Section B: Community Solar Energy Project Description

Project Name: BEMS Community Solar West

*This name will be used to reference the project in correspondence with the Applicant.

I. Applicant Contact Information

Applicant Company/Entity Name: BEMS Community Solar West LLC

First Name: Gary Last Name: Cicero

Daytime Phone: 786-626-6606 Email: gary_cicero@ceprenewables.com

Applicant Mailing Address: c/o Steve Gouin, Esq., Giordano, Halleran &Ciesla 125 Half Mile Rd., Suite 300

Municipality: Red Bank County: Monmouth Zip Code: 07701

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)*: BEMS Community Solar West, LLC

First Name: Gary Last Name: Cicero

Daytime Phone: 786-626-6606 Email: gary_cicero@ceprenewables.com

Mailing Address: c/o Steve Gouin, Esq., Giordano, Halleran &Ciesla 125 Half Mile Rd., Suite 300

Municipality: Red Bank County: Monmouth Zip Code: 07701

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)*: BEMS Southampton Solar Farm, LLC

First Name: Gary Last Name: Cicero

Daytime Phone: 786-626-6606 Email: gary_cicero@ceprenewables.com

Mailing Address: c/o Steve Gouin, Esq., Giordano, Halleran &Ciesla 125 Half Mile Rd., Suite 300

Municipality: Red Bank County: Monmouth Zip Code: 07701

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: BEMS Southampton Solar Farm, LLC

First Name: Gary Last Name: Cicero

Daytime Phone: 786-626-6606 Email: gary_cicero@ceprenewables.com

Applicant Mailing Address: c/o Steve Gouin, Esq., Giordano, Halleran &Ciesla 125 Half Mile Rd., Suite 300

Municipality: Red Bank County: Monmouth Zip Code: 07701

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)*: PowerMarket

First Name: Jason Last Name: Kaplan

[redacted]

Mailing Address: 335 Madison Avenue, 4th Floor,

Municipality: New York County: New York Zip Code: 10017

VI. Proposed Community Solar Facility Characteristics

Community Solar Facility Size (as denominated on the PV panels): 5 MWdc

*Any application for a system larger than 5 MWdc will be automatically eliminated. If awarded, projects will be held to the MWdc size indicated in this Application.

Community Solar Facility Location (Address): Big Hill Rd. and Old Forge Rd.

Municipality: Southampton County: Burlington Zip Code: 08088

Name of Property *(optional, complete if applicable)*: Big Hill Sanitary Landfill (a.k.a. Burlington Environmental Management or BEMS landfill)

Property Block and Lot Number(s): Block 2702; Lots 3 and 4

Community Solar Site Coordinates: 74.697 Longitude 39.894 Latitude

Total Acreage of Property Block and Lots: Block 2702 Lot 3 +/- 9.34 acres Block 2702 Lot 4 +/- acres

Total Acreage of Community Solar Facility: +/-11.02_ acres acres

Attach a delineated map of the portion of the property on which the community solar facility will be located in PDF format. The map must be provided in color. Note: Applications may be required upon request to submit a copy of the delineated map 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.
See Attachment 1.

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 time from Application selection to project completion* *(The Applicant should provide a good faith estimate of the date of project completion; however, this data is being collected for informational purposes only.)*: June (month) 2022 (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. Projects must be fully operational within 12 months of receiving conditional approval by the Board (subject to change according to the proposed rule amendment described in the Terms and Conditions).

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.

*An 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. See Attachment 2.

   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. The site control must be specific to the project in this Application, and may not be contingent on the approval of another Application submitted in PY2.

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 (*check all that apply)*:

   ☑ a landfill (see question 7 below)
   ☐ a brownfield (see question 8 below)
   ☐ an area of historic fill (see question 9 below)
   ☐ a rooftop (see question 10 below)
   ☐ a canopy over a parking lot or parking deck
   ☐ a canopy over another type of impervious surface (e.g. walkway)
   ☐ a water reservoir or other water body ("floating solar") (see question 11 below)
   ☐ a former sand or gravel pit or former mine
   ☐ farmland* (see definition below)
   ☐ other (see question 5 below): _____

   *Farmland is defined as 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.

5. If you answered "other" to question 4 above, describe the proposed site and explain why it is appropriate for siting a community solar facility:

6. 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
   - ☑ the New Jersey Pinelands

   If the project is a ground mounted project (i.e. not rooftop or canopy), and answered "Yes" to either of the options above, include a letter or other determination from the New Jersey Highlands Council or the New Jersey Pinelands Commission, as relevant, stating that the proposed project is consistent with land use priorities in the area. See Attachment 3.

7. If the proposed community solar facility is located, in part or in whole, on a landfill, 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: Big Hill Sanitary Landfill (a.k.a. Burlington Environmental Management or BEMS landfill)

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

9. If the proposed community solar facility is located, in part or in whole, on an area of historic fill, 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 N/A
   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 N/A
   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. If the proposed community solar facility is located, in part or in whole, on a rooftop, has the Applicant verified that the roof is structurally able to support a solar system? ..... ☐ Yes ☐ No N/A
    If "Yes," attach substantiating evidence.
    If "No," the application will not be considered by the Board.

11. If the proposed community solar facility is located, in part or in whole, on a water reservoir or other water body ("floating solar"), is the facility located at a water treatment plant or sand and gravel pit that has little to no established floral and faunal resources? ..... ☐ Yes ☐ No N/A

If "Yes," provide supporting details and attach substantiating evidence if needed.
*All proposed floating solar projects are required to meet with NJDEP's OPPN prior to submitting an Application. Applicants are responsible for contacting NJDEP with sufficient advance notice to ensure that a meeting will occur prior to the deadline to submit an Application. Please see section VIII Permits, Question 2 for more information.

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

13. 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. See Attachment 4.

14. The proposed community solar facility is located in an Economic Opportunity Zone, as defined by the New Jersey Department of Community Affairs ("DCA") ..... ☐ Yes ☑ No If "Yes," attach proof that the facility is located in an Economic Opportunity Zone.
*More information about Economic Opportunity Zones are available at the following link: https://www.state.nj.us/dca/divisions/lps/opp_zones.html.

15. 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 site as "preserved" from a municipal, county, or state entity, and evidence that such designation would not conflict with the proposed solar facility.

16. The proposed community solar facility is located, in part or in whole, on land that includes trees ..... ☐ 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: N/A
If "Yes," estimated number of acres of trees that required to be cut for construction:
N/A

17. 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.

The property will be subject to the use restrictions imposed on properly closed sanitary landfills by NJDEP's solid waste and site remediation regulations, as well as any restrictions imposed pursuant to the forthcoming ACO with NJDEP. However, any such use restrictions will not prohibit the development of the proposed community solar project. ACO will be provided once finalized.

Will the use restriction(s) be required to be modified by variance or other means? …… ☐ Yes ☑ No

If "Yes," explain the modification below.

N/A

18. The proposed community solar facility has been specifically designed or planned to preserve or enhance the site (e.g. landscaping, site and enhancements, pollination support, etc.) This represents site improvements beyond required basic site improvements …… ☑ Yes ☐ No

If "Yes," explain below, and provide any substantiating documentation in an attachment. Explain how the proposed site enhancements will be made and maintained for the life of the project. If implementing pollination support, explain what type of pollination support, how this support is expected to help local ecosystems, and whether the proposed pollination support has received certifications or other verification.

As part of the ACO negotiations with the DEP Applicant will take over operations and maintenance of the landfill cap. Applicant will contract with Ernst Pollinator Service to provide a native pollinator seed mix. Applicant will be providing native plantings for screening from the LeisureTowne community, as well as, a contribution to LeisureTowne's own landscaping within the community.

See Appendix 1 for additional information.

19. This question is for informational purposes only, and will not impact the Application's score. The Board is interested in learning more about ways in which "dual use" projects may be implemented in the Pilot Program:

The proposed community solar facility is a "dual use" project: i.e. the project site will remain in active agricultural production throughout the life of the project (e.g. crop production under or between the panels, livestock grazing)…… ☐ Yes ☑ No

*Wildflower planting or other pollination support is not considered dual use for purposes of this question (pollination support is question 18).

If "Yes," explain what agricultural production will be maintained on the site and will be consistent with the presence of a solar system. Provide any substantiating documentation in an attachment.

N/A

VIII. Permits

1. The Applicant has completed the NJDEP Permit Readiness Checklist, and will submit it as an attachment to this Application..... ☑ Yes ☐ No
   If "No," the Application will be deemed incomplete. This requirement only applies to ground mounted and floating solar projects. Community solar projects located on a rooftop, parking lot, or parking structure are exempt from this requirement.
   *Applicants are not required to submit the Permit Readiness Checklist to NJDEP prior to submitting an Application to the Board, except in the case of floating solar projects.

2. The Applicant has met with NJDEP's OPPN ..... ☑ Yes ☐ No
   If "Yes," attach meeting notes or relevant correspondence with NJDEP's OPPN.
   * If the Applicant met with OPPN or received comments from OPPN (formerly PCER) for this project as part of the Program Year 1 Application process, and if the details of the project and the site characteristics have remained the same, those comments remain valid. Please include those comments or meeting notes as an attachment to the Application.
   *A meeting with NJDEP's OPPN is not required prior to submitting an Application. Exception: all floating solar projects are required to meet with NJDEP's OPPN prior to submitting an Application. Applicants with a floating solar project are responsible for contacting NJDEP with sufficient advance notice to ensure that a meeting will occur prior to the deadline to submit an Application.
   See Attachment 5.

3. The Applicant has received all non-ministerial permits* for this project *(optional)* ..... ☐ Yes ☑ No
   *Receiving all non-ministerial permits is not required prior to submitting an Application.
   *A non-ministerial permit is one in which one or more officials consider various factors and exercise some discretion in deciding whether to issue or deny a permit. This is in contrast to a ministerial permit, for which approval is contingent upon the project meeting pre-determined and established standards. Examples of non-ministerial permits include: local planning board authorization, use variances, Pinelands or Highlands Commission approvals, etc. Examples of ministerial permits include building permits and electrical permits.

4. 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. These include:
   a. Permits, approvals, or other authorizations from NJDEP (i.e. Land Use, Air Quality, New Jersey Pollutant Discharge Elimination System "NJPDES", etc.) for the property.
   b. Permits, approvals, or other authorizations from NJDEP (i.e. Land Use, Air Quality, NJPDES, etc.) directly related to the installation and operation of a solar facility on this property.

c. Permits, approvals, or other authorizations other than those from NJDEP for the development, construction, or operation of the community solar facility (including local zoning and other local and state permits)

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

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

Permit Name & Description	Permitting Agency/Entity	Date Permit Applied for *(if applicable)* / Date Permit Received *(if applicable)*
LOI-Presence/Absence (array)	NJDEP	Applied for 12/2/2020
LOI-Presence/Absence (POI)	NJDEP	Had Permit Readiness Meeting on 9/17/20
Certificate of Filing	Pinelands Commission	Pre-application Meeting held 4/28/20
Major Disruption Permit	NJDEP	Had Permit Readiness Meeting on 9/17/20
Soil Erosion Sediment Control Certification	Burlington County SCD	
Stormwater Construction General Permit 5G3	NJDEP	Had Permit Readiness Meeting on 9/17/20
Groundwater Permit	NJPDES	Had Permit Readiness Meeting on 9/17/20
Air Permit	NJDEP	Had Permit Readiness Meeting on 9/17/20
Planning Board Approval	County of Burlington County	
Preliminary and Final Site Plan Approval	Township of Southampton	
Construction Permits	Township of Southampton	

5. The Applicant has consulted the hosting capacity map of the relevant EDC via the EDC's website (links are available on the NJCEP website) 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. See Attachment 6.

If the hosting capacity map shows insufficient capacity, the Application will not be considered by the Board, unless the Applicant provides: 1) a letter from the relevant EDC indicating that the hosting capacity map is incorrect in that location, or 2) an assessment from the relevant EDC of the cost of the interconnection upgrade that would be required to enable the interconnection of the proposed system, and a commitment from the Applicant to pay those upgrade costs if the project were to be selected by the Board.

Exception: Projects located in PSE&G service territory for which the hosting capacity map shows insufficient capacity available at the planned location may be eligible for a waiver of this requirement. If this application is seeking to exercise this waiver, please check "Yes" below and attach the waiver requirements as described in the Board's Order: https://www.njcleanenergy.com/files/file/CommunitySolar/FY21/8E%20-%20ORDER%20PSEG%20Interconnection.pdf.

This project is exercising the PSE&G hosting capacity map waiver: ..... ☐ Yes ☑ No

6. The Applicant has conducted an interconnection study for the proposed system *(optional)* ..... ☐ Yes ☑ No
   If "Yes," include the interconnection study received from the EDC.

IX. Community Solar Subscriptions and Subscribers

1. Estimated or Anticipated Number of Subscribers *(please provide a good faith estimate or range)*: 875-1025

2. Estimated or Anticipated Breakdown of Subscribers *(please provide a good faith estimate or range of the kWh of project allocated to each category)*:
   Residential: 100% Commercial: _____
   Industrial: _____ Other: _____
   (define "other": _____)

3. The proposed community solar project is an LMI project* ..... ☑ Yes ☐ No
   *An LMI project is defined pursuant to N.J.A.C. 14:8-9 as a community solar project in which a minimum 51 percent of project capacity is subscribed by LMI subscribers.

4. The proposed community solar project has a clear plan for effective and respectful customer engagement process. ..... ☑ Yes ☐ No If "Yes," attach evidence of experience on projects serving LMI communities or partnerships with organizations that have experience serving LMI communities.
   See Attachment 7.

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

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)*: N/A

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

   Applicant partner has experience working with housing authorities in Essex and Hudson counties for existing community solar. We anticipate housing authority subscribing to a portion of this project. Savings will passed through by the housing authority on to its residents in a quantifiable manner and may include but not be limited to, energy efficiency audits/improvements, improved building(s) security, upgrades to existing common space/recreational areas, and the credit of a certain dollar amount towards certain fees and/or rent. Will be documented in an affidavit and provided to the BPU.

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.

If "No," please be aware that, if, at any time during the operating life of the community solar project an affordable housing provider wishes to subscribe to the community solar project as an LMI subscriber, it must submit a signed affidavit that the specific, substantial, identifiable, and quantifiable benefits from the community solar subscription will be passed through to its residents/tenants.

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

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?

   We anticipate working with housing authorities to provide savings to offset residential electricity usage. In that capacity, it is likely that those complexes may be master metered. Housing authorities will agree to quantifiably pass on savings to residents in the form of energy efficiency audits/improvements, improved building(s) security, upgrades to existing common space/recreational areas, and the credit of a certain dollar amount towards certain fees or rent

   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 for LMI subscribers: *(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. Product Offering for non-LMI subscribers: *(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.

12. 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: [redacted]

[redacted]

*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 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

The New Jersey Department of Environmental Protection currently controls access to the site in connection with operation and maintenance activities for which it is responsible and which ensure the remedy implemented for the former landfill remains effective (e.g. maintaining the leachate collection system).

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

   If "Yes," explain how and attach evidence of the project being developed by or in partnership or collaboration with the municipality in which the project is located.

   *Partnership or collaboration with the municipality is defined as clear and ongoing municipal involvement in the approval of the design, development, or operation of the proposed community solar project (e.g. project is located on a municipal site, municipality facilitating subscriber acquisition, municipal involvement in defining the subscription terms, etc.). Examples of evidence may include a formal partnership, a municipal request for proposals or other public bidding process, letter describing the municipality's involvement in the project or meeting minutes. Documentation must be specific to the project described in this Application; "generic" documentation of support that applies to multiple projects submitted by the same Applicant will not be accepted.

   Applicant worked in collaboration with the Township to designate the landfill an area in need of redevelopment, design the redevelopment plan, and become the designated redeveloper of the landfill. Applicant also entered into an Agreement of Sale with the Township to purchase the Tax Sale Certificates on the Property which will allow the Township to recoup over $2,000,000 in back taxes due.

   See Attachment 8 for evidence of collaboration.

3. The proposed community solar project is being developed by or in partnership or collaboration* with one or more local community organization(s) and/or affordable housing providers in the area in which the project is located ..... ☐ Yes ☑ No

If "Yes," explain how and attach evidence of the project being developed by or in partnership or collaboration with the local community organization(s) and/or affordable housing providers.
*Partnership or collaboration is defined as clear and ongoing involvement by the local community organization(s) and/or affordable housing providers in the approval of the design, development, or operation of the proposed community solar project (e.g. community organization owns the proposed site, community organization is facilitating subscriber acquisition or was involved in the design of the community solar product offering, etc.). Documentation must be specific to the project described in this Application; "generic" documentation of support that applies to multiple projects submitted by the same Applicant will not be accepted.

4. The proposed community solar project was developed, at least in part, with support and in consultation with the community in which the project is located* ..... ☑ Yes ☐ No
If "Yes," please describe the consultative process below.
*A community consultative process may include any of the following: letter of support from municipality and/or community organizations and/or local affordable housing provider demonstrating their awareness and support of the project; one or more opportunities for public intervention; and/or outreach to the municipality and/or local community organizations and/or affordable housing provider. See Attachment 9.

XI. Project Cost

This section, "Project Cost," 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.

1. Provide the following cost estimates and attach substantiating evidence in the form of an unlocked Excel spreadsheet model: See Attachment 10.

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

Net Installed Cost (in $)	[redacted]
Net Installed Cost (in $/Watt)	
Initial Customer Acquisition Cost (in $/Watt)	
Annual Customer Churn Rate (in %)	
Annual Operating Expenses (in c/kWh)	
Levelized Cost of Energy ("LCOE") (in c/kWh)	

2. Pursuant to N.J.A.C. 14:8-9.7(q), "community solar projects shall be eligible to apply, via a one-time election prior to the delivery of any energy from the facility, for SRECs or Class I RECs, as applicable, or to any subsequent compensations as determined by the Board pursuant to the Clean Energy Act." Consistent with the Clean Energy Act of 2018, the Board is no longer accepting applications for the SREC Registration Program ("SRP"). Projects granted conditional approval to participate in PY2 will be eligible to apply for the TI Program.

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 BPU Transition Incentive Program
New Jersey Property Tax Exemption
New Jersey Solar Sales Tax Exemption

XII. Other Benefits

1. The proposed community solar facility will be paired with storage ..... ☐ Yes ☑ No
   If "Yes," please describe the proposed storage facility:
   a. Storage system size: N/A MW N/A MWh
   b. The storage offtaker is also a subscriber to the proposed community solar facility ..... ☐ Yes ☐ No N/A

*Community solar credits will only be provided to community solar generation; credits will not be provided to energy discharged to the grid from a storage facility (i.e. no "double counting").

2. The proposed community solar facility will be paired with one or more EV charging stations ..... ☑ Yes ☐ No
   If "Yes," how many EV charging stations: TBD
   Will these charging stations be public and/or private? public
   Please provide additional details:

   Applicant has offered the Township procurement and installation of EV Charging Stations at their municipal building or location of their choice, which would act as an additional revenue source for the Township, the details of which are still to be worked out.

3. The proposed community solar facility will provide energy audits and/or energy efficiency improvements to subscribers..... ☑ Yes ☐ No
If "Yes," please provide additional details:

As part of the Project, Applicant is offering the community of LeisureTowne, a non-profit 55+ adult community with a significant amount of LMI residents, energy audits/energy efficiency improvements for their administration building and four recreational buildings to help lower association fees for the residents.

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: 60
If "Yes," estimated number of permanent jobs created in New Jersey: 5
If "Yes," explain what these jobs are:

Engineers, electricians, project managers, site superintendents, steel workers, racking installers, civil site workers, equipment operators, fence installers, landscapers, native pollinator seeders, asset management, operations and maintenance technicians.

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):

IBEW, Rowan College at Burlington

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 See Attachment 11.

Project is co-located with another 5 MW array on the landfill. Both facilities will have their own point of interconnection, one to JCP&L and one to PSE&G. They will provide separate community solar subscriptions.

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

   N/A

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. Is the Applicant a government entity that plans to select the developer via such bidding process? ..... ☐ Yes ☑ No If "Yes," attach a letter describing the proposed bidding process and a copy of the request for bids (RFP, RFQ, or other bidding document) that is ready to be issued if the project is granted conditional approval by the Board. 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.
   Applicant has applied for a subsection (t) conditional certification, but will withdraw it if approved by the Board for Community Solar. See Attachment 12.
5. The Board has proposed an amendment to the Pilot Program rules, which, if approved, would allow municipally-owned community solar projects to submit an application for a project that requests an exemption from the provisions at N.J.A.C. 14:8-9.10(b)(1) mandating subscriber enrollment via affirmative consent (i.e. an opt-out community solar project). Projects that intend

to utilize opt-out subscriber enrollment if the proposed rule amendment is approved by the Board must indicate such intent below. If the Application is selected but the proposed rule amendment is not approved by the Board, the project will be required to proceed using affirmative consent (i.e. "opt-in") subscriber enrollment rules, as currently provided for in the Pilot Program rules at N.J.A.C. 14:8-9.10(b)(1).

A. This Application is for an opt-out community solar project..... ☐ Yes ☑ No

B. The proposed opt-out project will be owned and operated by the municipality for the duration of the project life (excluding a possible period of temporary third-party, tax-credit investor ownership to maximize the financeability of the opt-out project, subject to appropriate contractual provisions that maintain the municipality's ultimate control of the proposed opt-out project)..... ☐ Yes ☐ No N/A

If "Yes," the municipality name is: _____

If "No," the project will not be considered for eligibility as an opt-out community solar project.

C. The proposed opt-out project has been authorized by municipal ordinance or resolution ..... ☐ Yes ☐ No N/A

If "Yes," attach a copy of the municipal ordinance or resolution allowing the development, ownership, and operation an opt-out community solar project, contingent on the proposed rules being approved by the Board.

If "No," the project will not be considered for eligibility as an opt-out community solar project.

D. The proposed opt-out project will allocate all project capacity to LMI subscribers ..... ☐ Yes ☐ No N/A

If "No," the project will not be considered for eligibility as an opt-out community solar project.

E. Describe the process by which the municipality will identify the customers that will be automatically enrolled in the proposed opt-out project: _____ N/A

F. The municipal applicant has reviewed the proposed rule amendment allowing for opt-out projects, and agrees to adhere to the proposed rules and any subsequent modification if they are approved by the Board. The applicant understands that any approval for the project to operate as an opt-out community solar project is contingent on the proposed rule amendment being approved by the Board. The applicant understands that, if the proposed rule amendment is not approved by the Board, the project, if approved, will be required to

adhere to the existing "opt-in" rules for subscriber enrollment (N.J.A.C. 14:8-9.10(b)(1)). ..... ☐ Yes☐ No N/A

Attach an affidavit that the municipal project owner will comply with all applicable rules and regulations, particularly those relating to consumer privacy and consumer protection.

Section C: Certifications

Instructions: Original signatures on all certificotions are required. All certificatians in this section must be notarized; instructions on how to submit certifications will be provided as part of the online opplication process. Certifications must be dated after October 3, 2020: PY1 certifications moy not be reused in PY2.

Applicant Certification

The undersigned warrants, certifies, and represents that:

1) I, Gary Cicero (name) am the Managing Member (title) of the Applicant BEMS Community Solar West, 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 Transition Incentive Program, if applicable; and
5) My organization understands that 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 any claimed sensitive and trade secret information should be submitted in accordance with the confidentiality procedures set forth in N.J.A.C. 14:1-12.3; and
6) I acknowledge that **submission of false information may be grounds for denial of this Application, and if any of the foregoing statements are willfully false, I am subject to punishment to the full extent of the law, including the possibility of fine and imprisonment.**

Signature: _____ Date: 2-4-21

Print Name: Gary Cicero

Title: Managing Member Company: BEMS Community Solar West, LLC

Signed and sworn to before me on this 4th day of February, 2021

_____

Signature

Steven P. Gouin

Name Attorney at Law

State of New Jersey

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, Gary Cicero (name) am the Managing Member (title) of the Project Developer BEMS Community Solar West, 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 Transition Incentive Program, if applicable; and
5) My organization understands that 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 any claimed sensitive and trade secret information should be submitted in accordance with the confidentiality procedures set forth in N.J.A.C. 14:1-12.3; and
6) I acknowledge that **submission of false information may be grounds for denial of this Application, and if any of the foregoing statements are willfully false, I am subject to punishment to the full extent of the law, including the possibility of fine and imprisonment.**

Signature: _____ Date: 2-4-21

Print Name: Gary Cicero

Title: Managing Member Company: BEMS Community Solar West, LLC

Signed and sworn to before me on this 4th day of February, 2021

_____

Signature

Steven P. Gouin

Name Attorney at Law
State of New Jersey

Project Owner Certification

The undersigned warrants, certifies, and represents that:

1) I, Gary Cicero (name) am the Managing Member (title) of the Project Owner BEMS Community Solar West, 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 Transition Incentive Program, if applicable; and
5) My organization understands that 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 any claimed sensitive and trade secret information should be submitted in accordance with the confidentiality procedures set forth in N.J.A.C. 14:1-12.3; and
6) I acknowledge that **submission of false information may be grounds for denial of this Application, and if any of the foregoing statements are willfully false, I am subject to punishment to the full extent of the law, including the possibility of fine and imprisonment.**

Signature: _____ Date: 2-4-21

Print Name: Gary Cicero

Title: Managing Member Company: BEMS Community Solar West, LLC

Signed and sworn to before me on this 4th day of February, 2021

_____

Signature

Steven P. Gouin

Name

Attorney at Law
State of New Jersey

Property Owner Certification

The undersigned warrants, certifies, and represents that:

1) I, Gary Cicero (name) am the Managing Member (title) of the Property BEMS Southampton Solar Farm, 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 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 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 any claimed sensitive and trade secret information should be submitted in accordance with the confidentiality procedures set forth in N.J.A.C. 14:1-12.3; and
4) I acknowledge that **submission of false information may be grounds for denial of this Application, and if any of the foregoing statements are willfully false, I am subject to punishment to the full extent of the law, including the possibility of fine and imprisonment.**

Signature: _____ Date: 2-4-21

Print Name: Gary Cicero

Title: Managing Member Company: BEMS Southampton Solar Farm, LLC

Signed and sworn to before me on this 4th day of February, 2021

_____

Signature

Steven P. Gouin

Name Attorney at Law
State of New Jersey

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

The undersigned warrants, certifies, and represents that:

1) I, Eric Dahnke (name) am the CEO (title) of the Subscriber Organization PowerMarket (name) and have been authorized to file this Applicant Certification on behalf of my organization; and
2) The information provided in this Application package has been personally examined, is true, accurate, complete, and correct to the best of the undersigned's knowledge, based on personal knowledge or on inquiry of individuals with such knowledge; and
3) The community solar facility proposed in the Application will be constructed, installed, and operated as described in the Application and in accordance with all Board rules and applicable laws; and
4) My organization understands that 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 any claimed sensitive and trade secret information should be submitted in accordance with the confidentiality procedures set forth in N.J.A.C. 14:1-12.3; and
5) I acknowledge that **submission of false information may be grounds for denial of this Application, and if any of the foregoing statements are willfully false, I am subject to punishment to the full extent of the law, including the possibility of fine and imprisonment.**

Signature: Eric Ross Dahnke Date: 02/03/2021

Print Name: Eric Dahnke

Title: CEO Company: PowerMarket

State of Florida, County of Pinellas

Signed and sworn to before me on this 3rd day of February, 2021

By Eric Ross Dahnke Type of ID provided by signer: NY Driver License

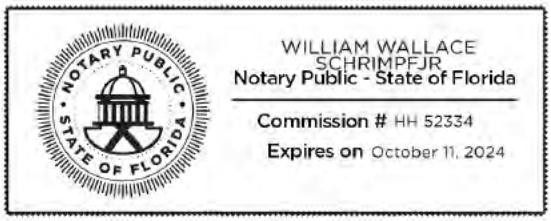
Signature

William Wallace Schrimpf Jr

Name

Commission # HH 52334

My Commission Expires: 10/11/2024



Notarized online using audio-video communication

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. Variations in any product offering require a separate Product Offering Questionnaire. 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).

This Product Offering applies to:

- ☐ LMI subscribers
- ☐ non-LMI subscribers
- ☑ both LMI and non-LMI subscribers

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)*: A percentage of community solar facility's nameplate capacity, subject to adjustment based on subscr ber actual usage over time.

2. Community Solar Subscription Price: *(check all that apply)*
   - ☐ Fixed price per month
   - ☑ Variable price per month, variation based on: subscriber % of nameplate capacity * actual facility production * discount offered
   - ☐ The subscription price has an escalator of _____ % every _____ *(interval)*

3. Contract term (length): _____ months, or 20 years OR ☐ month-to-month

4. Fees
   - ☐ Sign-up fee: None
   - ☐ Early Termination or Cancellation fees: None
   - ☐ Other fee(s) and frequency: None

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

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

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

6. Special conditions or considerations:

1. historical usage of each subscriber will be evaluated to ensure they subscribe to the correct percentage of the facility

2. subscribers will never be responsible for purchasing electricity beyond what they use

3. While the contract term is 20 years, subscribers may terminate with 30 days notice at no cost or penalty.

Appendix B: Required Attachments Checklist

Note that this list is for indicative purposes only. Additional attachments may be required, and as identified throughout this Application Form. Please review the Application Form in its entirety, and attach attachments as required. The page numbers reference the pages from the Application Form as it was originally approved by the Board, not as they may appear in this fillable PDF.

Required Attachments Attachments marked with an asterisk (*) are only required if the project meets the specified criteria. All others are required for all Applications.	**Reference Page Number**	**Attached?**
Delineated map of the portion of the property on which the community solar facility will be located (in color).	p. 10	☑Yes ☐ No
Proof of site control.	p. 10	☑Yes ☐ No
(*) If the proposed project is located, in part or in whole on a rooftop: substantiating evidence that the roof is structurally able to support a solar system.	p. 12	☐Yes ☑ No
(*) If the proposed project is located on an area designated in need of redevelopment: proof of the designation of the area as being in need of redevelopment from a municipal, county, or state entity.	p. 13	☑Yes ☐ No
(*) If the proposed project is located in an Economic Opportunity Zone ("EOZ"), as defined by DCA: proof that the facility is located in an EOZ.	p. 13	☐Yes ☑ No
(*) If the proposed project is located on land or a building that is preserved by a municipal, county, or federal entity: proof of the designation of the site as "preserved" and that the designation would not conflict with the proposed solar facility.	p. 13	☐Yes ☑ No
Copy of the completed Permit Readiness Checklist.	p. 14	☑Yes ☐ No
A screenshot of the EDC capacity hosting map at the proposed location, showing the available capacity (in color).	p. 16	☑Yes ☐ No
Substantiating evidence of project cost in the form of charts and/or spreadsheet models.	p. 20	☑Yes ☐ No
Product Offering Questionnaire(s) in Appendix A.	p. 30 – 31	☑Yes ☐ No
Certifications in Section C.	p. 25 – 29	☑Yes ☐ No

Optional Attachments Attachments marked with an asterisk (*) only apply if the project meets the specified criteria.	**Reference Page Number**	**Attached?**
(*) If the project is located, in part or in whole, on a brownfield: copy of the Response Action Outcome (issued by the LSRP) or the No Further Action letter (issued by DEP).	p. 12	☐Yes ☑ No
(*) If the project is located, in part or in whole, on an area of historic fill: copy of the Response Action Outcome (issued by the LSRP) or the No Further Action letter (issued by DEP).	p. 12	☐Yes ☑ No
Substantiating evidence that the proposed community solar facility has been specifically designed or planned to preserve or enhance the site (e.g. landscaping, site and enhancements, pollination support, etc.).	p. 14	☑Yes ☐ No

Proof of a meeting with NJDEP Office of Permitting and Project Navigation ("OPPN"), if applicable. (*) Proof of a meeting with OPPN is optional, except for projects that are in part or in whole a floating solar project. (*) If the Applicant met with OPPN (formerly PCER) during PY1, and there have been no changes to the project or site characteristics, include any comments received from OPPN on the PY1 Application.	p. 14	☑Yes ☐ No
Permits received for this site or project.	p. 15	☐Yes ☑ No
Evidence of experience on projects serving LMI communities or partnerships with organizations that have experience serving LMI communities	p.16	☑Yes ☐ No
(*) If an affordable housing provider is seeking to qualify as an LMI subscriber for purposes of the community solar project: signed affidavit from the affordable housing provider that the specific, substantial, identifiable, and quantifiable long-term benefits from the community solar subscription will be passed through to their residents/tenants.	p. 17	☐Yes ☑ No
(*) If the account holder of a master meter will subscribe on behalf of its tenants: signed affidavit from the account holder that the specific, identifiable, sufficient, and quantifiable benefits from the community solar subscription will be passed through to the tenants	p. 17	☐Yes ☑ No
Evidence that the proposed project is being developed by or in partnership and collaboration with the municipality in which the project is located.	p. 19	☑Yes ☐ No
Evidence that the proposed project is being developed in partnership or collaboration with one or more local community organization(s) and/or affordable housing providers in the area in which the project is located.	p. 19 – 20	☑Yes ☐ No
Evidence that the proposed project is being developed with support and in consultation with the community in which the project is located.	p. 20	☑Yes ☐ No
(*) If the project is seeking an exemption from the 10-subscriber minimum rule: supporting documents if needed.	p. 22	☐Yes ☑ No

Required Attachments for Exemptions	Reference Page Number	Attached?
If 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 and a copy of the request for bids (RFP, RFQ, or other bidding document) that is ready to be issued if project is granted conditional approval by the Board.	p. 22	☐Yes ☑ No
If 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. 11	☐Yes ☑ No

If 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. 22	☑Yes ☐ No
If the proposed community solar project plans to operate as a municipal opt-out project, contingent on the Board's approval the relevant proposed rules. ⇨ Attach a copy of the municipal ordinance or resolution allowing the development, ownership, and operation an opt-out community solar project, contingent on the proposed rules being approved by the Board ⇨ Attach an affidavit that the municipal project owner will comply with all applicable rules and regulations, particularly those relating to consumer privacy and consumer protection.	p. 23 p. 24	☐Yes ☑ No ☐Yes ☑ No

Appendix C: Evaluation Criteria

The Evaluation Criteria chart below lists the various categories that the Board will consider in evaluating project Applications. Projects must score a minimum of 50 points total in order to be considered for participation in the Community Solar Energy Pilot Program. Projects that score above 50 points will be awarded program capacity in order, starting with the highest-scoring project and proceeding to the lowest-scoring project, until the capacity for each EDC territory is filled. The last project to be selected by the Board will be granted conditional approval for its full capacity.

Evaluation Criteria	Max. Points (total possible points: 100)
Low- and Moderate-Income and Environmental Justice Inclusion Higher preference: LMI project	25
Siting Higher preference, e.g.: landfills, brownfields, areas of historic fill, rooftops, parking lots, parking decks, canopies over impervious surfaces (e.g. walkway), former sand and gravel pits, floating solar on water bodies at sand and gravel pits that have little to no established floral and faunal resources (*) Medium preference, e.g.: floating solar on water bodies at water treatment plants that have little to no established floral and faunal resources (*) No Points, e.g.: preserved lands, wetlands, forested areas, farmland Bonus points for site enhancements, e.g. landscaping, land enhancement, pollination support (**) Bonus points if project is located in a redevelopment area or an economic opportunity zone (**) *Note: Applicants with a floating solar project must meet with DEP prior to submitting an Application, and take special notice of DEP's siting guidelines. *The siting criteria for floating solar located at sand and gravel pits that have little to no established floral and faunal resources has been moved from "medium preference" to "higher preference" per a Board Order dated January 7, 2021.* **Note: bonus points will only be available for projects in the "higher" or "medium" preference siting categories. Projects in the "No Points" siting categories are not eligible for bonus points.	20 Max. possible bonus points: 3 Max. possible bonus points: 2

Community and Environmental Justice Engagement Higher preference: formal agreement, ongoing collaboration or effective partnership with municipality and/or local community organizations and/or affordable housing provider (per Section X, Questions 1, 2, and 3) Medium preference: consultation with municipality and/or local community organization(s) and/or or affordable housing provider (per Section X, Question 4) No Points: no collaboration or collaboration has not been proven	15
Product Offering Higher preference: guaranteed savings >20%, flexible terms* Medium preference: guaranteed savings >10%, flexible terms* Low preference: guaranteed savings >5% No Points: no guaranteed savings, no flexible terms* *Flexible terms may include: no cancellation fee, short-term contract	15
Other Benefits Higher preference: Provides jobs and/or job training and/or demonstrates co-benefits (e.g. paired with storage, EV charging station, energy audits, energy efficiency)	10
Geographic Limit within EDC service territory Higher preference: municipality/adjacent municipality Medium preference: county/adjacent county No Points: any geographic location within the EDC service territory	5
Project Maturity Higher preference: project has received all non-ministerial permits; project has completed an interconnection study	5

New Jersey Community Pilot Solar PY2 Application

CEP Renewables

DBA, BEMS Community Solar West, LLC

Big Hill (BEMS) Sanitary Landfill
Big Hill & Old Forge Road
Southampton Township, Burlington County

To:
New Jersey Board of Public Utilities
South Clinton Avenue, 7th Floor
Post Office Box 350
Trenton, New Jersey 08625-0350

Dear Members of the Board of Public Utilities,

CEP Renewables, LLC, dba, BEMS Community Solar West LLC ("Applicant") is pleased to submit this Community Solar application for Program Year 2. Applicant proposes to construct a 5 MW DC Community Solar Project at the Big Hill Sanitary Landfill (a k.a. Burlington Environmental Management or BEMS landfill) ("Project") that is located on certain real property located in the Township of Southampton, Burlington County, NJ identified as Lots 3 and 4 in Block 2702 on the Township's tax map (the "Property"). This Project is co-located with the 5MW DC BEMS Community Solar East LLC project being submitted for Program Year 2. The Board may give special consideration to co-located projects per the community solar regulations.

Applicant is the foremost redeveloper of landfills in the State of New Jersey. Leveraging its team of professionals, Applicant utilizes its experience, expertise, and financial capabilities to bring landfill redevelopment projects from concept to energization overcoming each site's unique redevelopment and permitting challenges. Applicant's solar redevelopment efforts repurpose stagnant properties and turns them into productive renewable energy assets thereby stimulating economic growth, reducing carbon emissions, and furthering the State of New Jersey achieve its lofty renewable energy and sustainability goals.

This Project is an ideal candidate for the community solar program based on the evaluation criteria established by the BPU and will be a boon to the State of New Jersey's Clean Energy Program. It meets or exceeds all requirements for the Low- and Moderate-Income and Environmental Justice Inclusion, Siting, Community and Environmental Justice Engagement, Product Offering, Other Benefits, and Project Maturity factors as outlined herein. The Project team has the experience and knowledge required to shepherd this Project through the approvals process and into operation. The Project has been in development since March 2020 and Applicant has invested a significant amount of effort and capital into due diligence investigations and permitting requirements to ensure that this Project will get constructed in a timely manner once selected.

Low and Moderate Income and Environmental Justice Inclusion

The Project meets the definition of an LMI Project as LMI customers will represent 51% of the program subscribers. Applicant has partnered with PowerMarket, an experienced subscriber organization with specialization in LMI engagement. PowerMarket was founded in 2014 and is a recognized market leader in providing turnkey managed service solutions to the community solar industry. The company performs a variety of roles in the administration of a growing portfolio of over 240 MWAC in solar energy assets across New Jersey, Maryland, Maine, New York, Massachusetts, Rhode Island, and Minnesota, including four New Jersey PY1 Community Solar Projects. Its services are configured for utilities, retail electricity providers, and solar developers. PowerMarket leverages its team's expertise in financial services software and the renewable energy industry to create and service flexible solutions for our clients. In addition, PowerMarket provides the tools and subscriber service to maximize return on investment by efficiently engaging, managing and billing subscribers.

In addition to providing affordable power to LMI customers, which itself serves the goals of environmental justice inclusion, the Project is sited on a former landfill in a relatively remote part of Burlington County. The Project will not result in emissions or other harmful impacts on the surrounding community and, in fact, will contribute to the reduction of greenhouse gas emissions by providing a significant renewable energy source to New Jersey residents. As a result, the Project is consistent the goals of environmental justice.

Siting

The Property is the site of an inactive sanitary landfill that was properly closed by New Jersey Department of Environmental Protection's (NJDEP) Site Remediation and Waste Management Program. As a result, the Property is classified as a Higher Preference in the evaluation criteria and the New Jersey Community Solar PV Siting Tool created by the NJDEP's Bureau of Climate Change & Clean Energy.

The Township of Southampton (Township) designated the Property as an "area in need of redevelopment" in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1, et. seq. (the "LRHL") by resolution 2020-77 dated July 21, 2020. The Applicant was named the conditionally designated redeveloper of the Property by Township resolution 2020-79 dated July 21, 2020 in accordance with the LRHL.

The Applicant is committed to further enhancing and protecting the landfill and providing additional environmental benefits by utilizing a native pollinator flower seed mix on the six-inch topsoil portion of the landfill cap. Native plant species will be utilized for vegetative screening. The proposed stormwater management program for the site will be designed to meet erosion control, stormwater runoff quantity, water quality and recharge standards as set forth by N.J.A.C 7:8 and will meet or exceed the Townships Ordinance, NJDEP regulations, and current industry standards and practices.

Community and Environmental Justice

The Project is being developed and designed in active collaboration with the Township and NJDEP and will provide the Southampton community with substantial economic and societal benefits. The Redevelopment Plan for the Property is being designed collaboratively with the Township's engineers. The Project will be consistent with the redevelopment plan once adopted by the Township in accordance with the LRHL.

Applicant believes that landfill and brownfield redevelopment should be a true "public-private" partnership, where each project is a win-win for both the developer and the host municipality. Applicant entered into a tax sale certificate purchase and redevelopment agreement dated July 29, 2020. By resolutions 2020-87 and 2020-88, the Township assigned to the Applicant Tax Sale Certificates 740, 741, 742, 743, and 744, which were previously owned by the Township, and which pertain to all lots constituting the property. Applicant is in the process of foreclosing the tax sale certificates in order to perfect title to the Property acquired by virtue of the assignment of the tax sale certificates. The Applicant has executed the within application as owner of the Property in accordance with the LRHL and the Tax Sale Law, N.J.S.A. 54:5-1, et. seq. The Agreement of Sale (redevelopment agreement) allows for the Township to recoup over $2,000,000 due in back taxes for the Property, thereby turning the once burdensome Property into a tax revenue source for the Township.

NJDEP is currently responsible for the operation and maintenance of the entire landfill Site. Representatives of Applicant are actively engaged in negotiation of an Administrative Consent Order ("ACO") with NJDEP. Generally, the ACO will reflect the understanding between Applicant and NJDEP with respect to the development of the Project on the closed landfill and the parties' ongoing obligations with respect to maintaining the remedy design constructed by NJDEP at the site.

The ACO is required, and desirable, due to the nature and history of the site. In short, the former owner and operator of the landfill, BEMS, has not been viable for many years and has not been involved in landfill closure, or the ongoing operation and maintenance ("O&M") of the controls installed at the site in connection with landfill closure (*e.g.*, the landfill cap, stormwater management features, and landfill gas system). Rather, NJDEP performed the required investigations and remediation work using public funds and continues to oversee O&M activities at the site to this day. As a result, absent an agreement with NJDEP, a future owner of the site could face liability for all of NJDEP's past costs associated with the closure and remediation activities, which are considerable. The ACO will set forth the segregation of responsibilities and liabilities as between NJDEP and Applicant and establish protections for Applicant in exchange for an initial and annual payments to NJDEP to offset some of its past costs.

Representatives of Applicant has successfully employed this approach at the Combe Fill North Landfill in Mount Olive, Morris County, another abandoned landfill currently managed by NJDEP. The final ACO for the Combe Fill North site is annexed hereto for reference. Note that the terms of the final ACO for the BEMS site will not be identical to the Combe Fill North ACO due to varied technical and practical issues between the two sites.

Applicant's partner PowerMarket is supported by community environmental groups recognizing the value these projects have for the community. In developing their platform and methodology for customer acquisition, PowerMarket had many discussions with local community environmental groups to better understand what hurdles residents and LMI households face in accessing solar and how to better educate subscribers on how community solar functions, what it means for them and how they can partner with groups to improve sustainability.

Applicant partner subscriber organization has experience working with housing authorities in Essex and Hudson counties for existing community solar. Applicant anticipates housing authorities in Sussex County to participate in subscribing LMI residents to a portion of this project. Savings will passed through by the housing authority on to its

residents in a quantifiable manner and may include but not be limited to, energy efficiency audits/improvements, improved building(s) security, upgrades to existing common space/recreational areas, and the credit of a certain dollar amount towards certain fees and/or rent. Benefits to the residents will be documented in an affidavit and provided to the BPU.

Finally, as detailed above, the Project is also in accord with the State's environmental justice objectives.

Product Offering

Applicant is committed to offering a Product that is attractive and easy to use for its subscribers. The Project will service customers throughout Burlington County and adjacent Counties in the PSE&G service territory and provide its subscribers with a guaranteed 21% savings on their electric utility bill, will require only short-term contracts and include no cancellation fees.

Other Benefits

The Project will provide significant local job opportunities to the surrounding area. Per the Solar Act, all construction jobs created would be prevailing wage. Union electricians and civil site workers would be used. The Project would need two foremen and a journeymen installation crew of 22 to 28 workers. Other construction jobs created are project managers, site superintendents, steel workers, racking installers, civil site workers for concrete pad installation crew, tracking pads, gravel road installation, and grubbing and rooting, equipment operators, fence installers, landscapers, native pollinator seeders, and operations and maintenance technicians.

In addition to the benefits to the local community, the Project will provide additional benefits to the community of LeisureTowne in Southampton, NJ, which is adjacent to the landfill site. LeisureTowne is a 55 and over adult community which contains 2,255 homes, an administration building, four recreational buildings, a gym, and more than 50 clubs and organized activities. Per the Community Solar Siting Tool, this community is sited as Low to Moderate Income population. As part of the Project, Applicant is offering LeisureTowne energy audits and energy efficiency upgrades for the community's administration and recreational buildings, which will bring down association fees for their LMI residents, as well as enhanced landscaping for their community.

Applicant has also offered the Township the procurement and installation of public EV Charging Stations at the location of their choice the details of which are still being worked out.

Project Maturity

The Project was initially being developed as a Subsection (t) Project by Applicant and has been in the process of developing the Project since March 2020. Applicant will withdraw said application if granted approval for Community Solar by the Board. As noted above, Applicant has already invested a significant amount of effort and capital into due diligence investigations and permitting requirements, including the following:

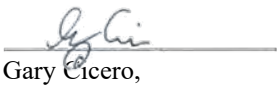
- Initiated the redevelopment process with Southampton Township, designated as redeveloper and entered into an Agreement of Sale and Redevelopment Agreement
- Preliminary Land Use Assessment and Due Diligence Investigation
- Completed a Phase 1 and Preliminary Assessment
- Completed topographic, Boundary and utility Surveys
- Completed a Soil Erosion and Sediment Control Plan
- Submitted the Permit Readiness Checklist and met with the NJDEP's Office of Permitting and Project Navigation.
- Entered into negotiations with the NJDEP on a final Administrative Consent Order
- Applied to PJM and attended a kick-off meeting. Applied to the local EDC.
- Submitted an application for a grid supply solar project of approximately 17.7327 MWs DC was submitted on September 30, 2020. Applicant will withdraw the Subsection (t) application from consideration upon selection.
- Attended a pre-application meeting with the Pinelands Commission on April 28, 2020.

- Submission of a Letter of Interpretation for a presence/absence determination to the Pinelands Commission.

We thank you for the opportunity to present our Project to the Board for consideration of inclusion in the Community Solar Pilot Program Year 2.

Very Truly Yours,

CEP Renewables, LLC,
dba BEMS Community Solar West, LLC



Gary Cicero,
Managing Member

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February 4, 2021

Client/Matter No. 19306/29

INCLUDED WITH APPLICATION
New Jersey Board of Public Utilities
South Clinton Avenue, 7th Floor
P.O. Box 350
Trenton, NJ 08625-0350

Re: CEP Renewables, LLC d/b/a BEMS Community Solar East, LLC and BEMS Community Solar West, LLC
Application for Acceptance in the State of New Jersey's Community Solar Pilot Program, Year 2 – Big Hill (BEMS) Sanitary Landfill

To Whom It May Concern:

This firm represents CEP Renewables, LLC and its affiliates, BEMS Southampton Solar Farm, LLC, BEMS Community Solar East, LLC, and BEMS Community Solar West, LLC (collectively, the "*Applicant*"). This letter is intended to supplement the above-referenced Application and evidence further support as to why this Application should receive the highest possible score under the Community Solar Pilot Program, Year 2 (the "*Program*") scoring rubric. It is the Applicant's position that all relevant targets have been achieved with this Application and the Application should receive a score of 105 points out of a possible score of 100 points. As detailed in the attached, this tremendous Project is the result of a true "public-private" partnership between the Applicant and the Township of Southampton, utilizing the redevelopment process set forth in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1, et. seq. (the "*LRHL*"). As highlighted below, this project *must* be selected for inclusion in the Program if it is to have any reasonable likelihood of success from an economic feasibility standpoint. We respectfully request the Board utmost consideration of this Application and a favorable determination as to the inclusion in the Program of both co-located facilities.

By way of background, the Big Hill (a/k/a Burlington Management Environmental Services or "BEMS") Sanitary Landfill (the "*Landfill*") operated as a sanitary landfill between the late 1960s and 1982. During that time, municipal wastes, septic sludges, and some hazardous wastes were deposited in the Landfill. Located in Southampton Township, Burlington County, the Landfill occupies approximately 40 acres a 113-acre tract of land. Two sides of the landfill closely border the LeisureTowne housing development, a large retirement community. Burlington

Environmental Management Services Incorporated (BEMS, Inc.), operated the Landfill between the mid-1970s and 1982. Prior to closing, BEMS installed a soil cover over the site in 1983, but it failed to perform properly. According to NJDEP, precipitation continued to infiltrate the landfill, generating large quantities of leachate that contaminated the ground water and surface waters and caused foul odors. In addition, storm water runoff from the landfill occasionally caused nearby properties to flood, and methane gas generated by the decomposing waste migrated through the soil and into private yards.

In 1985, NJDEP directed BEMS to investigate and remediate the site, but shortly thereafter the company declared bankruptcy. NJDEP has been the *de facto* caretaker of the site since that time, implementing several Interim Remedial Measures ("*IRMs*") to address the problems experienced by residents living adjacent to the landfill. The IRMs included installing a methane collection system and a flare to address off-site soil vapors, constructing a storm water retention basin, improving surface water drainage, and dredging sediments contaminated with landfill leachate from Canterbury Pond in LeisureTowne.

In 1991, NJDEP signed a Decision Document that required capping of the landfill with an impermeable membrane cap and installation of a site-wide methane gas collection and treatment system. NJDEP completed construction of these remedial measures in 1999 and currently operates and maintains them. NJDEP also conducted a Remedial Investigation/Remedial Action Selection (RI/RAS) to identify the extent of the contamination at the site and evaluate cleanup alternatives. The RI/RAS revealed that ground water at the landfill is contaminated with organic and inorganic compounds at levels above New Jersey's Ground Water Quality Standards. Landfill-related contaminants were also detected in several nearby surface water bodies, but at levels that do not present an immediate threat to human health or the environment. Based on these findings, NJDEP issued a Decision Document in 1995 that required remediation of the ground water and re-dredging of Canterbury Pond. NJDEP re-dredged Canterbury Pond in 2006 and completed installation of the ground water remediation system in 2008. The ground water remediation system will remain in operation until testing shows the levels of contaminants in the aquifer are reduced to Ground Water Quality Standards. Sampling of the ground water monitoring wells in 2013 showed contaminant levels remain low or continued to decline. However, the Landfill remains an NJDEP responsibility to this day.

All the while, the Landfill property, formally designated as Lots 3, 4, 5, 7, and 8 in Block 2702 on the Township of Southampton's tax map (the "*Property*") continued to accrue real estate taxes. Because BEMS abandoned the Landfill in the early 1980s, these taxes remained unpaid, causing a tax drain on the Township. The current amount of back taxes due, as of late 2020, is nearly $2.1 million.

In 2020, the Township declared the landfill an "area in need of rehabilitation" in accordance with the LRHL and designated the Applicant as the redeveloper of the Property. The

redeveloper is an affiliate of the applicant in this matter and the entities are under common ownership. Pursuant to the Applicant's purchase and sale and redevelopment agreement with Southampton Township, the Applicant has agreed to acquire the municipally-owned tax sale certificates applicable to the Property. The Applicant has also agreed to bear the expense of foreclosing on those tax sale certificates. At the end of the foreclosure process, which, pursuant to the New Jersey Tax Sale Foreclosure Act, is a strict foreclosure the Applicant will perfect its title to the Landfill and reimburse the Township *all back taxes owed on the Property*. This means that the Applicant will make, at a minimum an approximately $2.1 million investment in Southampton Township by acquiring the Landfill. All the while, during the pendency of the development process, the Applicant has agreed to make quarterly progress payments to Southampton Township in the amount of $25,000 per quarter.

Moreover, as a condition of the Applicant's redeveloper designation, the Applicant has agreed to enter into an Administrative Consent Order ("*ACO*") with the NJDEP. The ACO will provide, at a minimum, that upon interconnection of the Project, the Applicant will assume NJDEP's responsibilities with respect to operation and maintenance of the Landfill. While the terms of the ACO are presently being negotiated, the Applicant also anticipates that the ACO will require the Applicant to make certain infrastructure improvements with respect to the Landfill, repair any damage to the Landfill's existing cap, and reimburse NJDEP for certain prior costs incurred by NJDEP since NJDEP's oversight of the Landfill began nearly 40 years ago. This is the same procedure that the Applicant has successfully employed in connection with its redevelopment of the Combe Fill North Landfill in Mount Olive, Morris County, NJ, which was recently the subject of an NJBPU approval under Subsection "t" of the Solar Act of 2021. The Applicant has tremendous experience in working through the various issues associated with this type of landfill redevelopment and has the expertise necessary to carry this Project to completion.

In light of the foregoing, this Project is an ideal candidate for inclusion in the Program. It meets or exceeds all Program requirements for the Low- and Moderate-Income and Environmental Justice Inclusion, Siting, Community and Environmental Justice Engagement, Product Offering, Other Benefits, and Project Maturity factors as outlined herein. The Project team has the experience and knowledge required to shepherd this Project through the approvals process and into operation. The Project has been in development since March 2020 and Applicant has invested a significant amount of effort and capital into due diligence investigations and permitting requirements to ensure that this Project will get constructed in a timely manner once selected.

Additionally, the Program provides the only realistic opportunity for the Project to be constructed. Given the high cost of acquiring the Landfill, the costs associated with the ongoing maintenance of the Landfill once the Project is constructed, and the soft costs associated with obtaining the necessary approvals for the Project, the Project must be selected for inclusion in the Program and conferred eligibility for the Transition Incentive Program ("*TRECs*"). The costs of constructing this Project on a former landfill are astronomical, much higher than, for example, a

facility of similar size constructed on a commercial or industrial rooftop (where such facilities do not have to worry about extraordinary costs like designing landfill infrastructure, ongoing landfill maintenance, and the added expense of a ballasted versus roof-mount system). Given the siting of this Project on a closed landfill and the substantial barriers to entry required to implement this Project as designed, it is imperative that the Project (inclusive of both co-located facilities) be included in the Program.

We are mindful that the Applicant did previously submit an application to the NJBPU seeking certification of a much larger version of the Project (approximately 16 MW dc versus the 10 MW dc now proposed) as "connected to the distribution system" under Subsection "t" of the Solar Act. The Applicant has committed to abandoning that Subsection "t" application and any resulting award if selected for inclusion in the Program. Regardless, due to certain information that has come to light relative to the methodology employed by PJM Interconnection, L.L.C. to interconnect Subsection "t" facilities to the regional grid, a Subsection "t" award and grid-supply connection is not an economically feasible approach to having this important Project actually achieve interconnection. In fact, the Generation Interconnection Combined Feasibility Study / System Impact Study Report for Queue Project AG1-190 (the larger version of this Project for which the Applicant submitted a Subsection "t" application) states that, for a grid-supply project, the Applicant will be responsible for a Total Physical Interconnection Cost of $***22,717,000.*** This is the result of a 22-mile run to reach the nearest point of interconnection.

Obviously, a project of this size cannot absorb an interconnection cost of nearly **$1.5 million per MW**. The only realistic and potentially feasible alternative to have this project interconnected is through participation in the Program. The Program will allow the Applicant to downsize the Project to two co-located 5 MW facilities, each of which can be accommodated in the local distribution lines servicing the Landfill and the surrounding properties. There is no realistic possibility of achieving a grid-supply project at this location. In order to facilitate the purchase of the Property from the Township and the release of NJDEP from certain of its obligations with respect to this Landfill, a result that both parties desperately want, the only alternative is for this project to be selected for inclusion in the Program. We implore the NJBPU to take the importance to the Township, the NJDEP, the State of New Jersey, and the surrounding Southampton community into account when considering this Application. The pandemic has wreaked havoc on many small municipalities, including municipalities like Southampton. Southampton needs to expand its ratable base so that it does not have to raise taxes on its residents to support rising municipal service costs and school budgets. This Project can help by providing an immediate infusion of cash in the form of payment of back taxes due and by creating a ratable for the Township to draw on for years to come. This is an enormously important Project to Southampton Township and we feel it deserves the highest possible consideration by the NJBPU.

With the foregoing in mind, the Application also demonstrates that it should receive all possible credit with respect to the Program scoring criteria:

- **Low and Moderate Income and Environmental Justice Inclusion.** ***The Project should receive the maximum possible 25 points***. The Project meets the definition of an LMI Project as LMI customers will represent 51% of the program subscribers. The Applicant has partnered with PowerMarket, an experienced subscriber organization with specialization in LMI engagement, whose background is detailed in the Application. The Applicant is committed to support the local LMI community and committed itself to work with the Township of Southampton to accomplish this important Program goal.

- **Siting.** ***The Project should the maximum possible 20 points plus 5 bonus points***. As detailed above, the Project is sited on a former sanitary landfill. The Landfill was previously closed by NJDEP's Site Remediation and Waste Management Program. As a result, the Property is classified as a Higher Preference in the evaluation criteria and the New Jersey Community Solar PV Siting Tool created by the NJDEP's Bureau of Climate Change & Clean Energy. In addition, he Township of Southampton has designated the Property as an "area in need of rehabilitation" in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1, et. seq. (the "LRHL") by resolution 2020-77 dated July 21, 2020. The Applicant was named the conditionally designated redeveloper of the Property by Township resolution 2020-79 dated July 21, 2020 in accordance with the LRHL. The Applicant is committed to further enhancing and protecting the landfill and providing additional environmental benefits by utilizing a native pollinator flower seed mix on the six-inch topsoil portion of the landfill cap. Native plant species will be utilized for vegetative screening. The Applicant is coordinating with the Township and the New Jersey Pinelands Commission to ensure that the appropriate native species are utilized. The proposed stormwater management program for the site will be designed to meet erosion control, stormwater runoff quantity, water quality and recharge standards as set forth by N.J.A.C 7:8 and will meet or exceed the Township's Ordinance, NJDEP regulations, and current industry standards and practices.

- **Community and Environmental Justice.** ***The Project should receive the maximum possible 15 points.*** The Project is being developed and designed in active collaboration with both the Township and NJDEP. The Applicant is the designated redeveloper of the Property and has entered into a formal agreement with the Township whereby the Township will derive a significant economic benefit. The Applicant is committed to working with NJDEP to craft an appropriate ACO for this Project and that obligation is specifically a condition of the Applicant's designation as redeveloper of the site. As detailed above, the ACO will alleviate the

NJDEP of certain responsibilities with respect to the Landfill. The Applicant is actively working with both the Township and the New Jersey Pinelands Commission to craft an appropriate redevelopment plan for the Project that will take all the requirements of the Program into consideration. The Applicant has engaged PowerMarket as its subscriber organization. PowerMarket is supported by community environmental groups recognizing the value these projects have for the community. In developing their platform and methodology for customer acquisition, PowerMarket had many discussions with local community environmental groups to better understand what hurdles residents and LMI households face in accessing solar and how to better educate subscribers on how community solar functions, what it means for them and how they can partner with groups to improve sustainability. Finally, as detailed above, the Project is also in accord with the State's environmental justice objectives.

- **Product Offering.** ***The Project should receive the maximum possible 15 points.*** The Applicant has committed to providing savings to subscribers of greater than 20% against their conventional electrical bills. The Applicant is committed to offering a Product that is attractive and easy to use for its subscribers, including short-term contracts with no cancellation fees. The Project will service customers throughout Southampton Township, the adjoining LeisureTowne residential community, Burlington County, and, as necessary, adjacent counties within the local electric distribution company territory.

- **Other Benefits.** ***The Project should receive the maximum possible 10 points.*** The Project will provide significant local job opportunities to the surrounding area. In accordance with New Jersey law and regulation, all construction jobs created will be prevailing wage. Union electricians and civil site workers would be used. The Project would need two foremen and a journeymen installation crew of 22 to 28 workers. Other construction jobs created are project managers, site superintendents, steel workers, racking installers, civil site workers for concrete pad installation crew, tracking pads, gravel road installation, and grubbing and rooting, equipment operators, fence installers, landscapers, native pollinator seeders, and operations and maintenance technicians. In addition to the benefits to the local community, the Project will provide additional benefits to the community of LeisureTowne in Southampton, NJ, which is adjacent to the landfill site. LeisureTowne is a 55 and over adult community which contains 2,255 homes, an administration building, four recreational buildings, a gym, and more than 50 clubs and organized activities. Per the Community Solar Siting Tool, this community is sited as Low to Moderate Income population. As part of the Project, Applicant is offering LeisureTowne energy audits and energy efficiency upgrades for the community's administration and recreational buildings, which will bring down association fees for their LMI

residents, as well as enhanced landscaping for their community. Applicant has also committed to providing the Township of Southampton public EV Charging Stations at the location of the Township's choosing in connection with the overall redevelopment project.

- **Geographic Limit.** ***The Project should receive the maximum 5 points.*** The Applicant has committed to providing preference to Southampton Township residents, including those in the LeisureTowne community. The Applicant would prefer that all subscribers be achieved within that community or in the greater Southampton Township. However, the Applicant is also committed to providing 51% of the electricity generated from the facility to low and moderate income households and, as such, the geographic boundary will be expanded, for that purpose only, as necessary.

- **Project Maturity.** ***The Project should receive the maximum 5 points.*** As noted above, the Project was initially being developed as a Subsection "t" Project by Applicant and has been in development for nearly one year. The Applicant has already invested a significant amount of effort and capital into due diligence investigations and permitting requirements, including the following:

    - Initiated the redevelopment process with Southampton Township, designated as redeveloper and entered into an Agreement of Sale and Redevelopment Agreement
    - Begun crafting a redevelopment plan for the Project in collaboration with the Township of Southampton
    - Prepared to submit for preliminary and final site plan approval within the next 90 days
    - Preliminary Land Use Assessment and Due Diligence Investigation
    - Completed a Phase 1 and Preliminary Assessment
    - Completed topographic, Boundary and utility Surveys
    - Completed a Soil Erosion and Sediment Control Plan
    - Submitted the Permit Readiness Checklist and met with the NJDEP's Office of Permitting and Project Navigation.
    - Entered into negotiations with the NJDEP on a final Administrative Consent Order
    - Reviewed hundreds of boxes of due diligence materials on the Landfill cap and design as provided by NJDEP
    - Applied to PJM and attended a kick-off meeting. Applied to the local EDC.
    - Obtained a combined Feasibility and System Impact Study from PJM.

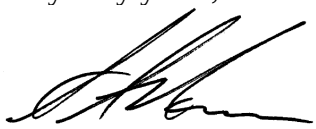
- Submitted an application for a grid supply solar project of approximately 17.7327 MWs DC was submitted on September 30, 2020. Applicant will withdraw the Subsection (t) application from consideration upon selection.
- Attended a pre-application meeting with the Pinelands Commission on April 28, 2020.
- Submission of a Letter of Interpretation for a presence/absence determination to the Pinelands Commission.

Since recasting this Project as two co-located 5 MW dc community solar arrays, the Applicant has specifically designed this Project so that it meets every possible requirement of the Program. As demonstrated above, the Project should receive 105 out of a possible 100 points, with 5 bonus points being awarded for extreme attention to detail in the design of the facility and implementation of certain requested environmental measures. The Applicant has taken all of the foregoing considerations into account in designing this Project and believes that it should be among the top scoring projects submitted for inclusion in the Program.

In conclusion, it cannot be overstated how important this Project is to the Southampton Township community and how important participation in the Program is to the Project. Being included in the Program is paramount for the Project's success. We thank you for your consideration of this Application and ask you to please consider the foregoing in evaluating and approving this Application.

Thank you for your attention to this matter.

Very truly yours,



STEVEN P. GOUIN

SPG/

Docs #4884172-v1

Attachments:

1. Delineated Map
2. Proof of Site Control
3. Pinelands Letter
4. Redevelopment documentation
5. Permit Readiness Checklist and Meeting Notes
6. EDC Capacity Hosting Map
7. Evidence of experience on Projects serving LMI communities
8. Evidence of collaboration with Township
9. Evidence of collaboration with local community organizations
10. Unlocked Excel sheet showing Project Costs
11. Co-location narrative
12. Affidavit that the Subsection T application will be withdrawn

Appendices:

1. Pollinator information and SESC plan
2. Sample ACO
3. Subscriber organization company background, affordable housing partners, sample marketing materials

Attachment 1

Delineated Map

GENERAL NOTES

1. PHOTOVOLTAIC PANELS, INVERTERS, AND INTERCONNECTION EQUIPMENT LOCATIONS SHOWN FOR REFERENCE ONLY. DESIGN AND FINAL LAYOUT PER DRAWINGS BY KUPPER ENGINEERING.
2. CONTRACTOR TO REPAIR/INSTALL GRAVEL ACCESS ROAD WHERE NECESSARY AND INDICATED ON THIS PLAN PER THE "GRAVEL ACCESS ROAD" DETAIL THIS SET.
3. CONTRACTOR TO MAINTAIN AND PROTECT ALL TREES IN PLACE. CONTRACTOR IS RESPONSIBLE FOR ANY TREES DAMAGED DURING THE COURSE OF WORK. ANY TREES DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPLACED IN KIND.
4. CONTRACTOR TO MAINTAIN ALL EXISTING GRADING EXCEPT WHERE OTHERWISE INDICATED ON THE PLANS AND DETAILS.

LEGEND

PROPERTY LINE	
BUILDING SETBACK LINE	
EXISTING TREELINE	
EXISTING CONTOUR	
EXISTING CHAINLINK FENCE	
PROPOSED INVERTER PAD LOCATION	
CLOSED LANDFILL AREA	
EXISTING ACCESS DRIVE	
PROPOSED GRAVEL ACCESS DRIVE	
EXISTING STORMWATER MANAGEMENT FACILITY	
WETLANDS	
WETLANDS BUFFER	

NOTES:

1. THIS RDP PLAN WAS PREPARED BASED ON THE FOLLOWING INFORMATION:
   a. SITE PLAN PREPARED BY KIMLEY-HORN AND ASSOCIATES DATED 7/22/2020.
   b. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED 07/24/2020.
2. THIS PLAN WAS PREPARED STRICTLY BASED UPON THE INFORMATION REFERENCED ABOVE AND A PRELIMINARY REVIEW OF THE MUNICIPAL ZONING AND LAND DEVELOPMENT REQUIREMENTS. THIS PLAN IS NOT INTENDED FOR CONSTRUCTION AND SHOULD NOT BE USED FOR THAT PURPOSE.
3. THE FEASIBILITY OF SECURING THE REQUISITE LOCAL, COUNTY AND STATE AGENCY APPROVALS NECESSARY TO PERMIT THE PROPOSED DEVELOPMENT PROGRAM CANNOT BE ASSESSED AT THIS TIME DUE TO THE PRELIMINARY NATURE OF THE AVAILABLE INFORMATION. THIS PLAN IS NOT INTENDED TO BE USED FOR DETAILED ZONING ANALYSIS AND THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE UPON THE COMPLETION OF ADDITIONAL DUE DILIGENCE EFFORTS, WHICH MAY INCLUDE MEETING WITH THE JURISDICTIONAL AGENCIES.

ZONING SUMMARY CHART

MUNICIPALITY:	Southampton Township, Burlington County, NJ		
ZONING DISTRICT:	Rural Development Zone - Block 2702, Lots 3, 4, 5, 7, & 8		
PROPOSED USE:	Public Service Infrastructure (Permitted Use)		
	REQUIRED	**PROPOSED**	**COMPLIANT?**
BUILDING SETBACKS:			
Screening Buffer from Residential Adjoining Property	50 FT	50 FT	Y
Minimum Front Yard Setback	100 FT	175 FT	Y
Minimum Rear Yard Setback	100 FT	N/A	Y
Minimum Side Yard Setback	75 FT	115 FT	Y
AREA AND DIMENSION STANDARDS:			
Minimum Lot Size	1,085,000 SF (25 AC) *	2,304,443 SF (53 AC)	Y
Maximum Building Height	N/A	N/A	Y
INTENSITY RATIOS:			
Maximum Building Coverage	N/A	N/A	Y
Maximum Parking Area Coverage	N/A	N/A	Y
Maximum Impervious Coverage	N/A	N/A	Y
Maximum Floor Area Ratio	N/A	N/A	Y
WETLANDS:			
Wetlands Performance Standards in Pinelands Development	No development shall be carried out within 300 FT of any wetlands unless demostrated that the proposed development will not result in a significant adverse impact on the wetland.	No development within 300 FT of any wetlands	Y
LANDSCAPE & SIDEWALK:			
Parking	N/A	N/A	Y
Sidewalks	N/A	N/A	Y
LIGHTING:			
Parking Areas and Walkways	N/A	N/A	Y

** Per 19-2.5.c.3 - Public & quasi-public facilities and utilities*

SYSTEM SPECS

DC SYSTEM SIZE	4821.12KW
AC SYSTEM SIZE	4000 KW
MODULE MODEL	TRINA TSM DE19M(II)
MODULE RATING	540W
TOTAL MODULE QUANTITY	8928
INVERTER MODEL	SUNNY HIGHPOWER PEAK1 125-US
MODULES PER STRING	36
TOTAL ACREAGE	(+/-)31 ACRES
ACRES/ MW	6.33 ACRES/MW
TILT ANGLE	10°
AZIMUTH	180°
RACKING	FIXED TILT

NORTH

GRAPHIC SCALE IN FEET
0 100 200 400

NOT FOR CONSTRUCTION

FOR REVIEW

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
902 CARNEGIE CENTER BLVD., SUITE 140, PRINCETON, NJ 08540
PHONE: 609-881-2428
WWW.KIMLEY-HORN.COM
CERTIFICATE OF AUTHORIZATION No. 24GA28035500

T.W. DIGGAN
PROFESSIONAL ENGINEER
NOT ADMITTED LICENSED IN NEW JERSEY

KHA PROJECT 112302000
DATE 12/10/2020
SCALE AS SHOWN
DESIGNED BY MJG
DRAWN BY MJG
CHECKED BY BJM

RDP PLAN

811
Know what's below.
Call before you dig.
PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL
NEW JERSEY ONE CALL CENTER
STATE OF NEW JERSEY
DIAL 811 OR 1-800-272-1000
FOR LOCATION OF UNDERGROUND UTILITIES

BEMS COMMUNITY SOLAR WEST, LLC
BLOCK 2702, LOTS 3, 4, 5, 6, 7, & 8
SOUTHAMPTON, NJ
PREPARED FOR
CEP SOLAR
BURLINGTON COUNTY NEW JERSEY

SHEET NUMBER

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.
January 22, 2021, K:\PRN_Energy\112302000 – CEP Renewables LLC – Southampton\6_CAD\Exhibits\2021.01.14 – RDP by Company – New Entity\2021.01.14 – RDP by Company.dwg

Attachment 3

Proof of Site Control

[redacted]

Attachment 3

Pinelands Letter

State of New Jersey
THE PINELANDS COMMISSION
PO BOX 359
NEW LISBON, NJ 08064
(609) 894-7300
www.nj.gov/pinelands

PHILIP D. MURPHY
Governor
SHEILA Y. OLIVER
Lt. Governor

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

January 25, 2021

Michael J. Gross, Esq.
Giordano Halleran & Ciesla
125 Half Mile Road, Suite 300
Red Bank, NJ 07701

Re: Application # 1981-1601.007
Block 2702, Lots 3 - 8
Southampton Township

Dear Mr. Gross,

We have received your request for a determination as to whether the proposed solar energy facility associated with the above application is consistent with the land use priorities of the area in accordance with the Pinelands Comprehensive Management Plan (CMP) (N.J.A.C. 7:50-1.1 et seq.). We understand that you are requesting this letter in order to fulfill the application requirements of the Community Solar Energy Pilot Program administered by the New Jersey Board of Public Utilities.

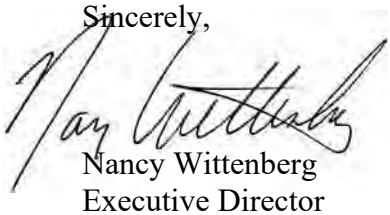
The application submitted to the Commission has yet to be deemed complete. However, based on the information submitted to the Commission, the application proposes to develop solar energy facilities on a portion of the inactive Big Hill Landfill in Southampton Township. This landfill has been closed (capped) in accordance with the CMP. The solar energy facility is proposed to be approximately 26 acres in size spanning Block 2702, Lots 3, 4, and 5. These lots are located within a Pinelands Rural Development Area.

The CMP permits solar energy facilities within a Pinelands Rural Development Area, provided that certain standards are met (N.J.A.C. 7:50-5.36(a)). The standards include limitations on off-site infrastructure, screening requirements, land clearing limitations and siting requirements to avoid lands which have the highest ecological values in the Pinelands Area. The proposed development would also need to comply with the minimum environmental standards of the CMP.

Based on the information submitted to the Commission to date, the proposed solar energy facility is consistent with the land use priorities of the CMP. Please note, this letter is not an approval, and does not constitute a determination by the Commission that the proposed development complies with the CMP.

We look forward to working with you on this application moving forward. If you have any questions or concerns, please contact Ms. Susan Grogan of our staff.

Sincerely,



Nancy Wittenberg
Executive Director

c: Steve Gouin, Esq. (via email)
Kathleen Hoffman, Municipal Clerk, Southampton Township (via email)

Attachment 4

Redevelopment Documentation

RESOLUTION 2020-77

TOWNSHIP OF SOUTHAMPTON

RESOLUTION ACCEPTING THE PLANNING BOARD RECOMMENDATION FOR BEMS LANDFILL TO BE DESIGNATED A NON-CONDEMNDATION AREA IN NEED OF REDEVELOPMENT

WHEREAS, the Southampton Township Committee authorized and directed the Township Planning Board to conduct a preliminary redevelopment investigation to determine whether certain properties within the municipality qualified under the statutory criteria as an "area in need of redevelopment", or alternatively, as an "area in need of rehabilitation", within the meaning and intendment of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.*, (the "Study Area"); and

WHEREAS, the properties in question, and comprising the "Study Area" are known and identified as:

Block	Lots
2702	3, 4, 5, 7 and 8

WHEREAS, the Township Planning Board conducted a public hearing on the matter on July 16, 2020, as a result of which hearing, the Planning Board made recommendations to the Township Committee regarding the Study Area; and

WHEREAS, the Study Area, the former BEMS Landfill is environmentally constrained and the Township hold significant tax liens against the property owner, a now-defunct corporation; and

WHEREAS, the designation of the area will allow a redeveloper to step in purchase and foreclose on the liens infusing the Township with significant revenue and further allow the developer to work with and through the New Jersey Department of Environmental Protection to construct, operate and maintain a solar farm on the property

through environmentally sensitive means, providing continued tax revenue to the Township for years to come; and

WHEREAS, this potential project creates an opportunity that would not otherwise exist through other types of development because of the environmental conditions of the land; and

WHEREAS, the Planning Board recommends that the Area of Study be classified as an Area in Need of Redevelopment and that standards be established to promote solar development on this site; and

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Southampton, County of Burlington, State of New Jersey, as follows:

1. The Township incorporates the foregoing recitals as the factual predicate, along with those set forth below, for the adoption of this Resolution.

2. The Township Committee hereby reaccepts the recommendations of the Planning Board regarding the geographical boundaries that will define the proposed Redevelopment Area as an "Area in Need of Redevelopment" made of the following Blocks and Lots:

Block	Lots
2702	3, 4, 5, 7 and 8

3. The designation provided herein is considered a non-condemnation area of redevelopment.

4. The potential redeveloper shall not seek and the Township shall not offer a Payment in Lieu of Taxes (PILOT) for the solar project slated to be constructed through this redevelopment opportunity.

BE IT FURTHER RESOLVED that the Planning Board is instructed to develop standards for this redevelopment area which will support appropriate economic revitalization of the Study Area through the development of a solar array; and

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the Township Planning Board, to the Burlington County Office of Land Use Planning, to the Department of Community Affairs; that a copy be posted on the municipal bulletin board; and that a copy be published in the *Burlington County Times* within fourteen (14) days of the date of the adoption of this Resolution.

*****

ACTION:

Motion made by: Mikulski

Motion seconded by: Raftery

VOTE:

Committeeman Heston:	(Yes)	No	Abstain	Not Present
Deputy Mayor Raftery:	(Yes)	No	Abstain	Not Present
Committeewoman Rossell:	(Yes)	No	Abstain	Not Present
Committeeman Young, Sr.:	Yes	(No)	Abstain	Not Present
Mayor Mikulski:	(Yes)	No	Abstain	Not Present

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true copy of the Resolution adopted by the Southampton Township Committee at their meeting held on July 21, 2020.

Kathleen D. Hoffman, RMC
Township Clerk/Administrator

4838-3207-0850, v. 1

RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF SOUTHAMPTON, IN THE COUNTY OF BURLINGTON, STATE OF NEW JERSEY, MAKING FINDINGS AND RECOMMENDATIONS CONCERNING WHETHER CERTAIN PROPERTIES CONSTITUTE AN AREA IN NEED OF REDEVELOPMENT UNDER THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A.40A:12A-1 *et seq.*)

RESOLUTION NO. 2020.07P

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the "Redevelopment Law") authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

WHEREAS, to determine whether certain parcels of land constitute an area in need of redevelopment, The Township Counsel (the "Township Counsel") of the Township of Southampton (the "Township") by way of a resolutions 2020-68 adopted on May 19, 2020 authorized and directed the Planning Board of the Township (the "Planning Board") to conduct a preliminary investigation to determine whether the areas consisting of:

Block 2702, Lots 3,4,5,7 and 8

meet the criteria set forth in the Redevelopment Law and should be designated as areas in need of redevelopment; and

WHEREAS, the Planning Board caused Mr. Edward Fox, AICP, PP of Environmental Resolutions Inc. (the "Planning Consultant") to conduct a preliminary investigation to determine whether the Study Areas should be designated as areas in need of redevelopment; and

WHEREAS, on July 6, 2020, the Planning Board received reports and maps for each area depicting the Study Areas prepared by the Planning Consultant, entitled "PRELIMINARY INVESTIGATION FOR THE DETERMINATION OF AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT" and dated June 23, 2020 (the "Report(s)"), concerning the determination of the Study Areas as areas in need of redevelopment; and

WHEREAS, the Redevelopment Law requires the Planning Board to conduct a public hearing prior to making its determination whether any Study Area should be designated as an area in need of redevelopment, at which hearing the Planning Board shall hear all persons who are interested in or would be affected by a determination that any Study Area is a redevelopment area; and

WHEREAS, the Redevelopment Law further requires the Planning Board, prior to conducting such public hearing, to publish notice of the hearing in a newspaper of general circulation in the municipality once each week for two consecutive weeks, with the last publication made not less than ten days prior to such public hearing; and

WHEREAS, the Redevelopment Law further requires that such notice be mailed, at least ten days prior to such public hearing, to the last owner(s) of the relevant properties according to the Township's assessment records; and

WHEREAS, the Planning Board caused the aforementioned notices to be: (i) published on June 25, 2020 and July 2, 2020 in the Courier Post; (ii) served on the owner(s) of record of the relevant properties according to the Township's assessment records on June 23, 2020; and

WHEREAS, on July 16, 2020, the Planning Board reviewed the Reports, heard testimony from representatives of the Planning Consultant, conducted a public hearing during which members of the general public were given an opportunity to present their own evidence, to cross-examine the Planning Consultant and/or to address questions to the Planning Board and its representatives concerning the potential designation of the Study Areas as areas in need of redevelopment; and

WHEREAS, the Planning Board accepted into evidence the Report (See Composite Exhibit 1 attached hereto including the **Bems Landfill Study Area** Reports); and

WHEREAS, the Planning Consultant concluded in the Reports and testified to the Planning Board on July 16, 2020 that there is evidence to support the following findings: (i) the **Bems Landfill Study Area** satisfies the criteria for redevelopment and / or rehabilitation area designation as set forth in N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-14; for the reasons detailed in the Reports and (ii) that the collective designation of such sites as areas in need of redevelopment is necessary for the effective redevelopment of the area comprising such sites; and

WHEREAS, the Planning Board desires to set forth its findings and conclusions, and its recommendations to the Township Counsel, concerning the designation of the Study Areas as areas in need of redevelopment.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Southampton as follows;

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. Based on the information and testimony presented at the July 16, 2020 Planning Board meeting, as well as, the Reports themselves and the advice from the Planning Board's and Township's consultants, it is the opinion of the Planning Board that (i) the **Bems Landfill Study Area** site satisfies the criteria for redevelopment and / or rehabilitation area designation as set forth in N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-14; (ii) that the sites collectively satisfy the criterion for redevelopment area designation set forth in N.J.S.A. 40A:12A-5 and (iii) pursuant to N.J.S.A. 40A:12A-3, the collective

designation of such sites as areas in need of redevelopment are necessary for the effective redevelopment of the areas comprising such sites.

3. It is the recommendation of the Planning Board that the Township Counsel designate the Block 2702, Lots 3,4,5,7 and 8, the **Bems Landfill Study Area** as areas in need of redevelopment and / or rehabilitation pursuant to the Redevelopment Law

4. The Secretary of the Planning Board shall forward a copy of this resolution to the Township Administrator upon adoption.

5. This resolution shall take effect immediately.

The foregoing action was taken by the STPB on July 16, 2020 upon the motion of Ms. Gower seconded by Mr. Schwarz with the vote on the motion being as follows:

AYE: Ms. Conover, Mr. Coyle, Ms. Gower, Mr. Heston, Mr. Kavanagh, Chairman Magazzo, Mr. Raftery, and Mr. Schwarz

NAY:

ABSTAIN:

ABSENT: Mr. Keebler and Mr. Moore

DID NOT PARTICIPATE:

The foregoing action was memorialized by the STPB on July 16, 2020 upon the motion for approval of this resolution by Mr. Schwarz seconded by Ms. Gower with the vote on the motion being as follows:

AYE: Ms. Conover, Mr. Coyle, Ms. Gower, Mr. Heston, Mr. Kavanagh, Chairman Magazzo, Mr. Raftery, and Mr. Schwarz

NAY:

ABSTAIN:

ABSENT: Mr. Keebler and Mr. Moore

DID NOT PARTICIPATE:

The undersigned Secretary of the STPB hereby certifies that the above is a true copy of Resolution # 2020.07P adopted by the STPB on July 16, 2020.

Michele Gittinger

Michele Gittinger, BOARD SECRETARY

Township of Southampton

Resolution 2020-78

A RESOLUTION OF THE TOWNSHIP OF SOUTHAMPTON AUTHORIZING AN AGREEMENT OF SALE WITH BEMS SOUTHAMPTON SOLAR FARM LLC

WHEREAS, the Township and BEMS Southampton Solar Farm LLC are exploring the possibility of working with the New Jersey Department of Environmental Protection to provide a viable use for the former BEMS landfill; and

WHEREAS, it is important for the parties to enter into an Agreement of Sale to identify the terms and conditions of this contractual relationship;

NOW, THEREFORE, BE IT RESOLVED on this 21st day of July, 2020, by the Township Committee of the Township of Southampton, County of Burlington and State of New Jersey, that the Township Committee authorizes the Mayor and Township Administrator to execute an Agreement of Sale with BEMS Southampton Solar Farm LLC to outline the terms and conditions of the assignment of tax sale certificates for Block 2702, Lots 3, 4, 5, 7 & 8 on the Tax Map of the Township of Southampton, upon approval of the terms of the Agreement of Sale by the Township Solicitor.

*****

ACTION:

Motion made by: Raftery
Motion seconded by: Heston

VOTE:

Committeeman Heston:	Yes	No	Abstain	Not Present
Deputy Mayor Raftery:	Yes	No	Abstain	Not Present
Committeewoman Rossell:	Yes	No	Abstain	Not Present
Committeeman Young, Sr.:	Yes	No	Abstain	Not Present
Mayor Mikulski:	Yes	No	Abstain	Not Present

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true copy of the Resolution adopted by the Southampton Township Committee at their meeting held on July 21, 2020.

Kathleen D. Hoffman, RMC

Township Clerk/Administrator

Township of Southampton

Resolution 2020-79

A RESOLUTION OF THE TOWNSHIP OF SOUTHAMPTON CONDITIONALLY DESIGNATING BEMS SOUTHAMPTON SOLAR FARM LLC REDEVELOPER FOR A PORTION OF THE BEMS LANDFILL REDEVELOPMENT ZONE

WHEREAS, the Southampton Township Planning Board developed a Plan for Redevelopment pursuant to N.J.S.A. 40A:12A-1, et seq. for Redevelopment Area known as the BEMS Landfill Redevelopment Area, which properties were designated as areas in need of redevelopment, following investigation of the properties for area designation, and public hearings held in accordance with N.J.S.A 40A:12A-1, et seq.; and

WHEREAS, the properties have been determined by the Township to be an area key to the transformation of under-development lands into tax ratables, recouping past outstanding taxes and providing a commercial ratable that fits with the long standings regulations governing the closed landfill; and

WHEREAS, BEMS Southampton Solar Farm LLC ("Redeveloper") has approached the Township with a plan to develop the redevelopment area with a solar farm upon review and approval of the same by the New Jersey Department of Environmental Protection; and

WHEREAS, the Township and Redeveloper desire to redevelop the properties for a solar farm which will create a viable tax ratable upon the property where no other development is likely do to the historic use of the property as a landfill ("Redeveloper's Project"); and

WHEREAS, the qualifications of the Redeveloper, having successful work with the New Jersey Department of Environmental Protection on similar sites in the State, are viewed by the Township as particularly significant to the successful revitalization of these properties and the completion of the project at professional standards acceptable to the Township; and

WHEREAS, redevelopment activities by BEMS Southampton Solar Farm LLC shall be pursuant to a Redevelopment Plan, as amended from time to time, and in accordance with the Township's Master Plan; and

WHEREAS, the Township Committee has determined that it is in the best interests of the citizens of the Township to conditionally designate BEMS Southampton Solar Farm LLC as Redeveloper of the Block 2702, Lots 3, 4, 5, 7 & 8 in the BEMS Landfill Redevelopment Zone.

NOW, THEREFORE, BE IT RESOLVED on this 21st day of July, 2020, by the Township Committee of the Township of Southampton, County of Burlington and State of New Jersey, that:

1. The Township hereby conditionally designates BEMS Southampton Solar Farm LLC, as **Redeveloper** of the BEMS Landfill Redevelopment Zone, specifically, Block 2702, Lots 3, 4, 5, 7 & 8 on the Tax Map of the Township of Southampton.
2. This continued designation and conversion of a final designation as Redeveloper is continued upon the following:
    a. The final adoption of the BEMS Landfill Redevelopment Plan;
    b. The execution of a tax lien purchase agreement requiring the developer to purchase the tax liens for Block 2707, Lots 3, 4, 5, 7 & 8 at their current value including all past interest and fees owed to date;
    c. The continued payment of all taxes as the same become due and owing;
    d. The successful foreclosure and fee simple ownership of the five parcels which make up the BEMS Landfill Redevelopment Zone; and
    e. The execution of an Administrative Consent Order (ACO) with the New Jersey Department of Environmental Protection.

3. The Township, and its officials, counsel, officers and other representatives, are hereby authorized to negotiate and enter into agreements, or contracts with this selected Redeveloper consistent with the goals set forth in the Township's redevelopment area.

4. The Township is also hereby fully authorized to do all things necessary and convenient to redevelop the Property, including collection and utilization of escrow; application for and receipt of project funding, and contracting with various entities regarding environmental and transportation issues, as recommended by the Township's Attorney and Township Planner.

*****

ACTION:

Motion made by: Heston
Motion seconded by: Raftery

VOTE:

Committeeman Heston:	(Yes)	No	Abstain	Not Present
Deputy Mayor Raftery:	(Yes)	No	Abstain	Not Present
Committeewoman Rossell:	(Yes)	No	Abstain	Not Present
Committeeman Young, Sr.:	Yes	(No)	Abstain	Not Present
Mayor Mikulski:	(Yes)	No	Abstain	Not Present

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true copy of the Resolution adopted by the Southampton Township Committee at their meeting held on July 21, 2020.

Kathleen D. Hoffman, RMC
Township Clerk/Administrator

4813-1315-2962, v. 1

Township of Southampton

Resolution 2020-87

A RESOLUTION OF THE TOWNSHIP OF SOUTHAMPTON AUTHORIZING THE ASSIGNMENT OF TAX SALE CERTIFICATES

WHEREAS, Southampton Township ("Township") entered into an Agreement of Sale for the Purchase of Tax Sale Certificates 740, 741, 742, 743, and 744 (the "Certificates") for Block 2702, Lots 3, 4, 5, 7 and 8, respectively, also known as a portion of the former BEMS Landfill on Old Forge Road and Big Hill Road; and

WHEREAS, the Agreement of Sale was entered into with the Township and BEMS Southampton Solar Farm, LLC (the "Developer") on July 31, 2020; and

WHEREAS, pursuant to the Agreement of Sale, the total value of the liens, currently estimated at over $2.1 million will be paid for the assignment of the Certificates; and

WHEREAS, the Developer has placed $100,000 in escrow with the Township Solicitor as Escrow Agent, for the non-refundable payment of milestone achievements and the Developer will make $25,000.00 non-refundable quarterly payments towards the final sale price until the Developer has foreclosed on the Certificates;

WHEREAS, to date, the Escrow Agent has released the first $25,000 from escrow upon the achievement of the first milestone, and the Developer has paid its first $25,000 for the 3rd quarter of 2020; and

WHEREAS, the Developer has a right pursue a due diligence investigation and receive the assignment of the Tax Sale Certificates, with the specific obligation that in the event the property is foreclosed upon by the assignee, BEMS Southampton Solar Farm, LLC, the entire obligation of the outstanding tax sale certificates will be paid by the Developer to the Township within thirty (30) days of the foreclosure order; and

WHEREAS, in the event the Tax Sale Certificates are not foreclosed upon or the underlying agreement is terminated, the Township will have the right, pursuant to reversionary agreements between the Township and the Developer, to immediately record the reversion of the assignments and return of Tax Sale Certificates No 740, 741, 742, 743 and 744 to the Township, which would be enforced by a way of fully executed assignments and assumptions of the Tax Sale Certificates between the Developer and the Township and held in escrow by the Township Solicitor;

NOW, THEREFORE, BE IT RESOLVED on this 18th day of August, 2020, by the Township Committee of the Township of Southampton, County of Burlington and State of New Jersey, that:

1. Tax Sale Certificates 740, 741, 742, 743, and 744 for Block 2702, Lots, 3, 4, 5, 7, and 8 respectively, shall be assigned to BEMS Southampton Solar Farm, LLC in accordance with the specific provisions of the Agreement of Sale dated July 31, 2020.

2. As a condition of the assignment of the Tax Sale Certificates, BEMS Southampton Solar Farm, LLC shall execute reversionary agreements to be held in escrow by the Township of Southampton Solicitor in the event of default or failure to adhere to the terms of the Agreement of Sale dated July 31, 2020, whereby the Tax Sale Certificates will be returned to the Township of Southampton through the immediate filing of said reversionary Tax Sale Certificates.

*****

ACTION:

Motion made by: Raftery
Motion seconded by: Rossell

VOTE:

Committeeman Heston:	Yes	No	Abstain	Not Present
Deputy Mayor Raftery:	Yes	No	Abstain	Not Present
Committeewoman Rossell:	Yes	No	Abstain	Not Present
Committeeman Young, Sr.:	Yes	No	Abstain	Not Present
Mayor Mikulski:	Yes	No	Abstain	Not Present

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true copy of the Resolution adopted by the Southampton Township Committee at their meeting held on August 18, 2020.

Kathleen D. Hoffman, RMC
Township Clerk/Administrator

4841-0376-9541, v. 1

Township of Southampton

Resolution 2020-88

RESOLUTION AUTHORIZING TOWNSHIP OFFICIALS TO TAKE CERTAIN ACTIONS CONCERNING BLOCK 2702, LOTS 3, 4, 5, 7 & 8

WHEREAS, Southampton Township ("Township") entered into an Agreement of Sale for the Purchase of Tax Sale Certificates 740, 741, 742, 743, and 744 (the "Certificates") for Block 2702, Lots 3, 4, 5, 7 and 8, respectively, also known as a portion of the former BEMS Landfill on Old Forge Road and Big Hill Road; and

WHEREAS, the Agreement of Sale calls for the Developer, BEMS Southampton Solar Farm, LLC, to make non-refundable milestone payments and quarterly payments and keep the taxes on these Block and Lots current until the time that the Developer makes final payment on the tax certificates, which payment will be made following foreclosure of the certificates; and

WHEREAS, the Tax Collector is not authorized by statute to accept partial payments on tax sale certificates; and

WHEREAS, the Tax Collector and Chief Financial Officer are directed to accept the non-refundable payments and chart receipt of the same which will be offset against the total amount due and owing at the time of the final sale of the tax sale certificates;

WHEREAS, the funds received to keep the taxes current will not be used to offset the eventual purchase of the tax certificates; and

WHEREAS, for example only, if the Developer has made twelve quarterly payments, each of $25,000 as well as all four milestone payments, each at $25,000, for a total of $400,000, the final sale price of the certificates will remain the total amount due (approximately $2,100,000) but the Developer will receive credit for the $400,000 already paid to the Township; and

WHEREAS, because these milestone and quarterly payments are non-refundable, the Township may immediately use the same in the general treasury as needed;

WHEREAS, the Tax Collector is directed to provide BEMS Southampton Solar Farm, LLC with a copy of the tax bill for these Block and Lots so that the entity may make timely payments of taxes currently owed.

NOW, THEREFORE, BE IT RESOLVED on this 18th day of August, 2020, by the Township Committee of the Township of Southampton, County of Burlington and State of New Jersey, that the Tax Collector and the Chief Financial Officer are directed to perform the duties identified within the preamble of this Resolution.

*****

ACTION:

Motion made by: Raftery
Motion seconded by: Rossell

VOTE:

Committeeman Heston:	Yes	No	Abstain	Not Present
Deputy Mayor Raftery:	Yes	No	Abstain	Not Present
Committeewoman Rossell:	Yes	No	Abstain	Not Present
Committeeman Young, Sr.:	Yes	No	Abstain	Not Present
Mayor Mikulski:	Yes	No	Abstain	Not Present

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true copy of the Resolution adopted by the Southampton Township Committee at their meeting held on August 18, 2020.

Kathleen D. Hoffman, RMC
Township Clerk/Administrator

4836-8882-6311, v. 1

Attachment 5

Permit Readiness Checklist and Meeting Notes

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 BEMS Community Solar West LLC

2. Consultant/Contact Information (if any):

Mark S Bellin, Esq.
Law Office of Mark S. Bellin
54 Broad Street, Suite 303
Red Bank, NJ 08801
(732) 962-5515
mark@markbellinlaw.com

Rodger A. Ferguson, Jr., LSRP
PennJersey Environmental Consulting
744 Milford Warren Glen Road
Milford, NJ 08848
(908) 329-6060
rferguson@pennjerseyenv.com

Steven P. Gouin Esq.
Giordano, Halleran & Ciesla, P.C.
125 Half Mile Road, Suite 300
Redbank, NJ 07701
(732) 741-3900
sgouin@ghclaw.com

1. Name/Address of Prospective Applicant Gary Cicero, Managing Member
   Company Name BEMS Community Solar West LLC
   Address/tel./fax c/o Steven Gouin Esq.
   125 Half Mile Road, Suite 300
   Red Bank, New Jersey 07701
   (732) 284-4640

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[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.

3. Does the project have any existing NJDEP ID#s assigned? i.e., Case number, Program Interest (PI)#, Program ID#?
   a. Big Hill Sanitary Landfill SRP PI 019974
   b. Big Hill Sanitary Landfill Groundwater Classification Exception Area
   c. Big Hill Sanitary Landfill UST Facility No 059476 (Terminated)
   d. Burlington Env Mgmt SLF SW PI 131984 (NJD980504880)

B. PROPOSED PROJECT LOCATION

Street Address/munic. Big Hill and Old Forge Roads, Southampton Township
County Burlington Zip Code 08088
Block No. 2702 Lot _No. 3, 4, 5, 6 (portion), 7, and 8
X Coordinate in State Plane (project centroid) 438,888
Y Coordinate in State Plane (project centroid) 385,395
Note: NJDEP's NJEMS coordinates are for the intersection, and not the site itself

C. PROPOSED ACTIVITY DESCRIPTION AND SCHEDULE

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

   a) Estimated Schedule: Date permits needed or desired by, beginning construction date; construction completion, and operation of facility date: 2 years
   b) Funding Source: Is any Federal Funding being used for this project? No
   c) State Funding over 1 million dollars? No
   d) Is funding secured at this time? Yes Is funding conditional? No If so, on what? ___
   e) Is the project contingent on receiving the identified funding? No
      If yes, explain ___
   f) What DEP permits do you think you need for this project? (The Department will confirm this through the PRC process).
      i. Landfill Closure Plan Modification
      ii. Minor Landfill Disruption Permit
      iii. Remedial Action Permit for Soil
      iv. Wetlands Letter of Interpretation (LOI)
      v. Wetlands Disruption General Permit(s) (GP-5 and/or GP-6A)
      vi. NJPDES General Permit for Construction (GP-5G3)
      vii. Soil Erosion Sediment Control Permit
      viii. Pinelands Comprehensive Management Plan Consistency

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?
      i. Site Remediation Program, Publicly Funded Response Element: Ed Putnam
      ii. Site Remediation Program, Enforcement and Information Support Element: Kevin Kratina
      iii. NJDEP Bureau of Climate Change and Clean Energy: Steve Myers
      iv. Division of Law Environmental Enforcement Section: Richard Engel

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.
   i. Landfill Closure Plan

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:
   i. Pinelands Comprehensive Management Plan Consistency No
   ii. Water Quality Management Plan Consistency No
   iii. Highlands Consistency No
   iv. Wetland Delineation (LOI) No
   v. Tidelands Conveyance No
   vi. Flood Hazard Jurisdiction or determinations No
   vii. Water Allocation No
   viii. Site Remediation RAW No, Remedial Action Permit – Soil No and or Groundwater No, NJPDES Discharge to Ground Water No, NJPDES Discharge to Surface Water Yes, No Further Action Response Action Outcome No
   ix. Landfill Disruption Approval Yes
   x. Landfill Closure Plan Modification Yes
   xi. Other: Applicant is planning to enter into an Administrative Consent Order (ACO) with the department to govern responsibility for operation and maintenance of the landfill cap and other ongoing operations related to the onsite remedy. Applicant is working with SRP to finalize the terms of an ACO."

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 mail[2] 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, etc.[4]);
   (g) Site plans to the extent available;

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[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

(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, i.e., Soil Conservation Districts, health departments, local zoning officials, etc.

- Burlington County Soils Conservation District
- Pinelands Commission
- Southampton Township Planning Board

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

WATER AND WASTE WATER INFORMATION

DEP Safe Drinking Water Program (609) 292-5550
http://www.nj.gov/dep/watersupply/

Is the project located within an existing water purveyor service area? If yes, which one? NJ American Water Company (PWS ID 0327001)

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? NA

Do water pipes currently extend to the project location? NA

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

Does the project have an approved Safe Drinking Water main extension permit? NA

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

DEP Water Allocation Program (609) 292-2957
http://www.nj.gov/dep/watersupply

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

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

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

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

WATER POLLUTION MANAGEMENT ELEMENT

DIVISION OF WATER QUALITY

Non-Point Pollution Control (609) 292-0407
http://www.nj.gov/dep/dwq/bnpc_home.htm

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:
   a) Upland CDF (Dredge Spoils) Spray Irrigation NA
   b) Overland Flow Subsurface Disposal System (UIC) NA
   c) Landfill Infiltration/Percolation Lagoon NA
   d) Surface Impoundment NA

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): NA

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): NA

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/dwq/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? No

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

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

Surface Water Permitting (609) 292-4860
http://www.nj.gov/dep/dwq/swp.htm

Will this wastewater facility discharge to Surface Water? No

If yes, state the name of the proposed receiving stream NA

Describe the proposed discharge of wastewater to Surface Water NA

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

MUNICIPAL FINANCE AND CONSTRUCTION ELEMENT

Treatment Works Approvals (609) 984-4429
http://www.nj.gov/dep/dwq/twa.htm

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

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

Office of Water Resources Management Coordination (609)777-4359
http://www.state.nj.us/dep/wrm
Sewer Service

Is the project in an approved sewer service area for the type of waste water service needed? No. it is directly adjacent to an approved area; however, waste water will not be generated.
If yes, what is the name of the sewer service area? Pinelands Wastewater Company (NJ0023736)

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

Do waste water pipes currently extend to the project location? NA

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

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? NA

What is the volume of wastewater that will be generated by the project? NA

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) Yes
Friendship Creek Branch (02040202016672)

State Open Waters? Yes
Friendship Creek Branch (02040202016672)

Freshwater Wetlands and/or freshwater wetland transition areas? Yes
Mixed Wooded Wetlands (Coniferous Dom.) 0.83 Acres

Flood Hazard areas and/or riparian buffers Flood Hazard Area Zone X

Waterfront development areas No

Tidally Flowed Areas No

Bureau of Tidelands Management: http://www.nj.gov/dep/landuse/tl_main.html

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

DEP NATURAL AND HISTORIC RESOURCES

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

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

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

Does the project include activities that are under the jurisdiction of the Watershed Property Review Board? 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? No If so, please describe.

Division of Parks and Forestry: State Forestry Services (609) 292-2530
http://www.nj.gov/dep/parksandforests/forest

Forest clearing activities/No Net Loss Reforestation Act
Will construction of the project result in the clearing of ½ acres or more of forested lands owned or maintained by a State entity**?** No
If so, how many acres? _____

Division of Parks and Forestry: Office of Natural Lands Management (609) 984-1339
http://www.nj.gov/dep/parksandforests/natural/index.html

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

State Historic Preservation Office – SHPO (609) 292-0061
http://www.state.nj.us/dep/hpo/index.htm

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

Dam Safety Program (609) 984-0859
http://www.nj.gov/dep/damsafety

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

Fish and Wildlife (609) 292-2965
http://www.nj.gov/dep/fgw

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

Threatened and Endangered Species Program

Are there records of any Threatened and Endangered species, plant, or animal in this project area? Yes

- Barred Owl, Breeding Sighting
- Northern Parula, Breeding Sighting
- Brown Thrasher, Breeding Sighting
- Cooper's Hawk, Nest
- Timber Rattlesnake, Occupied Habitat

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

SITE REMEDIATION PROGRAM (609) 292-1250
http://www.nj.gov/dep/srp/

Office of Brownfield Reuse (609) 292-1251

Is the project located on or adjacent to a known or suspected contaminated site? Yes

- Big Hill Sanitary Landfill SRP PI 019974

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? Landfill was capped by NJDEP Please include remedial phase, media affected and contaminant(s) of concern. Groundwater contaminants of concern are not included in the CEA Fact Sheet.

Name of current SRP Case Manager or Licensed Site Remediation Professional and Preferred Identification (PI) Number Heather Swartz, NJDEP Case Manager, PI 019974

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? No, NJDEP SRP Publicly Funded Element closed the landfill.

- Big Hill Sanitary Landfill SRP PI 019974
- Burlington Env Mgmt SLF SW PI 131984

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 The landfill eased operations in 1982.

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(c)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

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, Ground mount solar panels provide renewable energy

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

- New Jersey Green Building Manual? NA
  http://greenmanual.rutgers.edu/
- US Green Building Council's LEED (Leadership in Energy and Environmental Design)? NA
  http://www.usgbc.org
- ASHRAE Standard 189.1? NA
  http://www.ashare.org/publications/page/927
- National Green Building Standard ICC 700-2008? NA
  http://www.nahbgreen.org
- USEPA's ENERGY STAR? NA
  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 Milford Solar Farm, LLC (Holland Township, Hunterdon County)

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. NA

Does the proposed project facilitate compliance where there is a current violation or ACO? Applicant is planning to enter into an ACO with the department to govern responsibility for operation and maintenance of the landfill cap and other ongoing operations related to the onsite remedy. Applicant is working with SRP to finalize the terms of an ACO."

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? Southampton Township Planning Board

(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. An application will be submitted to the Southampton Township Planning Board, and public comment will be heard in that venue.

(c) What are the potential impacts of this project on the community? No adverse impacts to the community are anticipated.

(d) How do you intend to mitigate these potential impacts? The project site will be fenced and there will be a vegetative screen consistent with the municipal planning requirements.

(e) What are the community concerns or potential concerns about this project? None known.

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

(g) As part of this project, do you plan to perform any environmental improvements in this community? If yes, describe. Solar energy is an environmental improvement.

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? Yes
http://www.state.nj.us/pinelands/cmp/

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

Delaware River Basin Commission Site within Delaware River Basin; coordination with DRBC pending.
(609) 883-9500
http://www.state.nj.us/drbc/

US Army Corp of Engineers review? No

E. PROJECT DESCRIPTION

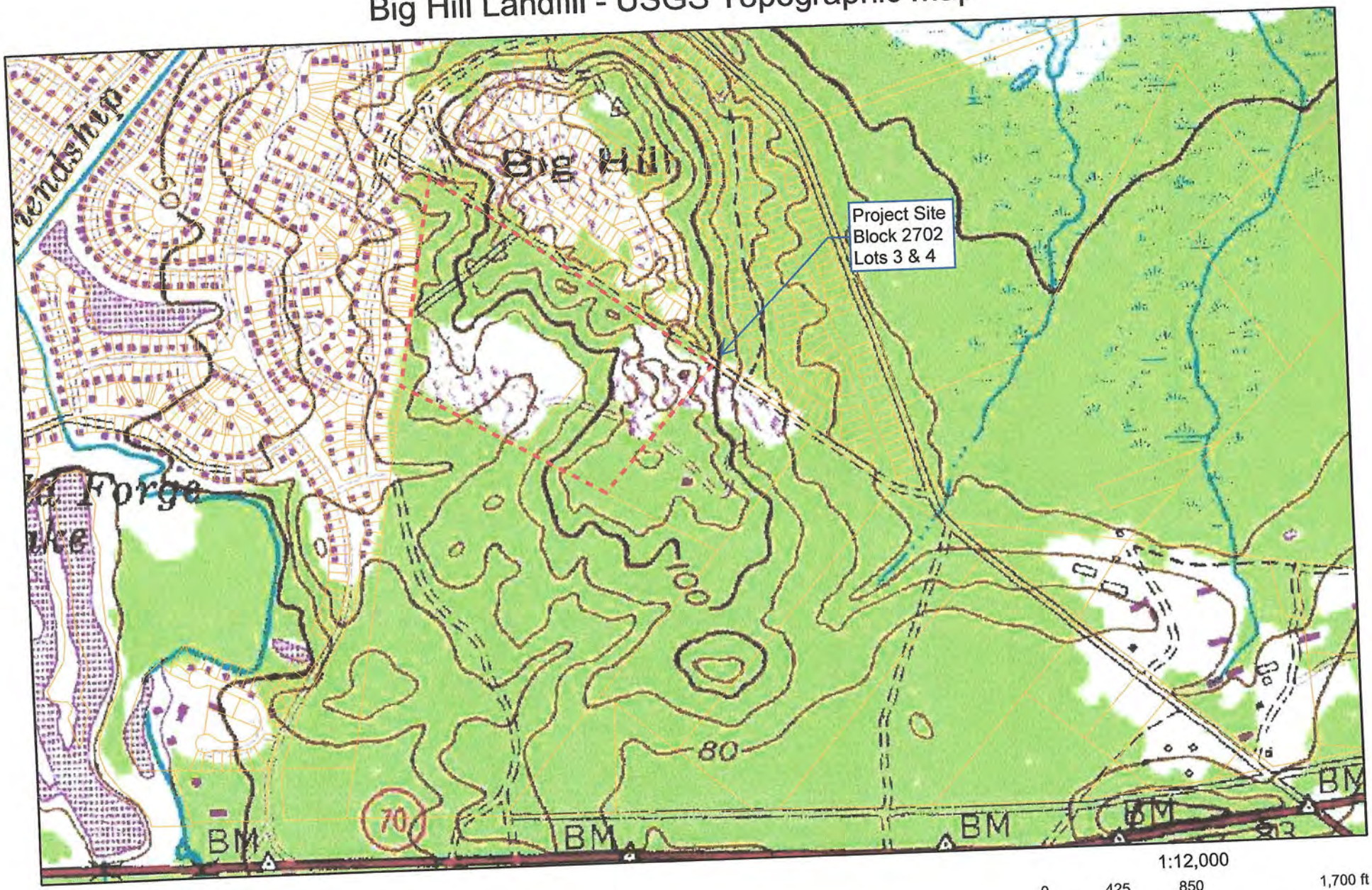
BEMS Community Solar Farm West LLC ("Applicant") proposes to construct a 5 MW DC Community Solar Project at the Big Hill Sanitary Landfill (a.k.a. Burlington Environmental Management or BEMS landfill) ("Project") that is located on certain real property located in the Township of Southampton, Burlington County, NJ identified as Lots 3, 4, 5, 7 and 8 in Block 2702 on the Township's tax map (the "Property"). This is a sister project to the separate application by BEMS Community Solar East LLC to construct a separate 5 MW DC Community Solar Project at the Project site.

The Property is the site of an inactive sanitary landfill that was properly closed by New Jersey Department of Environmental Protection's (NJDEP) Site Remediation and Waste Management Program. As a result, the Property is classified as a Higher Preference in the evaluation criteria and the New Jersey Community Solar PV Siting Tool created by the NJDEP's Bureau of Climate Change & Clean Energy.

The Township of Southampton (Township) designated the Property as an "area in need of redevelopment" in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1, et. seq. (the "LRHL") by resolution 2020-77 dated July 21, 2020. The Applicant was named the conditionally designated redeveloper of the Property by Township resolution 2020-79 dated July 21, 2020 in accordance with the LRHL.

This Project is an ideal candidate for community solar program based on the evaluation criteria established by the BPU and will be a boon to the State of New Jersey's Clean Energy Program. It meets or exceeds all requirements for Low- and Moderate-Income and Environmental Justice Inclusion, Siting, Community and Environmental Justice Engagement, Product Offering, Other Benefits, and Project Maturity as outlined in the Community Solar application.

Big Hill Landfill - USGS Topographic Map



7/29/2020, 4:11:32 PM

Parcels Data (Block and Lot)

1:12,000

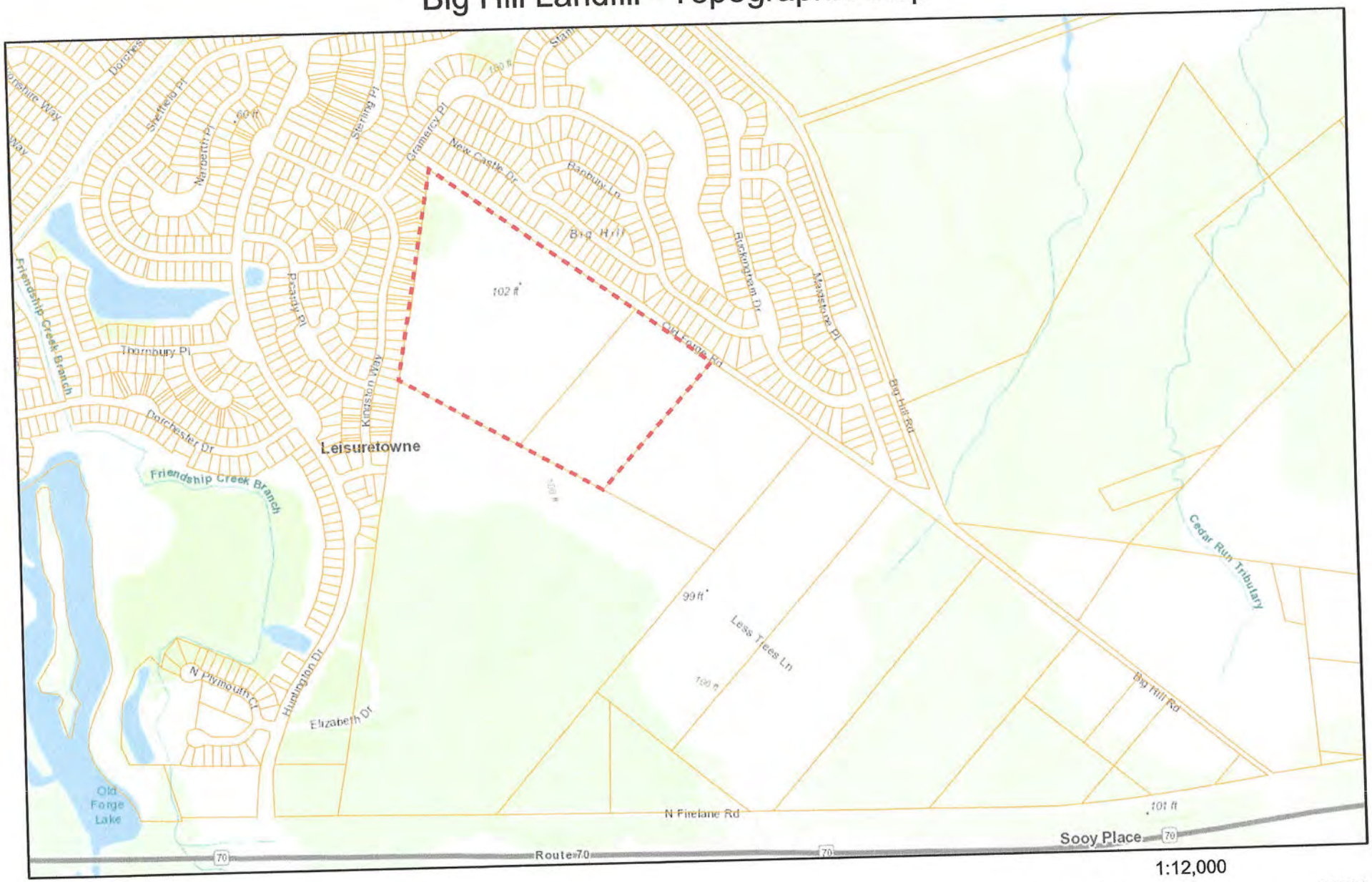
0 425 850 1,700 ft

0 130 260 520 m

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, New Jersey Department of Environmental Protection

NJDEP | NJDEP, Bureau of Energy and Sustainability Edition 20190327 | New Jersey Office of Information Technology (NJOIT), Office of Geographic Information Systems | NJDEP. USEIA | NJ Department of Environmental Protection, Division of Information

Big Hill Landfill - Topographic Map



7/29/2020, 4:15:41 PM

Parcels Data (Block and Lot)

1:12,000

0 425 850 1,700 ft

0 130 260 520 m

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, New Jersey Department of Environmental Protection

NJDEP | NJDEP, Bureau of Energy and Sustainability Edition 20190327 | New Jersey Office of Information Technology (NJOIT), Office of Geographic Information Systems | NJDEP, USEIA | NJ Department of Environmental Protection, Division of Information

Big Hill Landfill - USDA Aerial Photograph

7/29/2020, 4:04:05 PM

Parcels Data (Block and Lot)

1:12,000

0 425 850 1,700 ft

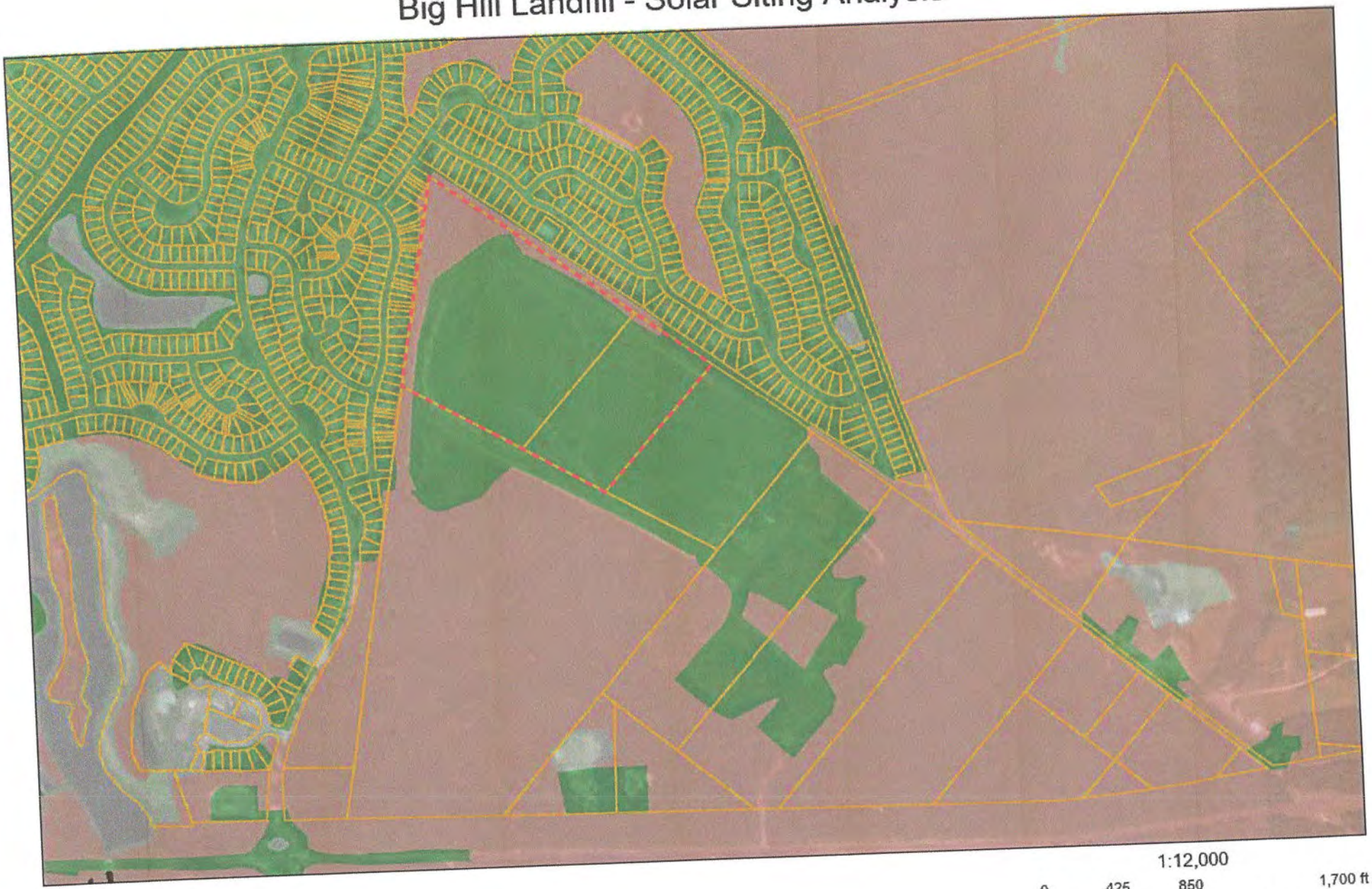
0 130 260 520 m

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS,

New Jersey Department of Environmental Protection

NJDEP | NJDEP, Bureau of Energy and Sustainability Edition 20190327 | New Jersey Office of Information Technology (NJOIT), Office of Geographic Information Systems | NJDEP, USEIA | NJ Department of Environmental Protection, Division of Information

Big Hill Landfill - Solar Siting Analysis



7/29/2020, 3:50:32 PM

Parcels Data (Block and Lot)

Not-Preferred

Indeterminate

Solar Siting Analysis

Preferred

1:12,000

0 425 850 1,700 ft

0 130 260 520 m

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, New Jersey Department of Environmental Protection

NJDEP | NJDEP, Bureau of Energy and Sustainability Edition 20190327 | New Jersey Office of Information Technology (NJOIT), Office of Geographic Information Systems | NJDEP, USEIA | NJ Department of Environmental Protection, Division of Information

Big Hill Landfill - Pinelands Management Area

7/29/2020, 5:15:38 PM

1:12,000

0 425 850 1,700 ft

0 130 260 520 m

Parcels Data (Block and Lot)

Forest Area

Pinelands Management Areas

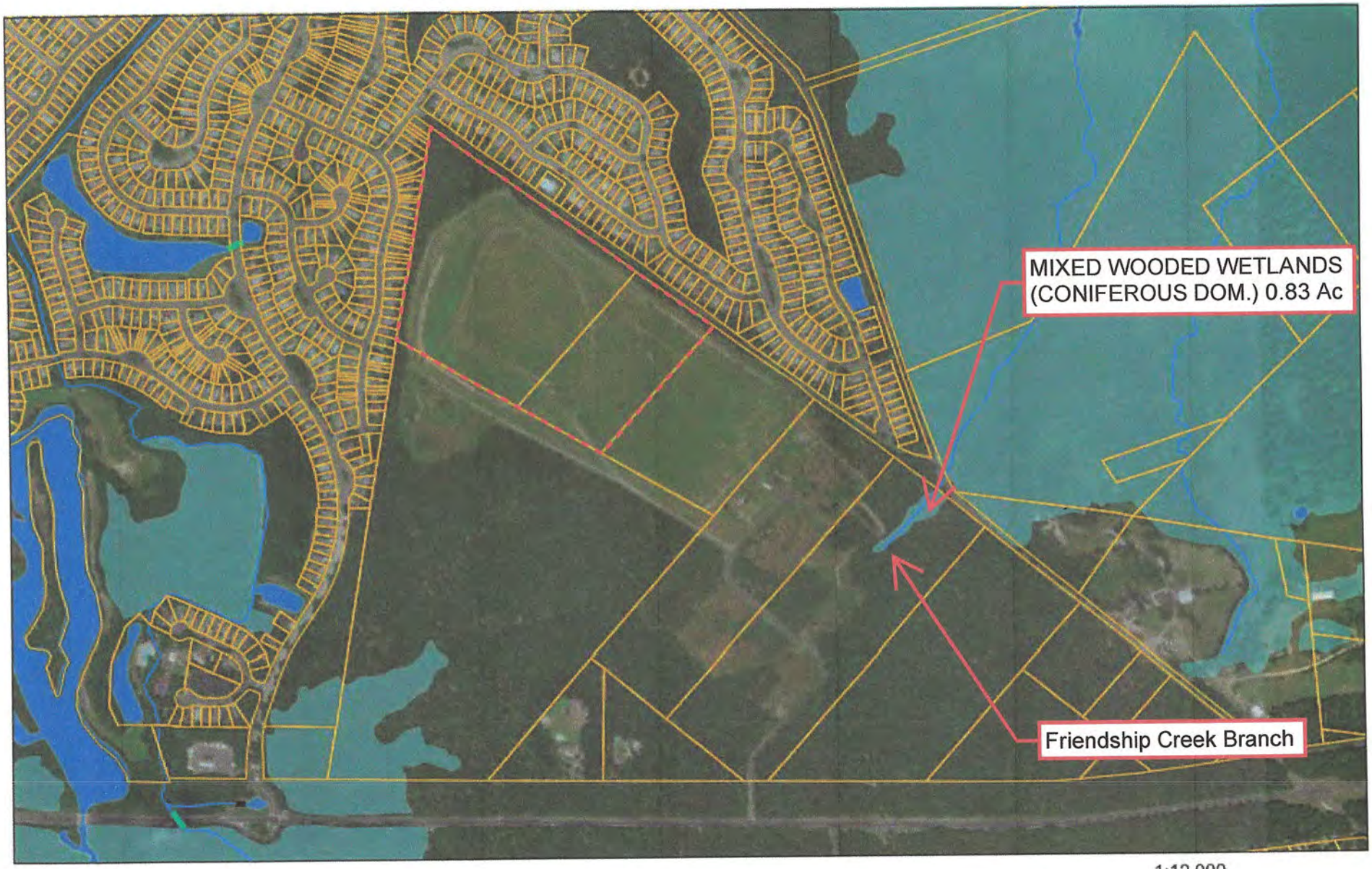
Rural Development Area

Agricultural Production Area

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, New Jersey Department of Environmental Protection

NJDEP | NJDEP, Bureau of Energy and Sustainability Edition 20190327 | New Jersey Office of Information Technology (NJOIT), Office of Geographic Information Systems | NJDEP, USEIA | NJ Department of Environmental Protection, Division of Information

Big Hill Landfill - Streams & Wetlands



7/29/2020, 3:24:33 PM

1:12,000

0 425 850 1,700 ft

0 130 260 520 m

Water Bodies

Wetlands (2012)

Parcels Data (Block and Lot)

Streams

Stream/River

Artificial Path

Connector

Pipeline

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, New Jersey Department of Environmental Protection

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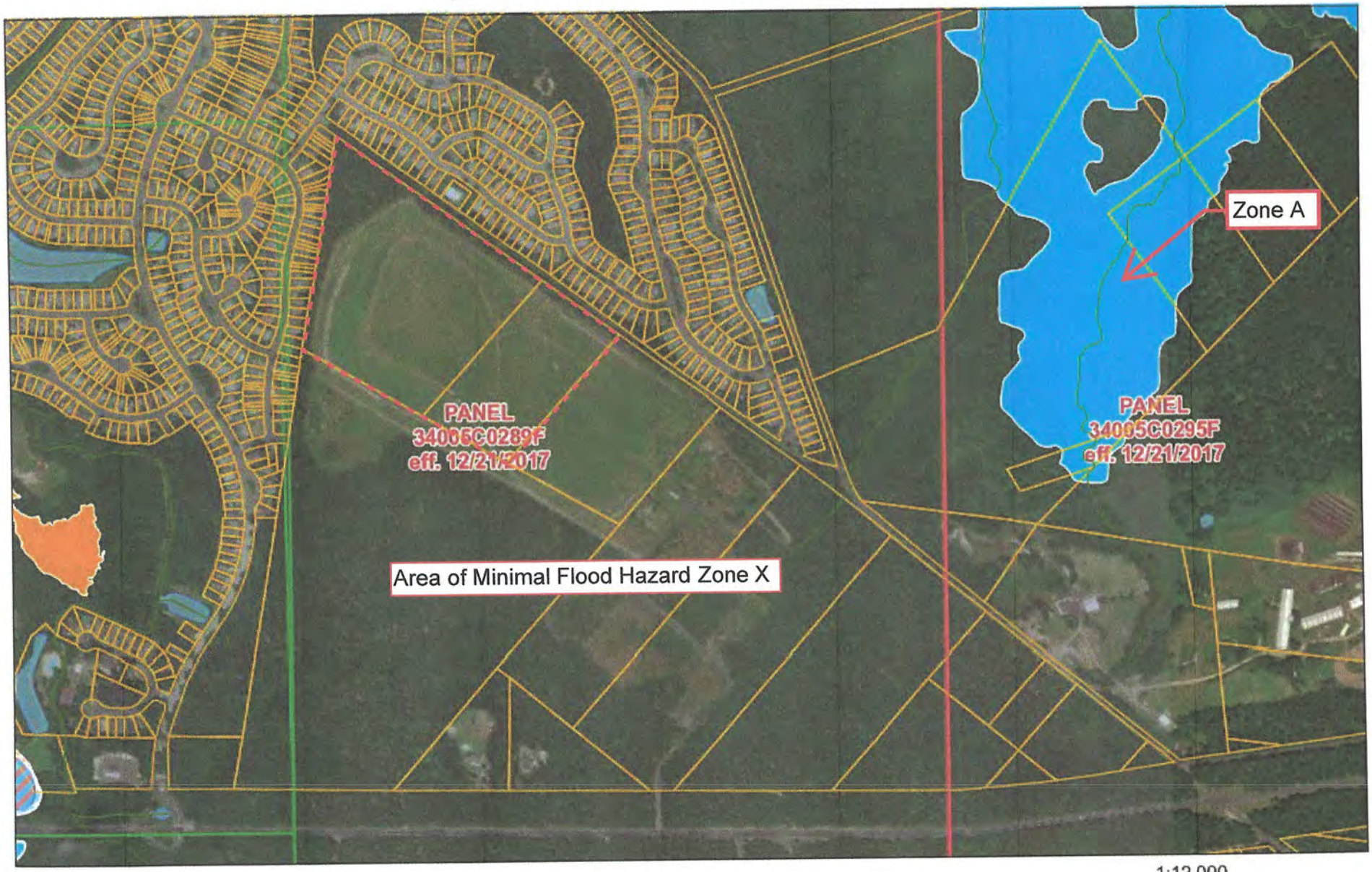
Big Hill Landfill - Flood Hazard Area



7/29/2020, 5:05:40 PM

Surface Water Quality Classification
PL

National Hydrography Dataset (NHD) Waterbody 2002
Lake/Pond
Parcels

1:12,000

0 425 850 1,700 ft

0 130 260 520 m

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS,

Web AppBuilder for ArcGIS

Big Hill Landfill - Project Landscape

7/29/2020, 3:35:15 PM

Parcels Data (Block and Lot)

SBH - Pinelands - Landscape Project

Rank 1 - Habitat specific requirements

Rank 2 - Special Concern

Rank 4 - State Endangered

1:12,000

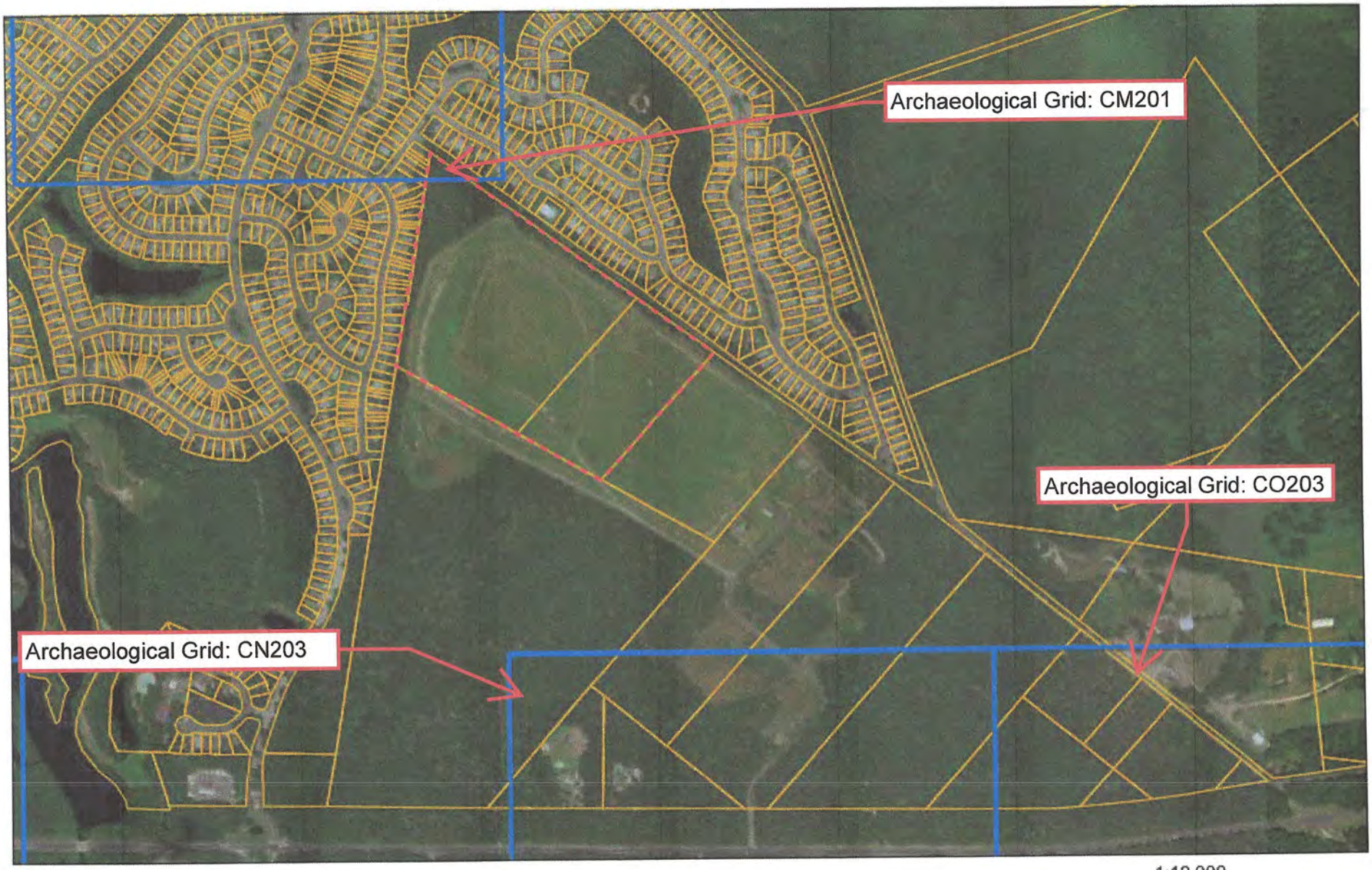
0 425 850 1,700 ft

0 130 260 520 m

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, New Jersey Department of Environmental Protection

NJDEP | NJDEP, Bureau of Energy and Sustainability Edition 20190327 | New Jersey Office of Information Technology (NJOIT), Office of Geographic Information Systems | NJDEP, USEIA | NJ Department of Environmental Protection, Division of Information

Big Hill Landfill - Historic Preservation



7/29/2020, 3:57:59 PM

Historic Archaeological Site Grid

Parcels Data (Block and Lot)

Identified

1:12,000

0 425 850 1,700 ft

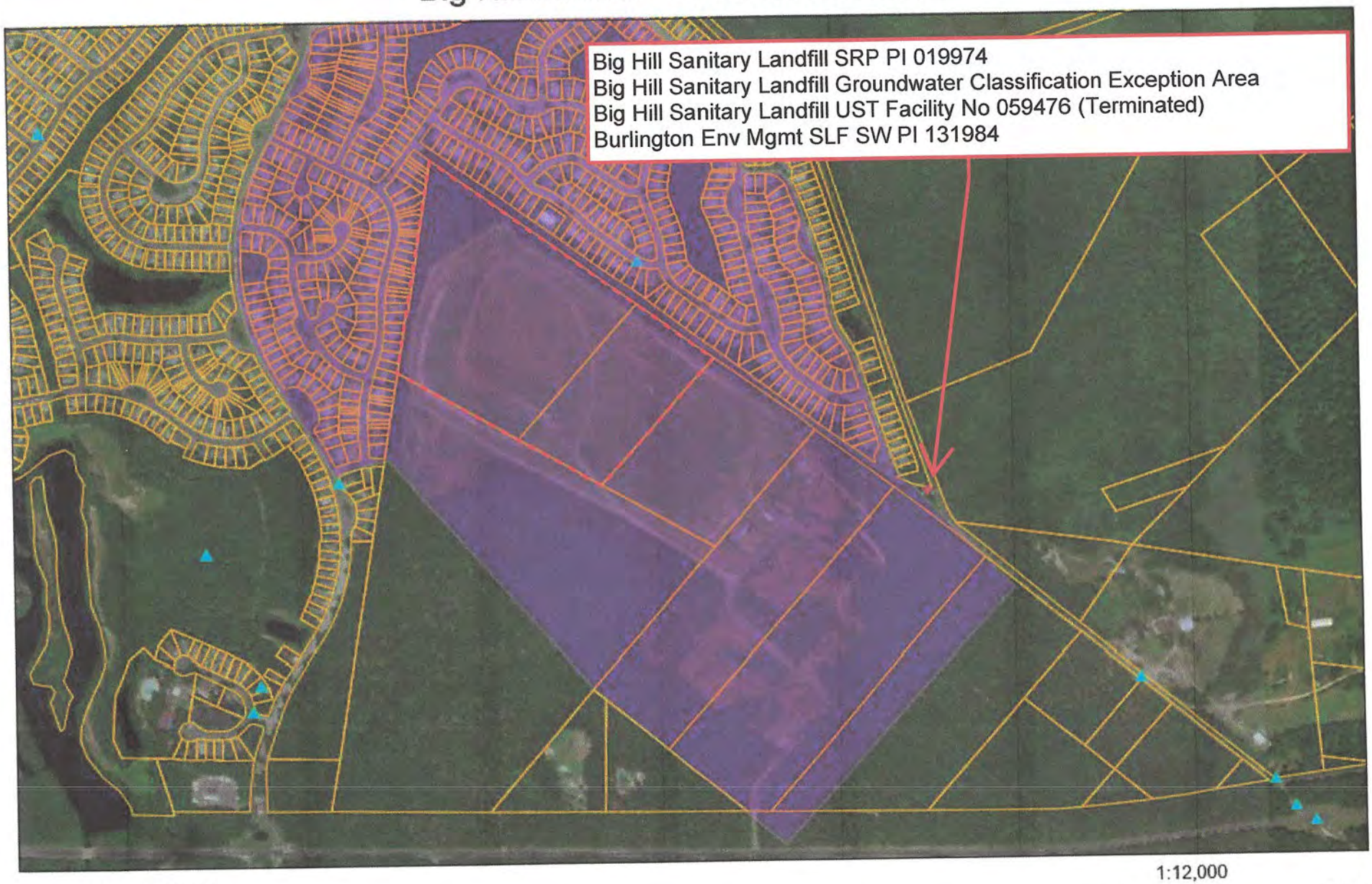
0 130 260 520 m

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS,

New Jersey Department of Environmental Protection

NJDEP | NJDEP, Bureau of Energy and Sustainability Edition 20190327 | New Jersey Office of Information Technology (NJOIT), Office of Geographic Information Systems | NJDEP, USEIA | NJ Department of Environmental Protection, Division of Information

Big Hill Landfill - Groundwater CEA



7/29/2020, 3:41:52 PM

1:12,000

0 425 850 1,700 ft

0 130 260 520 m

Groundwater Contamination Areas (CEA)

NJEMS Sites

Known Contaminated Sites List

Parcels Data (Block and Lot)

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, New Jersey Department of Environmental Protection

NJDEP | NJDEP, Bureau of Energy and Sustainability Edition 20190327 | New Jersey Office of Information Technology (NJOIT), Office of Geographic Information Systems | NJDEP, USEIA | NJ Department of Environmental Protection, Division of Information

GENERAL NOTES

1. PHOTOVOLTAIC PANELS, INVERTERS, AND INTERCONNECTION EQUIPMENT LOCATIONS SHOWN FOR REFERENCE ONLY. DESIGN AND FINAL LAYOUT PER DRAWINGS BY KUPPER ENGINEERING.
2. CONTRACTOR TO REPAIR/INSTALL GRAVEL ACCESS ROAD WHERE NECESSARY AND INDICATED ON THIS PLAN PER THE "GRAVEL ACCESS ROAD" DETAIL THIS SET.
3. CONTRACTOR TO MAINTAIN AND PROTECT ALL TREES IN PLACE. CONTRACTOR IS RESPONSIBLE FOR ANY TREES DAMAGED DURING THE COURSE OF WORK. ANY TREES DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPLACE IN KIND.
4. CONTRACTOR TO MAINTAIN ALL EXISTING GRADING EXCEPT WHERE OTHERWISE INDICATED ON THE PLANS AND DETAILS.

LEGEND

PROPERTY LINE	
BUILDING SETBACK LINE	
EXISTING TREELINE	
EXISTING CONTOUR	
EXISTING CHAINLINK FENCE	
PROPOSED INVERTER PAD LOCATION	
CLOSED LANDFILL AREA	
EXISTING ACCESS DRIVE	
PROPOSED GRAVEL ACCESS DRIVE	
EXISTING STORMWATER MANAGEMENT FACILITY	
WETLANDS	
WETLANDS BUFFER	

NOTES:

1. THIS RDP PLAN WAS PREPARED BASED ON THE FOLLOWING INFORMATION:
   a. SITE PLAN PREPARED BY KIMLEY-HORN AND ASSOCIATES DATED 7/22/2020.
   b. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED 07/24/2020.
2. THIS PLAN WAS PREPARED STRICTLY BASED UPON THE INFORMATION REFERENCED ABOVE AND A PRELIMINARY REVIEW OF THE MUNICIPAL ZONING AND LAND DEVELOPMENT REQUIREMENTS. THIS PLAN IS NOT INTENDED FOR CONSTRUCTION AND SHOULD NOT BE USED FOR THAT PURPOSE.
3. THE FEASIBILITY OF SECURING THE REQUISITE LOCAL, COUNTY AND STATE AGENCY APPROVALS NECESSARY TO PERMIT THE PROPOSED DEVELOPMENT PROGRAM CANNOT BE ASSESSED AT THIS TIME DUE TO THE PRELIMINARY NATURE OF THE AVAILABLE INFORMATION. THIS PLAN IS NOT INTENDED TO BE USED FOR DETAILED ZONING ANALYSIS AND THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE UPON THE COMPLETION OF ADDITIONAL DUE DILIGENCE EFFORTS, WHICH MAY INCLUDE MEETING WITH THE JURISDICTIONAL AGENCIES.

ZONING SUMMARY CHART

MUNICIPALITY:	Southampton Township, Burlington County, NJ		
ZONING DISTRICT:	Rural Development Zone - Block 2702, Lots 3, 4, 5, 7, 8, 9		
PROPOSED USE:	Public Service Infrastructure (Permitted Use)		
	REQUIRED	PROPOSED	COMPLIANT?
BUILDING SETBACKS:			
Screening Buffer from Residential Adjoining Property	50 FT	50 FT	Y
Minimum Front Yard Setback	100 FT	375 FT	Y
Maximum Rear Yard Setback	300 FT	N/A	Y
Minimum Side Yard Setback	75 FT	115 FT	Y
AREA AND DIMENSION STANDARDS:			
Minimum Lot Size	1,000,000 SF (23 AC) *	2,304,443 SF (53 AC)	Y
Maximum Building Height	N/A	N/A	Y
INTENSITY RATIOS:			
Maximum Building Coverage	N/A	N/A	Y
Maximum Parking Area Coverage	N/A	N/A	Y
Maximum Impervious Coverage	N/A	N/A	Y
Maximum Floor Area Ratio	N/A	N/A	Y
WETLANDS:			
Wetlands Performance Standards to Freshwate Development	No development shall be carried out within 300 FT of any wetlands unless demonstrated that the proposed development will not result in a significant adverse impact on the wetland.	No development within 300 FT of any wetland.	Y
LANDSCAPE & SIDEWALK:			
Parking	N/A	N/A	Y
Sidewalks	N/A	N/A	Y
LIGHTING:			
Parking Areas and Walkways	N/A	N/A	Y

*1 Per 19-2.6.c.3 - Public & quasi-public facilities and utilities

SYSTEM SPECS

DC SYSTEM SIZE	4515 (DC)*
AC SYSTEM SIZE	3000 KW
MODULE MODEL	TRINA TSM-DE09.08
MODULE RATING	500W
TOTAL MODULE QUANTITY	9028
INVERTER MODEL	SUNNY HIGHPOWER PEAK3 (150-US)
MODULES PER STRING	56
TOTAL ACREAGE	+/-553 ACRES
ACRES/MW	4.35 ACRES/MW
TILT ANGLE	10°
AZIMUTH	180°
RACKING	FIXED TILT

NORTH

GRAPHIC SCALE IN FEET
0 100 200 400

NOT FOR CONSTRUCTION

FOR REVIEW

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
140 CARNEGIE CENTER BLVD., SUITE 140, PRINCETON, NJ 08540
PHONE: 609-627-6500
WWW.KIMLEY-HORN.COM

T.W. DIGGAN
PROFESSIONAL ENGINEER

KHA PROJECT 112302000
DATE 12/19/2020
SCALE AS SHOWN
DESIGNED BY MJG
DRAWN BY MJG
CHECKED BY JLM

RDP PLAN

811 Know what's below. Call before you dig.
NEW JERSEY ONE CALL CENTER
DIAL 811 OR 1-800-272-1000

BEMS COMMUNITY SOLAR WEST, LLC
BLOCK 2702, LOTS 3, 4, 5, 7, 8 & 9
SOUTHAMPTON, NJ
PREPARED FOR
CEP SOLAR
BURLINGTON COUNTY NEW JERSEY

SHEET NUMBER

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

January 22, 2021 K:\PRN_Energy\112302000 - CEP Renewables LLC - Southampton\4. CAD\Exhibits\2021.01.14 - RDP by Company - new Exhibit\2020.01.14 - RDP by Company.dwg

From: Nolan, Katherine <Katherine.Nolan@dep.nj.gov>
Sent: Thursday, September 17, 2020 2:18 PM
To: Rodger Ferguson <rferguson@pennjerseyenv.com>; Michael J. Gross Esq. <mgross@ghclaw.com>; 'Mark S. Bellin' <marksbellin@aol.com>; Ben Mitsmenn PE <Ben.Mitsmenn@kimley-horn.com>; sgouin@ghclaw.com
Cc: Resnick, Matthew <Matthew.Resnick@dep.nj.gov>; Gerchman, Michael <Michael.Gerchman@dep.nj.gov>; Kratina, Kevin <Kevin.Kratina@dep.nj.gov>; Skurat, John <John.Skurat@dep.nj.gov>; Schwartz, Heather <Heather.Schwartz@dcf.nj.gov>; Odgers, Christopher <Christopher.Odgers@dep.nj.gov>; Corleto, Joseph <Joseph.Corleto@dep.nj.gov>; Hunter, Benjamin <Benjamin.Hunter@bpu.nj.gov>; Mazzei, Becky <Becky.Mazzei@dep.nj.gov>; Pepe, David <David.Pepe@dep.nj.gov>; Brunatti, Megan <Megan.Brunatti@dep.nj.gov>
Subject: 9/17/20 Big Hill/BEMS Landfill meeting follow-up

Roger and team,

It was a pleasure to meet with you this morning.

If you wish to have an additional follow-up meetings, please let our office know and we will coordinate and schedule the meeting accordingly. If you would like to work with the programs directly, we just ask that you keep us copied on any correspondence so we may update our records.

To close out this email, below is a courtesy conceptual summary of possible permits and action items this project may require (but not limited to): *** this is neither a comprehensive nor a technical summary ***

Solid Waste: Mike Gerchman

- Applicant should apply for a Major Disruption Approval.
- Further discussions about whether the Closure Plan will need to be modified.

Site Remediation-Enforcement: Kevin Kratina

- Enforcement is working on an ACO with the applicant to take over operation and maintenance of the landfill.
- Additional meetings/discussions on the specifics of the ACO.

Site Remediation-Publicly Funded: John Skurat

- Publicly Funded will be responsible for the onsite supervision of the site after the ACO is issued.
- Be mindful that any work or construction activities at the site doesn't impede any work that DEP's contractors are doing.
- John will share site data with the applicant.
- Heather Schwartz (copied on this email) is the community relations representative for this site.

Land Resources Protection: Matthew Resnick

- Based on the information provided, it does not appear that any regulated areas will be impacted. Should any project plans change, please contact Land Resources Protection for permit requirements or approvals.

Air Compliance and Enforcement: Chris Odgers

- A new air permit is required for the proposed new flare. The Air program would prefer an enclosed flare.
- Recommend additional meetings and coordination between Publicly Funded, Air Permitting and Air C&E regarding the flare and timeframes of new permits.
- The applicant may be liable for the effects of off-site odors and/or particulate dust and should ensure that best management practices are implemented in order to minimize the impacts of air pollution from this project.
- Encourage public outreach of the surrounding neighborhoods.

Fish and Wildlife: Joe Corleto

- Fish and Wildlife has no concerns as long as the project stays within the limits of the Landfill. Please contact the Division of Fish and Wildlife should there be any changes to the project that would impact the forested areas nearby.

NJPDES Stormwater:

- NJPDES Stormwater was not able to attend the meeting, but provided the following comments.
- 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) form 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.

NJBPU: Scott Hunter

- The Sub-T application has been received by the Board of Public Utilities and sent to DEP's Bureau of Clean Energy and Climate Change for review.

Should circumstances or conditions be or become other than as set forth in the information that was recently 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 are not indicative that the NJDEP has made any decisions on whether the proposed project will be permitted. OPPN looks forward to working with you on the proposed project.

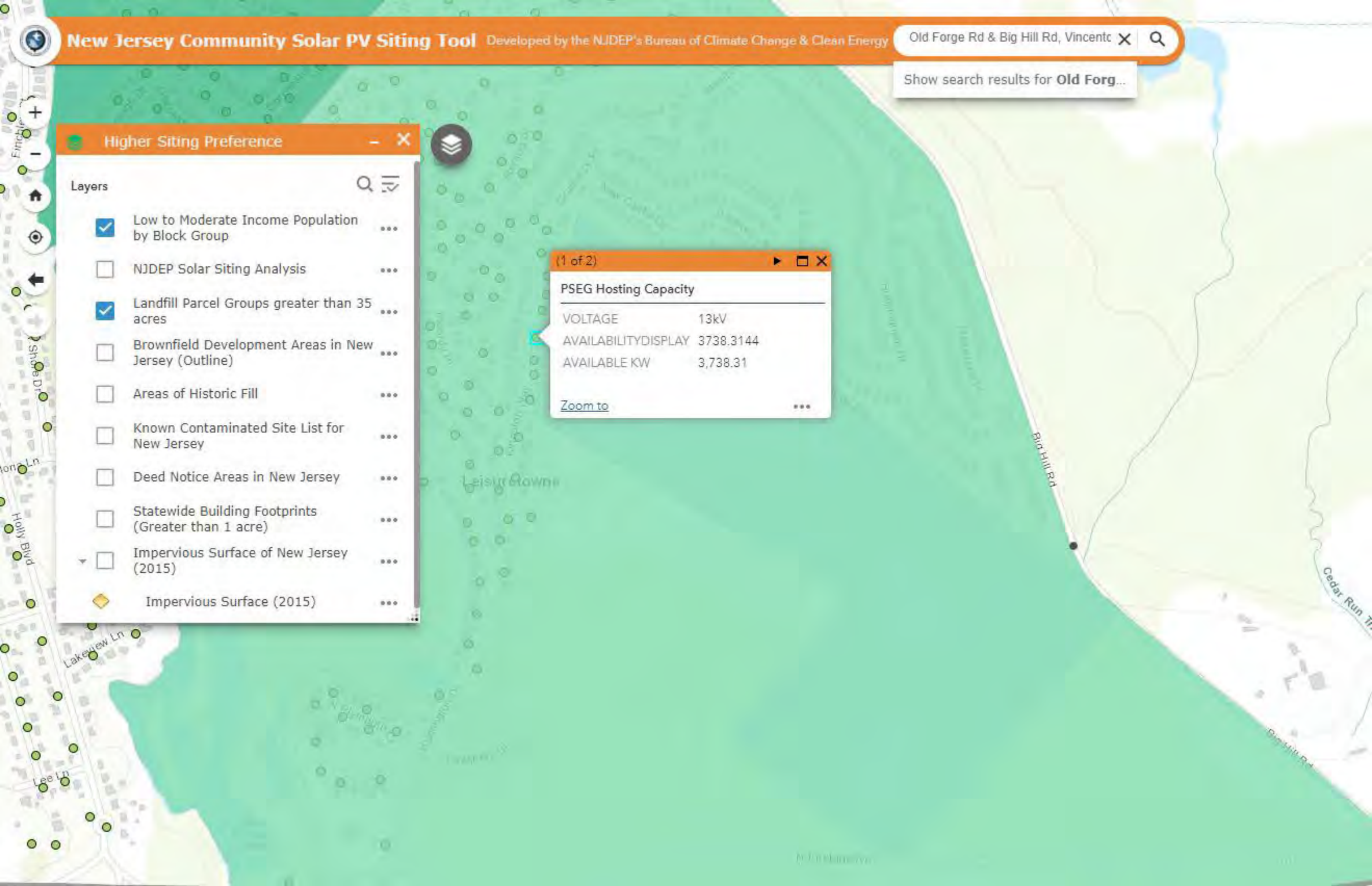
If you have any questions or concerns, please let me know.

Katie Nolan
New Jersey Department of Environmental Protection
Office of Permitting & Project Navigation (formerly Permit Coordination)
401 East State Street
Trenton, NJ 08625-0420
Mailcode: 401-07J

Office #: (609) 272-3600
Direct #: (609) 984-6506
Fax #: (609) 633-1196
Email: Katherine.Nolan@dep.nj.gov

Attachment 6

EDC Capacity Hosting Map


New Jersey Community Solar PV Siting Tool
Developed by the NJDEP's Bureau of Climate Change & Clean Energy
Old Forge Rd & Big Hill Rd, Vincentc
Show search results for Old Forg...
Higher Siting Preference
Layers
Low to Moderate Income Population by Block Group
NJDEP Solar Siting Analysis
Landfill Parcel Groups greater than 35 acres
Brownfield Development Areas in New Jersey (Outline)
Areas of Historic Fill
Known Contaminated Site List for New Jersey
Deed Notice Areas in New Jersey
Statewide Building Footprints (Greater than 1 acre)
Impervious Surface of New Jersey (2015)
Impervious Surface (2015)
(1 of 2)
PSEG Hosting Capacity
VOLTAGE 13kV
AVAILABILITYDISPLAY 3738.3144
AVAILABLE KW 3,738.31
Zoom to
Big Hill Rd
Cedar Run
Holly Blvd
Lakeview Ln
Lee Ln
Leisure Towne

Attachment 7

Evidence of experience on Projects serving LMI communities

January 26, 2021

RE: PowerMarket's Engagement with low-to-moderate income households

[redacted]

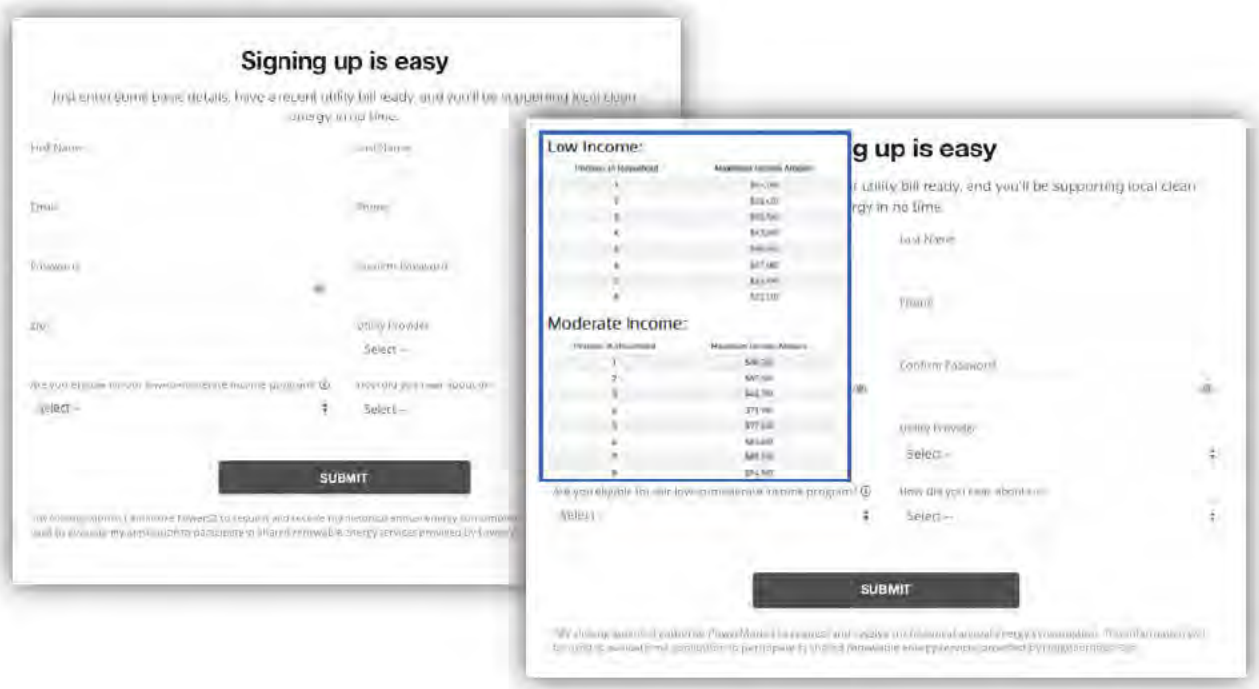
Our methods of engagement with LMI-households and on-going community educational efforts include close collaboration with on-the-ground community groups, friendlier contract terms, a simplified digital sign-up tool, and educational programs with community-based non-profit organizations.

PowerMarket has created a community solar enrollment platform for LMI subscribers that helps eligible participants understand and apply to enroll in a tasteful way. We do this through our easy-to-use signup process and LMI-exclusive content and webpages, collaboration with community development organizations to increase understanding of community solar and its benefits.

EASY-TO-USE SIGNUP PROCESS

Our enrollment platform has tools to qualify LMI subscribers and non-LMI subscribers in a single location. We do this by collecting key data points early in the enrollment process.

In New Jersey, where we have been actively subscribing LMI subscribers, we prompt customers with a question about their eligibility in our LMI program. If subscribers hover over the "info" icon, a chart with detailed income levels helps guide subscribers in determining their eligibility.



Customers who are eligible for the LMI program will have the exact same customer experience as non-LMI participants, with the only differentiating factor being that LMI subscribers fill out additional forms in their subscriber contract verifying their income status.

LMI-FOCUSED PROJECTS PAGES

As we market directly to the LMI subscribers – and channel partners within their communities – we create content exclusive to our LMI program. We have provided a sample mock-up below.

To establish trust during the enrollment process, a majority of our focus is on channel partnerships. We have created dozens of pages like this for our LMI-focused partners and will also do so for this opportunity.

We work closely with our community-based partners to develop relevant educational content, including videos, flyers, social media campaigns, and webinars. All of this content is intended to improve community understanding of community solar and to ensure awareness of New Jersey's pilot program.

Attachment 8

Evidence of collaboration with Township

TOWNSHIP OF SOUTHAMPTON

5 RETREAT ROAD
SOUTHAMPTON, NJ 08088
www.southamptonnj.org

Phone # 609-859-2736
Fax # 609-859-3202

December 10, 2020

SUBMITTED WITH APPLICATION
New Jersey Board of Public Utilities
44 South Clinton Avenue, 7th Floor
Post Office Box 350
Trenton, NJ 08625-0350
Attn: Division of Economic Development and Energy Policy

Re: BEMS Southampton Solar Farm, LLC
Proposed Community Solar Facilities
BEMS Landfill, Southampton, NJ

To Whom It May Concern:

On behalf of the Township Committee of the Township of Southampton, County of Burlington, I am writing to express our full support for the Community Solar Application being submitted by BEMS Southampton Solar Farm, LLC. This solar project is to be located on the BEMS landfill, an area that our Committee determined to be an "area in need of redevelopment" in accordance with the Local Redevelopment and Housing Law by resolution 2020-77 dated July 21, 2020. The applicant is the designated redeveloper of the BEMS landfill pursuant to resolution 2020-70, also adopted by our Committee on July 21, 2020. The applicant is in the process of acquiring title to the landfill by foreclosing on the formerly municipally-owned tax liens applicable to the property. Once the property is redeveloped and the proposed system is interconnected, our Township will complete a closing with the applicant where the Township will receive over $2,000,000 in past due taxes applicable to the subject property. This is a very important project to our Township.

This site is a perfect location for a community solar installation. Being that the subject property is a former landfill, the proposed redevelopment of the site with a community solar is consistent with both the Borough's Master Plan, local zoning ordinances, and the redevelopment plan that will be adopted to govern the site plan aspects of this project. The property has been overseen by the NJ Department of Environmental Protection for many years. The landfill is properly closed and has been continuously monitored and maintained by NJDEP. The Township does not want the landfill to become a burden to it or its residents. In connection with the proposed redevelopment, the applicant will be required to enter into an Administrative Consent Order with NJDEP whereby the applicant will assume certain costs and obligations associated with the ongoing maintenance of the landfill.

The applicant has committed to making 100% of this project available to low- and moderate-income individuals in the Southampton and greater Burlington County community. These residents will achieve long-term savings on their electric utility bills, thereby lessening

TOWNSHIP OF SOUTHAMPTON

5 RETREAT ROAD
SOUTHAMPTON, NJ 08088

www.southamptonnj.org

Phone # 609-859-2736
Fax # 609-859-3202

the financial burdens for a substantial portion of the region's residents. In these uncertain times, this type of relief is certainly welcome.

Based on the applicant's parent company's (CEP Renewables, LLC) proven track record of developing and building large-scale solar farms in throughout New Jersey, we are confident that they have the experience to bring the same high-quality product here to Southampton. Their contract goals appear to conform to the State's guidelines and align perfectly with the needs of Township residents. We believe CEP has the capacity and wherewithal to deliver a sustainable community solar project on the BEMS landfill, which is why our Township chose CEP as its redevelopment partner in this important project.

This project will enable the Township to repurpose the BEMS landfill thus creating a community asset. For many years, the landfill has simply been a drain on resources with, as mentioned above, over $2 million in taxes remaining unpaid. This project will provide a clean, renewable source of sustainable energy that will meet the needs of the present and future generations without compromising the environment. This project is a win-win for our Township, our residents, and the environment and we are anxious to be among the first communities to implement a community solar program that can serve as a model for future successful initiatives statewide in helping to achieve New Jersey's equity and climate goals.

We respectfully request that the Board of Public Utilities give the highest favorable consideration for this application. It is important to the success of this project and this project is important to the success of Southampton. Thank you for your consideration.

Respectfully,

Michael Mikulski
Mayor of Southampton Township

Attachment 9

Evidence of collaboration with local community organizations

THE URBAN ENVIRONMENTAL GROUP

3 Kingsbridge Road
Somerset, NJ 08873-2329
Phone (732) 266-0985
kmooreurbanenvironmentalgroup
@gmail.com

February 1, 2021

New Jersey Board of Public Utilities
44 South Clinton Avenue, 7th Floor
Post Office Box 350
Trenton, New Jersey 08625-0350

Attn: Office of Clean Energy, Community Solar Energy Pilot Program Application Package

Dear Members of the Board of Public Utilities and Staff,

Please be advised that the Urban Environmental Group (UEG) wholeheartedly supports the application submitted to the New Jersey Community Solar Energy Pilot Program by PowerMarket and CEP Renewables. Since 2004, UEG, through the collaboration of its environmental professionals, have worked tirelessly on behalf of residents, building capacity throughout New Jersey's urban centers and underserved communities, on environmental issues, education, project development, including but not limited to; open space funding, restoration and advocacy, energy conservation, alternative energy development and stormwater resources.

Clearly the goals of the PowerMarket and CEP Renewables project are consistent with our mission to build and create, in a frame of environmental justice, much needed economic development opportunities. We also appreciate the buildout of rooftops and existing unused industrial spaces, which furthermore, do not impede upon open space and quality of life amenities for the community. The more than 14MW of clean energy, yielded by the project, provide for low-and-moderate-income residents in Camden, Burlington, Ocean, Monmouth, Mercer, and Atlantic counties, an important infrastructure to build upon for the future. This along with the ancillary benefit of the 67-part-time and fulltime jobs, anticipated in this project. It is also my understanding of the program, an additional benefit, to offer discounts in excess of 20% for program subscribers.

We are pleased to endorse this community solar project and wish the partnership of PowerMarket and CEP Renewables the best of luck, implementing this comprehensive approach for community solar.

Sincerely,

Kevin D. Moore, Principal

New Jersey Board of Public Utilities
44 South Clinton Avenue, 7th Floor
Post Office Box 350

Trenton, New Jersey 08625-0350

Attn: Office of Clean Energy, Community Solar Energy Pilot Program Application Package

February 3, 2021

Dear Members of the Board and Staff,

The Hoboken Community Center is pleased to support the community solar application submitted by PowerMarket and its partner CEP Renewables, to the New Jersey Community Solar Energy Pilot Program. The Hoboken Community Center (HCC) was founded to provide crucial social services to marginalized members of the community. We operate a food pantry, an affordable housing program, and work to improve the economic well-being of low-income community members. We are eager to see the growth of community solar in New Jersey and the participation of low-to-moderate income households in this program.

Based on our communications with PowerMarket, we understand that these community solar projects will be providing direct financial benefits to participants, giving them a discount of 20% or more on the bill credits they receive on their utility bill. This monthly savings will be the principal value proposition to participants, in addition to participating in green, renewable energy alternatives. PowerMarket's partners will be developing these community solar projects only on landfills, brownfields, and rooftops throughout the state. We understand that residents of Hoboken and all residents of NJ will have an opportunity to evaluate participating in certain community solar projects.

We look forward to collaborating with PowerMarket and its partners, CEP Renewables, on engaging community members on the benefits of community solar,as well as helping to expand job training opportunities and the creation of new jobs in clean energy for thesecommunity members. We are eager to support these efforts and understand that an estimated 40 full-time and part-time jobs will be created as a part of this project.

Sincerely,

Annette Tomarazzo, Secretary
Hoboken Community Center

New Jersey Board of Public Utilities
44 South Clinton Avenue, 7th Floor
Post Office Box 350
Trenton, New Jersey 08625-0350

Attn: Office of Clean Energy, Community Solar Energy Pilot Program Application Package

January 29, 2021

Dear Members of the Board and Staff,

GreenFaith NJ is pleased to support the community solar application submitted by PowerMarket and its partner CEP Renewables, to the New Jersey Community Solar Energy Pilot Program. GreenFaith's mission is to inspire, educate and mobilize people of diverse religious backgrounds for environmental leadership. Promoting renewable energy, environmental justice, and empowering communities to fight climate change is an essential part of our mission. We are excited to see the growth of community solar in New Jersey and the empowerment of low and moderate community members in this program.

Based on our communications and consultation with PowerMarket, we understand that these community solar projects will be providing direct financial benefits to participants, giving them a discount of 20% or more on the community solar credits they receive on their utility bill. This monthly savings in addition to an improved understanding of the hurdles many low-to-moderate income households face in accessing the benefits of renewable energy will be an important first step in increasing environmental justice. Co-ownership of these projects is not expected at this time. Importantly, PowerMarket's partners will be preserving greenspace by developing these community solar projects only on landfills, brownfields, and rooftops throughout the state.

We look forward to continuing to collaborate with PowerMarket and its partner, CEP Renewables, on engaging community members on the benefits of community solar, as well as helping to expand job training opportunities for community members. We are eager to support these efforts and understand that an estimated 65 full-time and part-time jobs will be created as a part of this project. We are excited to expand our partnership with PowerMarket and its partners and wish them best of luck.

Sincerely,

Reverend Fletcher Harper
Executive Director

Tri-County Sustainability
Burlington | Camden | Gloucester

Tri-County Sustainability (TCS) is the regional sustainability hub for the 101 towns, 1.2 million residents and ten Legislative Districts across Burlington, Camden and Gloucester Counties. TCS is open to sustainability enthusiasts, green team members, environmental commissions and members of the general public looking to improve their communities and connect regionally. We frequently partner with environmentally focused organizations to achieve common goals for our municipalities and planet. ALL ARE WELCOME!

TO: Honorable members of the New Jersey Board of Public Utilities

RE: Support for Community Solar at BEMS Landfill, Southampton, NJ

DATE: February 3, 2021

Dear Commissioners and Committee Members:

On behalf of Tri-County Sustainability, I respectfully request your support for **Community Solar at the BEMS Landfill (Big Hill) at Big Hill & Old Forge Roads, Southampton, NJ.** As an organization committed to fostering sustainability in Southern New Jersey, our organization is supports projects that bring renewable energy to our region while respecting our natural resources.

We feel that Community Solar has the potential to allow all residents to benefit from solar energy – including those lower income communities and communities of color. We also feel strongly that projects such as this one in Southampton are properly leveraging our State's abundance of brownfield infrastructure.

Meeting New Jersey's 80x50 goal (reducing 80% of Green House Gas emissions by 2050) will require very substantial reductions in GHG emissions in the transportation, residential and commercial, and electric generation sectors, given the predominant contributions of those sectors to New Jersey's total emissions. A key component of this is replacing fossil fuels in the electric generation sector with renewable energy sources. Solar photovoltaic (PV) technologies must be available at competitive prices, which can reduce electric generation sector emissions and help meet the increased electricity demand due to growing use of electric vehicles and high-efficiency heat pumps used for space heating and cooling. In order to meet its 80x50 GHG reduction goals, New Jersey must act swiftly to reduce emissions from the electric power generation sector through a number of actions, including the expansion of Community Solar projects on brownfields

Tri-County Sustainability believes it is in the public interest to encourage and support the Community Solar project at the BEMS Landfill (Big Hill) and respectfully requests that you support this initiative as well.

Patrick J. McDevitt, Jr.
Director, Energy & Power Programs
Tri-County Sustainability
Burlington | Camden | Gloucester
www.tcsahub.org

Attachment 10

Project Costs

Attachment 11

Co-location Narrative

XIII. Special Authorizations and Exemptions.

Per N.J.A.C. 14:8-9.4(j), co-location of this project can be approved by the Board "subject to specific review and permission by the Board through the application process." We respectfully request that the Board grant co-location for this project for the following reasons, which are consistent with the provisions at N.J.A.C. 14:8-9:

- Per NJDEP, the Big Hill (BEMS) Sanitary Landfill was operated as a sanitary landfill between the late 1960s and 1982. Municipal wastes, septic sludges and some hazardous wastes were deposited in the landfill during this time. The waste fill occupies 40 acres of the 113-acre property. Two sides of the landfill closely border the LeisureTowne housing development, a large retirement community. Burlington Environmental Management Services Incorporated (BEMS, Inc.), which operated the landfill between the mid-1970s and 1982, installed a soil cover over the site in 1983 but it failed to perform properly. Precipitation continued to infiltrate the landfill, generating large quantities of leachate that contaminated the ground water and surface waters and caused foul odors. In addition, storm water runoff from the landfill occasionally caused nearby properties to flood, and methane gas generated by the decomposing waste migrated through the soil and into private yards. NJDEP directed BEMS, Inc. to investigate and remediate the site in 1985, but shortly thereafter the company declared bankruptcy. NJDEP implemented several Interim Remedial Measures (IRMs) to address the problems experienced by residents living adjacent to the landfill. The IRMs included installing a methane collection system and a flare to address off-site soil vapors, constructing a storm water retention basin, improving surface water drainage, and dredging sediments contaminated with landfill leachate from Canterbury Pond in LeisureTowne. In 1991, NJDEP signed a Decision Document that required capping of the landfill with an impermeable membrane cap and installation of a site-wide methane gas collection and treatment system. NJDEP completed construction of these remedial measures in 1999 and currently operates and maintains them. NJDEP also conducted a Remedial Investigation/Remedial Action Selection (RI/RAS) to identify the extent of the contamination at the site and evaluate cleanup alternatives. The RI/RAS revealed that ground water at the landfill is contaminated with organic and inorganic compounds at levels above New Jersey's Ground Water Quality Standards. Landfill-related contaminants were also detected in several nearby surface water bodies, but at levels that do not present an immediate threat to human health or the environment. Based on these findings, NJDEP issued a Decision Document in 1995 that required remediation of the ground water and re-dredging of Canterbury Pond. NJDEP re-dredged Canterbury Pond in 2006 and completed installation of the ground water remediation system in 2008. The ground water remediation system will remain in operation until testing shows the levels of contaminants in the aquifer are reduced to Ground Water Quality Standards. Sampling of the ground water monitoring wells in 2013 showed contaminant levels remain low or continued to decline. NJDEP is conducting a detailed evaluation of the ground water to determine future monitoring program and remedial action needs.

- In 2020, the Township of Southampton declared the landfill an "area in need of redevelopment" and designated BEMS Southampton Solar Farm, LLC as the redeveloper. The redeveloper is an affiliate of the applicant in this matter and the entities are under common ownership. This application, together with another application for a co-located facility also on the BEMS landfill property, are submitted by the redeveloper's affiliates with the redeveloper's full consent and the authorization of the Township of Southampton.

- Since BEMS' bankruptcy many years ago, the property has continued to accrue taxes, but those taxes have gone unpaid. As part of its proposal to redevelop the property, the redeveloper has entered into a contract to purchase the tax liens applicable to the property from the Township of

Southampton for approximately $2.1 million. This money will be paid to the Township, partially in installments by the redeveloper, but in large part at the time the project achieves commercial operation. This project, together with the adjoining and co-located 5 MW project, if co-located as proposed, will provide the redeveloper with a source of sufficient funds to complete its transaction with the Township. This will allow the Township to recoup many years of unpaid taxes for the property as well as transform the property into a productive use going forward. This site has become a burden on Township resources, which will be rectified if the redeveloper is allowed to proceed with the co-located facilities as proposed.

- Additionally, both co-located arrays will be the subject of an Administrative Consent Order with the NJDEP, which has managed the landfill for many years, per the above. By co-locating the facilities, the redeveloper will have a sufficient source of funds to discharge the obligations set forth in the ACO, including repairing the existing landfill cap and certain other ongoing financial and maintenance obligations that will be detailed in the ACO. This will relieve the State of New Jersey, through the NJDEP, of a substantial administrative and financial burden associated with overseeing and upkeeping this landfill. As detailed above, the ongoing maintenance of this property and the repairs needed to ensure safe future operation are not insubstantial. Without the co-location proposed, the facility would not generate a sufficient source of funds to allow the redeveloper to move forward both with its transaction with the Township and the NJDEP. By having two 5 MW facilities co-located, the developer will be in a position to execute an ACO with the NJDEP and take on the various obligations set forth in that agreement. It is necessary to have the two co-located facilities in order to have a project with a value that supports this goal.

- Per Appendix C: Evaluation Criteria, the Community Solar Energy Pilot Program gives "higher preference" to projects sited on landfills and gives additional preference to projects that provide certain site enhancements, such as stormwater management. Should the Board approve co-location of this project, enhancements such as a repaired landfill cap or other mitigation system, along with necessary stormwater control systems, will convert this site from a liability to a community asset. The developer is currently negotiating the terms of an ACO with the NJDEP at this time and any obligations set forth therein would, of course, become a necessary obligation of the redeveloper in implementing this project.

- This community solar project also seeks to qualify as an LMI project (per Section IX. Community Solar Subscriptions and Subscribers). The Township is among the most-distressed communities in Burlington County, which is among the most distressed counties in the state. The developer has already committed to making at least 51% of the power from the co-located facilities to be eligible for LMI residents of the Township and surrounding community. The project has received the full support of Southampton Township and the developer is working with other County and local community groups to ensure the maximum possible benefit to the area's LMI community. Together, the two co-located projects can deliver twice the benefit to the LMI community that only one project could deliver on its own.

Attachment 12

Affidavit that the Subsection (t) application will be withdrawn

APPLICANT'S A F F I D A V I T
New Jersey Community Solar Pilot Program YR2 Application
BEMS Community Solar West, LLC
Big Hill (BEMS) Sanitary Landf BEMS Community Solar West, LLC
Southampton Township, Burlington County, NJ

I, Gary R. Cicero, being of full age, hereby certify as follows:

1. I am the sole owner and managing member of CEP Renewables, LLC ("CEP") and the sole owner and managing member of CEP's affiliate, BEMS Community Solar West, LLC ("BEMS West").

2. I make this affidavit with full personal knowledge of the facts and circumstances stated herein.

3. CEP, through its affiliate, BEMS Southampton Solar Farm, LLC ("BSSF") is the designated "redeveloper" of the Big Hill (BEMS) Sanitary Landfill located in Southampton Township, Burlington County, NJ.

4. CEP had intended to redeveloped the BEMS Landfill with an approximately 11.25 MW DC grid-supply solar facility (the "Facility").

5. On September 9, 2020, CEP, by its consultant PennJersey Environmental Consulting, submitted an application to the New Jersey Board of Public Utilities ("BPU") for conditional certification of the Facility as "connected to the distribution system" under Subsection (t) of the New Jersey Solar Act, N.J.S.A. 48:3-87, et. seq. (the "Subsection (t) Application").

6. CEP has since redesigned the Facility and is now submitting to the BPU two separaet and distinct applications, including the within application, for two co-located 5 MW DC community solar facilities to be located on the BEMS Landfill (each a "Community Facility").

7. If the Community Facility proposed by BEMS West, and detailed in the within application, is selected for inclusion in the Community Solar Energy Pilot Program YR2, CEP

will immediately withdraw the Subection (t) Application to the extent that it pertains to the BEMS West Community Facility.

8. If the Subsection (t) Application has been approved by Order of the BPU (a "Subsection (t) Award") at such time as the Community Facility proposed by BEMS West is selected for inclusion in the Community Solar Energy Pilot Program YR2, then CEP will immediately withdraw or vacate that portion of the Subection (t) Award as it pertains to the BEMS West Facility.

I hereby certify that the foregoing statements made by me are true. I am fully aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Date: January 28, 2021

Name:

Gary R. Cicero, managing member
CEP Renewables, LLC
BEMS Community Solar West, LLC

ACKNOWLEDGMENT

STATE OF NEW JERSEY :
: SS.
COUNTY OF MONMOUTH :

BE IT REMEMBERED, that on this 28th day of January 2021 before me, the subscriber, personally appeared Gary R. Cicero who acknowledged under oath, to my satisfaction, that he (a) is the managing member of CEP Renewables, LLC and BEMS Community Solar West, LLC, LLC the limited liability companies named in the within instrument and is authorized to sign the within instrument on behalf of the limited liability company; and (b) as such member or manager, signed, sealed and delivered this instrument as the voluntary act and deed of the limited liability companies, made by virtue of authority from all of its members.

Steven P. Gouin, Esq.
Attorney at Law, State of New Jersey

Docs #4871617-v1

Appendix 1

Pollinator Information and SESC Plan

Our owner and president (Robin Ernst) started into the native seed business with her father (Calvin Ernst) as a little girl nearly 40 years ago. They did and still today produce native seed for the market. Robin went out on her own 22 years ago and formed our environmental restoration company (Meadville Land Service). Meadville has developed into a highly regarded stream and wetland construction company today. In recent years as native vegetation and pollinator habitat have come into the spotlight, especially integrating into solar, Robin form Ernst Pollinator Service. At Ernst Pollinator Service, our practices focus on native vegetation and pollinator friendly vegetation on all kinds of projects. From open meadows looking for pollinator enhancement to capped landfills and solar fields. Our projects range from Massachusetts to the Carolinas as far east as Western Ohio. Under Meadville Land Service, we have installed thousands of acres of native vegetation. This year alone Ernst Pollinator Service has planted nearly 700 acres of pollinator friendly habitat and native grasses.

Pollinator-friendly Solar Site Mixes

ERNST SEEDS

A selection of native seed mixes to
Provide Habitat & Forage For Pollinators On Solar Sites

8884 Mercer Pike • Meadville, PA 16335

ernstseed.com • sales@ernstseed.com
800-873-3321 • 814-336-5191 (fax)

Solar sites offer an opportunity to improve habitat for pollinators and other wildlife, while improving soil health, reducing surface water runoff and adding aesthetic value. We offer a selection of native plant seed mixes to help vegetate these sites with pollinator-friendly plant communities.

Northeast Solar Pollinator Buffer (ERNMX-610)
A diverse mix of perennial forbs and warm season grasses appropriate for buffer areas around the perimeter of solar arrays in Maryland, New Jersey, New York, Ohio and Pennsylvania. This mix is designed to provide flowering species in bloom throughout the growing season. Mature sites will reach maximum heights of approximately three to six feet.

Northeast Solar Pollinator 4' (ERNMX-611)
Similar to ERNMX-610, but with species reaching a maximum mature height of four feet.

Northeast Solar Pollinator 3' (ERNMX-612)
Similar to ERNMX-610 and ERNMX-611, but with species reaching a maximum mature height of three feet.

Virginia Solar Pollinator Buffer (ERNMX-620)
A diverse mix of perennial forbs and warm season grasses appropriate for buffer areas around the perimeter of solar arrays in Virginia. This mix is designed to provide flowering species in bloom throughout the growing season. Mature sites will reach maximum heights of approximately three to six feet.

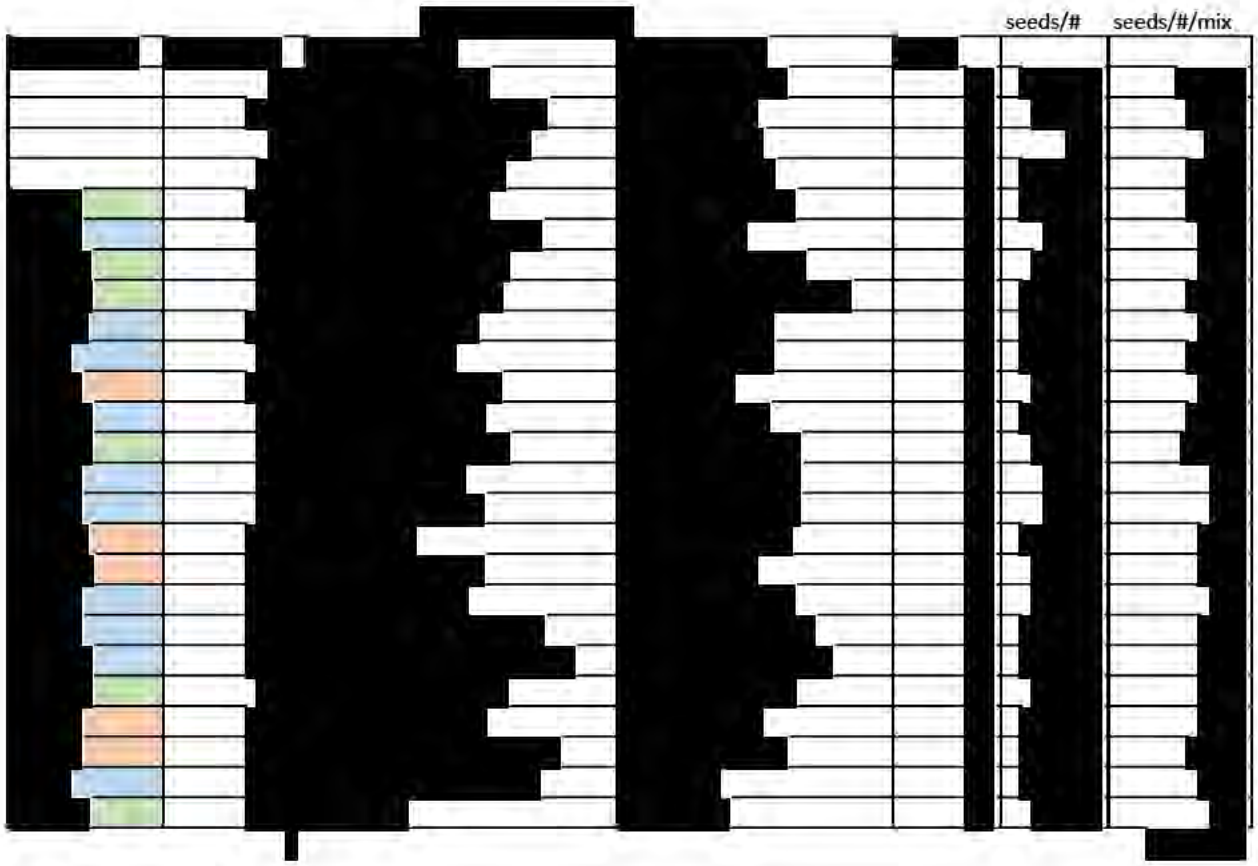
Virginia Solar Pollinator 4' (ERNMX-621)
Similar to ERNMX-620, but with species reaching a maximum mature height of four feet.

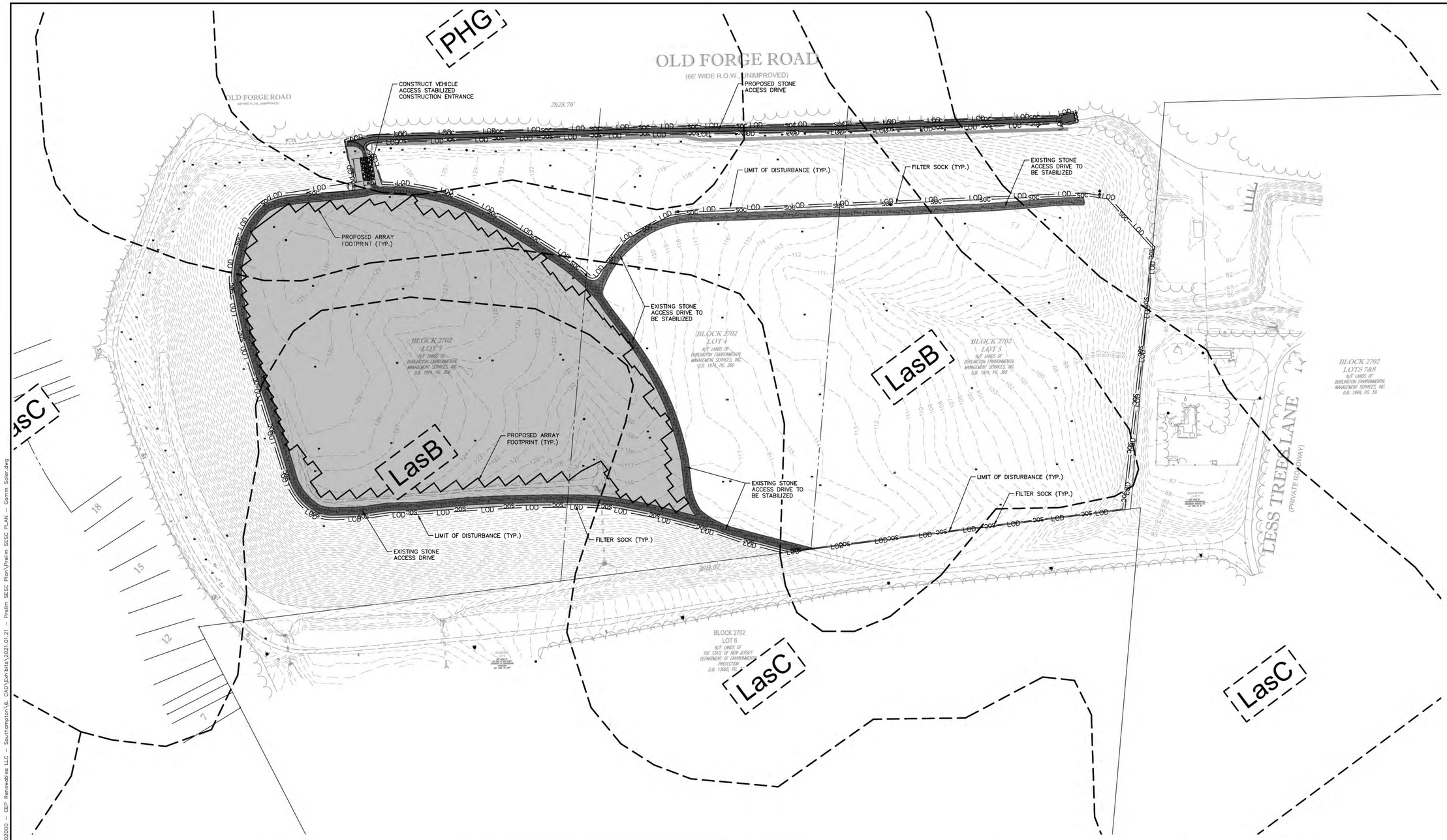
Virginia Solar Pollinator 3' (ERNMX-622)
Similar to ERNMX-620 and ERNMX-621, but with species reaching a maximum mature height of three feet.

Virginia Solar Pollinator 2' (ERNMX-623)
Similar to ERNMX-620, ERNMX-621 and ERNMX-622, but with species reaching a maximum mature height of two feet.

For specific mix components, additional mixes, establishment information, tips on assessing a site's progress, detailed ordering and payment information, terms and conditions, please visit our website:
www.ernstseed.com

Ordering Information:
P: (800) 873-3321 • F: (814) 336-5191 • E: sales@ernstseed.com


seeds/#
seeds/#/mix



LEGEND			
PROPERTY L NE		PROPOSED LIMITS OF DISTURBANCE	LOD — LOD
EXISTING TREEL NE		PROPOSED FILTER SOCK	SOC — SOC
EXISTING ACCESS ROAD		TREE PROTECTION FENCE	TP — TP
EXISTING CONTOUR		PROPOSED ARRAY FOOTPRINT	
EXISTING CHAINLINK FENCE		STABILIZED CONSTRUCTION ENTRANCE	
EXISTING OVERHEAD ELECTRICAL LINE		APPROXIMATE LIMITS OF POLLINATOR SEED MIX INSTALL	

SOIL INFORMATION	
SOIL TYPE	**MAP UNIT SYMBOL**
LAKEWOOD SAND, 0 TO 5 PERCENT SLOPES	LasB
LAKEWOOD SAND, 5 TO 10 PERCENT SLOPES	LasC
PITS, SAND AND GRAVEL	PHG

NOTES

1. REFER TO GENERAL NOTES FOR SO L EROSION & SEDIMENT CONTROL NOTES.
2. THIS PLAN IS FOR THE USE OF SOIL EROSION AND SEDIMENT CONTROL ONLY.
3. CONTRACTOR TO COORDINATE WITH ERNST POLLINATOR SERVICE FOR SCHEDULING OF POLLINATOR SEED MIX, SO L PREPARATION AND SEED INSTALL. GENERAL POLLINATOR SEED MIX LIST PROVIDED FOR REFERENCE ONLY AND IS SUBJECT TO CHANGE.

DUST CONTROL

1. LARGE AREAS OF SOIL THAT ARE DENUDED OF VEGETATION AND HAVE NO PROTECTION FROM PARTICLES BEING PICKED UP AND CARRIED BY WIND SHOULD BE PROTECTED WITH A TEMPORARY COVER OR KEPT UNDER CONTROL WITH WATER OR OTHER SOIL ADHERING PRODUCTS TO PREVENT SOIL PARTICLES FROM BECOMING AIRBORNE, AND FROM EXITING THE SITE PERIMETER.
2. ALL SOIL STOCKPILES MUST BE STABILIZED TO PREVENT EROSION AND FUGITIVE DUST.
3. WATER TRUCKS OR OTHER DUST CONTROL AGENTS SHALL BE USED AS NEEDED DURING CONSTRUCTION TO MINIMIZE DUST GENERATED ON THE SITE. TACKIFIERS MAY BE USED TO HOLD SOIL IN PLACE AND PREVENT DUST. MANUFACTURER RECOMMENDATIONS FOR APPLICATION LOCATIONS AND RATES MUST BE USED FOR DUST CONTROL APPLICATIONS. ANY CHEMICAL APPLICATION MUST BE APPROVED, IN WRITING, BY THE ENGINEER.
4. DUST CONTROL MUST BE PROVIDED BY THE CONTRACTOR TO A DEGREE THAT IS IN COMPLIANCE WITH APPLICABLE FEDERAL, LOCAL AND STATE DUST CONTROL REGULATIONS.
5. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
6. IN ADDITION TO BMPS SHOWN IN THE PLAN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR EMPLOYING PRACTICES AND PROCEDURES WHICH MINIMIZE AND PREVENT AIRBORNE DUST OR OTHER PARTICLES FROM MOBILIZING.

General Pollinator Mix

Bloom Period	% mix (bulk)	Botanical Name	Common Name	Height	seeds/#	seeds/#/mix
	0.1	Agrostis perennans	Autumn bent grass	3.5	8000000	800000
	0.162	Schizachyrium scoparium	little bluestem	4.9	241000	39042
	0.5	Bouteloua curtipendula	sideoats grama	3.2	159	79.5
	0.01	Eragrostis spectabilis	purple lovegrass	1.5	1000000	10000
may-jul	0.005	pestimone hirsutus	hairy beardtounge	2.9	3877000	19385
jul-sept	0.04	Chamaecrista fasciculata	partridge pea	2.9	65000	2600
apr-june	0.03	Coreopsis lanceopata	Lanceleaf coreopsis	3.3	221000	6630
may-aug	0.01	Helenium flexuosum	purplehead sneezeweed	3.3	2000000	20000
jun-sept	0.002	Monarda fistulosa	Wild bergamont	4.9	1272000	2544
jul-oct	0.03	Rudbeckia hirta	blackeyed susan	3.3	1576000	47280
aug-oct	0.005	Aster prenanthoides	zig zag aster	3.3	700000	3500
july-sept	0.01	Monarda punctata	spotted bebalm	3.3	1472000	14720
may-july	0.01	Anemone canadensis	canadian anemone	2.3	131660	1316.6
jun-aug	0.01	Asclepias syriaca	common milkweed	6.5	70000	700
jun-aug	0.01	Asclepias tuberosa	butterfly milkweed	2.9	70000	700
sept-oct	0.005	Aster laevis	smooth blue aster	3.3	1014000	5070
sept-nov	0.005	Aster oblongifolius	aromatic aster	3.3	816000	4080
jun-aug	0.002	Baptisia tinctoria	yellow false indigo	3.3	300000	600
jun-aug	0.002	Pycnanthemum incanum	hoary mountainmint	3.3	4000000	8000
july-sept	0.002	Pycnanthemum virginianum	Virginia mountainmint	3.3	4000000	8000
may-july	0.03	Coreopsis grandiflora	large leaf tick seed	2.6	200000	6000
aug-oct	0.005	Solidago nemoralis	gray goldenrod	3.3	1008000	5040
aug-oct	0.005	Symphyotrichum ericoides	white heath aster	3.3	2256000	11280
jul-oct	0.005	Eupatorium coelestinum	mistflower	3.3	1500000	7500
april-jun	0.005	Zizia aurea	golden zizia	3.3	172000	860

GRAPHIC SCALE IN FEET
0 50 100 200

NOT FOR CONSTRUCTION

FOR REVIEW

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
902 CARNEGIE CENTER BLVD., SUITE 140, PRINCETON, NJ 08540
PHONE: 609-881-2428
WWW.KIMLEY-HORN.COM
CERTIFICATE OF AUTHORIZATION No. 24GA28039500

T.W. DIGGAN

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 44781

KHA PROJECT 112302000
DATE 12/10/2020
SCALE AS SHOWN
DESIGNED BY MJG
DRAWN BY MJG
CHECKED BY BJM

PRELIMINARY SESC PLAN

811
Know what's **below.**
Call before you dig.
PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL
NEW JERSEY ONE CALL CENTER
STATE OF NEW JERSEY
DIAL 811 OR 1-800-272-1000
FOR LOCATION OF UNDERGROUND UTILITIES

BEMS COMMUNITY SOLAR WEST, LLC
BLOCK 2702, LOTS 3, 4, 5, 6, 7, & 8
SOUTHAMPTON, NJ
PREPARED FOR
CEP SOLAR
BURLINGTON COUNTY NEW JERSEY

SHEET NUMBER

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

January 22, 2021 K:\PRN_Energy\112302000 – CEP Renewables LLC – Southampton\6. CAD\Exhibits\2021.01.21 – Prelim SESC Plan\Prelim SESC Plan – Comm Solar.dwg

Appendix 2

Sample ACO

State of New Jersey
Department of Environmental Protection
Site Remediation and Waste Management Program
Enforcement and Information Support Element
401 East State Street, 6th Floor West
PO Box 420 - Mail Code 401-06A
Trenton, New Jersey 08625-0420
Telephone: (609) 633-1480
Fax: (609) 292-1975

IN THE MATTER OF

MOUNT OLIVE TOWNSHIP,
COUNTY
BLOCK 4100, LOT 10
(FORMERLY BLOCK 12, LOT 54.1)
PROGRAM INTEREST NO. G00004588

AND

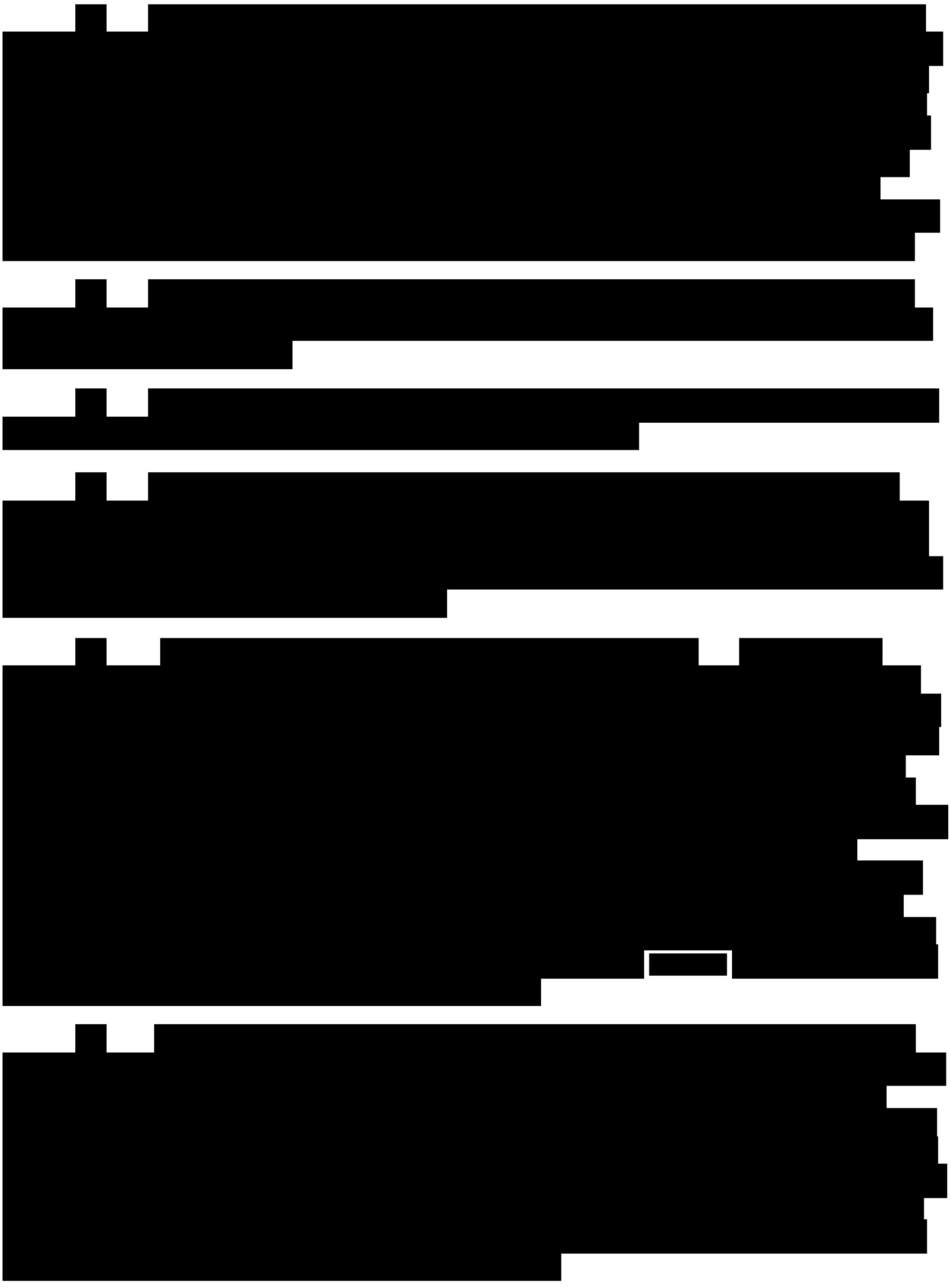
MOUNT OLIVE SOLAR FARM, LLC

AND

GOLD MINE ROAD SOLAR, LLC

ADMINISTRATIVE CONSENT ORDER

[redacted]



FOR THE NEW JERSEY SPILL COMPENSATION FUND:

Date: 6-9-20

By: _____
David E. Haymes, Administrator
New Jersey Spill Compensation Fund

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION

Date: 6-9-20

By: _____
Kevin F. Kratina, Assistant Director
Enforcement and Information Support Element

GOLD MINE ROAD SOLAR, LLC

Date: June 9 2020

By: _____
Gary R. Cicero, Sole Managing Member

MOUNT OLIVE SOLAR FARM, LLC

Date: June 9 2020

By: _____
Gary R. Cicero, Sole Managing Member

Appendix 3

Subscriber organization company background, affordable housing partners,

sample marketing materials

January 26, 2021

RE: PowerMarket - About US

PowerMarket is an approved and registered community solar subscriber organization and will be providing subscriber acquisition and community solar product management services for on behalf of CEP Renewables.

BUSINESS SUMMARY & HISTORY

PowerMarket is a recognized market leader in providing turnkey managed service solutions to the community solar industry. We leverage our team's expertise in financial services software and the renewable energy industry to create and service flexible solutions for our clients. We provide the tools and subscriber service to maximize return on investment by efficiently engaging, managing and billing subscribers. We are able deliver community solar efficiently at scale.

PowerMarket was founded in 2014 and is headquartered in New York City. We perform a variety of roles in the administration of a growing portfolio of over 230 MW_{AC} of solar energy assets across Maryland, Maine, New York, Massachusetts, New Jersey, Rhode Island, and Minnesota. Our solutions are configured for utilities, retail electricity providers, and solar developers, as well as a wide subscriber base.

OUR CLIENTS

We have demonstrated experience in providing flexible solutions for a diverse group of major market players, including the LMI community. We have developed and delivered tailored subscriber acquisition portals, digital subscriber engagement tools, subscriber acquisition, and subscriber service.

POWER
MARKET

[redacted]

[redacted]

New Jersey Community Solar Disclosure Form

Document Overview: This document is designed to help you understand the terms and cost of your community solar contract (the "Agreement"). This document is not your contract. Read this document and the Agreement carefully so that you fully understand your community solar Agreement. Please consult an attorney if you have any questions. Complaints should be addressed first to your community solar provider and, if the issue remains unresolved, to the Board of Public Utilities.

CUSTOMER INFORMATION	COMMUNITY SOLAR PROVIDER INFORMATION
[redacted]	[redacted]

[redacted]

I, _____, hereby confirm that I have received and understand the above information. I confirm that I have had a chance to ask questions of my community solar provider and have received sufficient answers. I further confirm that I have received, reviewed, and understand the full subscription contract, as it may contain provisions not included in this Disclosure Form.

_____

Customer Signature Date

I,_____, hereby certify that the above information is accurate. I [X] have, or [ ] will within two (2) days after signing, provide a copy of the signed contract and this disclosure statement to the customer.

_____

Signature from Provider Official or Representative Date

Instructions to Subscriber Organizations for Preparing New Jersey Community Solar Disclosure Form

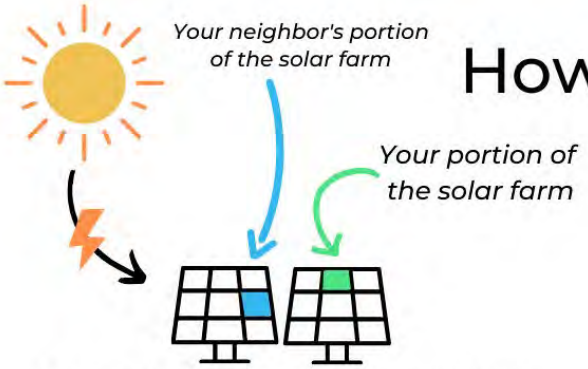
1. As a subscriber organization, you are responsible for presenting a Disclosure Form to each subscriber with whom you sign a subscription agreement or contract, and for ensuring that the Disclosure Form is read, understood, and signed by the subscriber at the same time as the contract.
2. The Disclosure Form must be presented to the subscriber at the same time as their full subscription contract, and be placed prior to the first page of said contract.
3. All bracketed, highlighted information must be replaced with the information indicated. No information box may remain empty. The brackets and highlighting should be removed. All information must be typed or legibly printed.
4. Text that is not bracketed or highlighted may not be removed or edited. Rows and columns may not be rearranged or removed.
5. Information should be kept accurate and concise. The fully completed Disclosure Form should not exceed three pages in length.
6. Font type and font size may be modified so long as the following conditions are met:
    a. The font type is standard. Font color should be black.
    b. The modification does not hamper legibility of the Disclosure Form.
    c. Font size is no smaller than 10 point.
7. Subscribers must be assigned to a specific community solar project. The "System Information" section must be filled out.
8. The right-hand column "Reference Page or Section" must be completed with the reference page and/or section numbers of the contract corresponding to each category in the Disclosure Form.
9. The Disclosure Form should be signed by the same subscriber organization official or representative who signs the contract with the subscriber.
10. If it is possible for the term of the contract to commence more than 30 days after the contract's effective date, then the subscription organization must send the customer a supplemental notice within 30 days of the date the term actually commences.
11. In the "Community Solar Provider Information" section, provide a contact that will be responsive to customer inquiries during normal business hours.
12. In the "Subscription Size" section, complete one of the three options. Delete the other two options.
13. In the "Subscription Model" section, complete one of the four options. Delete the other three options.
14. The "Prices and Fees" section must include an exhaustive list and description of all applicable fees including, but not limited to: security deposit, application fee, subscription reduction fee, late payment fee, and fees associated with payment methods. Total Cost or Total Estimated Cost must be included for purchase contracts. This section should note whether fees are refundable or nonrefundable. If prices or fees are estimated or subject to change, in part or in whole, this section must include: clear notice of possible price changes, plain language description of the method for calculating exact cost, and a good faith and reasonable estimate of actual cost. Include an approximate payment schedule type (one-time, monthly, quarterly, annual, etc.). Any early termination or cancellation fees must be disclosed separately, in the appropriate "Early Termination or Cancellation" section. Note that subscriber organizations may not charge customers a fee, penalty, or other charge that was not made explicit in the subscription agreement or contract and Disclosure Form.
15. In the "Benefits" section: complete bracketed information. Where information is estimated, provide a good faith and reasonable estimate, and specify the conditions under which that estimate may change. If the subscriber organization has presented estimated cost savings to the customer, the Disclosure Form must state the customer's actual or assumed current electricity rate in cents or dollars/kWh and any projected savings represented to a potential subscriber shall include a comparison that projects future electricity rates increasing at not more than 1% per year. If there are no estimated savings, delete the "Estimated one-year savings" and "Estimated savings over the life of the contract" lines.
16. This form may be updated by the Board of Public Utilities. Subscriber organizations are responsible for using the latest version of this form on a going forward basis.

Community Solar Program for North Jersey

POWERMARKET

This year the state of NJ launched a program **help New Jerseyans save money each month on their electricity bill** and **keep the local environment clean** through Community Solar.

How does it work?



Solar farms use sunlight to produce clean energy. You and your neighbors subscribe to a portion of a local project

1

This clean energy is sent to our local grid, reducing pollution in our community.

2

You save every month thanks to the solar you put on our grid

3

What does it mean for you & the community?

Save 10% on your electricity bills each month

No installation needed. No activation or exit fees

Help reduce pollution in the community

Create high quality local jobs

As this is a new program, we are offering a $100 sign up bonus

Save your spot today!

(800) 253-4333 | http://bit.ly/HartzNJ

POWERMARKET

How does community solar work?

Instead of putting solar panels on your roof, you and you neighbors will subscribe to a small portion of a large solar project in the area. This small portion is specific to your needs at home. You receive solar credits that are put directly on your PSEG bill. This reduces your electricity bill, **all with no commitment, installation or hassle.**

Will I still be a customer of my utility?

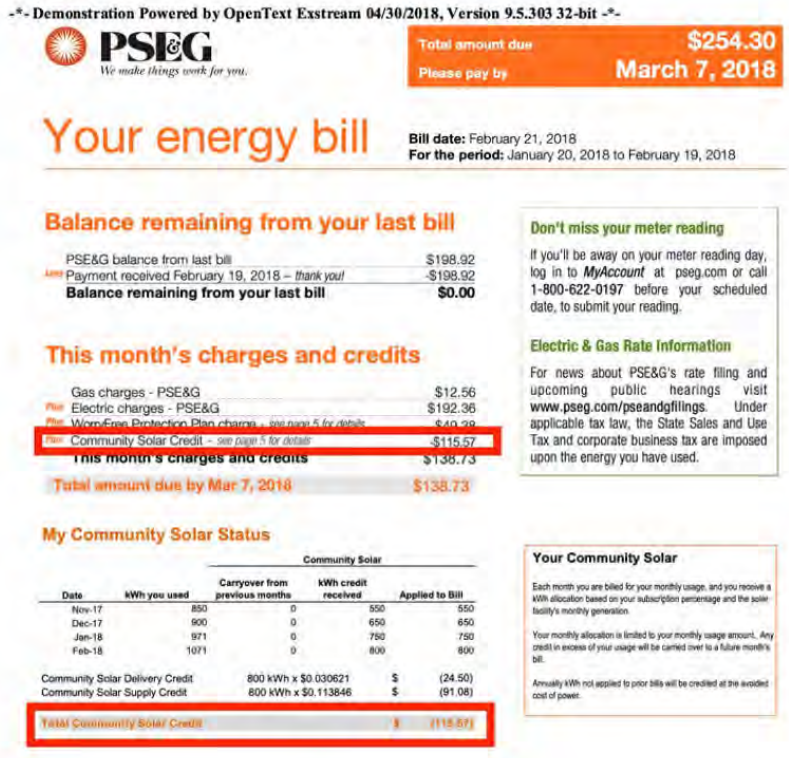
Yes. Your utility will still provide service to you, but the bill you receive from them will be lower due to the power generated from your portion of the solar farm.

HOW DOES BILLING WORK

As a community solar subscriber, you will still receive monthly electricity bills from the utility but they will be greatly reduced by your community solar credits.

You'll also receive an electronic bill from PowerMarket. We'll bill 85% - 90% of your community solar credits - saving you 10-15%, guaranteed. **It's that simple.**

Sample PSEG bill with Solar Credits



-*- Demonstration Powered by OpenText Exstream 04/30/2018, Version 9.5.303 32-bit -*-

PSEG
We make things work for you.

Total amount due $254.30
Please pay by March 7, 2018

Your energy bill

Bill date: February 21, 2018
For the period: January 20, 2018 to February 19, 2018

Balance remaining from your last bill

PSE&G balance from last bill	$198.92
Payment received February 19, 2018 – *thank you!*	-$198.92
Balance remaining from your last bill	**$0.00**

This month's charges and credits

Gas charges - PSE&G	$12.56
Electric charges - PSE&G	$192.36
Worry-Free Protection Plan charge - *see page 5 for details*	$40.28
Community Solar Credit - *see page 5 for details*	-$115.57
This month's charges and credits	$138.73
Total amount due by Mar 7, 2018	$138.73

My Community Solar Status

Date	kWh you used	Community Solar: Carryover from previous months	Community Solar: kWh credit received	Applied to Bill
Nov-17	850	0	550	550
Dec-17	900	0	650	650
Jan-18	971	0	750	750
Feb-18	1071	0	800	800

Community Solar Delivery Credit	800 kWh x $0.030621	$	(24.50)
Community Solar Supply Credit	800 kWh x $0.113846	$	(91.08)
Total Community Solar Credit		$	(115.57)

Don't miss your meter reading

If you'll be away on your meter reading day, log in to ***MyAccount*** at pseg.com or call **1-800-622-0197** before your scheduled date, to submit your reading.

Electric & Gas Rate Information

For news about PSE&G's rate filing and upcoming public hearings visit **www.pseg.com/pseandgfilings**. Under applicable tax law, the State Sales and Use Tax and corporate business tax are imposed upon the energy you have used.

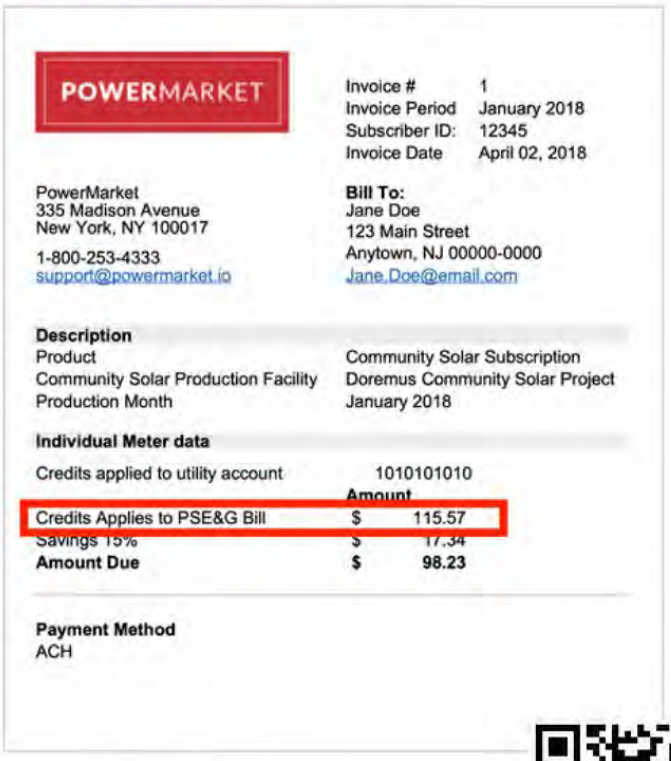
Your Community Solar

Each month you are billed for your monthly usage, and you receive a kWh allocation based on your subscription percentage and the solar facility's monthly generation.

Your monthly allocation is limited to your monthly usage amount. Any credit in excess of your usage will be carried over to a future month's bill.

Annually kWh not applied to prior bills will be credited at the avoided cost of power.

Sample PowerMarket bill



POWERMARKET

Invoice #	1
Invoice Period	January 2018
Subscriber ID:	12345
Invoice Date	April 02, 2018

PowerMarket
335 Madison Avenue
New York, NY 100017

1-800-253-4333
support@powermarket.io

Bill To:
Jane Doe
123 Main Street
Anytown, NJ 00000-0000
Jane.Doe@email.com

Description

Product	Community Solar Subscription
Community Solar Production Facility	Doremus Community Solar Project
Production Month	January 2018

Individual Meter data

Credits applied to utility account		1010101010
	Amount	
Credits Applies to PSE&G Bill	$	115.57
Savings 15%	$	17.34
Amount Due	$	**98.23**

Payment Method
ACH

Save your spot today!
(800) 253-4333 | http://bit.ly/HartzNJ

JOIN US, NEW JERSEY!

COMMUNITY SOLAR 101 WEBINAR

Learn how you can join this new state program and SAVE on your monthly electricity bills

OCTOBER 22 | 7 PM

JOIN THE EVENT HERE:
HTTPS://BIT.LY/NJSOLAR

POWERMARKET

POWERMARKET

COMMUNITY SOLAR

New Jersey's newest clean energy savings program

- Guaranteed savings
- No equipment installation needed
- No changes to your utility

Excited about clean energy, but never thought solar was for you? With PowerMarket, now everyone can join.

Save your spot today!

1(800)253-4333

https://hartz.powermarket.io/marketplace.html

POWERMARKET

FAQS

1) What is community solar?
Community solar is a new way to receive the financial benefits of clean energy without installing expensive solar panels on your property.

2) How does community solar work?
A solar array is built in your community and is connected to your electric utility. Electricity is generated from your panels or share of the project, and it lowers your electricity bill each month in the form of a solar credit. Since that credit is higher than your community solar provider, you save money each month.

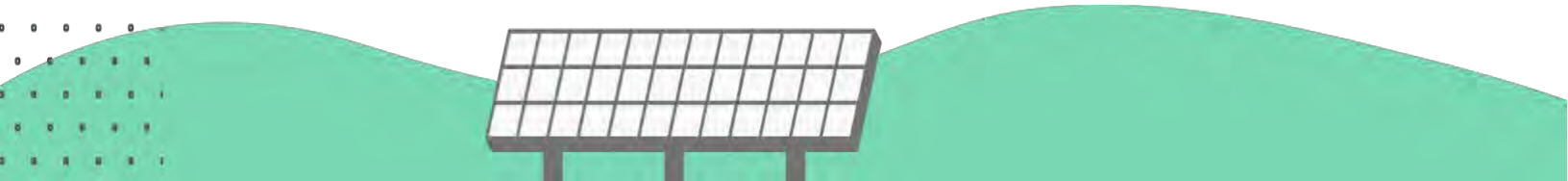
3) Will I still be a customer of my utility?
Yes. Your utility will still provide service to you, but the bill you receive from them will be lower due to the power generated from your portion of the solar farm.

4) Is this program new to New Jersey?
Yes. The New Jersey Board of Public Utilities approved a pilot community solar program on January 17th, 2019. This enables the development of larger community solar farms, the first of which are being completed in 2020.

5) I have a different energy services company (ESCO). Can I join? Yes. Many people participate in both programs. Community solar can cover your entire electricity bill, and it benefits the local economy.

6) Who is eligible for community solar?
Most everyone is eligible - homeowners, renters, farmers, small businesses, houses of worship, schools, you name it!

7) How do I sign up?
To save your spot on a project visit, https://hartz.powermarket.io/marketplace.html or call our team at 1 (800) 253-4333.



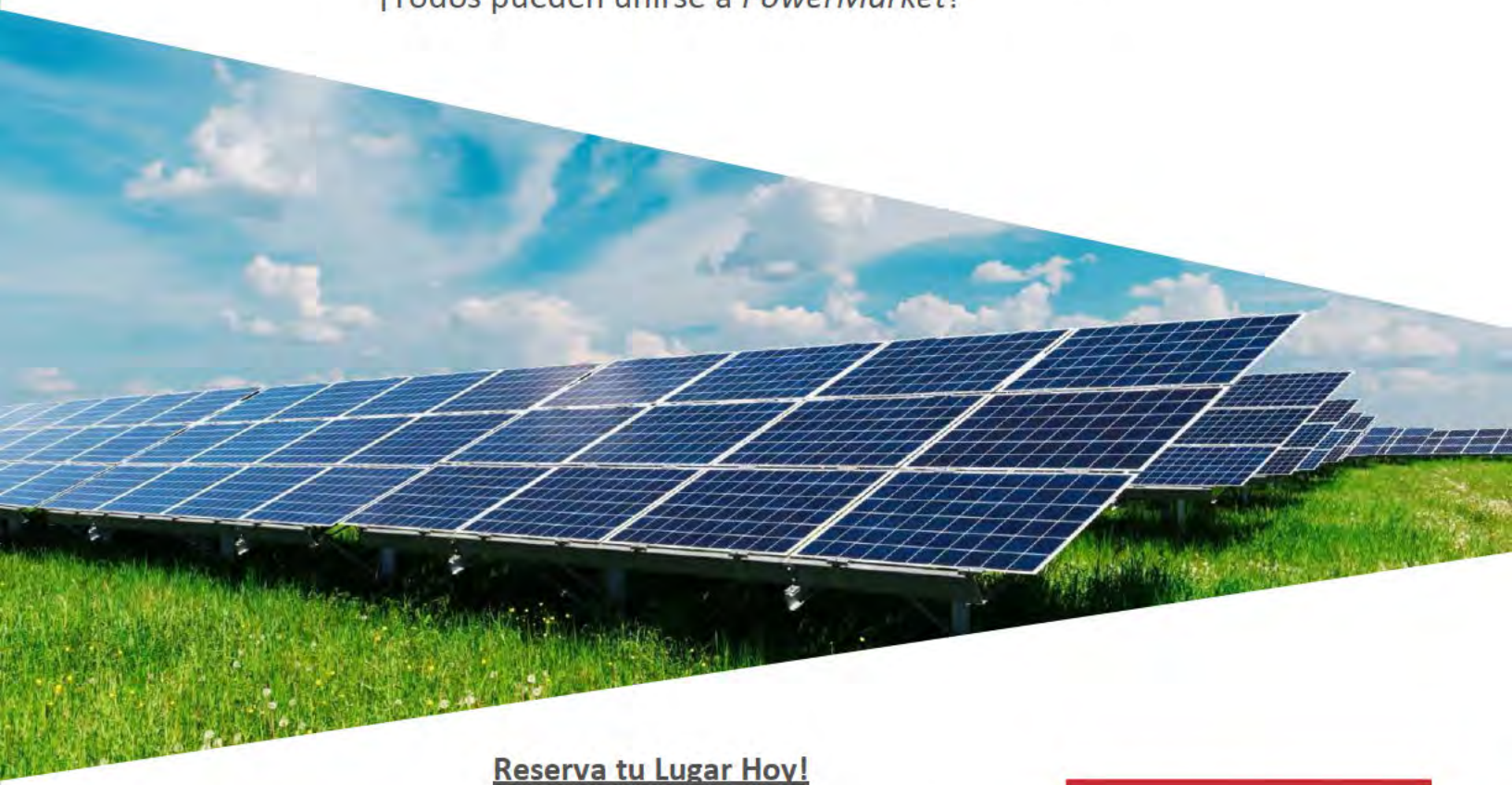
POWERMARKET

COMMUNITY SOLAR

El programa mas nuevo de energía limpia con ahorros en New Jersey

- ✔ Ahorros Garantizados
- ✔ Sin Equipo de Instalación
- ✔ Sin Cambiar tu Compañía Eléctrica

¿Estas interesado en energía limpia, pero pensaste que no era para ti?
¡Todos pueden unirse a *PowerMarket*!



Reserva tu Lugar Hoy!
1(800)253-4333
https://hartz.powermarket.io/marketplace.html

POWERMARKET

Preguntas Frecuentes

1) ¿Que es *community solar*?

Community solar es una nueva forma de recibir los beneficios financieros de la energía limpia sin instalar costosos paneles solares en su propiedad.

2) ¿Como funciona *community solar*?

Una matriz solar está construida en su comunidad y está conectada a su compañía eléctrica. La electricidad se genera a partir de sus paneles o parte del proyecto, y reduce su factura de luz cada mes en forma de un crédito solar. Dado que ese crédito es más alto que su proveedor de *community solar*, usted ahorra dinero cada mesa.

3) ¿Seguire siendo cliente de mi compañía eléctrica?

Sí. Su servicio de servicios públicos seguirá brindándole servicio, pero la factura que reciba de ellos será menor debido a la energía generada por su porción de la granja solar.

4) ¿Este programa es nuevo en New Jersey?

Sí. El *New Jersey Board of Public Utilities* aprobó un programa piloto de *community solar* el 17 de enero de 2019. Esto permite el desarrollo de granjas de *community solar* más grandes, las primeras de las cuales se están completando en 2020.

5) Soy parte de una empresa de servicio de energía (ESCO) diferente. ¿Puedo participar?

Sí. Muchas personas participan en ambos programas. La energía de *community solar* puede cubrir toda su factura de luz, y beneficia a la economía local.

6) ¿Quién es elegible para participar en community solar?

La mayoría de todos son elegibles - propietarios, inquilinos, agricultores, pequeñas empresas, casas de culto, escuelas, lo que sea!

7) ¿Como me inscribo?

Para guardar su lugar en un proyecto, vaya a https://hartz.powermarket.io/ marketplace.html o llame a nuestro equipo al 1 (800) 253-4333.

Lower your electric bill with solar without installing solar panels

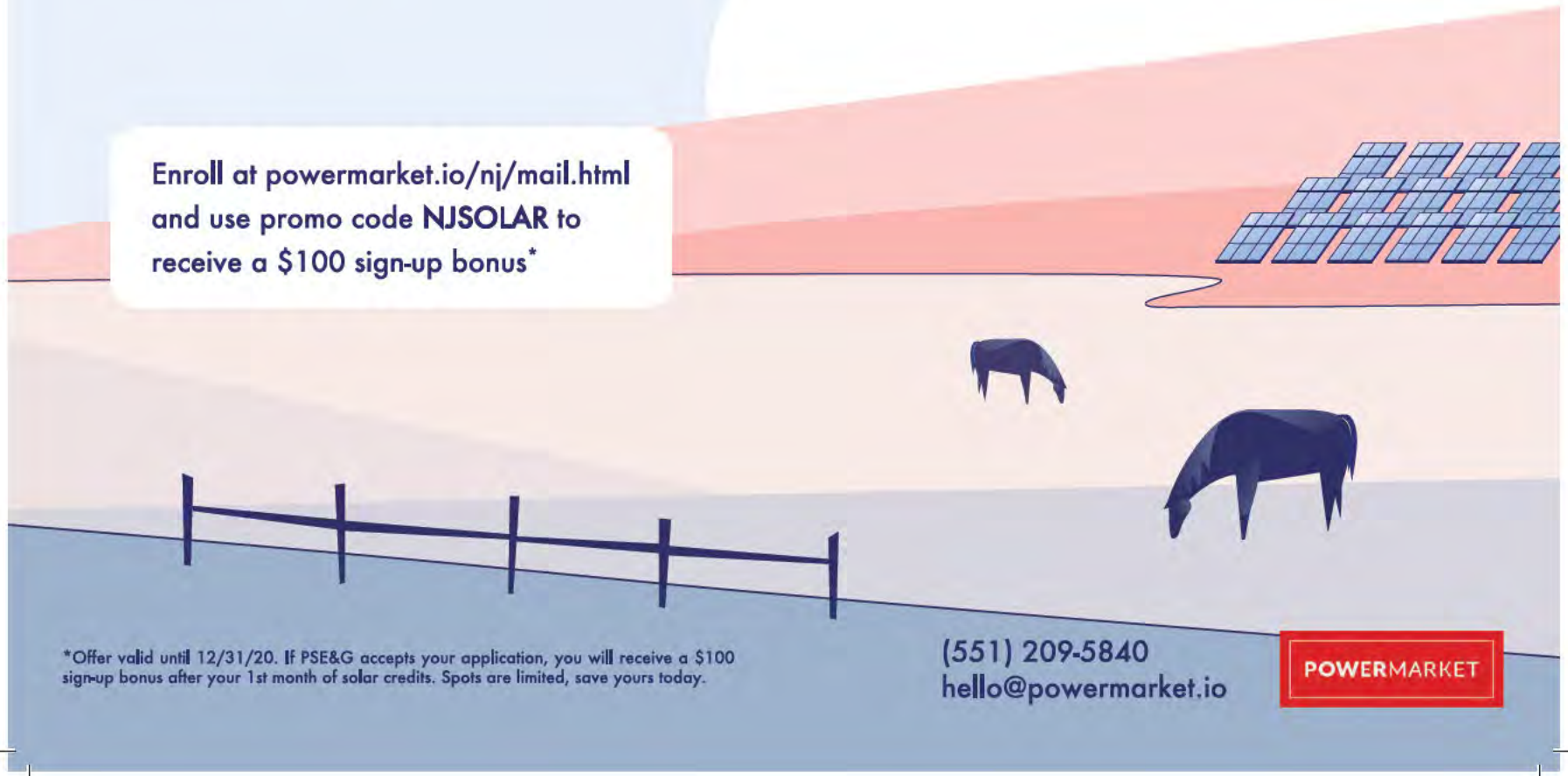
- Receive guaranteed savings on your electric bill of up to 15%
- Skip the expensive solar installation
- Pay less to PSE&G each month

Use promo code **NJSOLAR** to receive a $100 sign-up bonus!

Enroll at powermarket.io/nj/mail.html

Join an existing community solar project. Don't wait to start saving!

Enroll at powermarket.io/nj/mail.html and use promo code **NJSOLAR** to receive a $100 sign-up bonus*



*Offer valid until 12/31/20. If PSE&G accepts your application, you will receive a $100 sign-up bonus after your 1st month of solar credits. Spots are limited, save yours today.

(551) 209-5840
hello@powermarket.io

POWERMARKET

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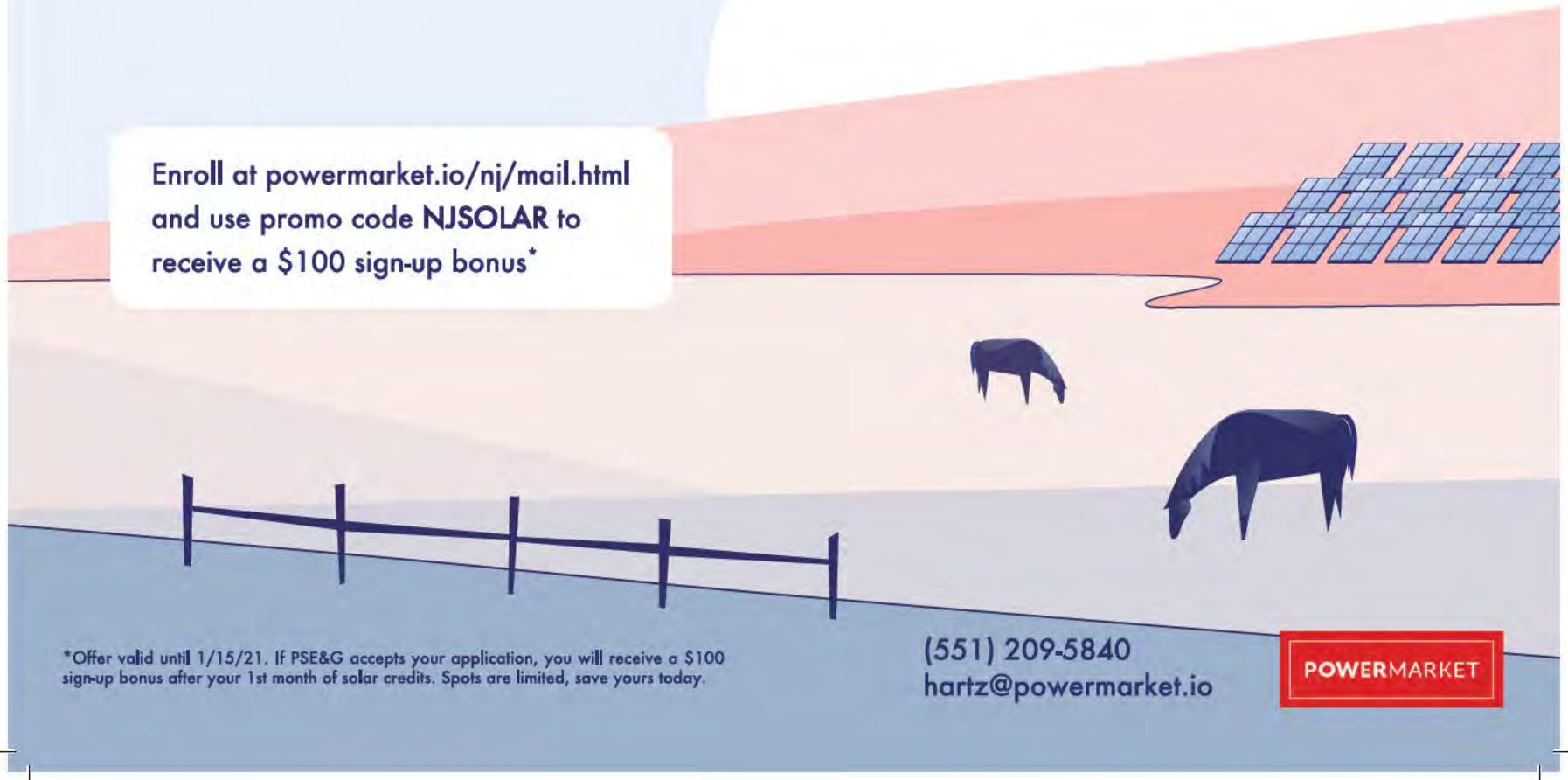

*Offer valid until 1/15/21. If PSE&G accepts your application, you will receive a $100 sign-up bonus after your 1st month of solar credits. Spots are limited, save yours today.

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hartz@powermarket.io

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