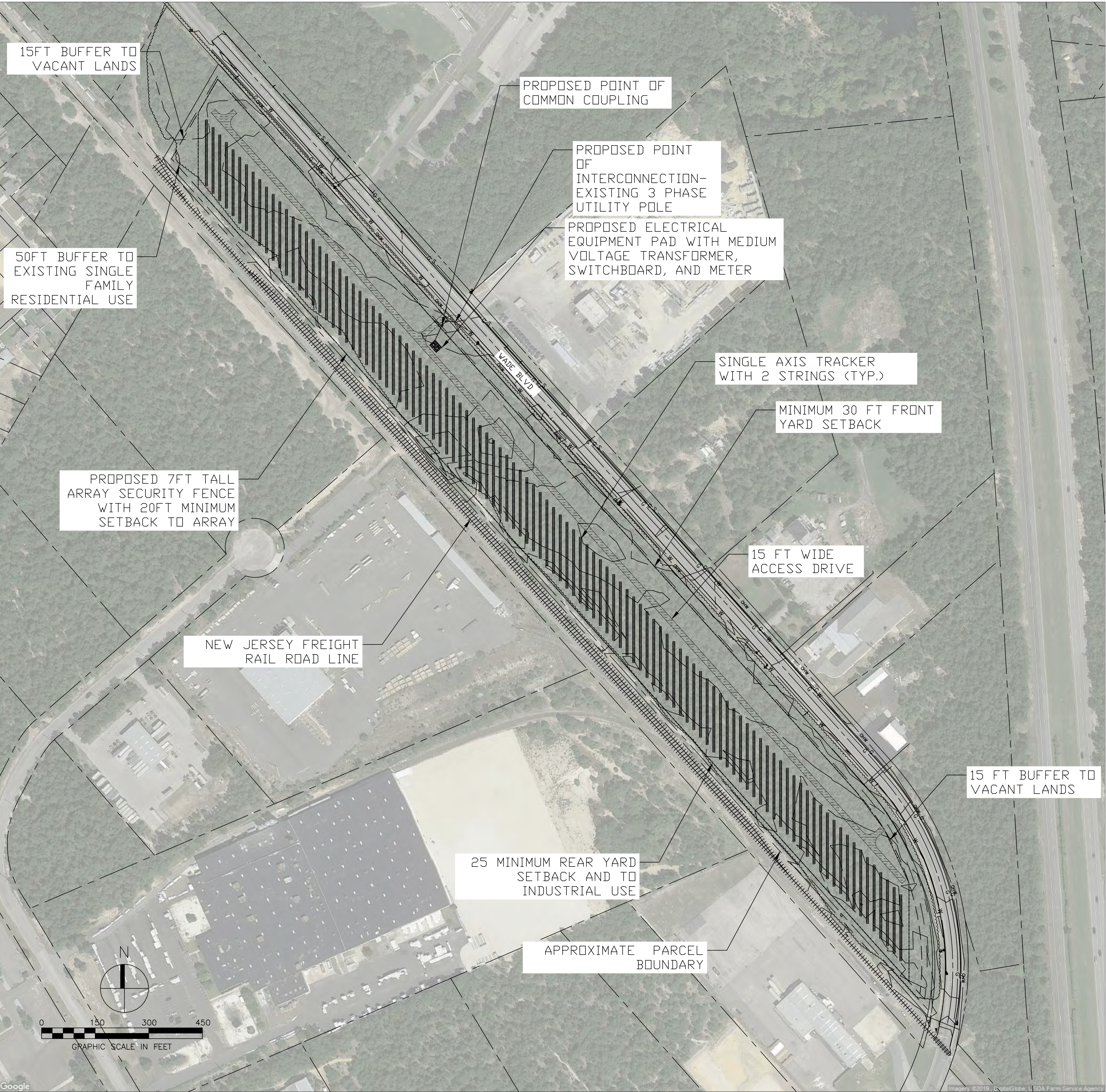
Google Map view of the Site. Coordinates are 39°22'49.3"N 75°00'47.5"W.



Other Information

See Attachment B for the DEP Natural Heritage Program report for the Site and Attachment C for site photos

Attachment A – Site Plan



SYSTEM SUMMARY		
MODULE POWER	345	WATTS
TOTAL QUANTITY OF MODULES	5880	MODULES
MODULES PER STRING	28	MODULES
TOTAL QUANTITY OF STRINGS	210	STRINGS
TOTAL INVERTER CAPACITY	1375	KWAC
TOTAL DC POWER RATING	2028	KWDC
GCR	34.3428	%
OCCUPIED ACRES	16.60	ACRES
PROPOSED TREE CLEARING	17.00	ACRES


General Notes

THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY, NOT FOR CONSTRUCTION.

SITE INFORMATION IS BASED OFF THE CONSTRAINTS MAP COMPLETED BY MARATHON CONSULTANTS. REFER TO CIVIL DRAWINGS FOR COMPLETE INFORMATION.

B	UPDATED DETAILS	03-11-2019
A	CONCEPTUAL SITE PLAN	03-06-2019
No.	Revision/Issue	Date

Firm Name and Address



SUMMIT RIDGE ENERGY
1401 WILSON BLVD
ARLINGTON, VA 22209

Engineered By
M. GLASHEEN

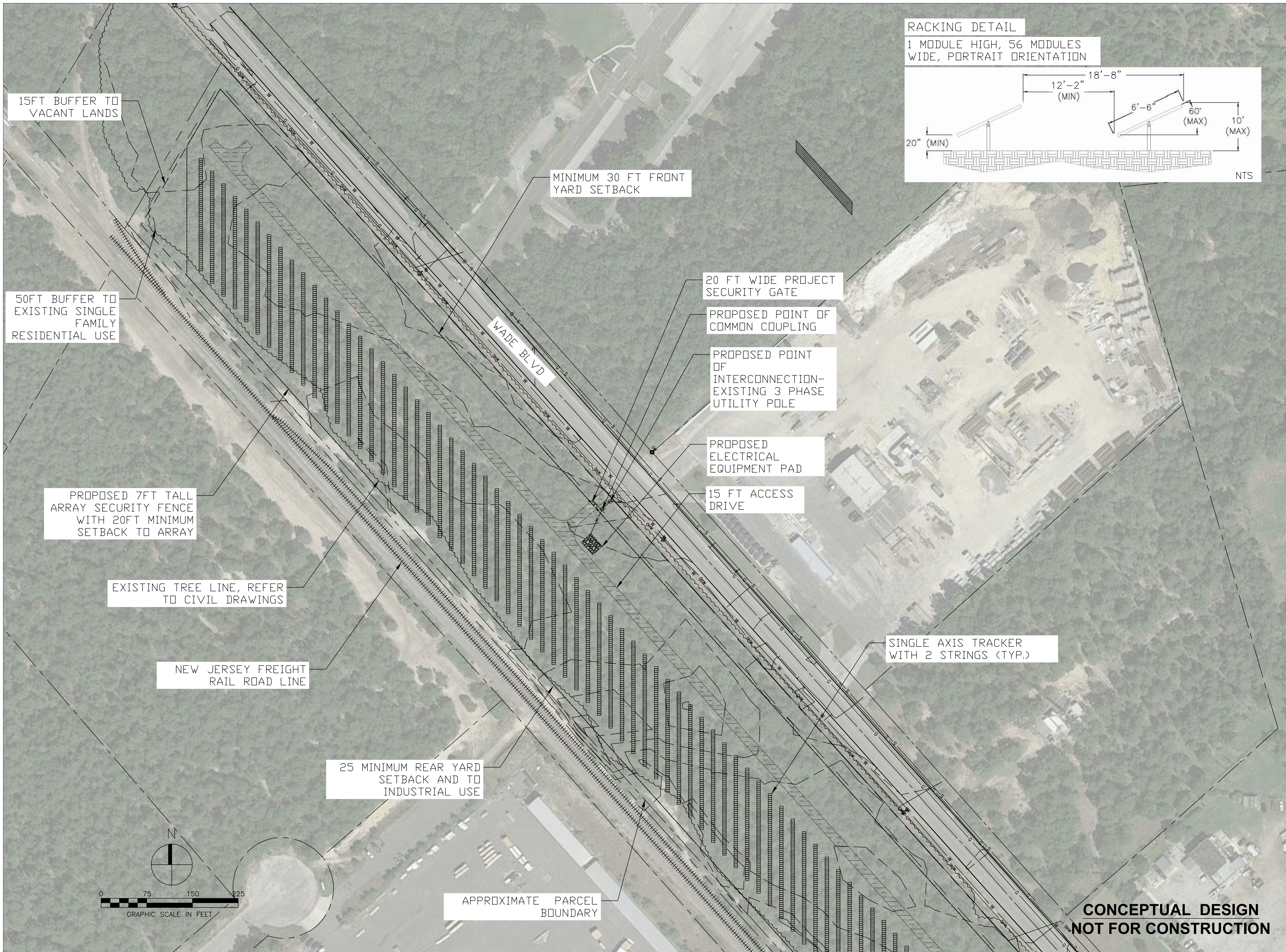
Project Name and Address

GALETTO SOLAR

1620 EDEN RD
MILLVILLE, NJ 08332

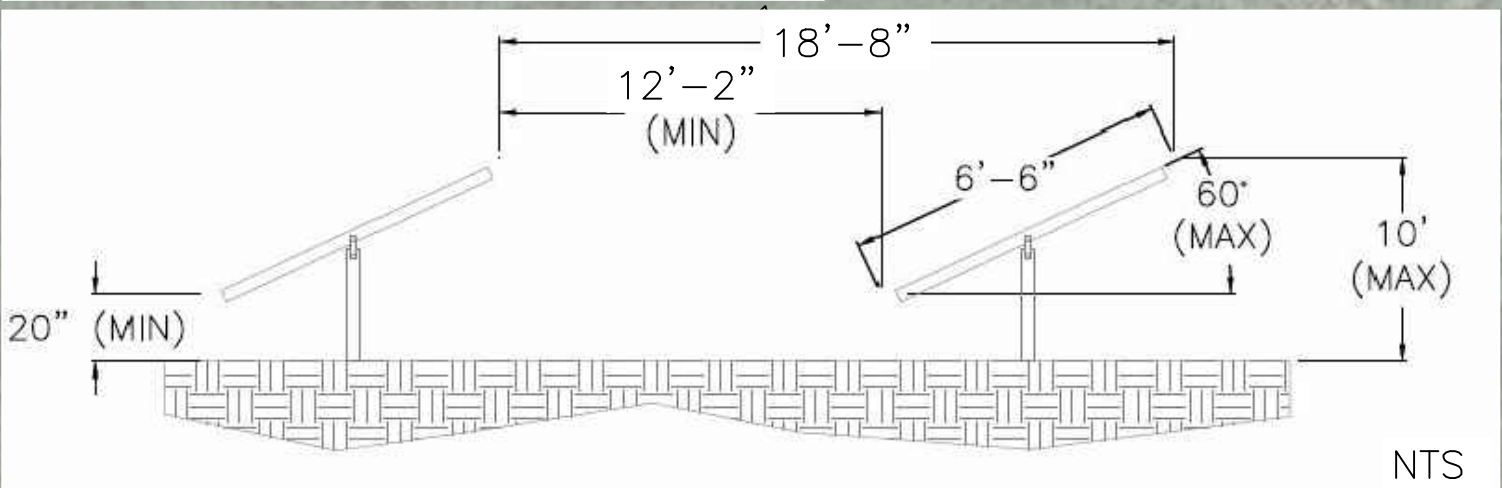
Project GALETTO SOLAR	Sheet C00
Date 3/11/2019	CONCEPTUAL SITE PLAN
Scale As Noted	

CONCEPTUAL DESIGN
NOT FOR CONSTRUCTION



RACKING DETAIL

1 MODULE HIGH, 56 MODULES
WIDE, PORTRAIT ORIENTATION




General Notes

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B	UPDATED DETAILS	03-11-2019
A	CONCEPTUAL SITE PLAN	03-06-2019
No.	Revision/Issue	Date

Firm Name and Address



Summit Ridge
ENERGY

SUMMIT RIDGE ENERGY
1401 WILSON BLVD
ARLINGTON, VA 22209

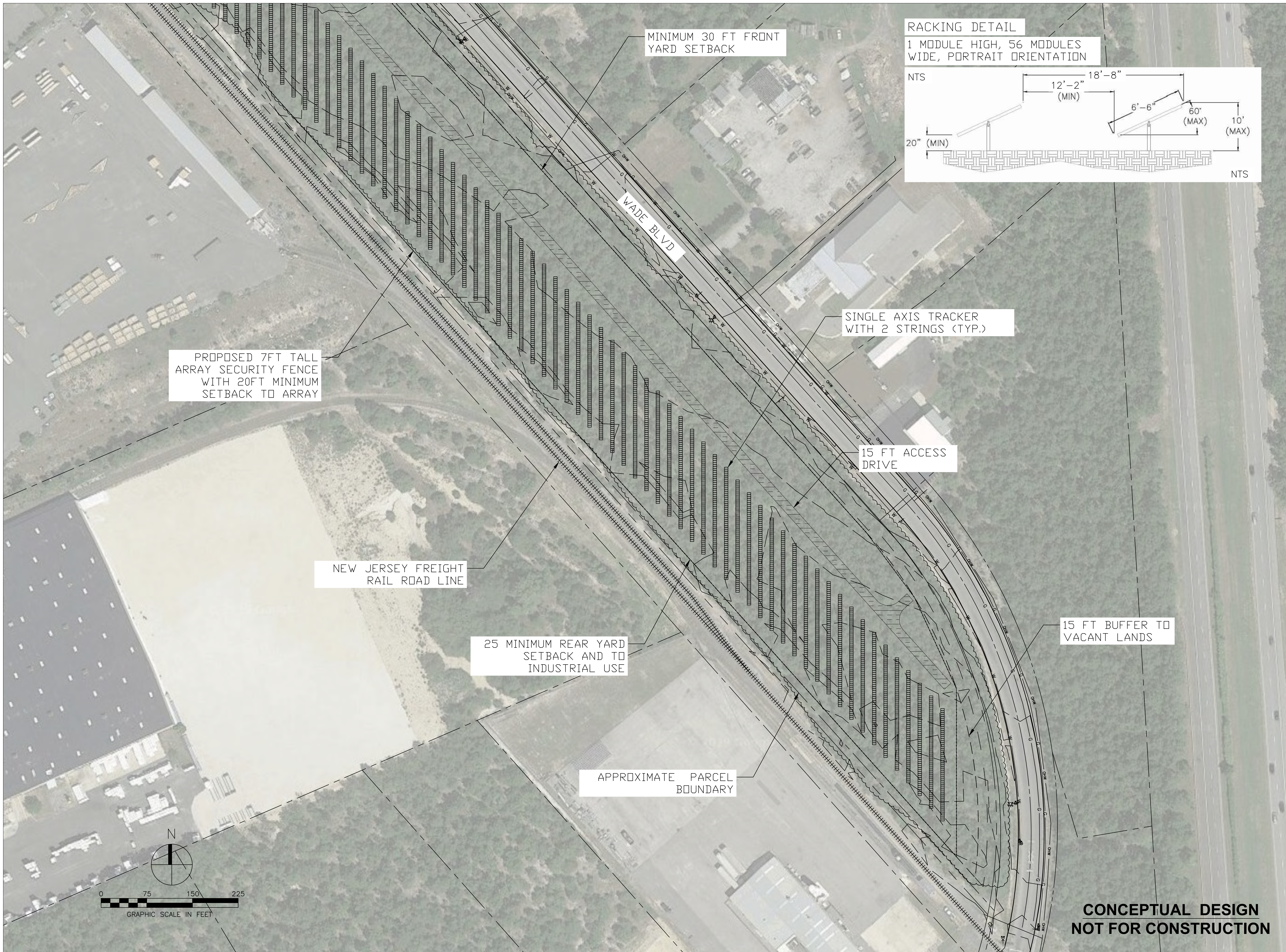
Engineered By
M. GLASHEEN

Project Name and Address

GALETTO SOLAR

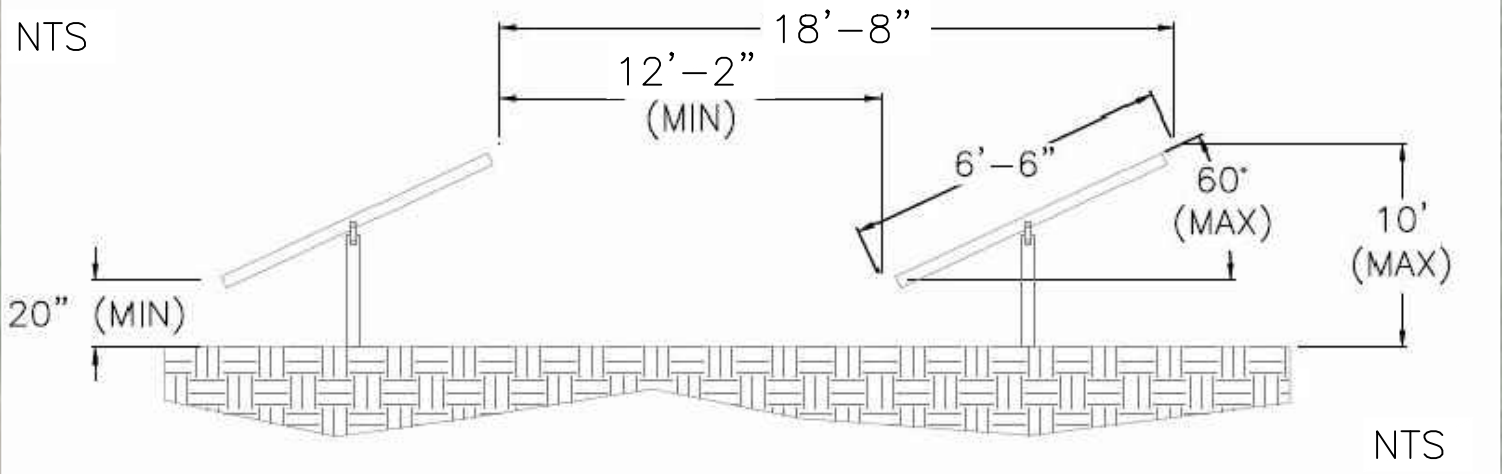
1620 EDEN RD
MILLVILLE, NJ 08332

Project GALETTO SOLAR	Sheet C01
Date 3/11/2019	CONCEPTUAL SITE PLAN- WEST
Scale As Noted	



RACKING DETAIL

1 MODULE HIGH, 56 MODULES
WIDE, PORTRAIT ORIENTATION




General Notes

THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY, NOT FOR CONSTRUCTION.

SITE INFORMATION IS BASED OFF THE CONSTRAINTS MAP COMPLETED BY MARATHON CONSULTANTS. REFER TO CIVIL DRAWINGS FOR COMPLETE INFORMATION.

B	UPDATED DETAILS	03-11-2019
A	CONCEPTUAL SITE PLAN	03-06-2019
No.	Revision/Issue	Date

Firm Name and Address



**Summit Ridge
ENERGY**

SUMMIT RIDGE ENERGY
1401 WILSON BLVD
ARLINGTON, VA 22209

Engineered By
M. GLASHEEN

Project Name and Address

GALETTO SOLAR

1620 EDEN RD
MILLVILLE, NJ 08332

Project GALETTO SOLAR	Sheet C02
Date 3/11/2019	CONCEPTUAL SITE PLAN- EAST
Scale As Noted	

Attachment B - Natural Heritage Program Report



State of New Jersey

MAIL CODE 501-04

DEPARTMENT OF ENVIRONMENTAL PROTECTION

DIVISION OF PARKS & FORESTRY

NEW JERSEY FOREST SERVICE

OFFICE OF NATURAL LANDS MANAGEMENT

P.O. BOX 420

TRENTON, NJ 08625-0420

Tel. (609) 984-1339 Fax (609) 984-0427

PHILIP D. MURPHY

Governor

SHEILA Y. OLIVER

Lt. Governor

CATHERINE R. McCABE

Commissioner

February 4, 2019

Jonathan Tortu
Marathon Engineering & Environmental Services, Inc.
553 Beckett Road, Suite 608
Swedesboro, NJ 08085

Re: Ground Solar Array Facility
Block(s) - 577, Lot(s) - 1
Millville City, Cumberland County

Dear Mr. Tortu:

Thank you for your data request regarding rare species information for the above referenced project site.

Searches of the Natural Heritage Database and the Landscape Project (Version 3.3) are based on a representation of the boundaries of your project site in our Geographic Information System (GIS). We make every effort to accurately transfer your project bounds from the topographic map(s) submitted with the Natural Heritage Data Request Form into our Geographic Information System. We do not typically verify that your project bounds are accurate, or check them against other sources.

We have checked the Landscape Project habitat mapping and the Biotics Database for occurrences of any rare wildlife species or wildlife habitat on the referenced site. The Natural Heritage Database was searched for occurrences of rare plant species or ecological communities that may be on the project site. Please refer to Table 1 (attached) to determine if any rare plant species, ecological communities, or rare wildlife species or wildlife habitat are documented on site. A detailed report is provided for each category coded as 'Yes' in Table 1.

We have also checked the Landscape Project habitat mapping and Biotics Database for occurrences of rare wildlife species or wildlife habitat in the immediate vicinity (within ¼ mile) of the referenced site. Additionally, the Natural Heritage Database was checked for occurrences of rare plant species or ecological communities within ¼ mile of the site. Please refer to Table 2 (attached) to determine if any rare plant species, ecological communities, or rare wildlife species or wildlife habitat are documented within the immediate vicinity of the site. Detailed reports are provided for all categories coded as 'Yes' in Table 2. These reports may include species that have also been documented on the project site.

We have also checked the Landscape Project habitat mapping and Biotics Database for all occurrences of rare wildlife species or wildlife habitat within one mile of the referenced site. Please refer to Table 3 (attached) to determine if any rare wildlife species or wildlife habitat is documented within one mile of the project site. Detailed reports are provided for each category coded as 'Yes' in Table 3. These reports may include species that have also been documented on the project site.

For requests submitted as part of a Flood Hazard Area Control Act (FHACA) rule application, we report records for all rare plant species and ecological communities tracked by the Natural Heritage Program that may be on, or in the immediate vicinity of, your project site. A subset of these plant species are also covered by the FHACA rules when the records are located within one mile of the project site. One mile searches for FHACA plant species will only report precisely located occurrences for those wetland plant species identified under the FHACA regulations as being critically dependent on the watercourse. Please refer to Table 3 (attached) to determine if any precisely located rare wetland plant species covered by

the FHACA rules have been documented. Detailed reports are provided for each category coded as 'Yes' in Table 3. These reports may include species that have also been documented on, or in the immediate vicinity of, the project site.

The Natural Heritage Program reviews its data periodically to identify priority sites for natural diversity in the State. Included as priority sites are some of the State's best habitats for rare and endangered species and ecological communities. Please refer to Tables 1, 2 and 3 (attached) to determine if any priority sites are located on, in the immediate vicinity, or within one mile of the project site.

A list of rare plant species and ecological communities that have been documented from the county (or counties), referenced above, can be downloaded from <http://www.state.nj.us/dep/parksandforests/natural/heritage/countylist.html>. If suitable habitat is present at the project site, the species in that list have potential to be present.

Status and rank codes used in the tables and lists are defined in EXPLANATION OF CODES USED IN NATURAL HERITAGE REPORTS, which can be downloaded from http://www.state.nj.us/dep/parksandforests/natural/heritage/nhpcodes_2010.pdf.

Beginning May 9, 2017, the Natural Heritage Program reports for wildlife species will utilize data from Landscape Project Version 3.3. If you have questions concerning the wildlife records or wildlife species mentioned in this response, we recommend that you visit the interactive web application at the following URL, <https://njdep.maps.arcgis.com/apps/webappviewer/index.html?id=0e6a44098c524ed99bf739953cb4d4c7>, or contact the Division of Fish and Wildlife, Endangered and Nongame Species Program at (609) 292-9400.

For additional information regarding any Federally listed plant or animal species, please contact the U.S. Fish & Wildlife Service, New Jersey Field Office at <http://www.fws.gov/northeast/njfieldoffice/endangered/consultation.html>.

PLEASE SEE 'CAUTIONS AND RESTRICTIONS ON NHP DATA', which can be downloaded from <http://www.state.nj.us/dep/parksandforests/natural/heritage/newcaution2008.pdf>.

Thank you for consulting the Natural Heritage Program. The attached invoice details the payment due for processing this data request. Feel free to contact us again regarding any future data requests.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Robert J. Cartica', is positioned above the printed name.

Robert J. Cartica
Administrator

c: NHP File No. 19-3907541-16013

Mail Code 501-04 Department of Environmental Protection New Jersey Forest Service Office of Natural Lands Management P.O. Box 420 Trenton, New Jersey 08625-0420 Tel. (609) 984-1339 Fax. (609) 984-1427		<h1 style="text-align: center;"><i>Invoice</i></h1>	
		Date	Invoice #
		2/4/2019	16013
Bill to: Marathon Engineering & Environmental Services, Inc. 553 Beckett Road, Suite 608 Swedesboro, NJ 08085		Make check payable to: <i>DEP - Office of Natural Lands Management</i> And forward with a copy of this statement to: Mail Code 501-04 Office of Natural Lands Management P.O. Box 420 Trenton, New Jersey 08625-0420	
Quantity (hrs.)	Description	Rate (per hr.)	Amount
1	Natural Heritage Database search for locational information of rare species and ecological communities. Project: 19-3907541-16013	\$ 70.00	\$ 70.00
Jonathan Tortu Project Name: Ground Solar Array Facility		Total	\$ 70.00

Table 1: On Site Data Request Search Results (6 Possible Reports)

<u>Report Name</u>	<u>Included</u>	<u>Number of Pages</u>
1. Possibly on Project Site Based on Search of Natural Heritage Database: Rare Plant Species and Ecological Communities Currently Recorded in the New Jersey Natural Heritage Database	No	0 pages included
2. Natural Heritage Priority Sites On Site	No	0 pages included
3. Rare Wildlife Species or Wildlife Habitat on the Project Site Based on Search of Landscape Project 3.3 Species Based Patches	Yes	1 page(s) included
4. Vernal Pool Habitat on the Project Site Based on Search of Landscape Project 3.3	No	0 pages included
5. Rare Wildlife Species or Wildlife Habitat on the Project Site Based on Search of Landscape Project 3.3 Stream Habitat File	No	0 pages included
6. Other Animal Species On the Project Site Based on Additional Species Tracked by Endangered and Nongame Species Program	No	0 pages included

<p>Rare Wildlife Species or Wildlife Habitat on the Project Site Based on Search of Landscape Project 3.3 Species Based Patches</p>
--

Class	Common Name	Scientific Name	Feature Type	Rank	Federal Protection Status	State Protection Status	Grank	Srank
<hr/>								
<i>Insecta</i>								
	Leonard's Skipper	Hesperia leonardus	Casual Flyby	2	NA	Special Concern	G4	S3
<i>Reptilia</i>								
	Northern Pine Snake	Pituophis melanoleucus melanoleucus	Occupied Habitat	3	NA	State Threatened	G4T4	S2

Table 2: Vicinity Data Request Search Results (6 possible reports)

<u>Report Name</u>	<u>Included</u>	<u>Number of Pages</u>
1. Immediate Vicinity of the Project Site Based on Search of Natural Heritage Database: Rare Plant Species and Ecological Communities Currently Recorded in the New Jersey Natural Heritage Database	No	0 pages included
2. Natural Heritage Priority Sites within the Immediate Vicinity	No	0 pages included
3. Rare Wildlife Species or Wildlife Habitat Within the Immediate Vicinity of the Project Site Based on Search of Landscape Project 3.3 Species Based Patches	Yes	1 page(s) included
4. Vernal Pool Habitat In the Immediate Vicinity of Project Site Based on Search of Landscape Project 3.3	Yes	1 page(s) included
5. Rare Wildlife Species or Wildlife Habitat In the Immediate Vicinity of the Project Site Based on Search of Landscape Project 3.3 Stream Habitat File	No	0 pages included
6. Other Animal Species In the Immediate Vicinity of the Project Site Based on Additional Species Tracked by Endangered and Nongame Species Program	No	0 pages included

<p align="center">Rare Wildlife Species or Wildlife Habitat Within the Immediate Vicinity of the Project Site Based on Search of Landscape Project 3.3 Species Based Patches</p>

Class	Common Name	Scientific Name	Feature Type	Rank	Federal Protection Status	State Protection Status	Grank	Strank
<i>Amphibia</i>								
	Cope's Gray Treefrog	Hyla chrysoscelis	Occupied Habitat	4	NA	State Endangered	G5	S1
	Cope's Gray Treefrog	Hyla chrysoscelis	Vernal Pool Breeding	4	NA	State Endangered	G5	S1
<i>Aves</i>								
	Barred Owl	Strix varia	Breeding Sighting	3	NA	State Threatened	G5	S2B,S2N
	Black-billed Cuckoo	Coccyzus erythrophthalmus	Breeding Sighting- Confirmed	2	NA	Special Concern	G5	S3B,S4N
	Brown Thrasher	Toxostoma rufum	Breeding Sighting	2	NA	Special Concern	G5	S3B,S4N
	Hooded Warbler	Wilsonia citrina	Breeding Sighting	2	NA	Special Concern	G5	S3B,S4N
	Whip-poor-will	Caprimulgus vociferus	Breeding Sighting	2	NA	Special Concern	G5	S3B,SUN
	Wood Thrush	Hylocichla mustelina	Breeding Sighting	2	NA	Special Concern	G4	S3B,S4N
<i>Insecta</i>								
	Leonard's Skipper	Hesperia leonardus	Casual Flyby	2	NA	Special Concern	G4	S3
<i>Reptilia</i>								
	Northern Pine Snake	Pituophis melanoleucus melanoleucus	Occupied Habitat	3	NA	State Threatened	G4T4	S2

**Vernal Pool Habitat
In the Immediate Vicinity of
Project Site Based on Search of
Landscape Project 3.3**

Vernal Pool Habitat Type

Vernal Pool Habitat ID

Potential vernal habitat area

238

Total number of records: 1

Table 3: Within 1 Mile for FHACA Searches (6 possible reports)

<u>Report Name</u>	<u>Included</u>	<u>Number of Pages</u>
1. Rare Plant Species Occurrences Covered by the Flood Hazard Area Control Act Rule Within One Mile of the Project Site Based on Search of Natural Heritage Database	No	0 pages included
2. Natural Heritage Priority Sites within 1 mile	Yes	See emailed attachments
3. Rare Wildlife Species or Wildlife Habitat Within One Mile of the Project Site Based on Search of Landscape Project 3.3 Species Based Patches	Yes	3 page(s) included
4. Vernal Pool Habitat Within One Mile of the Project Site Based on Search of Landscape Project 3.3	Yes	1 page(s) included
5. Rare Wildlife Species or Wildlife Habitat Within One Mile of the Project Site Based on Search of Landscape Project 3.3 Stream Habitat File	Yes	1 page(s) included
6. Other Animal Species Within One Mile of the Project Site Based on Additional Species Tracked by Endangered and Nongame Species Program	No	0 pages included

<p align="center">Rare Wildlife Species or Wildlife Habitat Within One Mile of the Project Site Based on Search of Landscape Project 3.3 Species Based Patches</p>

Class	Common Name	Scientific Name	Feature Type	Rank	Federal Protection Status	State Protection Status	Grank	Strank
<i>Amphibia</i>								
	Cope's Gray Treefrog	Hyla chrysoscelis	Occupied Habitat	4	NA	State Endangered	G5	S1
	Cope's Gray Treefrog	Hyla chrysoscelis	Vernal Pool Breeding	4	NA	State Endangered	G5	S1
	Fowler's Toad	Anaxyrus fowleri	Occupied Habitat	2	NA	Special Concern	G5	S3
	Fowler's Toad	Anaxyrus fowleri	On Road	2	NA	Special Concern	G5	S3
	Pine Barrens Treefrog	Hyla andersonii	Breeding Sighting	3	NA	State Threatened	G4	S2
	Pine Barrens Treefrog	Hyla andersonii	Occupied Habitat	3	NA	State Threatened	G4	S2
<i>Aves</i>								
	Bald Eagle	Haliaeetus leucocephalus	Foraging	4	NA	State Endangered	G5	S1B,S2N
	Bald Eagle	Haliaeetus leucocephalus	Nest	4	NA	State Endangered	G5	S1B,S2N
	Bald Eagle	Haliaeetus leucocephalus	Wintering	3	NA	State Threatened	G5	S1B,S2N
	Barred Owl	Strix varia	Breeding Sighting	3	NA	State Threatened	G5	S2B,S2N

**Rare Wildlife Species or Wildlife Habitat Within
One Mile of the Project Site Based on Search of
Landscape Project 3.3 Species Based Patches**

Class	Common Name	Scientific Name	Feature Type	Rank	Federal Protection Status	State Protection Status	Grank	Strank
	Black-billed Cuckoo	Coccyzus erythrophthalmus	Breeding Sighting-Confirmed	2	NA	Special Concern	G5	S3B,S4N
	Brown Thrasher	Toxostoma rufum	Breeding Sighting	2	NA	Special Concern	G5	S3B,S4N
	Cooper's Hawk	Accipiter cooperii	Breeding Sighting	2	NA	Special Concern	G5	S3B,S4N
	Hooded Warbler	Wilsonia citrina	Breeding Sighting	2	NA	Special Concern	G5	S3B,S4N
	Least Tern	Sternula antillarum	Foraging	4	NA	State Endangered	G4	S1B,S1N
	Osprey	Pandion haliaetus	Foraging	3	NA	State Threatened	G5	S2B,S4N
	Osprey	Pandion haliaetus	Nest	3	NA	State Threatened	G5	S2B,S4N
	Whip-poor-will	Caprimulgus vociferus	Breeding Sighting	2	NA	Special Concern	G5	S3B,SUN
	Wood Thrush	Hylocichla mustelina	Breeding Sighting	2	NA	Special Concern	G4	S3B,S4N
<i>Insecta</i>								
	Banner Clubtail	Gomphus apomyius	Larvae Sighting	3	NA	State Threatened	G3G4	S2
	Dotted Skipper	Hesperia attalus slossonae	Casual Flyby	2	NA	Special Concern	G3G4T3	S3

<p>Rare Wildlife Species or Wildlife Habitat Within One Mile of the Project Site Based on Search of Landscape Project 3.3 Species Based Patches</p>
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Class	Common Name	Scientific Name	Feature Type	Rank	Federal Protection Status	State Protection Status	Grank	Srank
<i>Reptilia</i>	Leonard's Skipper	Hesperia leonardus	Casual Flyby	2	NA	Special Concern	G4	S3
	Corn Snake	Pantherophis guttatus	Occupied Habitat	4	NA	State Endangered	G5	S1
	Eastern Box Turtle	Terrapene carolina carolina	Occupied Habitat	2	NA	Special Concern	G5T5	S3
	Northern Pine Snake	Pituophis melanoleucus melanoleucus	Occupied Habitat	3	NA	State Threatened	G4T4	S2

**Vernal Pool Habitat Within
One Mile of the Project Site
Based on Search of
Landscape Project 3.3**

Vernal Pool Habitat Type	Vernal Pool Habitat ID
Potential vernal habitat area	230
Potential vernal habitat area	238
Potential vernal habitat area	240
Potential vernal habitat area	243
Total number of records:	4

**Rare Wildlife Species or Wildlife Habitat
Within One Mile of the Project Site
Based on Search of
Landscape Project 3.3 Stream Habitat File**

Link ID	Common Name	Scientific Name	Feature Type	Rank	Federal Protection Status	State Protection Status	Grank	Srank	Last Observed	Count
52450	Tidewater Mucket	Leptodea ochracea	Occupied Habitat	3	NA	State Threatened	G3G4	S2	2006	1

Total number of records: 1

Attachment C – Site Photos



PHOTO 1: Facing northwest, view of the Subject Property's boundary along the railroad.



PHOTO 2: Facing northwest, view of the Subject Property's frontage along Wade Boulevard South.



PHOTO 3: Facing southeast, view of the Subject Property's frontage along Wade Boulevard South.



PHOTO 4: Facing northwest, view of the southern portion of the Subject Property.



PHOTO 5: Facing southwest, typical view of the upland woods in the northwestern portion of the Subject Property.



PHOTO 6: Facing southwest, typical view of the upland woods in the southern portion of the Subject Property.



PHOTO 7: Facing northwest, typical view of the upland woods in the southern portion of the Subject Property.



PHOTO 8: Facing northwest, typical view of the upland woods in the northeastern portion of the Subject Property.

Section 8, Question 2 – Meeting with NJDEP PCER



Stephanie Sienkowski <ssienkowski@srenergy.com>

Request for Pre-Application Review, Galetto Solar, Millville, NJ

Brunatti, Megan <Megan.Brunatti@dep.nj.gov>

Wed, May 15, 2019 at 3:39 PM

To: Don Brickner <Don.Brickner@marathonconsultants.com>

Cc: Stephanie Sienkowski <ssienkowski@srenergy.com>, Kerri Neary <kneary@srenergy.com>, Dave Fleming <Dave.Fleming@marathonconsultants.com>

Dear Don,

The Office of Permit Coordination and Environmental Review distributed project information to various programs within the Department for the proposed Galetto Solar project located in Millville, Cumberland County. Below are preliminary comments of possible permits and action items this project may require (but not limited to) based on the information that was submitted on March 20, 2019: *** this is neither a comprehensive nor a technical summary ***

-

Division of Land Use Regulation - Chris Jones: Chris.Jones@dep.nj.gov or (609) 633-6757

-

There is a valid LOI that confirms there are no wetlands or transition areas on the site. In addition there are no streams on site. According to the information provided, the site is not in a flood hazard area. Therefore, no permits are required from the Division of Land Use Regulation.

Division of Fish and Wildlife - Kelly Davis: Kelly.Davis@dep.nj.gov or (908) 236-2118

For Northern Pine Snake: The contractor should instruct all employees and sub-contractors to be watchful for snakes and avoid harm. If snakes are discovered during activities, all efforts must be made to avoid harming the snake. A qualified herpetologist should move the snake from the location to suitable, adjacent habitat.

For Migratory Birds: NJDFW would recommend a seasonal restriction from 4/1 – 8/31 be considered for tree or shrub removal to prevent/avoid taking of active nests with eggs or unfledged chicks of non-game migratory birds to address concerns covered under the NJ Endangered & Non-game Species Conservation Act.

Bureau of Energy & Sustainability- Erin Hill: Erin.Hill@dep.nj.gov or (609) 633-1120

- The Community Solar Energy Pilot Program Application window opened April 9, 2019 and closes September 9, 2019 <https://www.bpu.state.nj.us/bpu/pdf/boardorders/2019/20190329/8E%20-%20Community%20Solar%20Energy%20Pilot%20Program%20Application%20Form.pdf>
- The proposed array is located on Forest which is identified as “not preferred” per the Solar Siting Analysis.
- Visit the BES solar siting webpage & NJ Community Solar Siting Tool <https://www.state.nj.us/dep/aqes/solar-siting.html>

Stormwater: Eleanor Krukowski (Eleanor.Krukowski@dep.nj.gov)

- Construction projects that disturb 1 acre or more of land, or less than 1 acre but are part of a larger common plan of development that is greater than 1 acre, are required to obtain coverage under the Stormwater construction general permit (5G3). Applicants must first obtain certification of their soil erosion and sediment control plan (251 plan) from their local soil conservation district office. Upon certification, the district office will provide the applicant with two codes process (SCD certification code and 251 identification code) for use in the DEPonline portal system application. Applicants must then become a registered user for the DEPonline system and complete the application for the Stormwater Construction General Authorization. Upon completion of the application the applicant will receive a temporary authorization which can be used to start construction immediately, if necessary. Within 3-5 business days the permittee contact identified in the application will receive an email including the application summary and final authorization.

Should circumstances or conditions become different than what was set forth in the information that was provided to the NJDEP, the comments and regulatory requirements provided above are subject to change and may no longer hold true. Statements made within this email do not represent a decision by the DEP on whether the proposed project will be permitted.

If upon review of the comments provided, you would like to contact the programs directly, we ask that you keep Permit Coordination copied on any correspondence so we may update our records. This email shall serve to satisfy the Community Solar Pilot Program application requirement that the Applicant shall meet with PCER.

Best Regards,

Megan

Megan Brunatti, Supervisor

Office of Permit Coordination & Environmental Review

New Jersey Department of Environmental Protection

(609)292-3600

megan.brunatti@dep.nj.gov

Website: <http://www.nj.gov/dep/pcer>



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From: Don Brickner <Don.Brickner@marathonconsultants.com>

Sent: Wednesday, April 3, 2019 3:16 PM

To: Brunatti, Megan <Megan.Brunatti@dep.nj.gov>

Cc: Stephanie Sienkowski <ssienkowski@srenergy.com>; Kerri Neary <kneary@srenergy.com>; Dave Fleming <Dave.Fleming@marathonconsultants.com>

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Section 8, Question 3 – Permits, Approvals, Authorizations



State of New Jersey

PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Division of Land Use Regulation
Mail Code 501-02A
P.O. Box 420
Trenton, New Jersey 08625-0420
www.nj.gov/dep/landuse

CATHERINE R. McCABE
Commissioner

May 2, 2019

Summit Ridge Energy
c/o Ms. Kerri Neary
1401 Wilson Blvd, Suite 800
Arlington, VA 22209

RE: Letter of Interpretation: Presence/Absence Determination
LUR File No.: 0610-19-0001.1; FWW 190001
Applicant: Summit Ridge Energy
Block: 577 Lot: 1
City of Millville, Cumberland County

Dear Ms. Neary:

This letter is in response to your request for a Letter of Interpretation from the Division of Land Use Regulation (Division) indicating the presence or absence of freshwater wetlands and waters on the referenced property.

In accordance with agreements between the State of New Jersey Department of Environmental Protection (NJDEP), the U.S. Army Corps of Engineers (USACE) Philadelphia and New York Districts, and the U.S. Environmental Protection Agency (USEPA), the NJDEP is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The USEPA and/or USACE retains the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate.

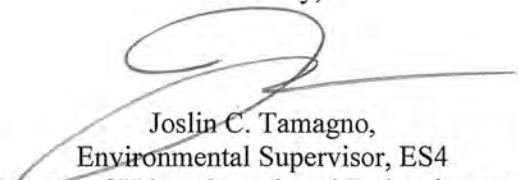
Based upon the information submitted, and upon a site inspection conducted by the staff of the Division on April 23, 2019, the Division has determined that **freshwater wetlands and waters are not present** on the referenced property. In addition, the Division has determined **that no part of the above referenced property occurs within a transition area or buffer** as designated in N.J.A.C. 7:7A-3.3(d)1 and 2.

Pursuant to the Freshwater Wetlands Protection Act Rules (N.J.A.C. 7:7A), you are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter. This letter in no way legalizes any fill which may have been placed, or other regulated activities which may have been conducted on this site. This determination does not affect your responsibility to obtain any State, Federal, county or municipal permits which may be required.

In accordance with N.J.A.C. 7:7A-21, any person who is aggrieved by this decision may request a hearing within 30 days of the date the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, Mail Code 401-04L, P.O. Box 402, 401 East State Street, 7th Floor, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist found at www.state.nj.us/dep/landuse/forms. Hearing requests received after 30 days of publication notice may be denied. The DEP Bulletin is available on the Department's website at www.state.nj.us/dep/bulletin. In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see the website www.nj.gov/dep/odr for more information on this process.

Please contact Natalie Young of our staff by e-mail at Natalie.Young@dep.nj.gov or (609) 984-6216 should you have any questions regarding this letter. Be sure to indicate the Division's file number in all communication.

Sincerely,

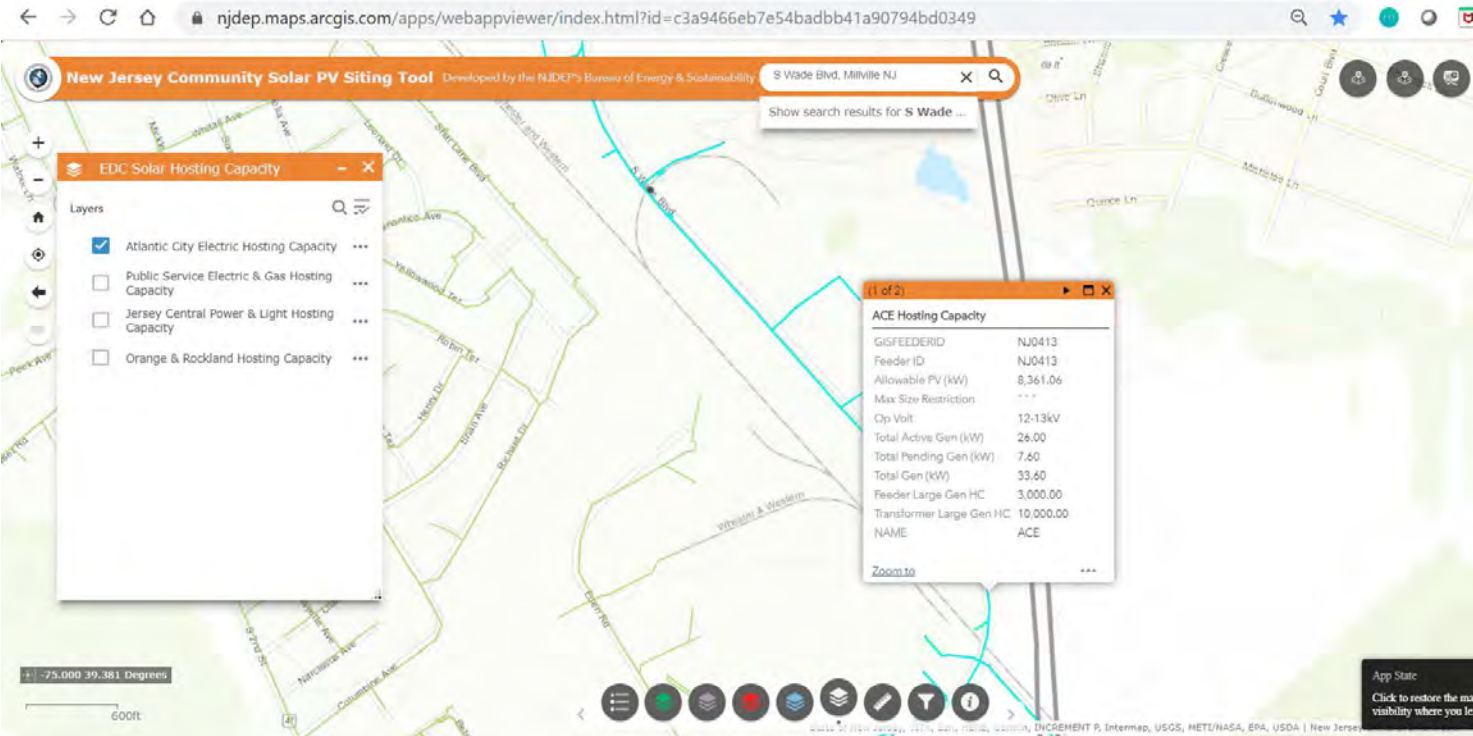


Joslin C. Tamagno,
Environmental Supervisor, ES4
Bureau of Urban Growth and Redevelopment
Division of Land Use Regulation

c: City of Millville Clerk
City of Millville Construction Official
Mr. Donald W. Brickner, Marathon Engineering, Agent

Section 8, Question 4 – Hosting Capacity Map

ACE's hosting capacity map below shows there is 8.36 MW (ac) of available capacity to interconnect at this location, which is more than ample to support the proposed solar array. SRE has included an estimate of interconnection costs in its financial model and will bear all costs determined by ACE.



Section 9, Question 6 – Affordable Housing Subscribers

On August 22, 2019, SRE spoke with Paul Dice, the Executing Director of the Millville Housing Authority, which provides public housing to low and moderate income families, seniors and people with disabilities. Paul explained that the Millville Housing Authority offers close to 500 housing units in Cumberland County and he was interested in discounted electricity as long as discounts were guaranteed. SRE confirmed that the Millville Housing Authority could expect to see fixed discounts, calculated as 20% of bill credits for LMI customers. Since the community solar program is competitive and capacity is not guaranteed, Paul did not commit to a specific solar project by writing a letter of recommendation but is very interested in discounted solar electricity for his housing units once our site is selected for the Community Solar Pilot Program.

SRE shared additional information with Paul on the program and bill crediting mechanism. This information can be found on the following pages. We agreed that after our project was selected in to be in the community solar program, SRE would reach out to Paul include the Millville Housing Authority as part of our subscriber base.



New Jersey Community Solar Partnership

Will Fischer, Vice President



Summit Ridge Energy – A Proven Solar Developer

SRE has a best-in-class development team with a proven track record in commercial solar. The company is managed by industry veterans and has established itself as a leader within core US markets in its first two years of operation.



Proven Development Track Record: SRE CEO Steve Raeder previously led SunEdison’s eastern U.S. commercial solar team, which developed more than 400 MWs of projects in the eastern U.S over a five year period. Other members of SRE’s management team have prior development and project finance backgrounds at Hunt Alternative Energy and TerraForm Power.



Customer Focus: Unmatched contracting experience with 15+ housing authorities and public agencies like the New York Power Authority (NYPA), who awarded the Summit Ridge team 2/3 of New York’s “K-Solar” program in 2015. The SRE team has structured long-term partnerships with buying consortiums like PowerOptions, numerous Fortune 500 corporations and non-profits– e.g. WalMart, Bloomberg, Columbia University, MIT, Tufts University and many others.



Lean, Efficient Team: The company now has 16 full-time employees covering management, development, construction management, and structured finance. SRE has fully operational internal controls, development protocols, and proprietary operational systems in place.

Selected Prior Affiliations



Morgan Stanley

MorrisonCohen^{LLP}
Law Firm in the Middle Market®

Unmatched Experience with Low Income Housing

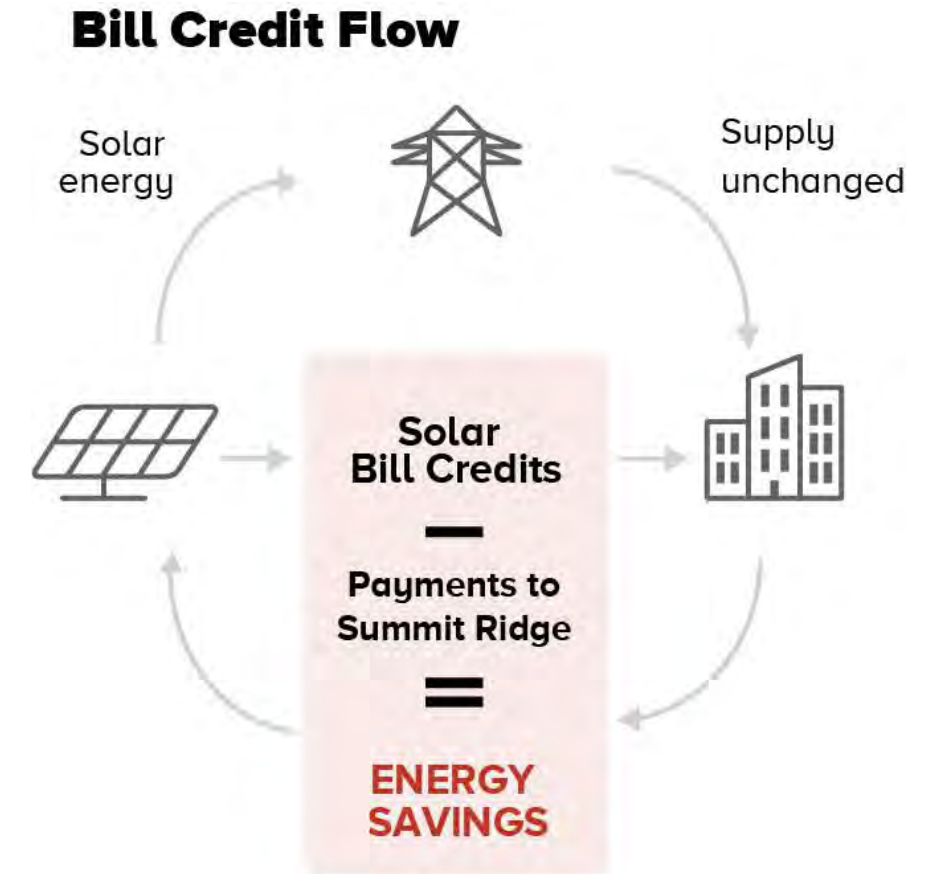
SRE has worked with over a dozen Housing Authorities, more than any solar developer in the US

- Built large, off-site solar arrays that have delivered millions of dollars in savings to 15+ Massachusetts housing authorities
- Completed hundreds of MWs of solar arrays throughout the state
- Developed standard form contract with consultation from HUD that complied with all federal and state requirements
- A win-win program, delivering 15-25% savings to housing authorities across the state since 2010



New Jersey Community Solar

- New pilot program in NJ launching April 2019
- Program divided into 3 years, with limited volume of projects by electric utility
- Competitive application process – limited projects are accepted each year – and projects are scored
- Specific, 51% carve-out for participation by owners of **low income housing** – solar bill credits allocated to master meter – boosts project score
- **Remote**, off-site solar arrays built by Summit Ridge generate bill credits sold for a discount
- **No disruption to your facility or third-party supply contracts**



Community Solar Benefits

Worry-free

- Off-site
- Third-party ownership
- Flexible

Wholesale Hedge

- Hedge against wholesale power fluctuations
- Predictably reduce OpEx

Guaranteed Savings

- SRE sells utility bill coupon at a fixed discount
- No CapEx or money out of pocket

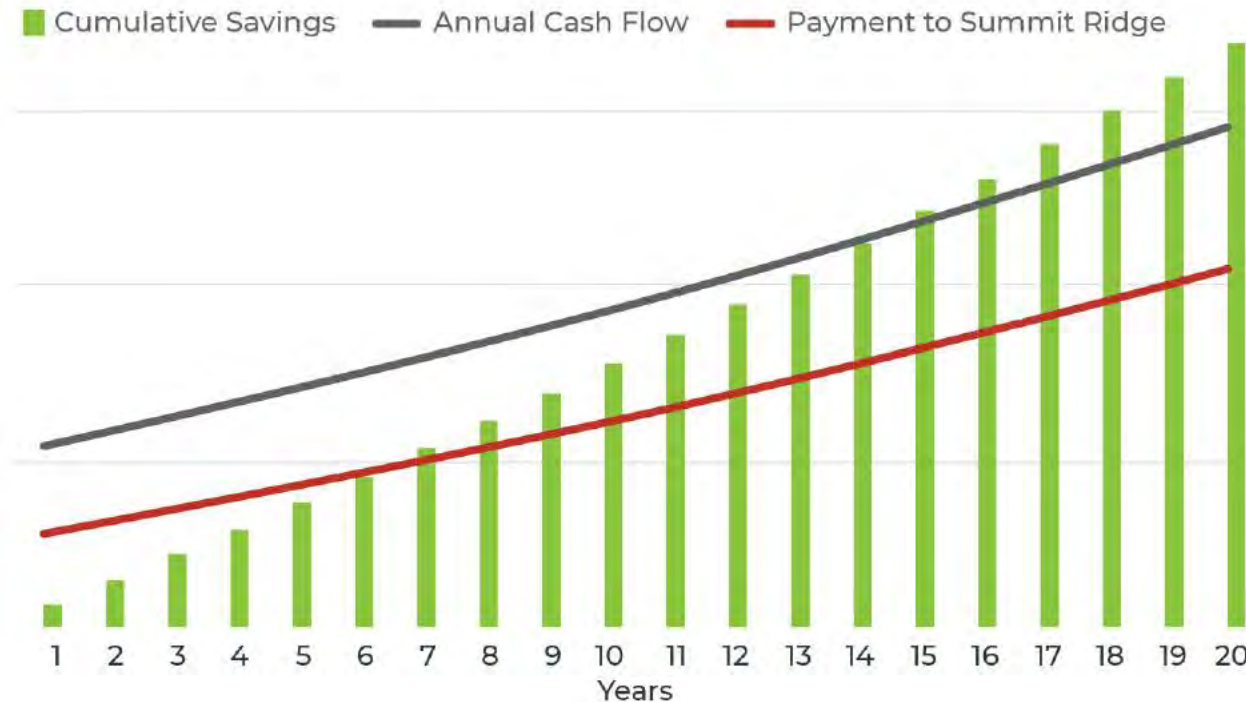
Sustainability

- Meet CSR goals
- Enable clean energy deployment
- Solar bill benefits flow to LMI community

Enjoy utility bill coupons sold to you at a fixed 20% discount – you are always “in the money” – even if utility rates go down



Community Solar Lowers Your Operating Expenses



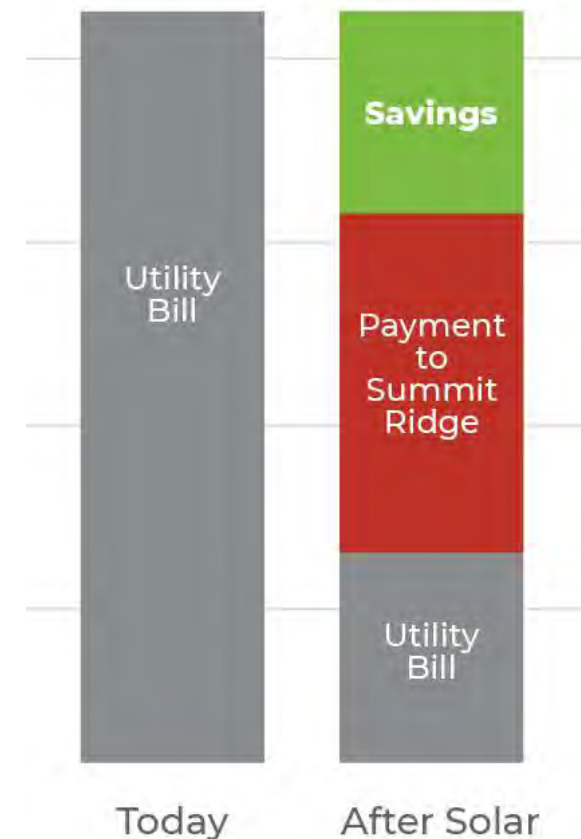
Enjoy utility bill coupons sold to you at a fixed discount

No CapEx or money out of pocket

Predictably reduce operating expenses for the foreseeable future

Your Utility Bill

Today and After Solar



Next Steps to Savings

- Community Solar Program timeline
 - Year 1 open April 9 – September 9, 2019
 - Year 1 projects are built and begin generating bill credits mid-2020
- Summit Ridge is looking to partner with an anchor LMI partner for its portfolio of projects in PSEG, JCP&L and ACE utility territories
- Let's expand the conversation to include the entire portfolio

Will Fischer
646-979-7066
wfischer@srenergy.com

Section 10, Question 1 – Municipal Collaboration

Summit Ridge Energy's (SRE) approach to development is to work closely and collaboratively with the local community in order to develop and design a community solar project that is environmentally responsible and maximizes benefits to the local community. Therefore, we made it a priority early in the development process to reach out to the local jurisdiction, the City of Millville, to discuss the project and to address any questions or concerns regarding the project or benefits to the residents of Millville.

During our meeting with the City of Millville on March 21, 2019, we discussed the proposed solar project's location, design and opportunities for collaboration. SRE explained to the City that we will be supplying the discounted power to local residents, including low-to-moderate income members of the community. The City seemed enthusiastic about this idea. Samantha Silvers, the Planning and Economic Development Supervisor at the City of Millville, provided recommendations for community groups and low-to-moderate income housing groups to reach out to once we're ready to look for subscribers. Her email and the list of potential groups to reach out to is found on the following pages, along with the presentation and site plan that SRE discussed with the City.

During the meeting, SRE learned that pine snakes are a concern in the region. However, the site was surveyed in February 2019 by the NJ DEP for the purposes of upgrading the sewer system, and the survey shows that this project is not in an environmentally sensitive area. A screen shot of the map can be found below, and the full map can be found at this link: <ftp://ftp.co.cumberland.nj.us/PLANNING/>. The City is generally supportive of the project's layout given that the project is on industrially-zoned land and there are no adjacent residential neighbors. The City encouraged us to pursue the project and submit a full site plan application upon acceptance into the NJ Community Solar program.

NJ DEP survey of Environmentally Sensitive Areas





Stephanie Sienkowski <ssienkowski@srenergy.com>

Community outreach for a community solar project

Samantha Silvers <samantha.silvers@millvillenj.gov>

Fri, Jun 7, 2019 at 9:25 AM

To: Stephanie Sienkowski <ssienkowski@srenergy.com>

Cc: Ashleigh Udalovas <Ashleigh.Udalovas@millvillenj.gov>, Heather Santoro <hsantoro@hollycitydevelopment.org>

Hello Stephanie,

Yes, I'm familiar with the project, I attended the City meeting prior. I'm not sure what your typical outreach plan looks like, if you have some suggestions, please send them my way to give me some ideas. Off the top of my head, it would be beneficial to reach out to the Holly City Development Corporation, Holly City Success Center, Senior Center, Office on Aging, and the City Library as they have great contact with neighborhood residents, and those residents that may fall within your low-to-mod income sector. I would also reach out to the City Commission as they can make public announcements for any public outreach sessions or information you'd like distributed. Please see contact info below:

City Commission

Commissioner Ashleigh Udalovas, Public Affair Director

(609) 364-3072

Millville Housing Authority:

<http://millvillehousing.org/>

Holly City Development Corporation

- a. Community Development, Economic Development, Redevelopment
- b. Nonprofit 501c3
- c. Umbrella for the Millville Neighborhood Alliance – a partnership of 40+ local nonprofits, for-profits, professionals, financing agencies dedicated to combining efforts for neighborhood investment and revitalization
 - i. I have attached a list of some of the partners for your review. I can give you more info on this or any of the organizations if you need.
- d. Heather Santoro, Executive Director
- e. (856) 776-7979
- f. hsantoro@hollycitydevelopment.org
- g. <http://hollycitydevelopment.org/our-projects/>

Holly City Family Success Center

21 E. Main St Rear Suite

Millville, NJ 08332

(856) 765-0205 or (856) 327-1510, fax (856) 327-1516

8/16/2019

Summit Ridge Energy Mail - Community outreach for a community solar project

Senior Center

856-825-6085

Or Sam Cruz 856-825-7000*7394

Office on Aging

<http://www.co.cumberland.nj.us/content/22602/22624/default.aspx>

Library

<https://www.millvillepubliclibrary.org/>

Thank you,

Samantha Silvers, AICP, PP

City of Millville

[12 S. High Street](#)

P.O. Box 609

Millville, NJ 08332

856-825-7000 x7341

www.millvillenj.gov/310/Planning

[Quoted text hidden]



MNA LIST OF PARTNERS.docx

43K



Holly City Development Corporation
Millville Housing Authority
Millville Urban Redevelopment Corporation
Millville Chamber of Commerce
Millville Police Dept.
Mayor Santiago
Millville Public Library
Millville Municipal court
Family Strengthening Network
Millville Development Corporation
NJ Community Capital
CBAC
Cumberland County Freeholder Board
Cumberland County Empowerment Zone
Cumberland County Improvement Authority
Community Foundation of Southern NJ
Cumberland County College
Bethel Development Corporation
St. Paul's Lutheran Church
First Presbyterian Church on the Maurice River
New Life World Outreach
Glasstown Partnership Church
Adopt-A-Block
Millville Community Church
Cumberland County Workforce Development Board
Pascale Sykes Foundation
Live Where You Work
Help and Hope
Gateway Community Action Partnership
Love Where You Live Campaign
Manders Merighi Portadin Farrell
Robinson and Robinson
SHINE
Joni Carley Consulting
Celebrating our Veterans
M25/Code Blue
Southwest Council
Millville PAL
Riverfront Renaissance Center for the Arts
Millville Crime Watch
SNJ Today

GALETTO SOLAR

2,028 kW DC, 1375 kW AC PHOTOVOLTAIC ARRAY

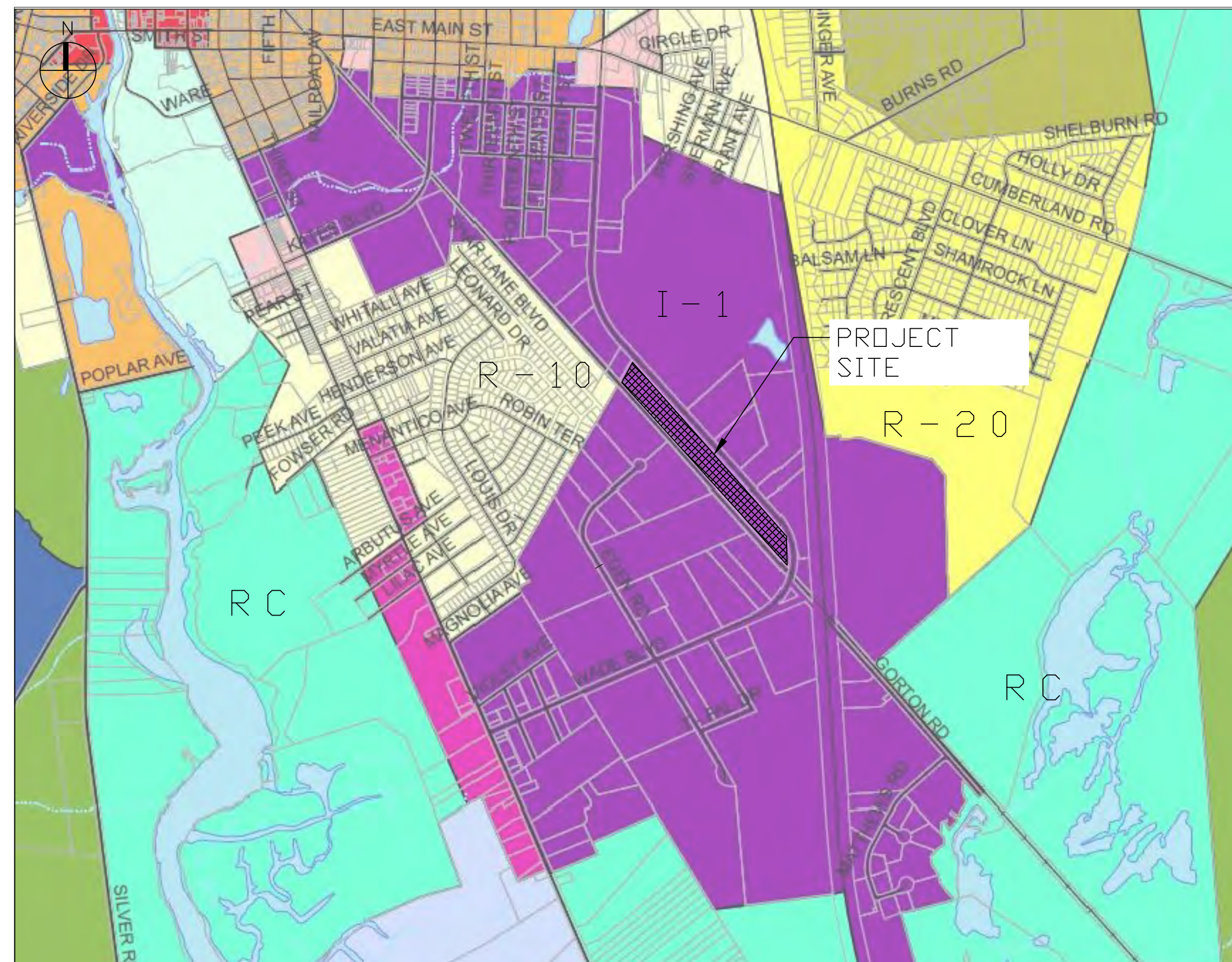
WADE BOULEVARD SOUTH

BLOCK 577, LOT 1

CUMBERLAND COUNTY, NEW JERSEY



PROJECT AREA MAP



ZONING MAP

PROJECT DRAWINGS LIST

DRAWING NO.	DESCRIPTION	REV
T00	TITLE SHEET & LOCATION	B
C00	CONCEPTUAL SITE PLAN	B
C01	CONCEPTUAL SITE PLAN- WEST	B
C02	CONCEPTUAL SITE PLAN- EAST	B

SYSTEM SUMMARY

MODULE POWER	345	WATTS
TOTAL QUANTITY OF MODULES	5880	MODULES
MODULES PER STRING	28	MODULES
TOTAL QUANTITY OF STRINGS	210	STRINGS
TOTAL INVERTER CAPACITY	1375	KWAC
TOTAL DC POWER RATING	2028	KWDC
GCR	34.3428	%
ARRAY TILT ANGLE	+/- 60	DEGREES
OCCUPIED ACRES	16.60	ACRES
PROPOSED TREE CLEARING	17.00	ACRES

I-1 GENERAL INDUSTRY ZONING SCHEDULE


STANDARD	REQUIRED	PROVIDED
MINIMUM LOT SIZE- AREA	20,000 SQFT	+/- 923,472 SQFT
MINIMUM LOT SIZE FRONTAGE- INTERIOR	100 SQFT	N/A
MINIMUM LOT SIZE FRONTAGE- CORNER	120 SQFT	+/- 3402 FT
MINIMUM LOT DEPTH	100 FT	+/- 323 FT
MINIMUM YARD- FRONT	30 FT	+/- 71 FT
MINIMUM YARD- REAR	20 FT	+/- 45 FT
MINIMUM YARD- SIDE	20 FT	+/- 47 FT
MAXIMUM HEIGHT	55 FT	+/- 15 FT
MAXIMUM COVERAGE	65 %	+/- 5.5 %

CONCEPTUAL DESIGN
NOT FOR CONSTRUCTION

General Notes

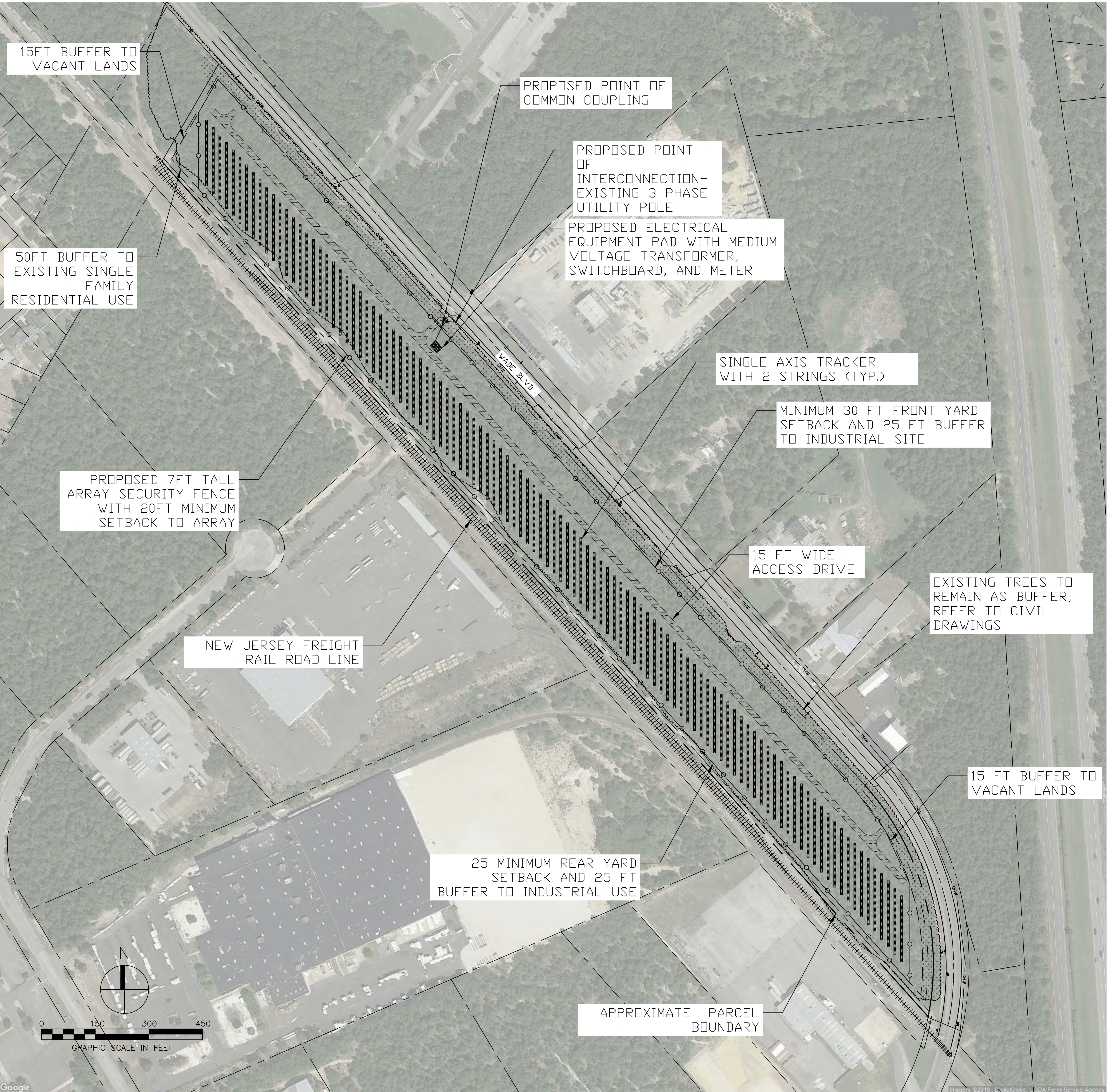
- THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY, NOT FOR CONSTRUCTION.
- SITE INFORMATION IS BASED OFF THE CONSTRAINTS MAP COMPLETED BY MARATHON CONSULTANTS. REFER TO CIVIL DRAWINGS FOR COMPLETE INFORMATION.
- THIS PROJECT IS LOCATED IN THE GENERAL INDUSTRY ZONING DISTRICT.

B	UPDATED DETAILS	03-20-2019
A	TITLE SHEET & LOCATION	03-19-2019
No.	Revision/Issue	Date

Firm Name and Address	
	SUMMIT RIDGE ENERGY 1401 WILSON BLVD ARLINGTON, VA 22209
Engineered By M. GLASHEEN	

Project Name and Address	
GALETTO SOLAR WADE BOULEVARD SOUTH MILLVILLE, NJ 08332	

Project GALETTO SOLAR	Sheet T00
Date 3/20/2019	
Scale As Noted	




SYSTEM SUMMARY		
MODULE POWER	345	WATTS
TOTAL QUANTITY OF MODULES	5880	MODULES
MODULES PER STRING	28	MODULES
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GCR	34.3428	%
OCCUPIED ACRES	16.60	ACRES
PROPOSED TREE CLEARING	17.00	ACRES

- General Notes
- THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY, NOT FOR CONSTRUCTION.
 - SITE INFORMATION IS BASED OFF THE CONSTRAINTS MAP COMPLETED BY MARATHON CONSULTANTS. REFER TO CIVIL DRAWINGS FOR COMPLETE INFORMATION.
 - THIS PROJECT IS LOCATED IN THE GENERAL INDUSTRY ZONING DISTRICT.

B	UPDATED DETAILS	03-20-2019
A	CONCEPTUAL SITE PLAN	03-06-2019
No.	Revision/Issue	Date

Firm Name and Address



SUMMIT RIDGE ENERGY
1401 WILSON BLVD
ARLINGTON, VA 22209

Engineered By
M. GLASHEEN

Project Name and Address

GALETTO SOLAR
WADE BOULEVARD SOUTH
MILLVILLE, NJ 08332

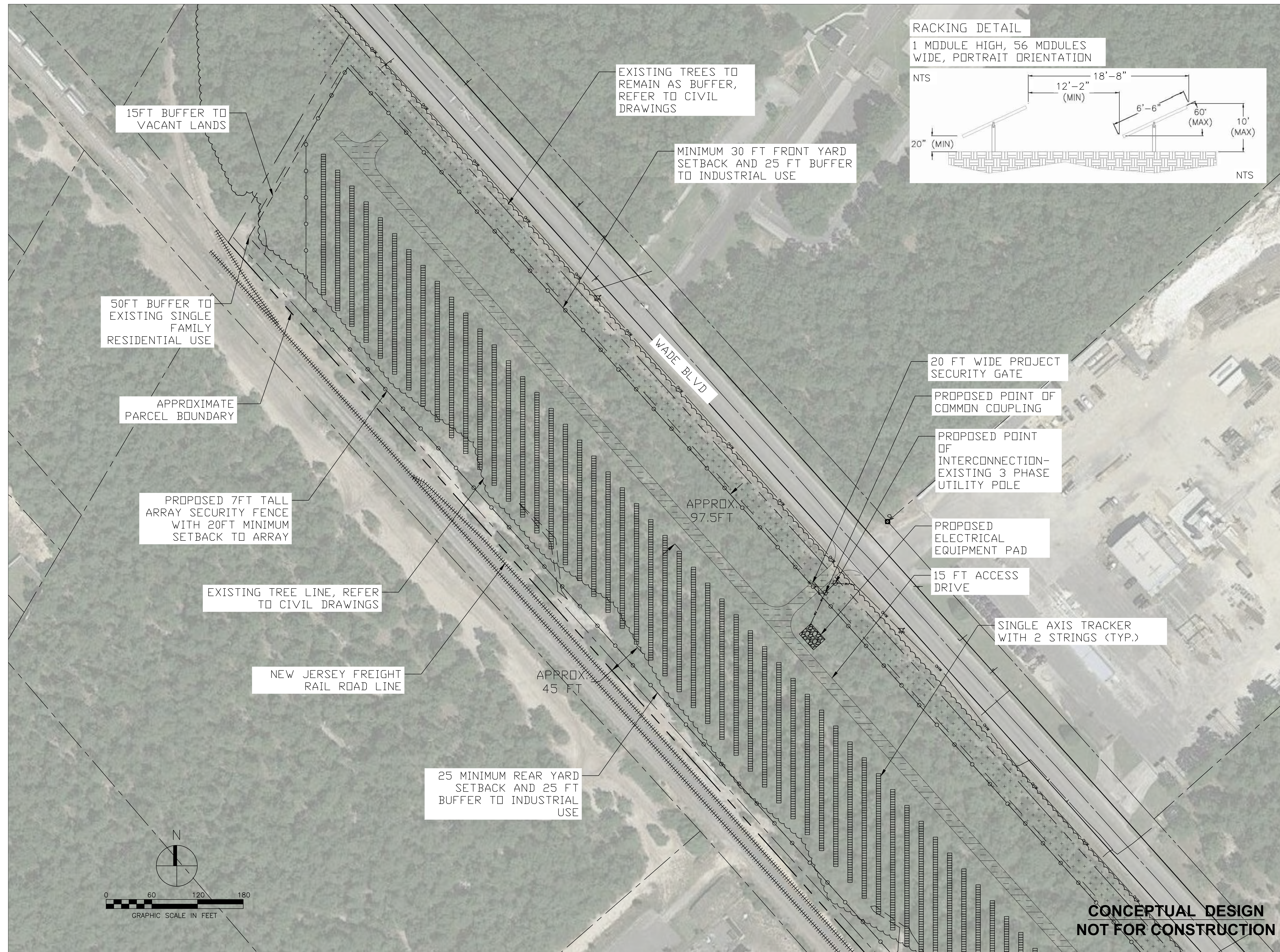
Project
GALETTO SOLAR

Date
3/20/2019

Scale
1IN = 150FT

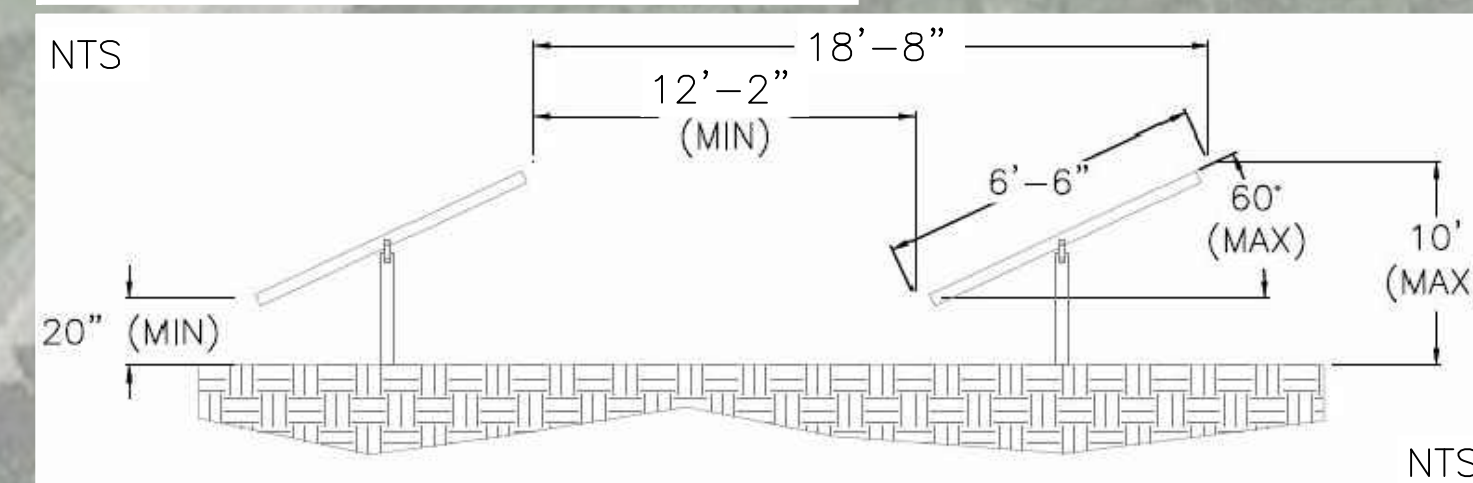
Sheet
C00
CONCEPTUAL SITE PLAN

CONCEPTUAL DESIGN
NOT FOR CONSTRUCTION



RACKING DETAIL

1 MODULE HIGH, 56 MODULES
WIDE, PORTRAIT ORIENTATION




**CONCEPTUAL DESIGN
NOT FOR CONSTRUCTION**

General Notes

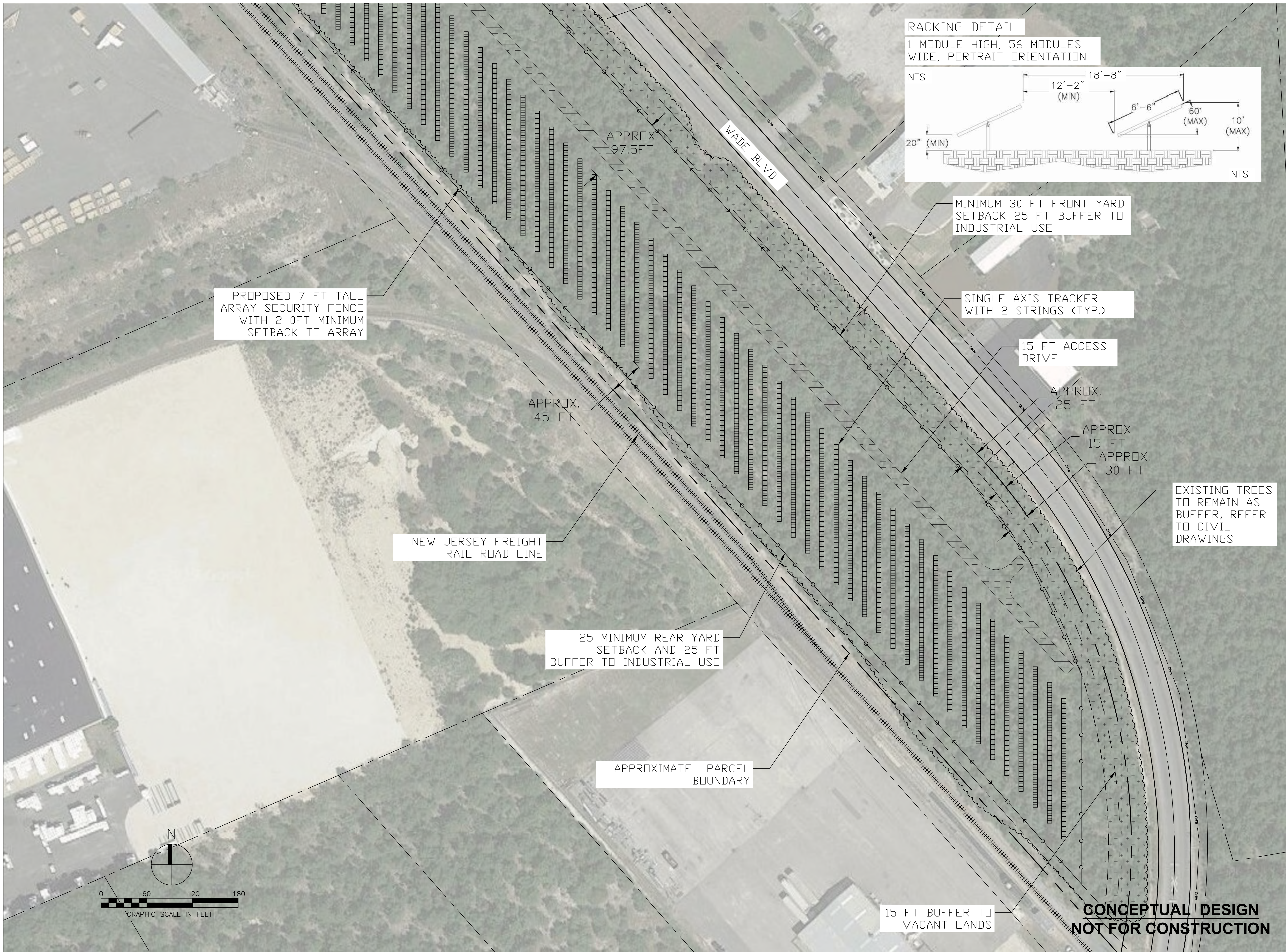
THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY, NOT FOR CONSTRUCTION.
SITE INFORMATION IS BASED OFF THE CONSTRAINTS MAP COMPLETED BY MARATHON CONSULTANTS. REFER TO CIVIL DRAWINGS FOR COMPLETE INFORMATION.

B	UPDATED DETAILS	03-20-2019
A	CONCEPTUAL SITE PLAN	03-06-2019
No.	Revision/Issue	Date

Firm Name and Address	
 SUMMIT RIDGE ENERGY 1401 WILSON BLVD ARLINGTON, VA 22209	
Engineered By	M. GLASHEEN

Project Name and Address	
GALETTO SOLAR WADE BOULEVARD SOUTH MILLVILLE, NJ 08332	

Project	GALETTO SOLAR	Sheet	C01
Date	3/20/2019		
Scale	1IN = 60FT		CONCEPTUAL SITE PLAN- WEST




General Notes

THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY, NOT FOR CONSTRUCTION.

SITE INFORMATION IS BASED OFF THE CONSTRAINTS MAP COMPLETED BY MARATHON CONSULTANTS. REFER TO CIVIL DRAWINGS FOR COMPLETE INFORMATION.

B	UPDATED DETAILS	03-20-2019
A	CONCEPTUAL SITE PLAN	03-06-2019
No.	Revision/Issue	Date

Firm Name and Address	
	SUMMIT RIDGE ENERGY 1401 WILSON BLVD ARLINGTON, VA 22209
Engineered By	M. GLASHEEN

Project Name and Address	
GALETTO SOLAR WADE BOULEVARD SOUTH MILLVILLE, NJ 08332	

Project	GALETTO SOLAR	Sheet	C02
Date	3/20/2019		
Scale	1IN = 60FT		
		CONCEPTUAL SITE PLAN- EAST	

City of Millville

Proposed Galetto Solar Project





About Us

Solar energy is the gateway to our future for generating renewable energy. Every second, the sun produces enough energy to sustain Earth's needs for 500,000 years.



Summit Ridge
ENERGY

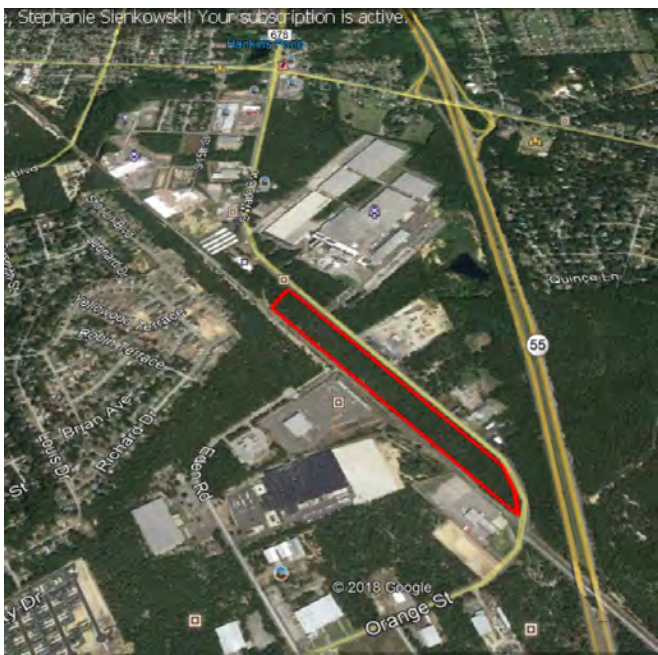
Renewable Energy Through Responsible Development

The Summit Ridge team is comprised of renewable energy veterans who have developed hundreds of megawatts of solar projects across the U.S.

Located In Arlington, VA



Ridge
BY



Galetto Site

- ❖ **21.2 acre parcel off of S Wade Blvd**
- ❖ **Landowner: Galetto Realty Co LP**
- ❖ **Block 577 Lot 1**
- ❖ **Project Capacity: 1.38 MWac**
- ❖ **Zoned: General Industry (“I-1”)**
- ❖ **Qualifies as a by-right permitted use under N.J.S.A. 40:55D-66.11.²**



Benefits of Galetto Community Solar Project

- Provides 240 local homes with low cost clean energy
- Harmonious with industrial character and existing infrastructure
- Land can be readily reused for agriculture or other development in the future
- Protection against soil erosion and sedimentation
- Quiet
- Low traffic impacts
- Creates local jobs
- Diversified revenue stream for landowners

Panels and Racking

Individual panels are typically 3.5 feet by 6.5 feet and joined together on single-axis tracking systems to provide optimal energy output.



Access and Utility Poles

An approximately 15 foot wide compacted, gravel access road.



Landscaping

- ❖ Following construction, disturbed grounds will be re-established with an approved seed mixture
- ❖ The ground cover will remain on a year around basis
- ❖ The vegetative maintenance contractor will inspect and maintain the landscape during the growing months



Environmental Constraints

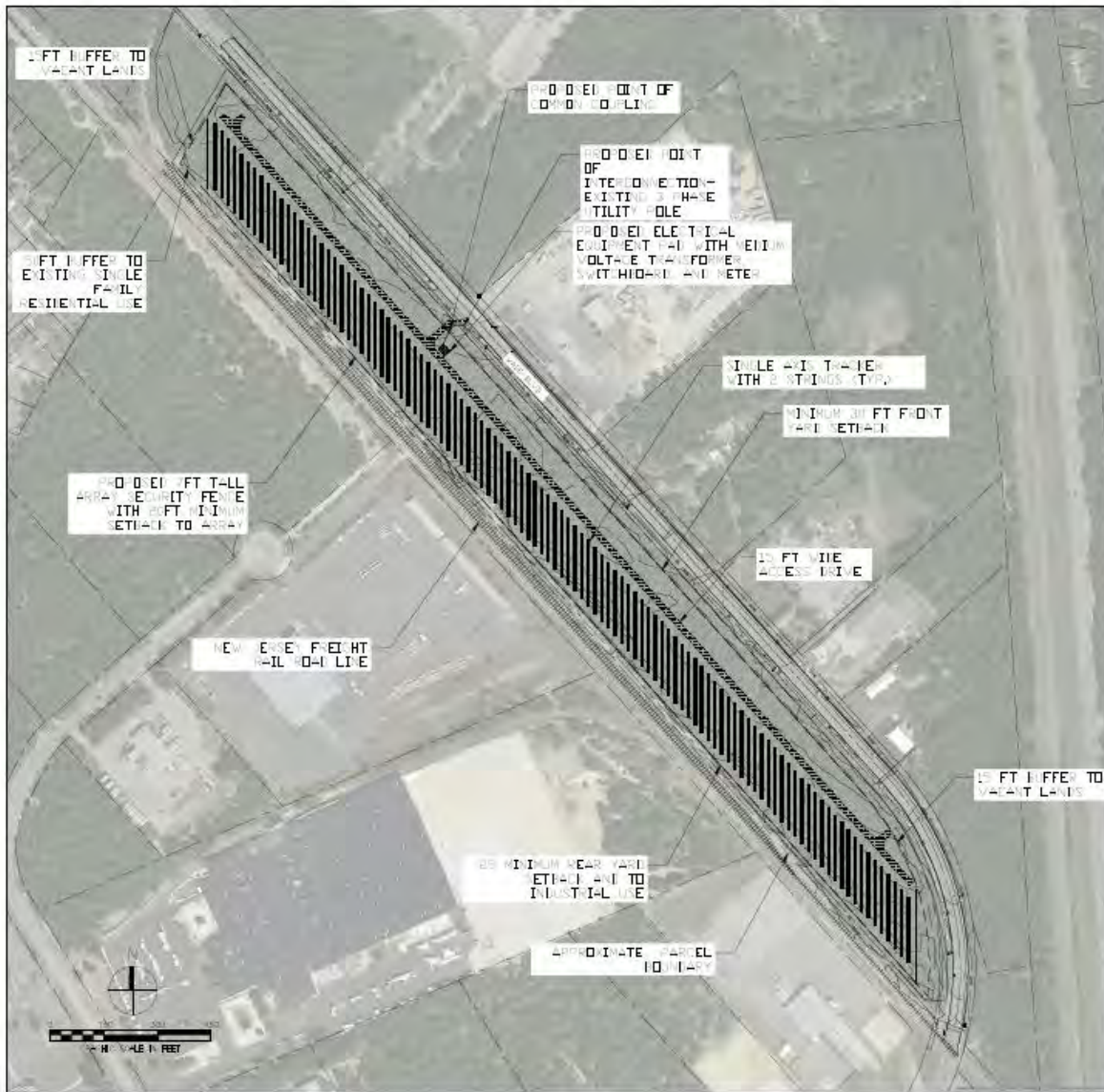
Methods Include:

- ❖ Site Suitability Assessment
- ❖ Constraints Mapping
- ❖ Site Survey & Topographic Mapping
- ❖ Phase I Environmental Site Assessment
- ❖ Consultations with State and Federal Agencies
- ❖ Glare Analyses
- ❖ Local Buffers and Setbacks



STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION

Galetto Site Layout



SYSTEM SUMMARY			
ONLINE DEVICES	200	44%	
TOTAL ONLINE DEVICES	500		ONLINE
ONLINE EVENTS	60		
TOTAL ONLINE EVENTS	120		STAGED
TOTAL INVENTORIES CAPACITY	1075		Inventory
TOTAL ONLINE EVENTS	1000		Inventory
NEW	10,000	%	
PRODUCTION	1000	100%	Production
PRODUCTION LEVELS	1000	100%	Production

General Notes

THE DESIGN IS FOR CONCRETE RAFTERS ONLY, NOT FOR CONSTRUCTION.

THE INFORMATION IS ISSUED OFF THE CONTRACT, NOT CONSIDERED BY LAW. THE CONTRACT IS THE ONLY DOCUMENT FOR CONSTRUCTION.

8	UPDATES: CETSLS	DATE: 10/10/2018
9	CONVERTED SITE PLAN	DATE: 10/10/2018
10	POSITION/ROUTE	DATE: 10/10/2018

Free items and offers



SLIGHT PRICE INCREASE
LAST WEEK ON
ALUMINUM, VA. 22

Further down the page, the text reads:

1620 EEN RD
MILMILIE, NJ 08332

GALETTI SOLAR

3/11/2019
As Noted

CO
CONCERN
LAW

**CONCEPTUAL DESIGN
NOT FOR CONSTRUCTION**

Views from Neighboring Properties



View 1: Inside the fence line





View 2: From S. Wade Blvd.



View 3: From Business on S. Wade Blvd.

View 4: From Business Southwest of Property



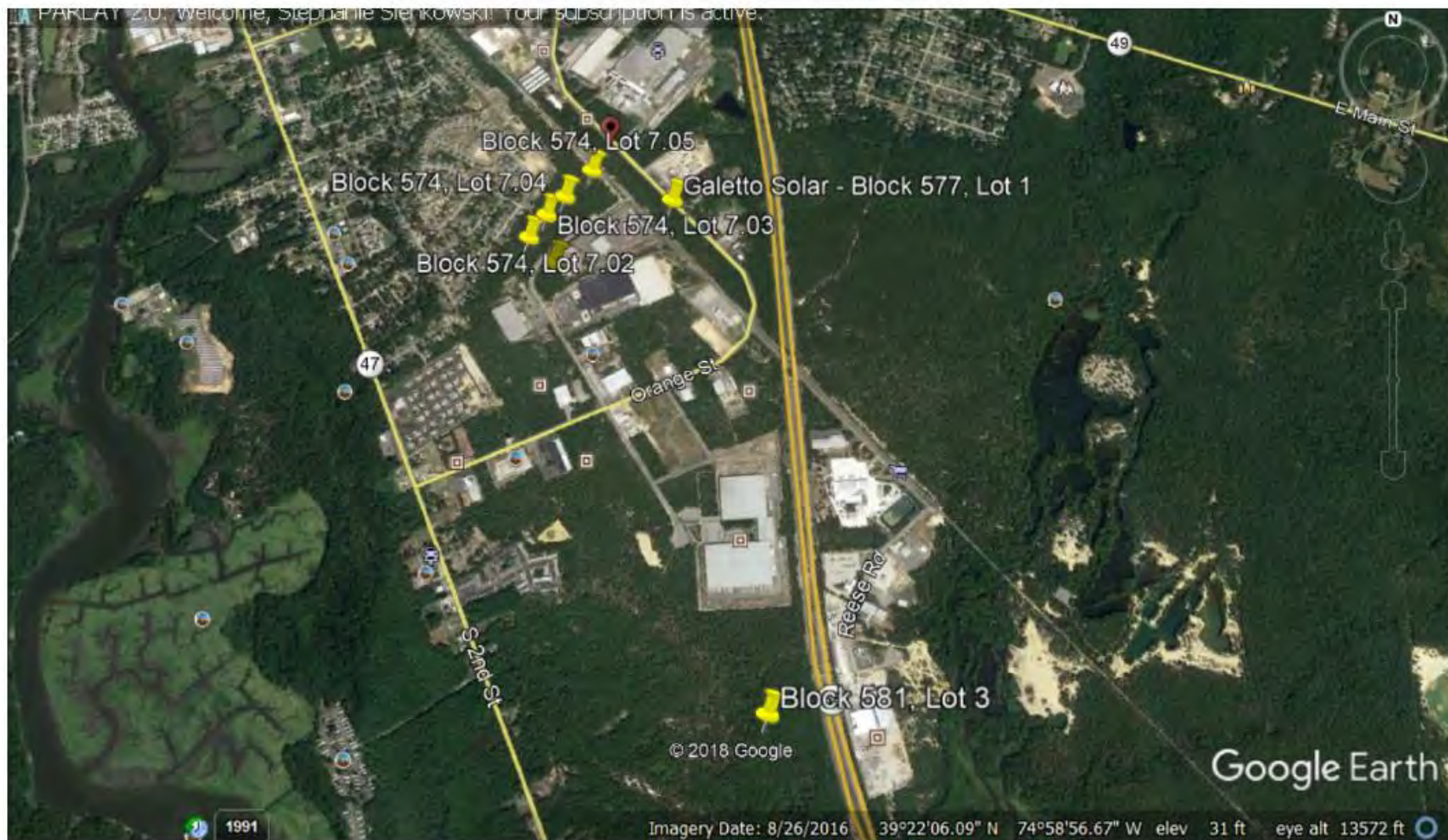


View 5: From Business Southwest of Property

View 6: From Former Lumber Company



Block	Lot	Qual	Class	Location	Owner
574	7.02		1	1660 EDEN RD	GALETTO REALTY CO
574	7.03		1	1640 EDEN RD	GALETTO REALTY CO
574	7.04		1	1620 EDEN RD	GALETTO REALTY CO
574	7.05		1	1600 EDEN RD	GALETTO REALTY CO
574	7.09		1	1661 EDEN RD	GALETTO REALTY CO
577	1		1	WADE BLVD S	GALETTO REALTY CO
581	3		3B	ORANGE ST	GALETTO REALTY CO



Section 10, Question 3 – Consultative Process Description

On June 14, 2019, SRE reached out to Shannon St. Clair and Heather Santoro from the Holly City Development Corporation, a group that works on revitalizing a specific area of downtown Millville. We discussed their plans for revitalization in Millville and how their goals could align with the community solar project. SRE invited the Holly City Development Corporation to the project's community meeting and will continue building a relationship with them through the solar project's development. The Holly City Development Corporation has a long reach into the community and is happy to help SRE identify low to moderate income subscribers in the Millville area.

Additionally, SRE reached out to the Arts and Innovation Center (AIC), which is part of the Rowan College of South Jersey. Ismail Asadov, the Executive Director, agreed to help support the project through community awareness. Upon acceptance into the community solar program, SRE will place brochures and sign-up sheets at the Center so the local community can sign up to receive discounted electricity.

Emails with both Holly City Development Corporation and the Arts and Innovation Center are on the following pages.

A community meeting was held for community groups in and surrounding the City of Millville on August 13, 2019. The email invitation sent and a copy of the presentation for the community meeting can be found on the following pages.

Millville Soccer Association
Millville Elks Lodge #580
Millville Thunderbolt Club
Pascale Sykes Foundation
Carlisle School of Glass Art
Century Savings Bank
BB&T Bank
Millville Public Charter School
Cumberland County Empowerment Zone
Cumberland County Improvement Authority
Cumberland Green Apartments
Millville Public Library
Cumberland City Guidance Center
Holly City Development Corporation
Millville Urban Redevelopment Corp.
The Millville Thunderbolt Club
Cumberland County College Workforce & Community Education
Cumberland County College
Vineland Landscaping
Rural Development Corporation

The Daily Journal
Cumberland County Office Of Planning & Development
Wheaton Industries Inc.

Letters inviting any questions on the project were mailed to 36 residential and commercial neighbors located within 1500' of the solar project. A list of those who received mailings can be provided upon request from the BPU, but they are not listed here for privacy considerations. A sample letter can be found on the following pages.



Stephanie Sienkowski <ssienkowski@srenergy.com>

Community outreach for a community solar project

Shannon St. Clair <sstclair@hollycitydevelopment.org>
To: Stephanie Sienkowski <ssienkowski@srenergy.com>

Thu, Jun 20, 2019 at 1:10 PM

Hi Stephanie,

My apologies for the late response. It was nice speaking with you as well and learning about SRE's ground mounted solar projects.

I will send over a list of community events as soon as it is put together. We should have that ready in another week or so. I know the City of Millville usually posts an event calendar that might be a bit more comprehensive than what I would send you.

In the meantime, please let me know when you schedule the community meeting. We can help get the word out.

Thanks and have a great weekend,

Shannon

Shannon St. Clair

Community Builder/Administrative Assistant

Holly City Development Corporation

14 East Mulberry Street

Millville, NJ 08332

(856)776-7979

From: Stephanie Sienkowski <ssienkowski@srenergy.com>
Sent: Monday, June 17, 2019 10:25 AM
To: Shannon St. Clair <sstclair@hollycitydevelopment.org>
Cc: Heather Santoro <hsantoro@hollycitydevelopment.org>
Subject: Re: Community outreach for a community solar project

Hi Shannon,

It was a pleasure speaking with you on Friday and learning more about your efforts to redevelop Center City. Would you be able to send over a list of any community events this summer/fall which we might be able to participate in?

We're planning to hold a community meeting over the next few months, so I'll keep you updated on when that might be.

Best,
Stephanie

On Fri, Jun 14, 2019 at 9:36 AM Stephanie Sienkowski <ssienkowski@srenergy.com> wrote:

Thanks, Shannon. I'll give you a call at (856) 776-7979 at 10 today.

On Thu, Jun 13, 2019 at 5:45 PM Shannon St. Clair <ssclair@hollycitydevelopment.org> wrote:

10am tomorrow works! Talk to you then...enjoy your evening!

Sent from my iPhone

On Jun 13, 2019, at 11:34 AM, Stephanie Sienkowski <ssienkowski@srenergy.com> wrote:

Hi Shannon,

Thank you for the email! Are you available this afternoon or at 10am or 1pm tomorrow for a phone call?

Best,
Stephanie

On Thu, Jun 13, 2019 at 11:22 AM Shannon St. Clair <ssclair@hollycitydevelopment.org> wrote:

Good Morning Stephanie,

Heather Santoro forwarded me the attached email and asked me to reach out to you directly. Holly City Development Corporation's mission is to revitalize the Center City neighborhood. With that in mind, we would definitely be interested to learn more about SRE's ground-mounted community solar project and how it would benefit low-to-moderate income families living within the Center City neighborhood and create local jobs. Please feel free to reach out to me at your convenience to discuss or, to schedule a meeting if that is your preference. I can be reached via email or at the office: 856-776-7979. I look forward to speaking with you soon!

Thanks and have a great day,

Shannon

Shannon St. Clair

Community Builder/Administrative Assistant

Holly City Development Corporation

14 East Mulberry Street

Millville, NJ 08332

(856)776-7979

From: Stephanie Sienkowski <ssienkowski@srenergy.com>

Sent: Friday, June 7, 2019 4:58 PM

To: Samantha Silvers <samantha.silvers@millvillenj.gov>

Cc: Ashleigh Udalovas <Ashleigh.Udalovas@millvillenj.gov>; Heather Santoro <hsantoro@hollycitydevelopment.org>

Subject: Re: Community outreach for a community solar project

Hi Samantha,

Thanks so much for the recommendations. We will definitely reach out. In the past, we've held community meetings for local neighbors and interested groups which typically consist of a brief overview of community solar and a walk-through of the solar project. Then we would answer any questions and address concerns.

We've noticed one recurring concern is that the local community sometimes isn't offered the opportunity to source their electricity from the solar project. Therefore, we are interested in getting contact information for local community members that would like the discounted electricity once the system is complete. Perhaps we could have a sign-up sheet at the Library or Holy City Family Success Center too. We'd like to have at least 1/2 of our subscriber base fall into the low-to-moderate income category.

Additionally, we'd like to find creative ways to support City's goals through solar. For example, if there's a community college closeby, perhaps our CEO could do a seminar one night for students or we could organize a trip to the construction site to explain the process of a solar installation. Perhaps if there's a student at the community meeting who's interested in learning more, we could offer an internship or shadowing experience.

These are just some ideas I have, but we'd be open to others. Have a great weekend and please let me know any additional thoughts!

Best,

Stephanie

On Fri, Jun 7, 2019 at 9:25 AM Samantha Silvers <samantha.silvers@millvillenj.gov> wrote:

Hello Stephanie,

Yes, I'm familiar with the project, I attended the City meeting prior. I'm not sure what your typical outreach plan looks like, if you have some suggestions, please send them my way to give me some ideas. Off the top of my head, it would be beneficial to reach out to the Holly City Development Corporation, Holly City Success Center, Senior Center, Office on Aging, and the City Library as they have great contact with neighborhood residents, and those residents that may fall within your low-to-mod income sector. I would also reach out to the City Commission as they can make public announcements for any public outreach sessions or information you'd like distributed. Please see contact info below:

City Commission

Commissioner Ashleigh Udalovas, Public Affair Director

(609) 364-3072

Millville Housing Authority:

<http://millvillehousing.org/>

Holly City Development Corporation

- a. Community Development, Economic Development, Redevelopment
- b. Nonprofit 501c3
- c. Umbrella for the Millville Neighborhood Alliance – a partnership of 40+ local nonprofits, for-profits, professionals, financing agencies dedicated to combining efforts for neighborhood investment and revitalization
 - i. I have attached a list of some of the partners for your review. I can give you more info on this or any of the organizations if you need.
- d. Heather Santoro, Executive Director
- e. (856) 776-7979
- f. hsantoro@hollycitydevelopment.org
- g. <http://hollycitydevelopment.org/our-projects/>

Holly City Family Success Center

21 E. Main St Rear Suite

Millville, NJ 08332

(856) 765-0205 or (856) 327-1510, fax (856) 327-1516

Senior Center

856-825-6085

Or Sam Cruz 856-825-7000*7394

Office on Aging

<http://www.co.cumberland.nj.us/content/22602/22624/default.aspx>

Library

<https://www.millvillepubliclibrary.org/>

Thank you,

Samantha Silvers, AICP, PP

City of Millville

[12 S. High Street](#)

P.O. Box 609

Millville, NJ 08332

856-825-7000 x7341

www.millvillenj.gov/310/Planning

From: Stephanie Sienkowski <ssienkowski@srenergy.com>

Sent: Thursday, June 06, 2019 5:02 PM

To: Samantha Silvers <samantha.silvers@millvillenj.gov>

Subject: Community outreach for a community solar project

Dear Samantha,

I work with Summit Ridge Energy, a solar company that is developing a ground-mounted community solar project in the City of Millville off South Wade Blvd. I left you a voicemail earlier. We interested in making this community solar project as beneficial to the community as possible through offering solar energy to approximately 300 residences, focusing on low-to-moderate income customers, at a 5-25 percent discount. In addition to the inherent benefits of clean energy, we are confident this project will benefit the local community by creating local jobs, and increasing tax revenue the City.

In addition to discounted electricity, we are looking to educate community members on community solar and create a project plan that the City supports. I'm reaching out because we would like to better understand how our project can support the City's goals and would also like to get your thoughts on if there is anything that we can do to better to support the community. Please find a layout of our proposed project attached. This plan was discussed with the City's Planning Dept back in March.

In addition to the above, I'd be interested in reviewing the following with you:

- Are there any low-to-moderate income groups or housing authorities in Millville that you recommend we reach out to?
- Which community groups might be most interested in learning about community solar and this project in particular? We would like to put together an educational community meeting for groups who might have questions or are simply interested in learning more.

Are you available for a phone call this week or an in-person meeting over the next two weeks?

8/26/2019

Summit Ridge Energy Mail - Community outreach for a community solar project

Sincerely,

Stephanie

Stephanie Sienkowski | Summit Ridge Energy

1401 Wilson Blvd., Suite 800, Arlington, VA 22209

(610) 405-5580 | <http://www.srenergy.com/>



Stephanie Sienkowski <ssienkowski@srenergy.com>

Wade Blvd Community Solar Project

Ismail Asadov <iasadov@cc.rcsj.edu>

Mon, Aug 12, 2019 at 8:24 AM

Reply-To: iasadov@cc.rcsj.edu

To: Stephanie Sienkowski <ssienkowski@srenergy.com>

Good morning Stephanie.

Thank you for the explanation. We would be happy to pass out any material that you may have at our AIC location. Please leave any brochures at our AIC office. Thank you.

My best,

Ismail Asadov*Executive Director*

Auxiliary Services

RCSJ-Cumberland Campus

3322 College Drive, Vineland, NJ 08360

856-691-8600, ext.1202 | iasadov@cc.rcsj.edu*Connect with us!*[Facebook](#) / [Twitter](#) / [Instagram](#) / [YouTube](#)

On Sun, Aug 11, 2019 at 10:34 PM Stephanie Sienkowski <ssienkowski@srenergy.com> wrote:

Hi Ismail,

This project will likely have little direct impact on the Arts and Innovation Center since the electricity produced from the solar project will go to residential households. Our hope is for groups like the Arts and Innovation Center with a reach into the community to get involved with the project. Perhaps you would be willing to post a sign-up sheet at the Center so community members can receive electricity discounts once the solar project is turned on. We also have a particular focus on serving the low-to-moderate income community and aim to have at least 50% of sign-ups from LMI residential households. We need help from the community to find these customers. In addition to posting sign-ups, we are looking for support in the form of a letter written to the NJ board of public utilities, stating that this solar project would be welcome in the City. I would include this letter with the community solar application package that would grant us acceptance into the program.

If you're available to join the community meeting on Tuesday, it would be great to speak in person and then you can see a bit more of our vision for the project. If you're not available for the meeting, please feel free to call me at the number below and we can chat further. I should be most available from Wednesday onward.

Best,
Stephanie

Stephanie Sienkowski | Summit Ridge Energy

1515 Wilson Blvd., Suite 300, Arlington, VA 22209

(610) 405-5580 | <http://www.srenergy.com/>

.

On Wed, Aug 7, 2019 at 7:29 AM Ismail Asadov <iasadov@cc.rcsj.edu> wrote:

Hi Stephanie.

I apologize to inconvenience you on your vacation. The college wanted to know the impact of any this project would have on the Arts and Innovation Center that is located on High Street in Millville. Enjoy your time off.

Kind regards,

Ismail Asadov

Executive Director

Auxiliary Services

RCSJ-Cumberland Campus

3322 College Drive, Vineland, NJ 08360

856-691-8600, ext.1202 | iasadov@cc.rcsj.edu

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On Tue, Aug 6, 2019 at 9:06 PM Stephanie Sienkowski <ssienkowski@srenergy.com> wrote:

Hi Ismail,

Thanks for reaching out. I am out of the country this week so I can't give you a call, but I can give you a call on Monday. If urgent, I can answer your questions via email.

Best,
Stephanie

On Tue, Aug 6, 2019 at 8:54 AM Ismail Asadov <iasadov@cc.rcsj.edu> wrote:

Good morning Stephanie.

I am reaching out on behalf of the Rowan College of South Jersey - Cumberland Campus regarding the Wade boulevard community solar project. I wanted to ask you a few quick questions regarding the project. Could you please give me a call at your earliest convenience? I can also be reached on my cell phone at (856) 503-9522. Thank you for your time.

Kindly,

Ismail Asadov

Executive Director

Auxiliary Services

RCSJ-Cumberland Campus

3322 College Drive, Vineland, NJ 08360

856-691-8600, ext.1202 | iasadov@cc.rcsj.edu

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Stephanie Sienkowski <ssienkowski@srenergy.com>

Wade Blvd Community Solar Project

Stephanie Sienkowski <ssienkowski@srenergy.com>

Fri, Aug 2, 2019 at 11:13 AM

Bcc: publicrelations@millvillesoccer.com, BPOE580@comcast.net, THUNDERBOLTCLUBBOOSTERS@gmail.com, GeneralMailBox@pascasykesfoundation.com, sykes@pascasykesfoundation.com, carlisschoolofglassart@carlismachine.com, kandrews@centurysb.com, JHaasBenner@bbandt.com, glasstownbrew@gmail.com, cgould@millvillepcs.org, jeannine@cezcorp.org, ED@ccia-net.com, Manager@cumberlandgreenapts.com, courtenayre@millvillepubliclibrary.org, dbartels@ccgcnj.org, "Shannon St. Clair" <sstclair@hollycitydevelopment.org>, donsaryes@gmail.com, craigat@co.cumberland.nj.us, pmooneyham@cccnj.edu, kslade@cccnj.edu, info@vinelandlandscaping.com, rdcalfisher@aol.com, RMADAMS@gannett.com, DEANNJA@co.cumberland.nj.us, ingrid.may@wheaton.com, Ethan Byler <ebyler@stankergaletto.com>

Good Morning,

I am reaching out to neighbors and community groups today about a proposed community solar project to be located off S Wade Blvd in Millville, NJ. My company, Summit Ridge Energy (SRE), has started the final design of the project, in consultation with the landowner and various regulatory agencies. Our goal is to design the project to maximize the supply of, and benefits from, low-cost, clean renewable energy to approximately 240 residences in the local community, including low-to-moderate income households.

In addition to the inherent benefits of clean energy, we are confident this project will benefit the local community by providing local jobs and increasing tax revenue to the City of Millville. The project will be designed on industrial land with low-profile, ground-mounted solar panels that will be ~7 feet tall. The project will also be designed to reduce soil erosion, runoff, and potential flooding. Finally, the solar farm will have no long-term negative impacts, and when it is decommissioned at the end of its useful life, the land will be returned to useful agricultural land.

It is our aim to create sustainable solar energy in a way that is environmentally responsible and mutually beneficial to the landowner and local community. However, we understand that any new project in the community may raise questions or concerns. The purpose of this letter is to invite you to meet with us to discuss this project further. We will be hosting an open-forum community information meeting on Tuesday, August 13 at 6pm at the Luciano Conference Center, located at 3322 College Drive, Vineland, NJ 08360. I hope to see you there!

Sincerely,

Stephanie Sienkowski
Summit Ridge Energy, Development Manager



August 1, 2019

[REDACTED]
[REDACTED]
[REDACTED]

SUBJECT: Proposed Wade Blvd Community Solar Farm

Good Afternoon,

I am reaching out to you today about a proposed solar project to be located at S Wade Blvd in Millville, NJ. My company, Summit Ridge Energy (SRE), has started the final design of the project, in consultation with the landowner and various regulatory agencies. Our goal is to design the proposed project in a way that maximizes the supply of, and benefits from, low-cost, clean renewable energy to serve approximately 240 residences in the local community.

In addition to the inherent benefits of clean energy, we are confident this project will benefit the local community by creating local jobs and increasing tax revenue to the City of Millville. The project will be designed with low-profile, ground-mounted solar panels that will be no taller than 7 feet. The project will also be designed to reduce soil erosion, runoff, and potential flooding. Finally, the solar farm project will have no long-term negative impacts, and when it is decommissioned at the end of its useful life, the land will be returned to useful agricultural land.

It is our aim to create sustainable solar energy in a way that is environmentally responsible and beneficial to both the landowner and local community. However, we understand that any new project in the community may raise questions or concerns. The purpose of this letter is to inform you of the project and invite you to discuss the project further. Please contact me at 202-558-2340 or send me an e-mail at ssienkowski@srenergy.com to discuss the project in greater detail.

Sincerely,

Stephanie Sienkowski
Summit Ridge Energy, Development Manager



Summit Ridge
ENERGY

Wade Blvd and Roadstown Road Community Solar

Cumberland County
August 2019



About Us

Solar energy is the gateway to our future for generating renewable energy. Every second, the sun produces enough energy to sustain Earth's needs for 500,000 years.



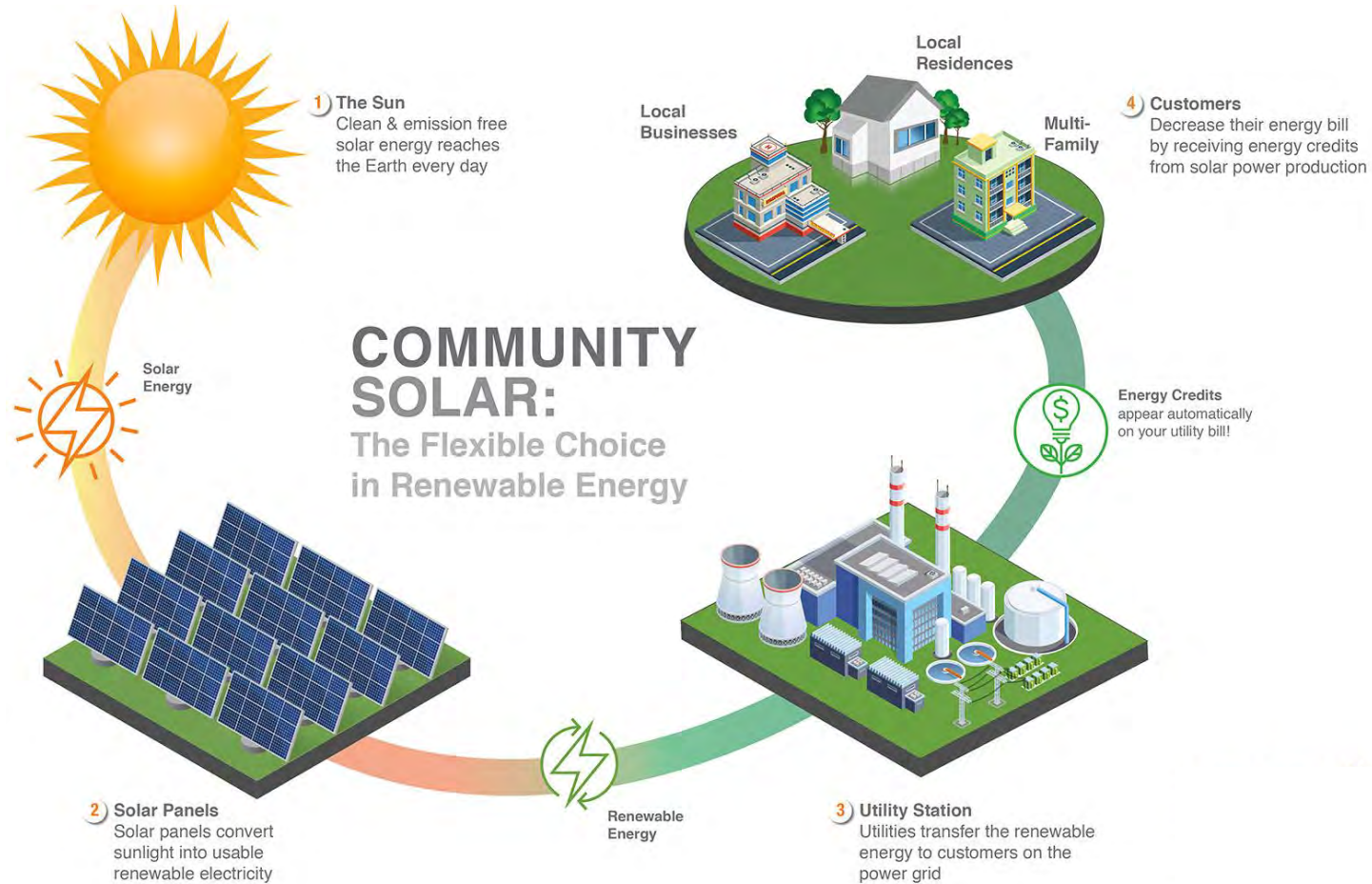
Summit Ridge
ENERGY

Renewable Energy Through Responsible Development

The Summit Ridge team is comprised of renewable energy veterans who have developed hundreds of megawatts of solar projects across the U.S.



Community Solar Projects



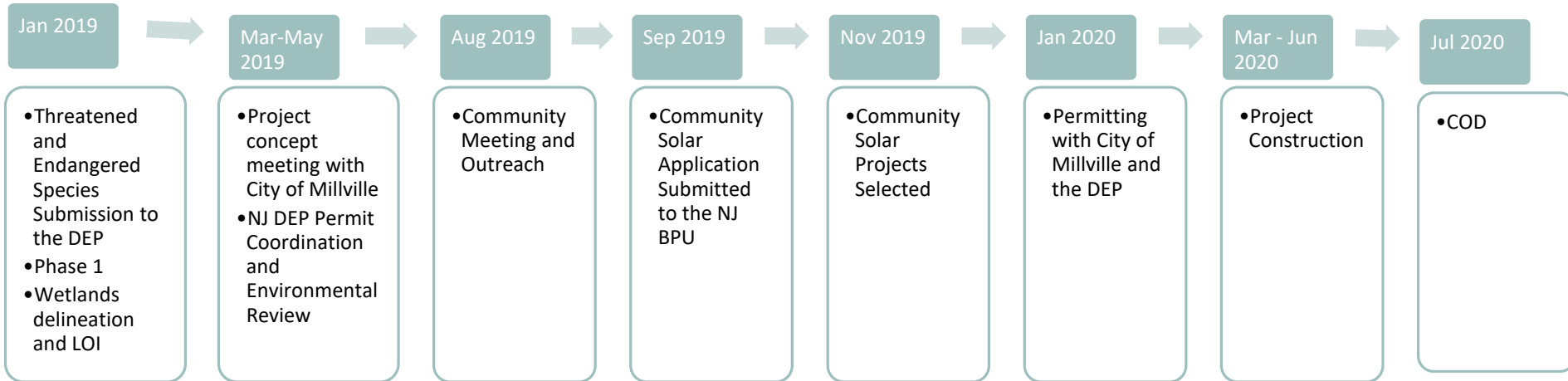


NJ Community Solar Program

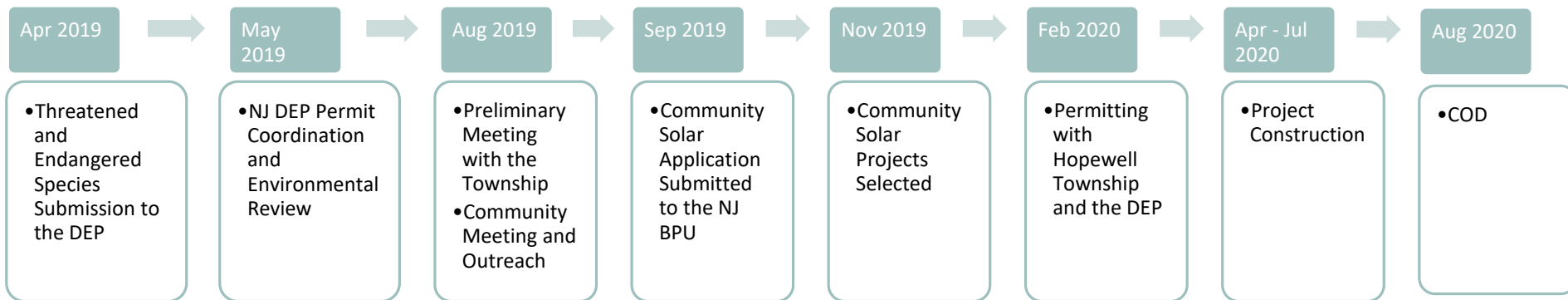
- ❖ 75 MW program for 3 years
 - ❖ 9.6 MW in Atlantic City Electric territory
 - ❖ Wade Blvd is 1.375 MW
 - ❖ Roadstown Rd is 2 MW
- ❖ 40% low to moderate income offtake
 - ❖ Our goal is >50% LMI offtake
- ❖ Criteria – Siting, Community and Environmental Justice Engagement, Subscriber Type, Geographic Limits

Project Timelines

Off S Wade Blvd, Millville NJ



181 Roadstown Road, Bridgeton NJ

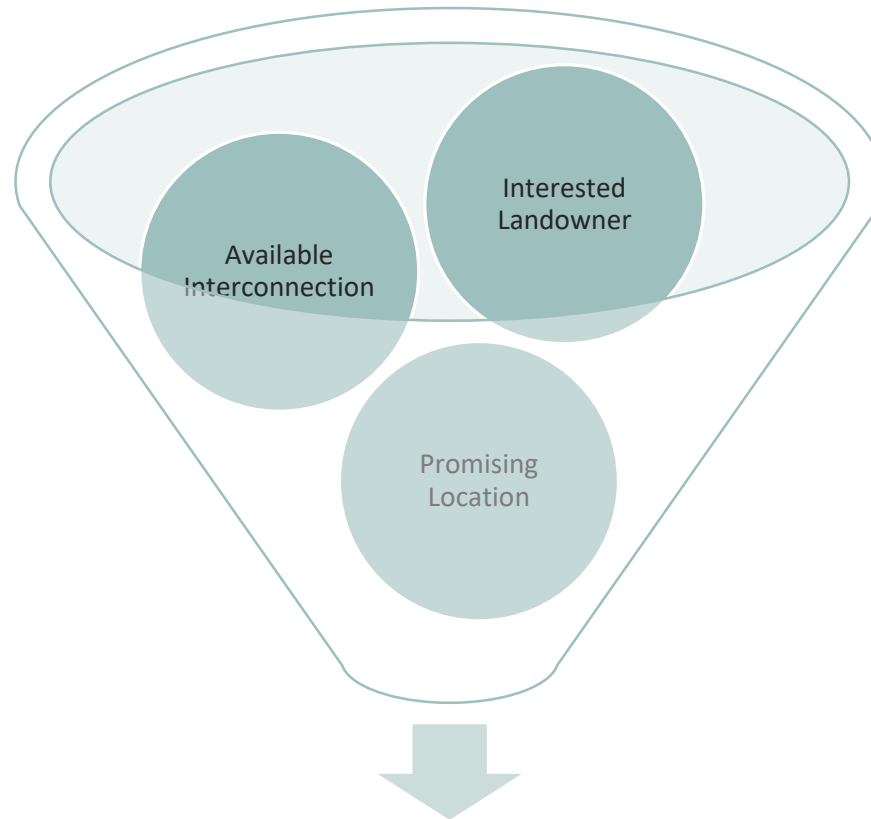


Benefits of Community Solar Projects

- ❖ Provides 775 local homes with low cost clean energy
- ❖ Harmonious with rural/agricultural character and existing infrastructure
- ❖ Land can be readily reused for agricultural purposes in the future
- ❖ Protection against soil erosion and sedimentation
- ❖ Quiet
- ❖ Low traffic impacts
- ❖ Creates local jobs



Step 1: Site Selection

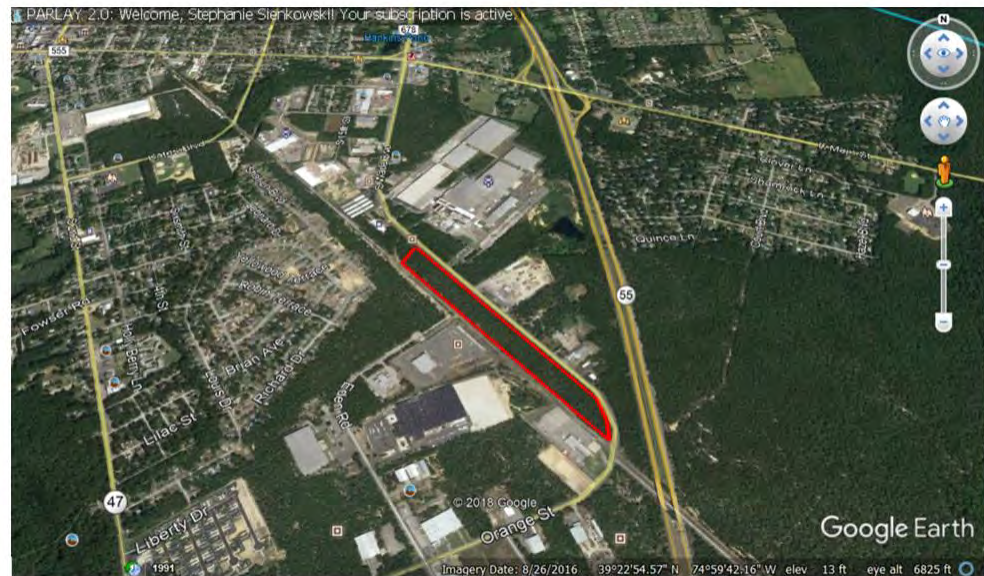


Potential Site Location

Step 2: Potential Site Location

Site selection takes into account many factors including:

- ❖ Community character
- ❖ Zoning/local ordinances
- ❖ Site visibility/visual impact
- ❖ Glare/reflection
- ❖ Environmental constraints
 - ❖ Soil depth and character
 - ❖ Wetlands/waterbodies
 - ❖ Endangered/protected species
 - ❖ Flood plains
 - ❖ Archaeological resources



Step 3: Environmental Constraints



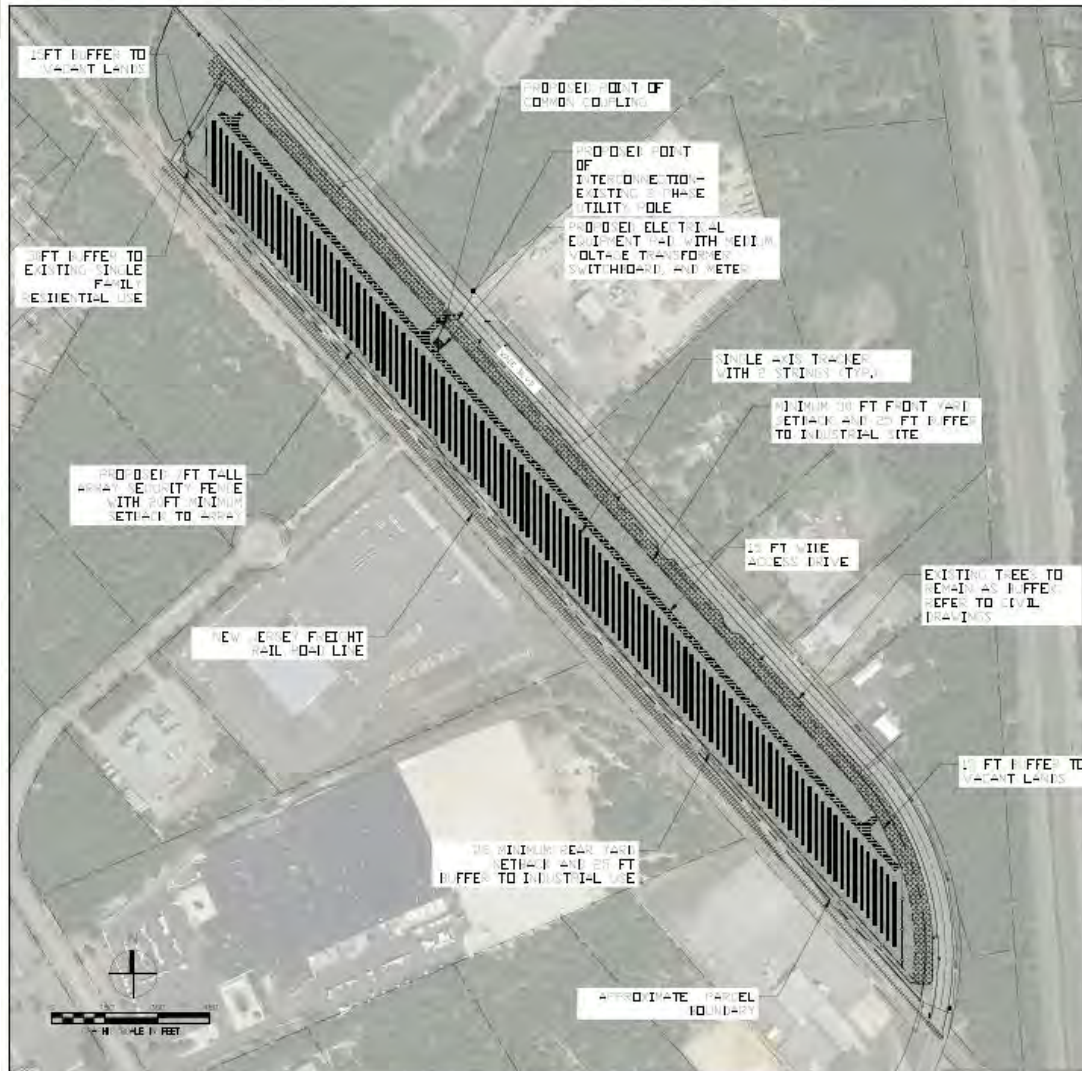
STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION

Methods Include:

- ❖ Site Suitability Assessment
- ❖ Constraints Mapping
- ❖ Site Survey & Topographic Mapping
- ❖ Phase I Environmental Site Assessment
- ❖ Consultations with County, State and Federal Agencies
- ❖ Glare Analyses



Wade Blvd Proposed Solar Project (1.375 MW)



SYSTEM SUMMARY		
DC VOLTAGE	345	V-DC
TOTAL CAPACITY OF DC	1375	KW-DC
DC VOLTAGE SETPOINT	345	V-DC
TOTAL CAPACITY OF INVERTERS	1375	KW-AC
TOTAL INVERTER CAPACITY	1375	KW-AC
TOTAL DC VOLTAGE RATING	345	V-DC
DC	34,100	%
DC CURRENT	400	A-DC
DC CURRENT RATING	400	A-DC

General Notes

- 1. THE PROJECT IS A PROPOSED SOLAR PROJECT AND NOT FOR CONSTRUCTION.
- 2. THE PROJECT IS A PROPOSED SOLAR PROJECT AND NOT FOR CONSTRUCTION.
- 3. THE PROJECT IS A PROPOSED SOLAR PROJECT AND NOT FOR CONSTRUCTION.

REV	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	03/20/2019
2	CONCEPTUAL SITE PLAN	03/20/2019

Project Name and Address

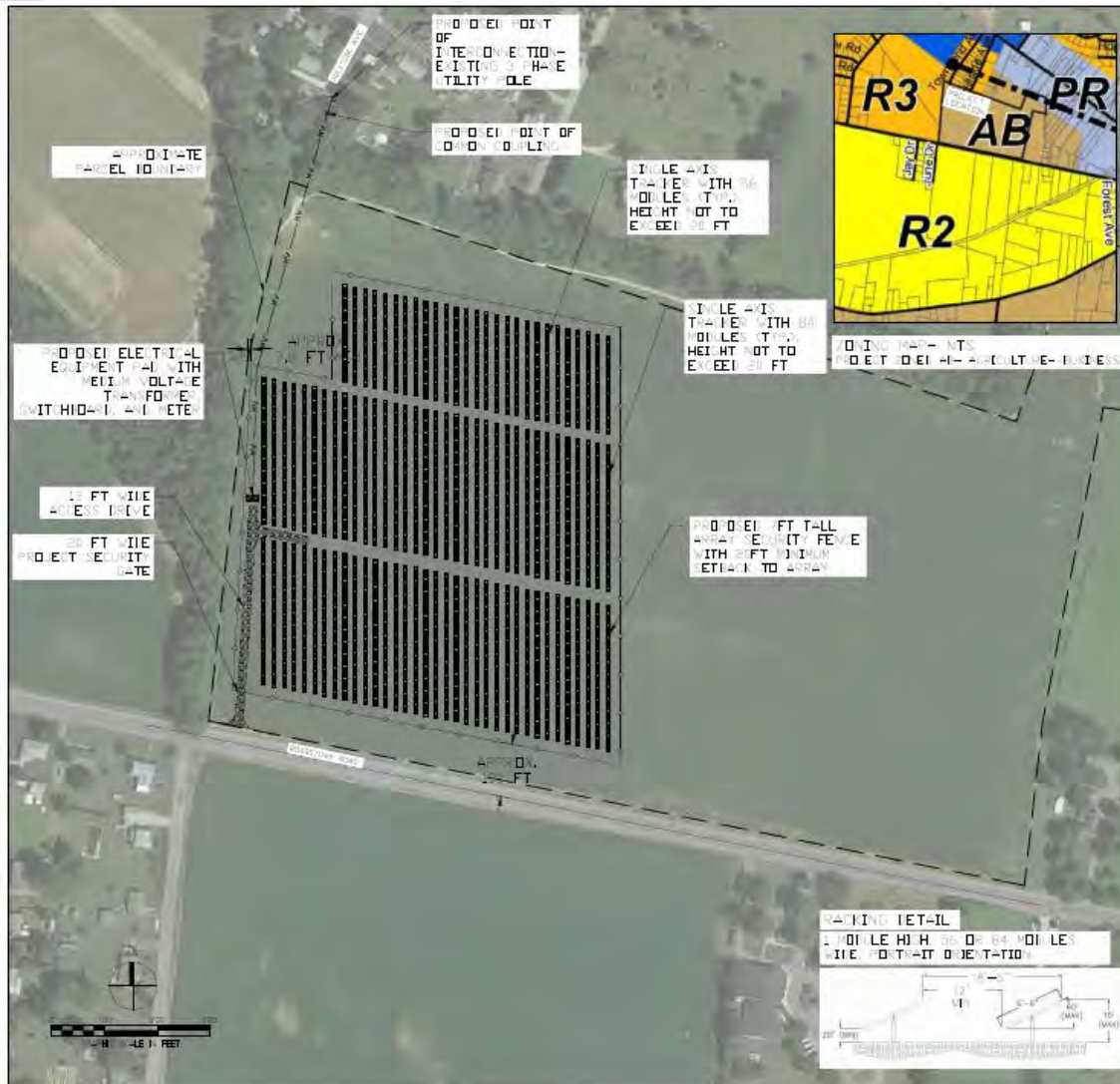
DALETTO SOLAR
WADE BOULEVARD SOUTH
VILLVILLE, NJ 08332

Project Name and Address

DALETTO SOLAR
3/20/2019
1" = 150 FT
SCALE

CONCEPTUAL DESIGN
NOT FOR CONSTRUCTION

Roadstown Rd Proposed Solar Project (2 MWac)



SYSTEM SUMMARY		
MODULE POWER	370	WATT
TOTAL QUANTITY OF MODULES	7990	MODULE
MODULES PER STRING	28	MODULE
TOTAL QUANTITY OF STRINGS	284	STRINGS
TOTAL INVERTER CAPACITY	2000	KWAC
TOTAL PRODUCTION	3770	KWH
DCR	24249	%
PROPOSED AREA	47.75	ACRES

General Notes

- NO GUARANTEE FOR CONSTRUCTION OF THIS PROJECT
- NO PROPOSED FOR PROPOSED PROJECT
- NO PROPOSED FOR PROPOSED PROJECT

1	LEGEND	REVISION
2	UPDATED ZONING	REVISION
3	CONCEPTUAL SITE PLAN	REVISION
4	REVISION/REVISION	DATE

For more information:

Summit Ridge Energy
1000 SUMMIT RIDGE RD
ALBANY, NY 12206
815-486-1000

Project name and address:
BRONKHORST SOLAR
181 ROADSTOWN RD
ROADSTOWN, NJ

Client:
BRONKHORST SOLAR

Date:
8/15/2018

Scale:
1" = 100 FT

Sheet:
C01

Project:
CONCEPTUAL

**CONCEPTUAL DESIGN
NOT FOR CONSTRUCTION**

Panels and Racking

Individual panels are typically 3.5 feet by 6.5 feet and joined together on single-axis tracking systems to provide optimal energy output.



Access and Utility Poles

An approximately 15 foot wide compacted, gravel access road.



Compliance
with
Regulations

Land Value

Community
Character

Public
Convenience

Drainage and
Utilities

Health and
Safety



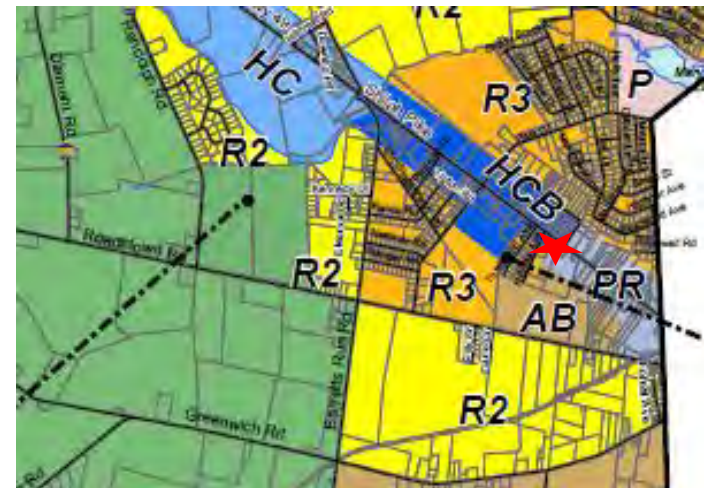
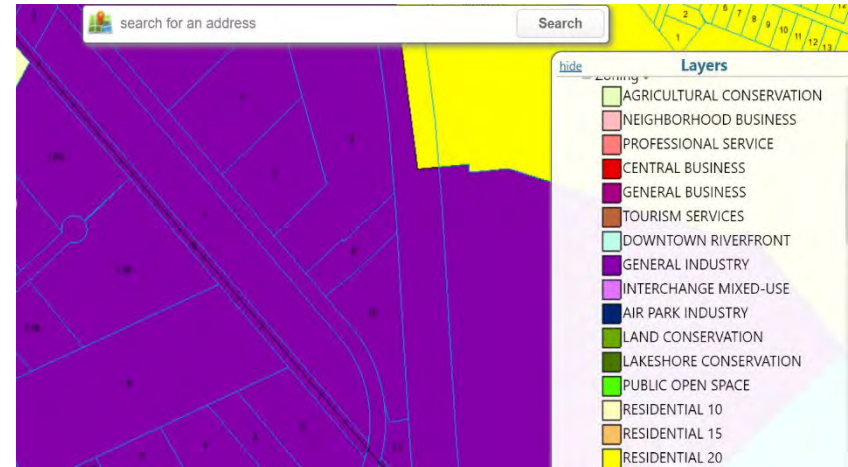
Zoning Regulations

- ❖ Wade Blvd – zoned General Industry

- ❖ Solar projects in industrial zones are a permitted use

- ❖ Roadstown Rd – zoned Agriculture – Business

- ❖ Use Variance and Site Plan approval required





**National Renewable Energy Laboratory:
“the impacts on property values caused by solar farms are anticipated to be negligible”**

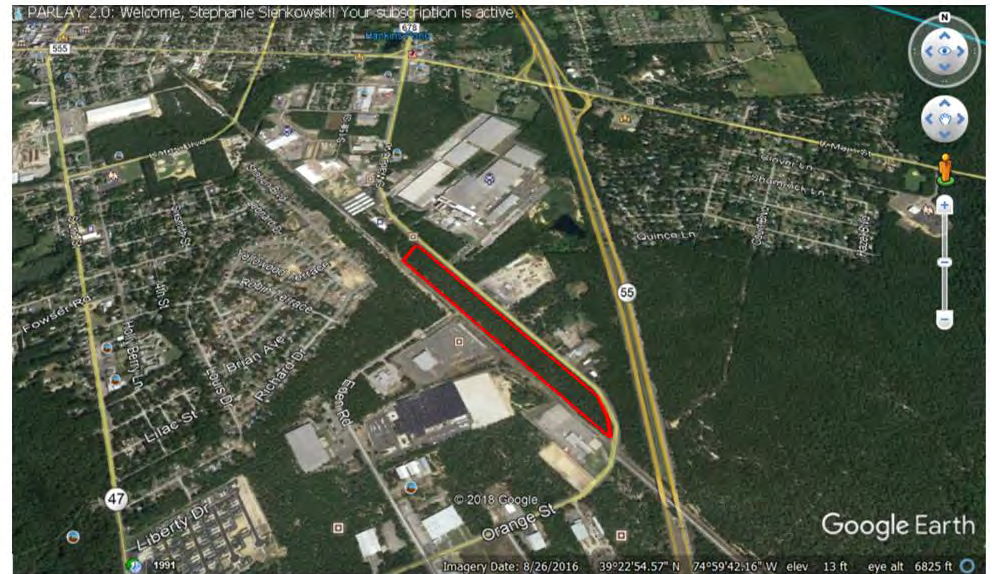
Community Character: Landscaping and Design

- ❖ Clean, renewable solar energy (enough to power ~775 local homes)
- ❖ Low profile panels are typically lower than mature corn stalks
- ❖ Simple pile-driven post/rack design does not require cement
- ❖ Security fencing with gate
- ❖ Removable gravel access road
- ❖ String Inverters to reduce cement pads
- ❖ Planting of restorative, local vegetation is beneficial to the soils
- ❖ Pollinator or nutrient rich plant blends can be used to increase future farm production
- ❖ Utilizing local labor for construction and operations



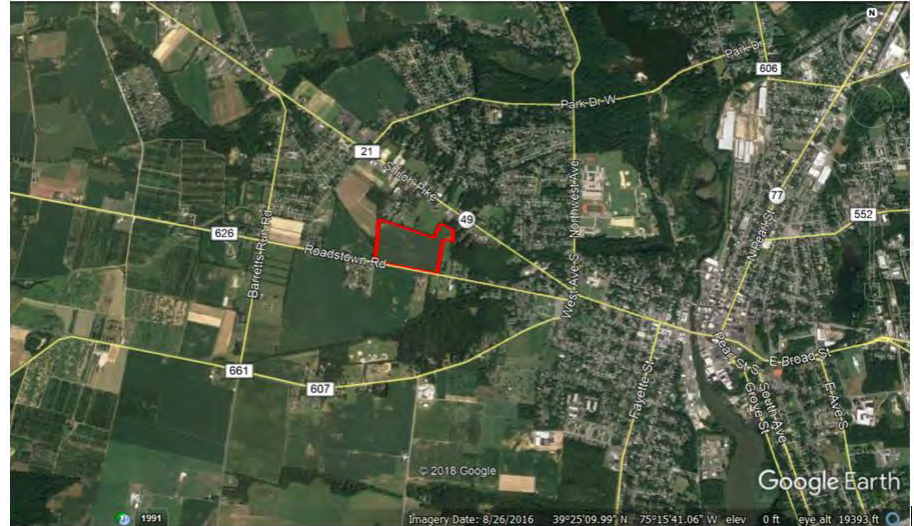
Community Character at Wade Blvd

- ❖ Flat, wooded land
- ❖ Railroad to the south
- ❖ 55 to the east
- ❖ Industrial facilities to the southwest and northeast
- ❖ Significant tree buffer between any residential properties



Community Character at Roadstown Road

- ❖ Flat, cleared farmland
- ❖ Farmland to the west and south
- ❖ Natural tree buffer provides screening to adjacent properties
- ❖ Additional tree buffer on Roadstown Road will be added



- ❖ Solar panels themselves are quiet – no central inverter
- ❖ ~35 decibels at the fence line = soft whisper
- ❖ As reference:
 - ❖ Average ambient noise in residential areas is 45 decibels.
 - ❖ Average ambient noise in locations adjacent to highways is 80 decibels.



Drainage and Soil Erosion

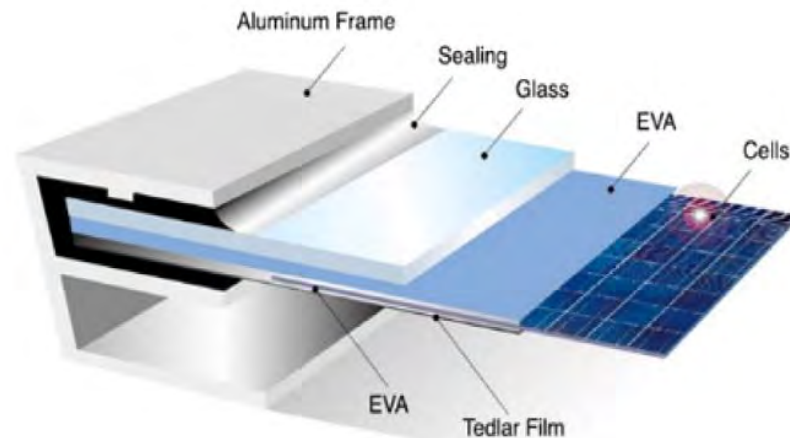
- ❖ Year-round vegetation cover provides protection against soil erosion and flooding
- ❖ The Stormwater Pollution Prevention Plan (SWPPP) includes controls to account for 1-year, 10-year, and 100-year rainfall events
- ❖ Use of local perennial plants condition the soil to readily accept water from rainfall events - special pollinator blends will be used to create habitats



Year-round vegetative cover stabilizes the soil

Health and Safety – Solar Panels

- ❖ PV panels are made of glass, glue, aluminum, copper, and wiring.
- ❖ PV cells are protected from air and water between two layers of plastic and tempered glass. Lead-free soldering is now used.
- ❖ The same tempered glass and plastic have been used for decades in car windshields.
- ❖ Materials will be recycled at the end of their life span
- ❖ Perimeter fencing and proper site security will be installed.



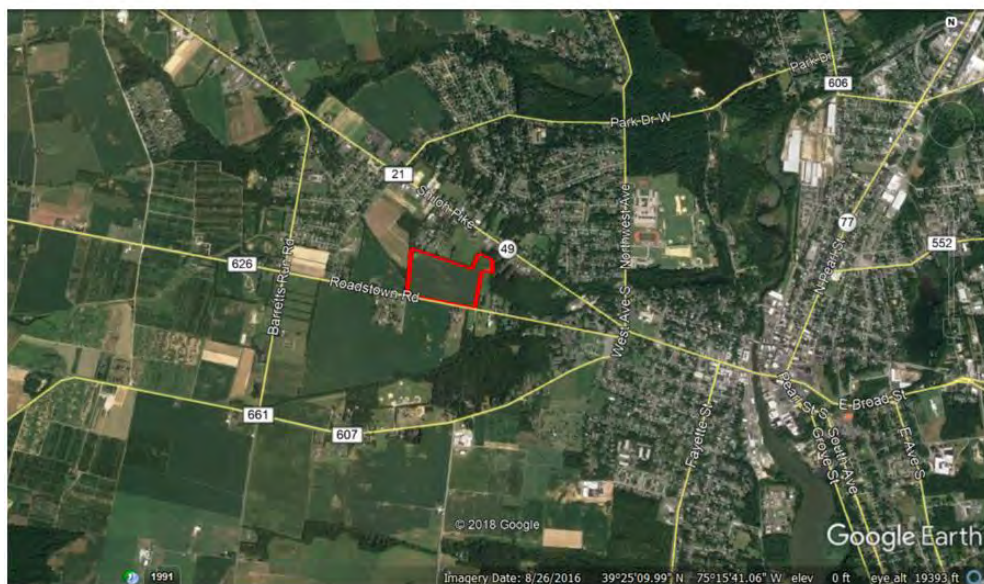
Natural Resource Protection

- ❖ Consultation with the United States Fish and Wildlife Service and New Jersey DEP – no anticipated impacts
- ❖ No significant impacts on T&E species
- ❖ No wetlands on site



How can I get involved?

- ❖ Sign up to receive electricity from our community solar project
- ❖ Write a letter of support for this project
- ❖ Post a sign-up sheet for your community group
- ❖ Questions/comments





Section 11, Question 1 – Project Cost Estimate

Please find a breakdown on Net Installed Cost below. Further details can be provided to the BPU upon request.

EPC Equipment and Services	\$ 3,412,500.00
Project Development	\$ 401,920.00
Interconnection	\$ 198,900.00
Finance & Accounting	\$ 136,500.00
Net Installed Cost (\$/W)	\$ 4,149,820.00

Section 12, Question 4 – Job Creation

Permanent NJ Jobs*

System Performance Engineer	1
Operations and Maintenance Manager	1
Asset Manager	1
Groundskeeping and Maintenance	2
Electrical Technicians	2
Community Solar Aggregator Operations	1
Community Solar Aggregator Manager	1
Community Solar Aggregator Sales	2

Total **11**

FTE Equivalent **2.5**

*Some jobs may only require only a few hours of work each year, but workers have multiple jobs simultaneously.

Temporary NJ Jobs**

Electricians	6
Installers	12
Operators	2
Site prep	10
Utility work	7
Landscaping/Fencing	6
Construction Manager	1
Consultants/Engineers	15
Project Manager	2
Commissioning Engineer	1
Project Engineer	2
QA/QC Manager	1
Safety Manager	1

Total **66**

FTE Equivalent **13.2**

**Construction work - some work will be complete before others start. This is the peak # workers for any given trade or responsibility.