

The Municipality of Princeton Community Solar Energy Pilot Program Application to the New Jersey Board of Public Utilities

September 9, 2019



Jeffrey C. Grosser, MHS, HO
Assistant Administrator / Health Officer
Municipality of Princeton
400 Witherspoon Street
Princeton, NJ 08540
Ph: (609) 497-7610
jgrosser@princetonnj.gov

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1) Introduction & Executive Summary

Princeton appreciates the opportunity to present this application to the Board of Public Utilities (“BPU”) in response to the BPU’s 2019 Community Solar Energy Pilot Program solicitation. Princeton is a highly qualified applicant for the Community Solar Pilot Program because of its unsurpassed commitment to sustainable practices and because more than one-quarter of Princeton’s households are defined as “Asset Limited, Income Constrained, Employed” (“ALICE”).¹ Accordingly, Princeton has a significant number of households living in affordable housing, encompassing over 1,000 residents. All households in Princeton affordable housing earn 30% to 80% of the median area income – this is well within the low- and moderate-income (“LMI”) definition in the BPU’s Community Solar Rules.

An award to Princeton’s Community Solar Pilot Project (“Project”) will provide a range of impactful benefits to both the BPU and LMI residents, as the Project offers innovative and unique attributes including:

- The Project will directly support Governor Murphy’s strong environmental justice policy by far exceeding the BPU’s 51% participation rule for qualifying as an LMI Community Solar Project. **The Project will serve 100% LMI customers.**
- The Project is a unique and innovative model for the country (a.k.a. "the Municipal LMI Approach"). Its design harnesses Princeton’s commitment to its community by using a Program structure that is “customer- centric,” with a host of engagement, communication, procurement, contractual, technical, and economic elements and protections. This approach stands in contrast to the “solar vendor-centric” approach used by most community solar projects around the country. First, when Princeton takes on the responsibility for leading the Project by facilitating all of its elements in an open, transparent, and rigorous municipally-based process, Princeton assures that participating customers are well-served and their interests are fully represented and protected. It does not have the “subscriber volume risk” associated with vendor centric projects. Princeton’s Project will serve as a model for the BPU to use in future Pilot solicitations and in designing the permanent Community Solar Program as it moves beyond the Pilot Phase. Second, Princeton, as the project lead, has established “peer to peer” relationships with the in-need members of the community and is best suited to advocate for and protect the needs of this population. This relationship ensures an effective recruitment process given the established trust between local government and not for profits, including social support agencies.

¹ ALICE is a way of defining and understanding the struggles of households that earn above the Federal Poverty Level, but not enough to afford a bare-bones household budget. United for ALICE Research Center: New Jersey. (2016). Retrieved from <https://www.unitedforalice.org/new-jersey>, County Details – Mercer County.

- An important and key design element of this application is that rather than designate a solar project in the application, Princeton will use a competitive procurement process to select a solar project and developer in the PSE&G territory that best meets the needs of its residents and includes extensive outreach to both the municipality where the solar project will be located and the residents of Princeton. The rigorous and tested protections under public contract law will allow Princeton to designate the solar vendor that offers the best comprehensive terms and pricing for its participating customers, based on a careful review of all economic and technical factors. Princeton’s design also includes strong customer protections and a mechanism to provide revenue stability to the potential solar vendors ensuring that solar pricing does not contain significant risk premiums that would unnecessarily increase the solar energy price paid by customers.
- Princeton’s Community Solar Program includes both individual and master metered LMI customer subscribers in Princeton Affordable Housing. This will be achieved through utilization of an "opt-out method" of participation for the individually metered customers in affordable housing, per the BPU’s granting of a waiver (see Attachment H). This method builds on the BPU’s successful Government Energy Aggregation program, and separately reaching master metered customers through a shared services agreement with Princeton Community Housing and the Princeton Housing Authority (or “Affordable Housing Provider”). This approach will provide benefits to both types of metered customers: individually metered customers will realize direct savings on their energy bills, while the master metered customers will realize tangible benefits through the savings realized by the Affordable Housing Provider. By addressing both types of customers, Princeton is proposing an all-inclusive system to comprehensively reach LMI residents -- one that does not discriminate based on their particular housing situation.

Princeton has a proven and extensive reputation for environmentally sustainable initiatives; in the Sustainable Jersey matrix, the Municipality has earned 525 “action points” and a Sustainable Jersey Silver Certification. The Municipality is also *especially* committed to the success of Community Solar as, through the non-profit Sustainable Princeton, we have earned a \$10,000 grant from the Gardinier Environmental Fund towards “A Municipal Toolkit for Community Solar,” a step-by-step toolkit that educate municipal officials and residents on the benefits of community solar and build the momentum necessary to engage low- and moderate-income Princeton residents. (See Attachment G, page 3 for more information)

Princeton’s application unambiguously satisfies the Evaluation Criteria provided on page 28 of the BPU’s application at its highest possible point levels. Specifically:

- The application fully and aggressively satisfies the “Low and moderate Income and Environmental Justice Inclusion” criterion by guaranteeing participation by only LMI customers.

- With regards to the “Siting” criterion, the Project will be located only at the "higher preference" sites provided for in the Evaluation Criteria. It also includes landscaping, land enhancement, pollution support, stormwater management and soil conservation.
- The Project fully satisfies the “Product Offering” criterion by guaranteeing 10% savings and including flexible terms such as no cancellation fees and the opportunity for customers to leave the Project at any time.
- The Project aggressively contains the highest level of “Community and Environmental Justice Engagement” because it is designed and managed by the community itself – the Municipality of Princeton, its elected representatives, the Housing Authority, and a host of other highly engaged low income and community groups. It couples this approach with extensive engagement with the public at large and particularly with LMI customers who will be the only customers in the Project; and with the municipality where the solar project is located.
- With respect to the “Subscribers” Evaluation Category, it has the greatest possible level: 100% of its customers are residential and all are LMI customers.
- In the “Other Benefits” category, the Project evidences its high level of commitment by providing local job training, energy audits and energy efficiency measures.

Upon award, Princeton is fully staffed and resourced to expeditiously implement the Project. The Municipality of Princeton is excited about delivering benefits to LMI residents and — due to our position in our community — are committed to long term success. Unlike third parties, Princeton is fully dedicated to providing the best pricing and services to its residents on a continuous basis.

We look forward to helping make New Jersey a leader in Community Solar for LMI customers. We are available to answer any questions you may have.

Sincerely,

Jeffrey C. Grosser, MHS, HO
Assistant Administrator / Health Officer
Municipality of Princeton

Community Solar Energy Pilot Program Application Form

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

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

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

Program Year 1, Application Period 1

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

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

I. Minimum Qualification Requirements

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

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

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

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



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

See Attachment A.

III. Terms and Conditions

General Terms and Conditions

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

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

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

Evaluation of Applications and Approval of Projects

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

Milestones and Follow-Up for Approved Projects

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

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

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

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

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

Special Considerations for Project Siting

12. Unless the proposed community solar facility is located on a rooftop, parking lot, or parking structure, the Applicant must meet with the NJDEP’s Office of Permit Coordination and Environmental Review (“PCER”) to determine what permits may be required and to identify other potential issues. More information is available at: <http://www.nj.gov/dep/pcer>. The Applicant must have completed the NJDEP Permit Readiness Checklist and submitted said Checklist to NJDEP PCER prior to submitting the Application to the Board (see section B. VIII. Permits). The Permit Readiness Checklist is available at the following link: <https://www.nj.gov/dep/pcer/introcklist.htm>.

13. Special attention should be paid when siting a project on a landfill, a brownfield, or an area of historic fill. For reference, NJDEP’s *Guidance for Installation of Solar Renewable Energy Systems on Landfills in New Jersey* can be found at the following link: <https://www.nj.gov/dep/dshw/swp/solarguidance.pdf>.

14. The Applicant should review the environmental compliance history at the proposed site and the various operations that were conducted there. Satisfaction of all outstanding NJDEP regulatory

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

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

Submitting an Application

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

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

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

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

Questions and Further Information

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

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

Section B: Community Solar Energy Project Description

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

I. Applicant Contact Information

Applicant Company/Entity Name: _____
 First Name: _____ Last Name: _____
 Daytime Phone: _____ Email: _____
 Applicant Mailing Address: _____
 Municipality: _____ County: _____ Zip Code: _____

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): _____
 First Name: _____ Last Name: _____
 Daytime Phone: _____ Email: _____
 Mailing Address: _____
 Municipality: _____ County: _____ Zip Code: _____

III. Community Solar Developer

Not applicable, as Applicant is a municipality and will be selecting developer by RFP; see Attachment A.
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): _____
 First Name: _____ Last Name: _____
 Daytime Phone: _____ Email: _____
 Mailing Address: _____
 Municipality: _____ County: _____ Zip Code: _____

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

Applicant is a municipality and will be selecting developer by RFP; see Attachment A.

Property Owner Company/Entity Name: _____
 First Name: _____ Last Name: _____
 Daytime Phone: _____ Email: _____
 Applicant Mailing Address: _____
 Municipality: _____ County: _____ Zip Code: _____

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

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

Subscriber Organization Company/Entity Name (optional, complete if applicable): _____
 First Name: _____ Last Name: _____
 Daytime Phone: _____ Email: _____
 Mailing Address: _____
 Municipality: _____ County: _____ Zip Code: _____

VI. Proposed Community Solar Facility Characteristics

Applicant is a municipality and will be selecting developer by RFP; see Attachment A.

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

Community Solar Facility Location (Address): _____
 Municipality: _____ County: _____ Zip Code: _____
 Name of Property (optional, complete if applicable): _____
 Property Block and Lot Number(s): _____



Community Solar Site Coordinates: _____ Longitude _____ Latitude

Total Acreage of Property Block and Lots: _____ acres

Total Acreage of Community Solar Facility: _____ acres

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

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

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

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

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

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

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

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

VII. Community Solar Facility Siting

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

If "Yes," attach proof of site control. **See Attachment J.**

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.

Site Control will be a requirement of the RFP issued by Princeton

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

..... Yes No

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



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

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

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

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

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

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

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

7. The proposed community solar facility is located, in part or in whole, on a landfill
Eligible location; to be determined in RFP - see Attachment A. Yes No
 If "Yes," provide the name of the landfill, as identified in NJDEP's database of New Jersey landfills, available at www.nj.gov/dep/dshw/lrm/landfill.htm: _____

8. The proposed community solar facility is located, in part or in whole, on a brownfield
Eligible location; to be determined in RFP - see Attachment A. Yes No
 If "Yes," has a final remediation document been issued for the property? Yes No



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

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

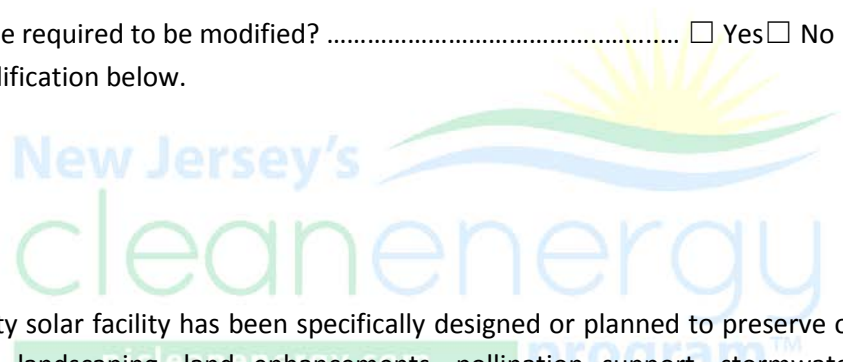
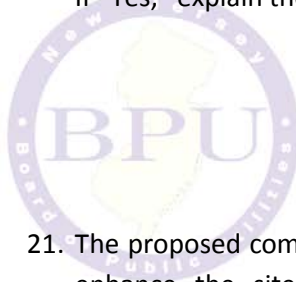
10. The proposed community solar facility is located on a parking lot Yes No
Eligible location; to be determined in RFP - see Attachment A.
11. The proposed community solar facility is located on a parking deck Yes No
Eligible location; to be determined in RFP - see Attachment A.
12. The proposed community solar facility is located on a rooftop Yes No
Eligible location; to be determined in RFP - see Attachment A.
13. The proposed community solar facility is located on a canopy over an impervious surface (e.g. walkway) Yes No
14. The proposed community solar facility is located on the property of an affordable housing building or complex Yes No
15. The proposed community solar facility is located on a water reservoir or other water body (“floating solar”) Yes No
16. The proposed community solar facility is located on an area designated in need of redevelopment Yes No
 If “Yes,” attach proof of the designation of the area as being in need of redevelopment from a municipal, county, or state entity.
17. The proposed community solar facility is located on land or a building that is preserved by a municipal, county, state, or federal entity Yes No
 If “Yes,” attach proof of the designation of the area as “preserved” from a municipal, county, or state entity.
18. The proposed community solar facility is located, in part or in whole, on forested lands Yes No

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

19. The proposed community solar facility is located on land or a building owned or controlled by a government entity, including, but not limited to, a municipal, county, state, or federal entity
Eligible location to be determined in RFP - see Attachment A. Yes No

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

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



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

VIII. Permits

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

Note: This will be provided after designation of solar developer, pursuant to the Procurement Process described in Attachment A. Also see Attachment B, the DEP communication exempting our Project from review at this time.

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

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

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

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

NJDEP has stated that it does not require a meeting at this time; see DEP communication in Attachment B.

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

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

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

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

Specific location to be determined in RFP process; see Attachment A.

| Permit Name & Description | Permitting Agency/Entity | Date Permit Applied for (if applicable) / Date Permit Received (if applicable) |
|---------------------------|--------------------------|--|
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Meeting all applicable environmental considerations will be a requirement of the RFP to be issued by Princeton.

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

This will be a requirement of the RFP to be issued by Princeton.

IX. Community Solar Subscriptions and Subscribers

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

- Estimated or Anticipated Breakdown of Subscribers (*please provide a good faith estimate or range of the kWh of project allocated to each category*):
 Residential: _____ Commercial: _____
 Industrial: _____ Other: _____ (define “other”: _____)

- 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.

100% of project capacity will serve LMI customers.

- The proposed community solar project will allocate at least 51% of project capacity to residential customers Yes No
- The proposed community solar project is being developed in partnership with an affordable housing provider: Yes No
 If “Yes,” attach a letter of support from the affordable housing provider. **See Attachment C.**
- An affordable housing provider is seeking to qualify as an LMI subscriber for the purposes of the community solar project Yes No
 If “Yes,” estimated or anticipated percentage of the project capacity for the affordable housing provider’s subscription (*provide an estimate or range*): _____

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



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

See Attachment E.

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



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

See Attachment E.

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

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

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



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

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

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

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

If "Yes," the proposed savings represent:

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

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

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

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

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

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

Company/Entity Name: _____ Contact Name: _____

Daytime Phone: _____ Email: _____

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

X. Community Engagement

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

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

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

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

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

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

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

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

XI. Project Cost

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

Applicants are expected to provide a good faith estimate of costs associated with the proposed community solar project, as they are known at the time the Application is filed with the Board.

This information will not be used in the evaluation of the proposed community solar project.

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

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

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

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

XII. Other Benefits

1. The proposed community solar facility is paired with another distributed energy resource:

These other benefits will be considerations in the RFP to be issued; see Attachment A.

 - a. Micro-grid project Yes No
 - b. Storage Yes No
 - c. Other (identify): _____ Yes No

Energy Audits, EE measures, and local jobs shall be provided.

2. The proposed community solar facility provides grid benefits (e.g. congestion reduction)

These other benefits will be considerations in the RFP to be issued; see Attachment A.

 Yes No
 If “Yes” to any, please explain how and provide supporting documents.

4. The proposed community solar project will create temporary or permanent jobs in New Jersey
 Yes No
 If “Yes,” estimated number of temporary jobs created in New Jersey: _____
 If “Yes,” estimated number of permanent jobs created in New Jersey: _____

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

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

XIII. Special Authorizations and Exemptions

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

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

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



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

Yes, the Applicant commits to these requirements. See Attachment A.

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



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





Section C: Certifications

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

Applicant Certification

The undersigned warrants, certifies, and represents that:

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

Signature: Jeffrey C. Grosser

Date: 8/1/2019

Print Name: JEFFREY C. GROSSER

Title: ASSISTANT ADMINISTRATOR

Company: MUNICIPALITY OF PRINCETON

Signed and sworn to before me on this 1st day of August, 2019

Signature Lauralyn Bowen

Name LAURALYN BOWEN

NOTARY PUBLIC OF NEW JERSEY

MY COMMISSION EXPIRES 02/19/2023

Project Developer Certification

Not applicable, as Applicant is a municipality and will be selecting developer by RFP; see Attachment A.

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

Signature: _____ Date: _____

Print Name: _____

Title: _____ Company: _____

Signed and sworn to before me on this _____ day of _____, 20__

 Signature

 Name

Project Owner Certification

The undersigned warrants, certifies, and represents that:

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

Signature: *Jeffrey C. Grosser* Date: 9/6/2019

Print Name: JEFFREY C. GROSSER

Title: ASST. ADMINISTRATOR / HEALTH OFFICER Company: MUNICIPALITY OF PRINCETON

Signed and sworn to before me on this 6 day of September, 2019

Melissa Urias

Signature: Melissa Urias

Name

Melissa Urias
NOTARY PUBLIC OF NEW JERSEY
Comm. #50055963
My Commission Expires 3/3/2022



Property Owner Certification

Applicant is a municipality and will be selecting developer and site by RFP; see Attachment A.

The undersigned warrants, certifies, and represents that:

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

Signature: *Jeffrey Groszer* Date: 9/6/2019
 Print Name: JEFFREY C. GROSZER
 Title: ASST. ADMINISTRATION Company: MUNICIPALITY OF PLAINFIELD

Signed and sworn to before me on this 6th day of September, 2019

Chi
Signature

Christina Rothman-Iliff
Name
Notary Public
New Jersey
My Commission Expires 7-21-2024
No. 2448086

Subscriber Organization Certification (optional, complete if known)

The undersigned warrants, certifies, and represents that:

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

Signature: Jeffrey C. Grosser Date: 8/1/2019
 Print Name: JEFFREY C. GROSSER
 Title: ASSISTANT ADMINISTRATOR Company: MUNICIPALITY OF PRINCETON

Signed and sworn to before me on this 1st day of August, 2019

Laura Lyn Bowen
 Signature
Laura Lyn Bowen

Name LAURAYN BOWEN

NOTARY PUBLIC OF NEW JERSEY
 MY COMMISSION EXPIRES 02/19/2023

Section D: Appendix

Appendix A: Product Offering Questionnaire

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

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

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

Applicant is a municipality and will be selecting developer by RFP; see Attachment A.

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

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

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

Fixed price per month

Variable price per month, variation based on: _____

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

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

4. Fees

Sign-up fee: _____

Early Termination or Cancellation fees: _____

Other fee(s) and frequency: _____

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: _____

This will be addressed in the RFP to be issued; see Attachment A.

6. Special conditions or considerations:



Appendix B: Required Attachments Checklist

*** The issues indicated below are all addressed throughout this Application; specific information on the Applicant's solar facility site is not provided because Princeton will undertake a competitive procurement process and provide such project-specific information when the solar project that best serves Princeton is selected; see Attachment A.**

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

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

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

Appendix C: Evaluation Criteria

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

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

Attachment A

Bid Process

Attachment A: Bid Process

The Municipality of Princeton (“the Applicant” or “the Municipality”) is uniquely positioned to organize a subscriber group of residents and procure a contract with a Community Solar Project owner that best fits the needs of the participating Low- and Moderate-Income residential customers in our Municipality. Unlike Community Solar Projects around the country where the solar developer determines the pricing, contract terms and conditions of the Project, Princeton’s program is designed to attain the best arrangement for the participating customers by relying on the competitive market. Specifically, the Municipality will select its solar vendor and project through a transparent, competitive contracting procurement process which shall include ownership by the Applicant with the goal of attaining a Power Purchase Agreement that best serves participating customers.

This process, which will follow DCA’s guidelines for a Power Purchase Agreement (“PPA”) Requests for Proposals (“RFP”) (*N.J.S.A. 40A:11-1 et seq.* and *N.J.A.C. 5:34*), has been used by local public units to procure power for hundreds of solar projects. This process provides for the following:

- A public and competitive solicitation process;
- An open question and answer session for bidders;
- A rigorous review process based on defined evaluation criteria;
- Public availability of the proposal evaluation report;
- Development of Terms and Conditions by the Applicant for the Community Solar Project contract that are specifically designed to protect the interest of the customers; and,
- On-going administration of the contract by Princeton, a public entity that will assure that customer interests are reliably served over the long term.

The contract terms and conditions released in the RFP will address important protections for participating customers, including performance or savings guarantees, termination, payment provisions, fixed pricing for the entire term of the contract, and other necessary customer-centric terms required to ensure a successful relationship while maximizing savings. The RFP will also include a requirement to fund training for a new position in the Municipality to conduct energy audits for participants.

The usual approach for community solar, which is vendor-centric, will not be able to ensure 100% participation of low- and moderate-income residents nor offer the residents the protections associated with the fair and open, publicly run customer-centric approach proposed by Princeton. In addition, Princeton’s approach does not have the subscriber risk associated with the vendor-centric approach. As a public entity, Princeton is fully dedicated to meeting the needs and protecting the interests of its residents.

In our Proposal Evaluation Process, we will utilize the following matrix to select the solar

developer that provides the most benefit and is most qualified to develop the Community Solar Project:

| Princeton Community Solar RFP - Proposal Evaluation Matrix | |
|---|--|
| Category | Evaluation Factor |
| Financial Benefits | NPV of Benefits to Customers |
| Technical Design / Approach | Design and Operations Strategy & Approach |
| Environmental Acceptability | Permitting, environmental protection and Land Enhancement (Landscaping, Pollination Support, Stormwater Management, Soil Conservation) |
| | Project Siting (only "higher preference" sites provided for in the Evaluation Criteria will be considered) |
| | Location |
| Respondent's Experience | Project Management |
| | Contractor Expertise |
| | Project Experience |
| Financial Strength | Financial Strength and Capability |
| Customer Service | Capabilities & Billing Support / Collaboration with Host Municipality |
| Other Benefits | Microgrid Support |
| | Storage Assets |
| | Grid Benefits |
| | Number of Jobs (temporary and permanent) in NJ |
| | Solar Job Training Opportunities for Local Trainees |
| Commercial Terms | Agreement Terms Proposed and Requested Changes |
| Oral Interview Evaluation | Presentation |
| | Explanation of Key Factors |

The evaluation criteria will provide for a rigorous evaluation of Proposals with an emphasis on achieving optimal savings for the Community Solar subscribers demonstrated through the Net Present Value of the savings (“NPV”); structuring the Project to be completed and operated in harmony with the environment; accomplishing the goals of this Program; strong customer service; and a requirement for collaboration and outreach with the host municipality. This evaluation will be based on information requested from proposers in a detailed RFP issued within 60 days of the BPU award into the Community Solar Pilot Program.

As a result of Princeton using this extensive public procurement process to designate the best solar project to serve its residents, the Application submitted by Princeton cannot at this time provide some of the specific information requested in the Application which relates to identifying

the property characteristics and location. Princeton will provide this information to BPU in a timely fashion after completion of the RFP to be conducted after designation as a Pilot Project by BPU.

It is simply not in the public interest nor possible to provide this detailed information at this stage of the rigorous and tested process that Princeton is utilizing to provide the best project and pricing for its 100% LMI project. Designating a project location and developer prior to submission of this Application would be counter-productive to the interest of the BPU, Princeton and its LMI residents since the RFP process cannot be conducted prior to award. In order to attract the attention of bidders and receive the most attractive bids that maximize savings for LMI residents (without significant risk premiums embedded in Project price offers), it is critical that the BPU award be in place prior to when the RFP process is conducted by Princeton. Only with a BPU award in place can the Program attract competitive, low cost and financeable projects (including the developer, facility and site). This is because the BPU award *will mitigate risk in several crucial areas* by addressing and solidifying regulatory certainty, customer load, revenue and project and procurement design features.

It would be discriminatory, unreasonable and harmful to the efforts of Princeton, a municipal Applicant, and the LMI customers it represents; and discriminatory, unreasonable, harmful and contrary to the public interest and the goals of the Community Solar Pilot Program that address the Governor's overarching environmental justice policy goals outlined in Executive Order 23¹ were the BPU to not find the application complete.

After BPU award Princeton will move expeditiously into the RFP process and, with the BPU award, will use its competitive RFP process to get the best possible proposals from the solar developer market.

Moreover, since in the model being used by Princeton, Princeton (and not the solar developer) will be acting as the subscription organization, it is anticipated that bids will be received from a much wider universe of solar developers (and not just those in the community solar development community which is a sub-set of the solar industry) with customer load that is more secure. This greater competition will yield better terms and pricing for participants. **In sum, running the RFP after a BPU award will give security and certainty to the project and ensure the best economic responses.**

In short, the process being utilized is designed to get the best project for our LMI residents. As described throughout this application, Princeton has developed a well formulated plan and strong project team to implement this Project after designation by the BPU. As a result, upon BPU award the Project has a very high likelihood of completion and success. This is not a speculative project as it follows well thought out and tested processes to achieve its goals.

¹ <https://nj.gov/infobank/eo/056murphy/pdf/EO-23.pdf>

Accordingly, Princeton requests that the information provided in the Application at this time be deemed complete as it meets the intent of the application requirements and is designed to get the best result for LMI customers. Princeton will provide this information after the RFP is conducted. This is consistent with the exemptions provided by the BPU for Sections B.III, B.XIII (3), the "Project Developer Certification", and "Appendix A", which allow government entities that are conducting an RFP process an exemption from providing the information in these sections. It is appropriate and consistent to accept the Application as complete, especially in light of Princeton's carefully developed and executable plan to provide a 100% LMI program to the benefit of its residents.

Princeton will use a proven procurement approach supported by municipal staff who know their community with extensive assistance from experienced legal and technical professionals to navigate public procurement of renewable energy. Within the Municipal government, the Program will be directed by the Director of Public Facilities.

The following professional firms are engaged with Princeton to support the Program and RFP process:

- Gabel Associates, an energy-environmental-public utilities consulting firm, has over 25 years of experience in the energy field and has successfully aided in the development of over 200 solar projects and over 20 GEA Programs.
(See <http://www.gabelassociates.com/> for more information.)
- The law firm of DeCotiis, FitzPatrick, Cole & Giblin, LLP., with primary support from Ryan Scerbo, Esq. Mr. Scerbo has 20 years of experience and has been deeply involved in the procurement, financing, and development of 125 MW of solar energy.
(See <http://www.decotiislaw.com/practice-areas/green> for more information.)
- Sustainable Princeton, led by Executive Director Molly Jones and Program Director Christine Symington, has executed over 15 projects and has led the Municipality to a Sustainable Jersey Silver Certification and 525 "action points."
(See <http://www.sustainableprinceton.org/> for more information.)

There is plainly no team more suited to assist the Municipality in pursuing a Community Solar Program. Using this expertise, Princeton will ensure success for its Community Solar Project Bid Process that will result in an efficiently constructed solar system and deliver savings to its LMI residents.

The usual approach for community solar, which is vendor-centric, will not ensure 100% participation of low- and moderate-income residents nor offer the residents the protections associated with the fair and open, publicly run customer-centric approach proposed by the Municipality. As a public entity, Princeton is fully dedicated to meeting the needs and protecting the interests of its residents.

Please do not hesitate to contact us with any additional questions.

Attachment B

Waiver from Meeting with DEP

RE: [EXTERNAL] BPU Community Solar Pilot Program Siting - Princeton

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

Sent: Tue, Jul 16, 2019 at 2:04 pm

To: belle@gabelassociates.com

[image001.png](#) (19 KB) [image002.jpg](#) (1.7 KB) [image003.jpg](#) (2.4 KB) [image004.jpg](#) (2.4 KB)
[image005.jpg](#) (2.4 KB) [image006.png](#) (2.9 KB) – **Download all**



Images not displayed.

SHOW IMAGES**| ALWAYS SHOW IMAGES FROM THIS SENDER**

Ms. Gabel,

Based upon the email below, you have no site to be evaluated and no project to review. Therefore, the NJDEP is not able to meet with you at this time.

Megan Brunatti, Program Manager
Office of Permit Coordination & Environmental Review
New Jersey Department of Environmental Protection
(609)292-3600
megan.brunatti@dep.nj.gov
Website: <http://www.nj.gov/dep/pcer>



https://www.nj.gov/dep/images/footer/njdep-footer-bottom_left.jpg NJDEP Facebook pages

NJDEP Twitter NJDEP Instagram pages Discover DEP-YouTube Channel

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From: belle@gabelassociates.com <belle@gabelassociates.com>**Sent:** Tuesday, July 9, 2019 12:27 PM**To:** Brunatti, Megan <Megan.Brunatti@dep.nj.gov>**Subject:** [EXTERNAL] BPU Community Solar Pilot Program Siting - Princeton

Ms. Brunatti,

I am contacting you on behalf of the City of Princeton regarding the permitting for a BPU Community Solar Pilot Program Project (N.J.A.C. 14:8-9). Per the BPU's application to participate in this Program, the BPU asks that each applicant "must meet with the NJDEP's Office of Permit Coordination and Environmental Review ("PCER") to determine what permits may be required and to identify other potential issues [...]". I am contacting you to fulfill this requirement.

It is important to note that our unique model to participate in the Program does not require determining a site before our application is submitted since we will be procuring the solar project after the BPU award. Thus, we have no sites yet to be evaluated and no permits yet needed. We will be contacting your department again once we have made this determination at some point after award of participation in the Program.

Based the above, I request that the DEP provide confirmation that a meeting on this matter is *not* needed at this time.

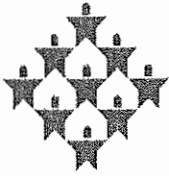
I am available to answer any questions you may have.

Thanks much,

Belle Gabel
Research Associate
Gabel Associates
belle@gabelassociates.com
732.296.0770

Attachment C

Letters of Support from Affordable Housing Organizations



PRINCETON
COMMUNITY
HOUSING

Princeton Community Housing

One Monument Drive, Princeton, NJ 08540
609-924-3822 609-924-3827 (fax)
www.princetoncommunityhousing.org

July 24, 2019

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

Attn.: Aida Camacho-Welch, Board Secretary

RE: Letter of Support for Municipality of Princeton's Community Solar Application

Dear Secretary Camacho-Welch:

I am writing this Letter of Support on behalf of Princeton Community Housing (PCH) to endorse the Municipality of Princeton's application to the Board of Public Utilities to participate in the Community Solar Pilot Program. PCH a not for profit organization that provides, manages and advocates for affordable, safe and well-maintained homes. We envision Princeton as a vibrant, inclusive community that is home to persons of all income levels. We strongly support this application's focus on providing solar energy to 100% low- and moderate-income utility customers, an important part of achieving environmental justice for the members of our community.


As an organization which owns and manages nearly 500 low- and moderate-income rental apartments in Princeton providing homes for approximately 1,100 residents, participation in this Program would greatly impact our ability to serve our community. Though this Program we can reduce household costs to our residents through energy bill savings and support the efforts to reduce the use of fossil fuels through use of renewable energy. Awarding Princeton with participation in this Program would help further PCH's goal to provide people the opportunity to build more productive and fulfilling lives by maintaining housing and utility costs at approximately 30% of income, thereby enabling low- and moderate income households to have resources available for food, health care and other critical needs.

We are enthusiastic about the “Municipal LMI Approach” which is a part of Princeton’s application, as this method of applying Community Solar is more focused on the needs of the municipality and customers, as opposed to the solar developer-centric approach of the typical Community Solar Project Proposal. By undertaking a competitive procurement process to award a contract for the solar project, Princeton will achieve the best pricing for customers and offer protections afforded by public procurement law and municipal oversight. The better the pricing that a developer will offer, the more benefits we can transfer to our residents.

By awarding Princeton’s application to participate in the Community Solar Pilot Program, the BPU would best serve a key goal of Community Solar – enabling access to solar energy for populations of New Jersey which were previously precluded from participation. We urge you to designate Princeton as a participant in the first year of the Community Solar Pilot Program, as its unique attributes will best advance Governor Murphy’s vision of economic opportunity and environmental justice for all.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "Alice Small".

Alice Small, Vice President

Princeton Community Housing Board of Trustees



PRINCETON HOUSING AUTHORITY

1 REDDING CIRCLE
PRINCETON, NEW JERSEY 08540

(609) 924-3448
FAX: (609) 924-1663

New Jersey Board of Public Utilities
44 South Clinton Avenue,
7th Floor Post Office Box
350 Trenton, New Jersey 08625-0350
Attn: Aida Camacho-Welch, Board Secretary

RE: Letter of Support for Princeton's Community Solar Application

7/19/19

Secretary Camacho-Welch:

I am writing this Letter of Support on behalf of the Princeton Affordable Housing Organization to avidly endorse Princeton's application to the Board of Public Utilities to participate in the Community Solar Pilot Program. The Princeton Housing Authority was established in 1938 as a governmental, public corporation created under the laws of the state of New Jersey to provide housing for qualified individuals and families in accordance with rules and regulations prescribed by the United States Department of Housing and Urban Development. A board of seven Commissioners, five appointed by the town council, one by the town Mayor and one by the NJDCA, is responsible for oversight and establishing policy. The Authority is independent from the Municipality of Princeton and is regulated by the Federal Department of Housing and Urban Development and the NJ Department of Community Affairs.

The Authority's mission is to provide safe and decent affordable housing to qualified low-income families and individuals. The Authority also aims to promote self-sufficiency initiatives and improve the quality of life and economic stability of its residents.

The Authority owns and manages 236 family and senior/disabled apartments within five developments throughout Princeton.

We strongly support this application's focus on providing solar energy to 100% low- and moderate-income utility customers, an important part of achieving environmental justice for the members of our community.

As an organization which serves low income families, seniors and people with disabilities, participation in this Program would greatly impact our ability to continue to maintain housing opportunities to the community. Through this Program we can achieve the dual goals of improving services to our residents through savings on energy costs and supporting the fight against climate change through use of renewable energy. Awarding Princeton with participation in this Program would also serve the Affordable Housing Organization by improving the quality of lives of our residents. Energy cost savings

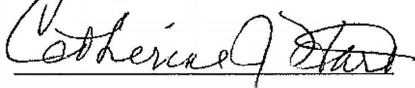
can in turn be put to better use to help residents afford food, health-care related costs, and rental payments, stabilizing their continued housing.

We are enthusiastic about the “Municipal LMI Approach” which is a part of Princeton’s application, as this method of applying Community Solar is more focused on the needs of the municipality and customers, as opposed to the solar developer-centric approach of the typical Community Solar Project Proposal. By undertaking a competitive procurement process to award a contract for the solar project, Princeton will achieve the best pricing for customers and offer protections afforded by public procurement law and municipal oversight. The better the pricing that a developer will offer, the more benefits we can transfer to our residents.

By awarding Princeton’s application to participate in the Community Solar Pilot Program, the BPU would best serve a key goal of Community Solar – enabling access to solar energy for populations of New Jersey which were previously precluded from participation. We urge you to designate Princeton as a participant in the first year of the Community Solar Pilot Program, as its unique attributes will best advance Governor Murphy’s vision of environmental justice.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Catherine J. Hart". The signature is written in black ink and is positioned below the word "Sincerely,".

Catherine J. Hart
Executive Director
Princeton Housing Authority
cjhart@hacenj.com



RPM

DEVELOPMENT GROUP

New Jersey Board of Public Utilities
44 South Clinton Avenue,
7th Floor Post Office Box
350 Trenton, New Jersey 08625-0350
Attn: Aida Camacho-Welch, Board Secretary

RE: Letter of Support for Princeton's Community Solar Application

July 23, 2019

Secretary Camacho-Welch:

I am writing this letter of support on behalf of RPM Development to endorse Princeton's application to the Board of Public Utilities to participate in the Community Solar Pilot Program. RPM Development builds and manages thousands of affordable housing apartments in the PSE&G service area. RPM has been in this business for more than 30 years. We strongly support this application's focus on providing solar energy to 100% low- and moderate-income utility customers as they are the residents of our buildings.

As an organization which serves many low and moderate income households in the region, participation in this Program would greatly impact our ability to serve our community. The Community Solar program is structured with goals that align nicely with our own; increase the supply of renewable energy in our electricity grid and pass some of the benefits to the lower income people in our population. Toward that same goal, RPM has built its last 30 multi-family buildings for low and moderate income tenants to a LEED (Leadership in Energy and Environmental Design) Platinum rating. Princeton's participation in this Program would also allow RPM to enter into a partnership with the other like-minded organizations involved in the effort. We anticipate that as a coalition we will be able to more effectively serve the low and moderate income community with each organization able to build on the strengths of the others.

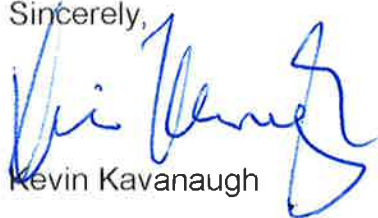
The Princeton Planning Board recently approved our application for a 65 unit building. Once complete, the building will serve the low and moderate income families in

the Princeton community. RPM is actively seeking funding from the New Jersey Housing and Mortgage Finance Agency for this building. If Princeton is selected to participate in the Community Solar program it is anticipated that the benefits of the program could flow directly to the residents of this building. The goal is to build an energy efficient building in an effort to reduce tenant's utility bills. When calculating the 'affordability' of a development, affordable housing developments are required to estimate the utility expense that will be paid by the tenant. If that actual utility expense is lowered, the savings directly benefit our residents.

In selecting Princeton's application for the Community Solar Pilot Program, the BPU would effectively serve a key goal of Community Solar by enabling access to solar energy for a population of New Jersey currently least able to participate due to the high up front investment. This program can and should have a very direct benefit to our residents – the people to whom savings in household spending are most impactful.

Thank you for your time and consideration. Should the need arise, I can be reached directly at 215.688.0432.

Sincerely,



Kevin Kavanaugh

Vice President

Attachment D

Description of Benefits Allocation

Method to Master-Metered Customers

Attachment D: Description of Benefits Allocation Method to Master-Metered Customers

Princeton's Community Solar Program will provide significant and unique benefits to the moderate- and low-income residents that live in affordable housing communities with shared common areas in our Municipality. These affordable housing arrangements make use of master meters; therefore, the residents of these buildings do not receive a utility bill. The Affordable Housing Provider that manages the building is the utility account holder. (In Affordable Housing dwellings that are individually metered, the customer will directly receive the savings on their energy bill.)

The master-meter structure of these Affordable Housing communities offers an exciting opportunity to provide a range of benefits to their residents rather than simply lowering an individual's energy bill. Once Princeton is granted participation in the Community Solar Program, the savings to the Affordable Housing Provider will go into a group fund to benefit all members of these communities. The management and the resident groups engaged in this Application are thrilled by this prospect (see Letters of Support in Attachment C).

In our preliminary meeting with groups of affordable housing communities that represent tenants, it has become clear that these communities know better than anyone how savings could be utilized for their collective benefit. Those ideas range from funding social services that fulfill important needs, such as transportation for shopping, comfort, and field trips to upgrading of building equipment (that would realize efficiency benefits), as these buildings have deferred maintenance over the years due to a shortage of funds. Another intriguing opportunity is to use the savings to offset the naturally rising cost of rent the residents experience every year. All of these ideas have unique merit and will require careful discussion and engagement with the Affordable Housing community.

Once a solar developer has been selected through the public procurement process for the Community Solar Project with savings assured over a period time (expected to be 15 years), the communities will engage in a process to determine how to apportion the savings. We do not want to prematurely ask these communities to devote their time and energy to this process until there is a firm offer of savings to discuss.

For purposes of this proposal, Princeton commits to directing all the savings from the solar project to each resident in the community and has provided an Affidavit to this effect (Attachment E). Princeton will provide an annual Affidavit of benefits to the BPU. However, due to the ongoing process with the residents, Princeton would like to also reserve the option to contact the BPU for its approval of any change in this approach, as discussed above.

Attachment E
Affidavit to Certify the
Pass-Through of Benefits

**Account Holder Affidavit Pursuant to
the Community Solar Energy Pilot Program Rules
N.J.A.C. 14:8-9.6(g)**

State of New Jersey:

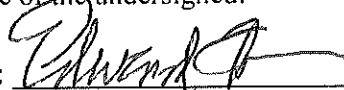
: ss.:

County of Mercer:

The undersigned, being duly sworn, deposes and says that:

1. I, **Edward Truscelli**, am the authorized representative of **Princeton Community Housing** ("Account Holder") associated with the master meters at Princeton Community Village (# 9219262 – Juniper Row, # 278007335 – Mulberry Row, # 678005060 – Greenbriar Row, # 278000862 – Tupelo Row, # 678005005 – Red Oak Row, # 678005058 – Holly House and # 626018837 – Clubhouse) located at 1 Holly House, Princeton, NJ 08540 (the "Facilities").
2. The Account Holder has decided, pursuant to, and in accordance with, the Community Solar Energy Pilot Program Rules, set forth at N.J.A.C. 14:8-9.1 et. seq., to participate in a community solar program (the "Program") with the Municipality of Princeton, designed to service the tenants of the Facilities.
3. Pursuant to, and in accordance with N.J.A.C. 14:8-9.6(g), I hereby represent on behalf of the Account Holder that the specific, substantial, identifiable, and quantifiable long-term benefits from the community solar subscription will be passed through to tenants. Accordingly, the benefits, derived from the Program (the difference between the retail credit established by the New Jersey Board of Public Utilities (BPU) and the price for solar energy achieved by the Program) will be passed through to each master-metered tenant of the Account Holder, no less frequently than annually.
4. The assignment of benefits provided for in Paragraph 3 shall continue unless another mechanism for benefit sharing is agreed to by the BPU or its designee.
5. This affidavit is made pursuant to and in compliance with N.J.A.C. 14:8-9.6(g) of the Community Solar Energy Pilot Program Rules.
6. The facts stated above are true, to the best of the knowledge of the undersigned.

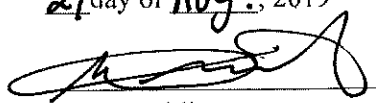
NECALL DURRANT
Notary Public, State of New Jersey
No. 50073198
Qualified in Mercer County
Commission Expires Dec. 6, 2022

Signature: 

By: _____

Name: Edward Truscelli
Title: Executive Director

Sworn to before me this
2/day of Aug., 2019


Notary Public

**Account Holder Affidavit Pursuant to
the Community Solar Energy Pilot Program Rules
N.J.A.C. 14:8-9.6(g)**

State of New Jersey:

: ss.:

County of Mercer:

The undersigned, being duly sworn, deposes and says that:

1. I, **Catherine Hart**, am the authorized representative of **the Princeton Housing Authority** ("Account Holder") associated with the master meters located at [See Attached].
2. The Account Holder has decided, pursuant to, and in accordance with, the Community Solar Energy Pilot Program Rules, set forth at N.J.A.C. 14:8-9.1 et. seq., to participate in a community solar program (the "Program") with the Municipality of Princeton, designed to service the tenants of the Facilities.
3. Pursuant to, and in accordance with N.J.A.C. 14:8-9.6(g), I hereby represent on behalf of the Account Holder that the specific, substantial, identifiable, and quantifiable long-term benefits from the community solar subscription will be passed through to tenants. Accordingly, the benefits, derived from the Program (the difference between the retail credit established by the New Jersey Board of Public Utilities (BPU) and the price for solar energy achieved by the Program) will be passed through to each master-metered tenant of the Account Holder, no less frequently than annually.
4. The assignment of benefits provided for in Paragraph 3 shall continue unless another mechanism for benefit sharing is agreed to by the BPU or its designee.
5. This affidavit is made pursuant to and in compliance with N.J.A.C. 14:8-9.6(g) of the Community Solar Energy Pilot Program Rules.
6. The facts stated above are true, to the best of the knowledge of the undersigned.

Signature: Catherine J. Hart

By: Catherine J. Hart

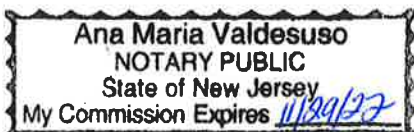
Name:

Title: Executive Director

Sworn to before me this

4 day of Sept., 2019

Ana Maria Valdesuso
Notary Public



| METER NUMBER | LOCATION | ACCOUNT NUMBER | TYPE |
|--------------|---------------------------|----------------|----------|
| 2283638 | Clay Street | 67 007 760 07 | Gas |
| 3008684 | " | " | " |
| 3008680 | " | " | " |
| 4186571 | 2 Clay Street | 65 294 368 04 | Gas |
| 678000515 | " | " | Electric |
| 626104657 | Clay Street Bldg #1 | 66 325 095 09 | Electric |
| 626043838 | Clay Street Bldg #2 | 65 640 245 09 | Electric |
| 48392956 | Clay Street Bldg # 2 | 67 027 000 08 | Electric |
| 626027090 | Clay Street Bldg #4 | 65 748 503 04 | Electric |
| 67070707 | 50 Clay Street Bldg #5 | 65 219 647 04 | Electric |
| 1828096 | N Harrison Street | 65 757 775 03 | Gas |
| 717000881 | 177 Spruce Circle Bldg #7 | 66 189 357 09 | Electric |
| 127336122 | 177 Spruce Circle Bldg #6 | 66 371 229 04 | Electric |
| 1565844 | 177 Spruce Circle Bldg #5 | 65 727 280 05 | Electric |
| 1565820 | 177 Spruce Circle Bldg #4 | 67 432 116 05 | Electric |
| 1565819 | 177 Spruce Circle Bldg #3 | 66 635 199 05 | Electric |
| 138001577 | 177 Spruce Circle Bldg #2 | 67 374 920 02 | Electric |
| 16429333 | 177 Spruce Circle Bldg #1 | 65 297 334 18 | Electric |
| 138001310 | 177 Spruce Circle Bldg #1 | 65 727 263 04 | Electric |
| 2129830 | Redd Circle Comm Bldg | 66 360 816 00 | Gas |
| 2732195 | Redd Circle Bldg F3 | 65 159 107 03 | Gas |
| 2196741 | Redd Circle Bldg F3 | 65 655 841 09 | Gas |
| 2732221 | Redd Circle Bldg F1 | 65 968 253 02 | Gas |
| 2121313 | Redd Circle Bldg E4 | 65 359 471 06 | Gas |
| 2121127 | Redd Circle Bldg E3 | 65 631 808 09 | Gas |
| 2678020 | Redd Circle Bldg E2 | 65 983 166 18 | Gas |
| 2732219 | Redd Circle Bldg E1 | 66 724 433 04 | Gas |
| 2732218 | Redd Circle | 65 983 173 04 | Gas |
| 4700354 | Redd Circle Garage | 66 339 306 07 | Gas |
| 1703803 | 10 Redd Circle Fl 1 | 66 635 940 01 | Electric |
| 226002797 | 30 Redd Circle Fl 3 | 65 655 848 18 | Electric |
| 67425125 | 60 Redd Circle Fl 6 | 67 000 936 00 | Electric |
| 626073305 | 1 Redd Circle | 65 159 060 05 | Electric |
| 64643440 | 100 Redd Circle E 1 | 65 285 458 04 | Electric |
| 64643449 | 200 Redd Circle E 2A | 66 724 427 07 | Electric |
| 64643437 | 200 Redd Circle E 2B | 67 017 632 00 | Electric |
| 626038543 | 300 Redd Circle E 3 | 65 159 068 03 | Electric |
| 626053034 | 400 Redd Circle E 4 | 66 724 421 03 | Electric |
| 68662971 | Redd Circle | 66 621 830 08 | Electric |

Attachment F

Letters of Support from Community Organizations



Board of Trustees

Matt Wasserman, *President*

Yamile Slebi, *Vice President*

Brian McDonald, *Treasurer*

Mia Sacks, *Secretary*

Alexandra Bar-Cohen

Chris Coucill

Eve Coulson

Fran Price

Bruno Sarda

Penny Thomas

Gail Ullman

Shana Weber, PhD

July 25, 2019

New Jersey Board of Public Utilities
44 South Clinton Avenue, 7th Floor
P.O. Box 350
Trenton, New Jersey 08625-0350
Attn: Aida Camacho-Welch, Board Secretary

RE: Letter of Support for Princeton's Community Solar Application

Dear Secretary Camacho-Welch,

Sustainable Princeton emphatically endorses the municipality of Princeton's application to the Board of Public Utilities to participate in the Community Solar Pilot Program. We support Princeton's application because it represents a unique and exciting chance to benefit our low- and moderate-income (LMI) residents. We also welcome the opportunity, through this project, to contribute to successful achievement of local and state carbon reduction goals. We support Princeton's proposal for a competitive bidding process to ensure the best terms for our 100% LMI participants.

Princeton Council recently adopted a Climate Action Plan that seeks to reduce community-wide emissions 80% by 2050 based on 2010 levels. Community Solar is a priority strategy in the Plan to achieve this goal and is identified as one that will promote equity in Princeton.

The 16-month process to develop the Plan was led by Sustainable Princeton and included numerous outreach efforts where the details and benefits of Community Solar were shared. During this process, we engaged approximately 4,600 people including Princeton's municipal leaders, volunteer boards and commissions; affordable housing organizations and advocates; other environmental non-profits; houses of faith; secondary school students; and the general public. Sustainable Princeton has also presented our efforts to bring Community Solar to Princeton's LMI residents to sustainability organizations across the state through Sustainable Jersey's Regional Hub network and their Annual Summit. We are confident that these efforts have paved the way for a successful Community Solar Pilot Program.

Sustainable Princeton
One Monument Drive
Princeton, NJ 08540
609.454.4757
sustainableprinceton.org

Recyclable and Printed on 100% Recycled Paper

Sustainable Princeton stands ready to assist the Municipality, Princeton Housing Authority, and Princeton Community Housing in implementing a Community Solar project. We pledge our support, resources, and demonstrated organizational capacity to ensure that the proposed Community Solar Pilot project successfully serves Princeton's most needy residents.

Thank you for your consideration,

Sincerely,

A handwritten signature in blue ink, appearing to read "Molly E. Jones". The signature is fluid and cursive, with a large initial "M" and a long, sweeping tail.

Molly E. Jones
Executive Director



Municipality of Princeton
Witherspoon Hall
400 Witherspoon Street
Princeton, NJ 08540-3496

Telephone (609)921-1359 Fax: (609) 688-2026

PRINCETON ENVIRONMENTAL COMMISSION

June 23, 2019

New Jersey Board of Public Utilities
44 South Clinton Avenue,
7th Floor
Post Office Box 350
Trenton, New Jersey 08625-0350
Attn: Aida Camacho-Welch, Board Secretary

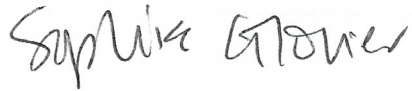
RE: Letter of Support for Princeton's Community Solar Application

Dear Secretary Camacho-Welch,

The Princeton Environmental Commission (PEC) strongly supports the Municipality of Princeton's Community Solar Energy Pilot Program Application. Over the past three years the PEC's work has focused on acting to mitigate the causes and effects of climate change. Increasing our town's access to renewable sources of energy and building resiliency are important goals, recently formalized by the adoption of a Climate Action Plan for our town. The Princeton Community Solar Energy Pilot would provide an opportunity to increase access to renewable energy for our town's low- and moderate-income residents while allowing them to realize savings on their energy bills.

The Environmental Commission recently voted to strongly support Princeton's application and urge you to include it in your Program.

Sincerely,



Sophie Glover
Chair, Princeton Environmental Commission

Attachment G

Community Consultative Process

Attachment G: Community Consultative Process

Princeton's Community Solar Program has been developed through an extensive and exhaustive community consultative process. In preparation for this application, numerous meetings were held to involve Princeton stakeholders and to educate community members about the Program. Princeton included an opportunity for public comment when the Municipality approved its Resolution to pursue participation in the Community Solar Pilot Program at its public council meeting on July 8, 2019 (see Resolution on page 5).

Princeton then worked with Sustainable Princeton, a non-profit with a seven-year relationship with the Municipality, to convene meetings with the public and with Princeton's affordable housing organizations and advocates. At these meetings, the Municipality received welcome input from the Department of Affordable Housing, Princeton Community Housing and the Princeton Housing Authority about how the Community Solar Project, if awarded, would best serve the needs of their constituents. Their input has been incorporated into this application and these groups will be involved with the development of the RFP.

Additionally, Princeton has made substantial progress in educating community members about Community Solar. Numerous public meetings have been held as part of Princeton's Climate Action Plan (CAP) community engagement process where Community Solar was presented. Over 80 meetings were held to discuss Princeton's CAP, and the draft of the plan was also made available online for feedback. In total, 4,600 Princeton community members attended a development event, responded to surveys, or interacted with the draft online. As an example of the ample public support for the Community Solar Project, during six of these meetings where attendees were asked to rank their support for initiatives to reduce emissions in the energy sector, community solar received the highest ranking.

Princeton already has the resources for *extensive* community consultation and outreach through a \$10,000 grant from the Gardinier Environmental Fund towards "A Municipal Toolkit for Community Solar," a step-by-step toolkit designed to educate municipal officials and residents about the benefits of community solar and to identify priority array sites, as well to build the momentum necessary to engage low- and moderate-income Princeton residents. See page 3 for more information.

As demonstrated by Princeton's progress to date with respect to community consultation, the Board of Public Utilities can be assured of continued open and transparent community engagement throughout the development and operation of the Community Solar Program. The Municipality will continue to conduct significant community outreach in the form of public meetings at the applicable affordable housing communities where the Community Solar customers reside, as well as an open public meeting at Town Hall. These meetings will include presentations regarding the

structure of the Community Solar Pilot Program and will provide an opportunity for the public and participants to ask questions or voice concerns.

Princeton will also have a section on its official or a separate website or an independent website that will describe the Program and provide FAQs. Princeton will also have a dedicated toll-free phone number for the public to call for further information.

Upon award by the BPU of a Community Solar Pilot Program, Princeton will issue a competitive Request for Proposal (“RFP”) to designate a solar developer. The Municipality’s evaluation of proposals as well as any contracts entered into will be made open to public comment.

Because Princeton is a public body, answerable to its residents and with a demonstrated commitment to a highly open process, it will continue to operate in an engaged and transparent manner.

Engagement with the Municipality Hosting the Solar Facility

Princeton and its selected developer shall also complete an extensive engagement and collaboration process in the municipality where the project is located, well above the standard permit requirements. This includes in-depth review and discussions with the host municipality, a collaboration agreement with the host municipality, public outreach in coordination with the host community, and the provision of detailed project information. This will be a requirement of both the designated developer and Princeton’s project team.



FOR IMMEDIATE RELEASE

February 25, 2019

Event Announcement

Contact: Ellen Malavsky

ellen@sustainableprinceton.org

***Princeton Awarded \$10,000 for Sustainable Energy Project
Sustainable Princeton to educate and promote Community Solar***

Princeton, NJ – February 25, 2019 - Sustainable Princeton and Sustainable Jersey announced Princeton has been awarded a \$10,000 Sustainable Jersey grant funded by the Gardinier Environmental Fund. **This grant will support Sustainable Princeton to educate and promote the community about Community Solar, a state-regulated program that will provide both renters and homeowners with a financially viable way to support the development of renewable energy sources.**

Community solar farms, also referred to as a solar garden, allow community members to participate in the generation of solar power, even if they cannot or prefer not to install solar panels on their property. Solar farms are typically structured to provide subscribers with a cost savings on their utility bill.

“This is a step in the right direction to addressing climate change,” said Molly Jones, Executive Director of Sustainable Princeton. “Participation in Community Solar allows us to support the reduction of greenhouse gas emissions produced through New Jersey’s electricity generation and passes utility bill savings to subscribing residents.”

Sophie Glovier, Chair of Princeton’s Environmental Commission and a member of Princeton’s Climate Action Plan Steering Committee said, “This is a win-win scenario for the environment and our community. Community Solar allows all Princeton community members to support clean energy, no matter their housing situation.”

Until now Community Solar hasn't been legally allowable in New Jersey, but just last week the NJ Board of Public Utilities issued the final regulations for a three year pilot program which will allow construction of 75 megawatts in Community Solar projects each year (sufficient power for an estimated 35,000-40,000 households). Developed to help meet New Jersey's Clean Energy goals, the Community Solar program is particularly focused on projects that benefit low to moderate income earning residents.

Mayor Liz Lempert expressed her support, "I'm excited that Princeton residents will have the opportunity to benefit from Community Solar, and I am especially excited about the work being done to bring this program to Princeton's affordable housing developments."

Within the next few months, Sustainable Princeton will be meeting with municipal leadership and affordable housing providers to further discuss this opportunity. Once Community Solar subscription details are defined, a community-wide education campaign will be launched to encourage all residents to take advantage of this program. Pursuit of this Community Solar grant aligns with the strategies defined by Princeton's Climate Action Plan, a strategic planning effort that Sustainable Princeton has lead over the last year, with the support of more than 50 community volunteers.

About Sustainable Princeton:

Founded in 2012, Sustainable Princeton is a nonprofit organization whose mission is to inspire the community to develop and implement solutions that positively impact the environment. With a vision for Princeton to be a model town that examines every action through the lens of sustainability ensuring a healthy environment, a strong economy, and the well-being of all community members now and in the future. Sustainable Princeton supports the belief: *Change a Habit, Change the World*. Their office is located at 1 Monument Drive, Princeton, New Jersey. For more information, visit sustainableprinceton.org.

About Sustainable Jersey

Sustainable Jersey is a non-profit that provides tools, training and financial incentives to support communities as they pursue sustainability programs. Currently, 80 percent or 448 of New Jersey's 565 municipalities are participating in the municipal certification program and 323 school districts and 831 schools are participating in the Sustainable Jersey for Schools certification program. This year Sustainable Jersey is celebrating its tenth anniversary and a decade of impact, including the implementation of creative energy projects through the Gardinier Environmental Fund grants. Overall, since 2009 the Sustainable Jersey Grants Program has distributed over \$4.9 million in grants to New Jersey schools and municipalities to help make their communities more livable, environmentally friendly and prosperous. SustainableJersey.com

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RESOLUTION 19-209

Resolution Authorizing Participation in the Alliance for Competitive Energy Services (“ACES”) Cooperative Pricing System and ACESplus Program for Renewable Energy Consulting Services

WHEREAS, “The Electric Discount and Energy Competition Act,” P.L. 1999, c.23 (“EDECA”) authorizes the New Jersey School Boards Association (“NJSBA”) to obtain electricity and other energy-related services for local boards of education on an aggregated basis; and

WHEREAS, NJSBA has formed the Alliance for Competitive Energy Services, hereinafter referred to as “ACES,” a Cooperative Pricing System (E88-01-ACESCPS) to effectively obtain electricity and other energy-related services for its members; and

WHEREAS, N.J.S.A. 40A:11-10(b) authorizes municipalities to enter into cooperative pricing agreements; and

WHEREAS, ACES has offered voluntary participation in a cooperative pricing system for the energy-related services to municipalities; and

WHEREAS, the Municipality of Princeton (“Princeton”) desires to participate in the ACES Cooperative Pricing System; and

WHEREAS, NJSBA and the New Jersey Association of School Administrators (“NJASA”) has created, and is also offering, the ACESplus Program, which is designed to assist participating government entities with the evaluation and implementation of certain energy related programs, including Renewable Energy Programs including community solar projects; and

WHEREAS, Princeton desires to participate in the ACESplus Program; and

WHEREAS, the NJSBA, as the Lead Agency, via its professional energy consultant Gabel Associates, will work with Princeton to evaluate and implement a Community Solar Program and provide related services all in accordance with the requirements of the Local Public Contracts Law (N.J.S.A. 40A:11-4.6 & 40A:11-4.1), and EDECA;

WHEREAS, the Council finds that it is in the best interests of Princeton's residents to enter into a consulting agreement with Gabel Associates to facilitate participation in the ACESplus program;

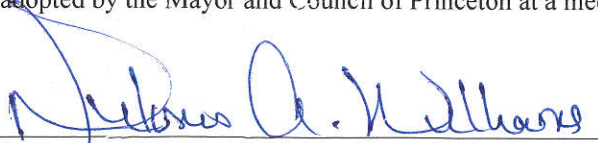
NOW THEREFORE, BE IT RESOLVED by the Princeton Council as follows:

1. The preamble to this resolution is hereby incorporated as if more fully set forth herein.
2. Princeton is hereby authorized to join and participate in the Alliance for Competitive Energy Services ("ACES") ACESplus program.
3. The Lead Agency (NJSBA), via its professional energy consultant Gabel Associates, is hereby authorized to work with Princeton representatives to evaluate and implement a Community Solar Program for Princeton, as authorized by, and in accordance with the requirements of, the Local Public Contracts Law (N.J.S.A. 40A:11, 11-10), EDECA, and the Clean Energy Act of 2018.
4. Pursuant to the provisions of N.J.S.A. 40A:11-10(b), the Mayor and Clerk are hereby authorized to enter into an agreement with Gabel Associates to provide energy consulting services to Princeton through the ACESplus Program, substantially upon the terms and conditions set forth in a proposal dated March 26, 2019.

5. The Mayor and Clerk are hereby authorized to execute the said agreement on behalf of Princeton, or such other substantially similar agreement, the terms and form of which shall have been reviewed and approved by the Municipal Attorney.
6. The Mayor, Administrator, Clerk, Municipal Attorney, and other appropriate officers, employees and professionals, are hereby authorized and directed to prepare and execute any and all other documents and undertake any and all acts necessary to effectuate the terms of the Agreement and Princeton’s participation in the ACESplus community solar program.
7. The New Jersey School Boards Association, through ACES and its professional energy consultant Gabel Associates, shall be responsible for complying with the Local Public Contracts Law, N.J.S.A. 40A:11-1 *et seq.* and all other applicable laws in connection with the preparation, bidding, negotiation and execution of contracts in connection with the ACES Cooperative Pricing System and the ACESplus Program.
8. This resolution shall take effect immediately.

| Councilperson | Absent | Present | 1 st | 2 nd | Yea | Nay | Abstain | Disqualified |
|----------------|--------|---------|-----------------|-----------------|-----|-----|---------|--------------|
| Mr. Cohen | | X | X | | X | | | |
| Ms. Crumiller | | X | | | X | | | |
| Ms. Fraga | | X | | | X | | | |
| Ms. Niedergang | | X | | | X | | | |
| Mr. Quinn | | X | | X | X | | | |
| Mr. Williamson | | X | | | X | | | |
| Mayor Lempert | | X | | | | | | |

I, Delores A. Williams, Municipal Clerk of Princeton, do hereby certify that the above is a true copy of a resolution adopted by the Mayor and Council of Princeton at a meeting held on July 8, 2019.


 Delores A. Williams, RMC, Municipal Clerk

ATTACHMENTS:

- Gabel CS Proposal to Princeton- 3-25-19_ (DOCX)
- Memo ACESplus and Gable Associates consulting 07 03 19 (DOCX)

Attachment H
Waiver Request

Attachment H: Waiver Request

Pursuant to *N.J.A.C. 14:1-1.2(b)*, the Municipality of Princeton (“the Applicant,” “Princeton,” or “the Municipality”) is hereby requesting a waiver from a specific provision of the BPU’s Community Solar Rule, specifically *N.J.A.C. 14:8-9.10(b)*. This provision requires the community solar provider to secure customer consent via an “opt-in” process with the customer needing to provide either a wet or an electronic signature. The Applicant is requesting a waiver from this provision to enable the enrollment of low- and moderate-income (“LMI”) individually metered residential customers through a “modified opt-out” process. This process is similar to the approach in a manner that is successfully used by the Board and many municipalities across New Jersey that administration of Government Energy Aggregation (“GEA”) Programs (*N.J.A.C. 14:4, et seq.*), in a manner designed to be highly protective of its customers. Granting this waiver will position the BPU to meet the Governor’s environmental justice goals.

The vendor-centric community solar approach used in other Community Solar programs around the country requires a solar vendor to market and seek out customers to enroll in the project as subscribers (the “opt-in method”). This vendor-centric approach appears to be the basis for the wet or electronic signature requirement in this application. The opt-out approach proposed in this application is customer-centric and based on Princeton’s unique knowledge of its community, its position as the municipal government, its longstanding relationships with local not-for-profit organizations, including social service agencies (i.e. affordable housing organizations), and its strong interest in obtaining a long-term arrangement for solar energy that is in the best interest of its participating residents. The Municipality is intimately familiar with its community and can strategically identify individually metered LMI customers who have real need for the solar savings offered by Community Solar through a fair and open process.

An “opt-out” approach is needed to secure the customer base providing the revenue flow that will facilitate lower cost project financing. As the Board’s GEA program design has demonstrated in a multitude of successful efforts (in over 50 municipalities), an opt-out program operated by a municipality is the most efficient way to reach and secure a customer base.

Energy saving programs led by municipalities utilizing the opt-out method protect customers, achieve strong pricing and demonstrated savings; reduce customer sign-up cost; and importantly for the Community Solar Program, provide much greater assurance that an adequate customer load will be purchasing solar energy over the term of the Community Solar Power Purchase Agreement (PPA). Solar developers include a “risk premium” into their pricing that is commensurate with the level of risk related to customer erosion. The opt-out approach will minimize this risk because Princeton will use it to keep the customer size and load at an adequate level for the term of the Community Solar PPA. This will translate to reduced costs and greater savings to customers.

The traditional opt-in method may work with marketing to middle- and upper-income customers with a deep interest in the environment, but it will not work with individually-metered LMI customers. Accordingly, the opt-out method is vital to the success of the State's environmental justice efforts and will eliminate a significant hurdle that has stunted Community Solar success for the LMI population in other states. In short, the opt-out approach can make New Jersey a national leader in LMI-based Community Solar, delivering on the Murphy Administration's primary Community Solar goal: serving LMI customers.

Moreover, the Applicant's approach will fully protect customers with the following provisions:

- Notice to designated customers that they can opt-out at any time during the program with no penalties. (Notice will only be provided to potential participants identified by the Municipality or through existing public assistance organizations and municipal services, not to every resident in the municipality. This limited notice is intended to prevent customer confusion, effectively manage customer relationships, and limit the active subscribers to right-sized active subscribers to match the solar project capacity)
- A letter to each designated customer explaining the Program and advising them of their opt-out and other rights;
- Customer and constituent support, including the development of educational and marketing materials as well as holding public informational sessions at community meetings;
- Development of a website (or a dedicated page on Princeton's website) through which the public can obtain further information regarding the Program;
- A dedicated toll-free number to facilitate customer questions or opt-out requests;
- Assignment of a designated staff person in the municipal building to address any issues;
- A solar contract that is publicly procured and managed by the Applicant, and not by a private vendor, with strong customer protections (see Attachment A of this application for more detail).

This requested waiver and approval of the modified opt-out approach is necessary, as the marketing and sales process of obtaining wet or electronic signatures for LMI customers is burdensome and expensive, creating a financial barrier to a successful LMI community solar program. Governor Murphy has made environmental justice a centerpiece of many of his policies including the New Jersey's Community Solar Program which specifically prioritizes servicing LMI customers. The Applicant's Program will be operated by a public entity and be customer-

centered with a goal of fully protecting customers, while advancing the Governor's environmental justice policies with 100% LMI participation.

Summary

The opt-out approach sought in this waiver request will enable New Jersey to develop LMI-based programs that meet the Governor's objective for solar energy benefits to be extended to LMI customers. The unnecessary labor of collecting individual wet signatures or electronic sign-ups of each individually metered LMI subscriber, per the opt-in approach, will prevent the Program from effectively reaching LMI customers. The opt-in approach directly conflicts with the efforts of the Board and the Governor to allow LMI customers to realize the benefits of solar energy.

Further, the State is transitioning the solar market with the specific goal to ensure solar is delivered to customers at the lowest possible cost in order to decrease ratepayer burden. The opt-out approach is the most cost-effective way to ensure LMI participation in the solar market.

The opt-out method has been market tested and has proven to be highly successful in the BPU's GEA programs; this request seeks to build on that successful program in a Community Solar capacity.

Finally, the Community Solar Program is in a Pilot stage. Therefore, it is appropriate to permit the Applicant to use the opt-out approach in the interest of investigating how New Jersey can develop a highly successful program designed to reach the greatest number of LMI customers at the lowest costs in subsequent pilot stages or in the permanent BPU program.

Accordingly, the approval of Princeton's application should include a waiver of N.J.A.C. 14:8-9.10(b) and authorization to use the opt-out elements described above.

In the event this waiver request is not granted by the BPU, the Applicant shall develop the Project without the opt-out process albeit at a smaller size (approximately 3.5 MW) to reflect the unavailability of the opt-out process to enroll individually metered customers.

Attachment I

Estimated Project Cost

Attachment to Section XI: Project Costs Assumptions

| System size and Output | |
|----------------------------------|-----------|
| DC Watts (kWdc) | 5,000 |
| Solar Production Rate (kWh/kWdc) | 1,200 |
| First Year kWh | 6,000,000 |
| Interconnection | Grid |
| Financing | Self |

| Economic Variables | |
|--|---------------------|
| In Service Date | 1/1/2021 |
| Solar Installation- EPC | \$10,250,000 |
| Customer Acquisition Cost | \$0 |
| Project Tax Basis | \$10,250,000 |
| Land/ Rooftop Up-Front Purchase Cost | \$0 |
| Total Solar Cost | \$10,250,000 |
| Avg Installation Cost (\$ per W-DC) | \$2.05 |
| Levelized Cost of Energy (\$/kWh) | \$0.0355 |
| PPA Period (Years) | 20 |
| SREC value (\$ per MWh) | Per Schedule |
| SREC Period (Years) | 15 |
| Economic Analysis Period | 25 |
| Federal Tax Rate | 21% |
| State Tax Rate | 9% |
| Annual O&M Costs (\$/kW) | \$10.00 |
| Decommissioning Reserve (\$/w) | \$0.02 |
| Lease Cost (\$/MW) | \$25,000.00 |
| Est Insurance Costs (0.5% of Install Cost) | \$51,250 |
| Insurance Escalation (%) | 2.0% |
| O&M Escalation (%) | 2.0% |
| Discount Rate | 7.0% |

| Economic Incentives | |
|-------------------------------|-------|
| Federal Investment Tax Credit | 26% |
| Depreciation Type | MACRS |
| Depreciation (years) | 5 |

Attachment to Section XI: Project Costs
Project Economics

| Year | Costs | | Expenses | | | | Revenue | | | EBITDA | State and Federal Taxes | | | | | | | After Tax Cashflow (ATCF) | | | | |
|--------------|---------------------------|--------------|--------------------|--------------|--------------------------|----------------|----------------|---------------------|------------------|--------------|-------------------------|------------------|--------------------------|----------------------|-------------------------------------|----------------------------|------------------------|------------------------------------|-------------|-------------|-----------------|---------------|
| | Project Costs (Tax Basis) | Total Costs | Insurance Expenses | O&M Expenses | Decommissioning Expenses | Lease Expenses | Total Expenses | Electricity Revenue | Capacity Revenue | SREC Revenue | Total Revenue | Pre-Tax Cashflow | State Depreciation Value | State Taxable Income | State Taxes Payable / (Recoverable) | Federal Depreciation Value | Federal Taxable Income | Fed. Taxes Payable / (Recoverable) | ITC | Net ATCF | Cumulative ATCF | |
| 0 | \$10,250,000 | \$10,250,000 | | | | | \$0 | | | \$0 | (\$10,250,000) | | | | | | | | | | | |
| 1 | \$0 | \$0 | \$51,250 | \$50,000 | \$100,000 | \$125,000 | \$326,250 | \$212,721 | \$97,090 | \$930,000 | \$1,239,811 | \$913,561 | \$1,783,500 | (\$869,939) | (\$78,295) | \$1,783,500 | (\$869,939) | (\$182,687) | \$2,665,000 | \$0 | \$3,839,542 | (\$6,410,458) |
| 2 | \$0 | \$0 | \$52,275 | \$51,000 | \$100,000 | \$125,000 | \$328,275 | \$211,657 | \$97,090 | \$925,350 | \$1,234,097 | \$905,822 | \$2,853,600 | (\$1,947,778) | (\$175,300) | \$2,853,600 | (\$1,947,778) | (\$409,033) | \$0 | \$1,490,155 | (\$4,920,302) | |
| 3 | \$0 | \$0 | \$53,321 | \$52,020 | \$100,000 | \$125,000 | \$330,341 | \$210,599 | \$97,090 | \$920,855 | \$1,228,544 | \$898,203 | \$1,712,160 | (\$813,957) | (\$73,256) | \$1,712,160 | (\$813,957) | (\$170,931) | \$0 | \$1,142,390 | (\$3,777,912) | |
| 4 | \$0 | \$0 | \$54,387 | \$53,060 | \$100,000 | \$125,000 | \$332,447 | \$209,546 | \$97,090 | \$916,050 | \$1,222,686 | \$890,239 | \$1,027,296 | (\$137,057) | (\$12,335) | \$1,027,296 | (\$137,057) | (\$28,782) | \$0 | \$931,356 | (\$2,846,556) | |
| 5 | \$0 | \$0 | \$55,475 | \$54,122 | \$100,000 | \$125,000 | \$334,596 | \$208,498 | \$97,090 | \$911,555 | \$1,217,143 | \$882,547 | \$1,027,296 | (\$144,749) | (\$13,027) | \$1,027,296 | (\$144,749) | (\$30,397) | \$0 | \$925,972 | (\$1,920,584) | |
| 6 | \$0 | \$0 | \$56,584 | \$55,204 | \$100,000 | \$125,000 | \$336,788 | \$207,456 | \$97,090 | \$906,905 | \$1,211,451 | \$874,662 | \$513,648 | \$361,014 | \$32,491 | \$513,648 | \$328,523 | \$68,990 | \$0 | \$773,181 | (\$1,147,403) | |
| 7 | \$0 | \$0 | \$57,716 | \$56,308 | \$100,000 | \$125,000 | \$339,024 | \$206,418 | \$97,090 | \$902,410 | \$1,205,918 | \$866,894 | \$0 | \$866,894 | \$78,200 | \$0 | \$788,874 | \$165,664 | \$0 | \$623,210 | (\$524,193) | |
| 8 | \$0 | \$0 | \$58,870 | \$57,434 | \$100,000 | \$125,000 | \$341,304 | \$205,386 | \$97,090 | \$897,915 | \$1,200,391 | \$859,087 | \$0 | \$859,087 | \$77,318 | \$0 | \$781,769 | \$164,171 | \$0 | \$617,598 | \$93,405 | |
| 9 | \$0 | \$0 | \$60,048 | \$58,583 | \$100,000 | \$125,000 | \$343,631 | \$204,359 | \$97,090 | \$893,575 | \$1,195,024 | \$851,394 | \$0 | \$851,394 | \$76,625 | \$0 | \$774,768 | \$162,701 | \$0 | \$612,067 | \$705,472 | |
| 10 | \$0 | \$0 | \$61,248 | \$59,755 | \$100,000 | \$125,000 | \$346,003 | \$203,338 | \$97,090 | \$888,925 | \$1,189,353 | \$843,349 | \$0 | \$843,349 | \$75,901 | \$0 | \$767,448 | \$161,164 | \$0 | \$606,284 | \$1,311,756 | |
| 11 | \$0 | \$0 | \$62,473 | \$60,950 | \$100,000 | \$125,000 | \$348,423 | \$202,321 | \$97,090 | \$884,430 | \$1,183,841 | \$835,418 | \$0 | \$835,418 | \$75,188 | \$0 | \$760,230 | \$159,648 | \$0 | \$600,582 | \$1,912,337 | |
| 12 | \$0 | \$0 | \$63,723 | \$62,169 | \$100,000 | \$125,000 | \$350,892 | \$201,309 | \$97,090 | \$880,090 | \$1,178,489 | \$827,598 | \$0 | \$827,598 | \$74,484 | \$0 | \$753,114 | \$158,154 | \$0 | \$594,960 | \$2,507,297 | |
| 13 | \$0 | \$0 | \$64,997 | \$63,412 | \$100,000 | \$125,000 | \$353,409 | \$200,303 | \$97,090 | \$875,595 | \$1,172,988 | \$819,578 | \$0 | \$819,578 | \$73,762 | \$0 | \$745,816 | \$156,621 | \$0 | \$589,195 | \$3,096,492 | |
| 14 | \$0 | \$0 | \$66,297 | \$64,680 | \$100,000 | \$125,000 | \$355,978 | \$199,301 | \$97,090 | \$871,410 | \$1,167,801 | \$811,823 | \$0 | \$811,823 | \$73,064 | \$0 | \$738,759 | \$155,139 | \$0 | \$583,620 | \$3,680,112 | |
| 15 | \$0 | \$0 | \$67,623 | \$65,974 | \$100,000 | \$125,000 | \$358,597 | \$198,305 | \$97,090 | \$867,070 | \$1,162,465 | \$803,867 | \$0 | \$803,867 | \$72,348 | \$0 | \$731,519 | \$153,619 | \$0 | \$577,900 | \$4,258,012 | |
| 16 | \$0 | \$0 | \$68,976 | \$67,293 | \$100,000 | \$125,000 | \$361,269 | \$197,313 | \$97,090 | \$0 | \$294,403 | (\$66,866) | \$0 | (\$66,866) | (\$6,018) | \$0 | (\$66,866) | (\$14,042) | \$0 | (\$46,806) | \$4,211,206 | |
| 17 | \$0 | \$0 | \$70,355 | \$68,639 | \$100,000 | \$125,000 | \$363,995 | \$196,327 | \$97,090 | \$0 | \$293,417 | (\$70,578) | \$0 | (\$70,578) | (\$6,352) | \$0 | (\$70,578) | (\$14,821) | \$0 | (\$49,405) | \$4,161,801 | |
| 18 | \$0 | \$0 | \$71,762 | \$70,012 | \$100,000 | \$125,000 | \$366,774 | \$195,345 | \$97,090 | \$0 | \$292,435 | (\$74,340) | \$0 | (\$74,340) | (\$6,691) | \$0 | (\$74,340) | (\$15,611) | \$0 | (\$32,038) | \$4,109,764 | |
| 19 | \$0 | \$0 | \$73,198 | \$71,412 | \$100,000 | \$125,000 | \$369,610 | \$194,368 | \$97,090 | \$0 | \$291,458 | (\$78,152) | \$0 | (\$78,152) | (\$7,034) | \$0 | (\$78,152) | (\$16,412) | \$0 | (\$54,706) | \$4,055,058 | |
| 20 | \$0 | \$0 | \$74,662 | \$72,841 | \$100,000 | \$125,000 | \$372,502 | \$193,396 | \$97,090 | \$0 | \$290,486 | (\$82,016) | \$0 | (\$82,016) | (\$7,381) | \$0 | (\$82,016) | (\$17,223) | \$0 | (\$57,411) | \$3,997,647 | |
| 21 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,997,647 |
| 22 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,997,647 |
| 23 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,997,647 |
| 24 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,997,647 |
| 25 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,997,647 |
| TOTAL | \$10,250,000 | \$10,250,000 | \$1,245,240 | \$1,214,868 | \$2,000,000 | \$2,500,000 | \$6,960,109 | \$4,058,265 | \$1,941,800 | \$13,472,135 | \$19,472,200 | \$2,262,092 | \$8,917,500 | \$3,594,592 | \$323,513 | \$8,917,500 | \$2,885,389 | \$605,932 | \$2,665,000 | \$3,997,647 | \$0 | |
| NPV | | \$10,250,000 | \$631,403 | \$616,003 | \$1,059,401 | \$1,324,252 | \$3,631,059 | \$2,173,244 | \$1,028,573 | \$8,231,185 | \$11,433,001 | (\$2,448,058) | \$7,415,332 | \$386,610 | \$34,795 | \$7,415,332 | \$37,150 | \$7,802 | \$2,490,654 | \$0 | \$0 | |

Attachment J

Proof of Site Control

Attachment J: Proof of Site Control

The RFP issued by Princeton shall require site control. See RFP Process in Attachment A.

Attachment K

NJDEP Permit Readiness Checklist

Updated 10/11/16

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

PERMIT READINESS CHECKLIST

FOR PCER OFFICE USE ONLY

DATE RECEIVED ____

PRC ID NUMBER ____

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

1. Please complete the following questions if applicable and return to the Department with a **1 to 2 page narrative description of project, its function, and its benefits; as well as a site plan, maps, aerial photos, GIS shape files, etc.**
See narrative description on page 13.

A. GENERAL INFORMATION

1. Name of Proposed Project Princeton Community Solar Project
2. Consultant/Contact Information (if any) Belle Gabel
Gabel Associates
417 Denison St, Highland Park NJ 08904
belle@gabelassociates.com
732-296-0770
3. Name/Address of Prospective Applicant Jeffrey C. Grosser, MHS, HO
Address/tel./fax 400 Witherspoon Street Princeton, NJ 08540 Ph: (609) 497-7610 Fax: 609-688-2055
Company Name The Municipality of Princeton
Address/tel./fax 400 Witherspoon Street Princeton, NJ 08540 Ph: (609) 497-7610 Fax: 609-688-2055

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

4. Does the project have any existing NJDEP ID#s assigned? i.e., Case number, Program Interest (PI)#, Program ID#?

No

B. PROPOSED PROJECT LOCATION

Specific site to be designated through RFP process; see attached narrative description.

Street Address/munic. ____

County ____

Zip Code ____

Block No. ____

Lot No. ____

X Coordinate in State Plane (project centroid) ____

Y Coordinate in State Plane (project centroid) ____

C. PROPOSED ACTIVITY DESCRIPTION AND SCHEDULE

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

- a) Estimated Schedule: Date permits needed or desired by, beginning construction date; construction completion, and operation of facility date: ____
- b) Funding Source: Is any Federal Funding being used for this project? No
State Funding over 1 million dollars? No
Is funding secured at this time? ____ Is funding conditional? ____ If so, on what? ____
- c) Is the project contingent on receiving the identified funding? N/A
If yes, explain
What DEP permits do you think you need for this project? (The Department will confirm this through the PRC process). ____

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? Office of Permit Coordination, Megan Brunatti
- 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. See narrative description of the Project enclosed.

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

- 1) Water Quality Management Plan consistency ____
- 2) Highlands Consistency ____
- 3) Wetland Delineation (LOI) ____
- 4) Tidelands Conveyance ____
- 5) Flood Hazard Jurisdiction or determinations ____
- 6) Water Allocation ____
- 7) Site Remediation RAW, Remedial Action Permit – Soil and or Groundwater, NJPDES Discharge to Ground Water, NJPDES Discharge to Surface Water, No Further Action Response Action Outcome ____
- 8) Landfill Disruption Approval ____
- 9) Landfill Closure Plan ____
- 10) Other ____

3. Please submit this Permit Readiness Checklist form, completed to the extent possible, electronically to Ruth.Foster@dep.nj.gov and Megan.Brunatti@dep.nj.gov and one (1) copy via mail² with the following items if available:
- (a) The completed Permit Readiness Checklist;
 - (b) A description of the proposed project;
 - (c) Any overarching regulatory or policy call(s) or guidance that the Department must make or make known prior to the receipt of the application to determine the project's feasibility, regulatory, or review process.
 - (d) USGS map(s) with the site of the proposed project site boundaries clearly delineated (including the title of the USGS quadrangle sheet from which it was taken)³;
 - (e) Aerial photos/GIS information regarding the site;
 - (f) A site map including any known environmental features (wetlands, streams, buffers, etc⁴);
 - (g) Site plans to the extent available;
 - (h) Street map indicating the location of the proposed project;
 - (i) Any other information that you think may be helpful to the Department in reviewing this project.
 - (j) List of any local or regional governments or entities, their historical involvement in this project or site, identification of conflicts with DEP rules; with contact names and information whose attendance/input would be helpful in facilitating this project, ie Soil Conservation Districts, health departments, local zoning officials, etc.

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

WATER AND WASTE WATER INFORMATION

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

This Project will not impact water program.

Is the project located within an existing water purveyor service area? If yes, which one? _____

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

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

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

Do water pipes currently extend to the project location? N/A

If not, is it located within a franchise area? N/A

Does the project have an approved Safe Drinking Water main extension permit? N/A

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? N/A
2. Will the project/facility generate a discharge to groundwater of industrial wastewater in any quantity? N/A
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? N/A

Please indicate which:

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

Please specify the source of wastewater for every structure identified above (e.g., sanitary wastewater to a subsurface disposal system or non-contact cooling water to a dry well): N/A

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): N/A

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? N/A

Does your project involve 50 or more realty improvements? No

DEP Pretreatment and Residuals program (609) 633-3823

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

If yes, name of POTW: _____

Volume of wastewater (gpd): _____

Will/does this project involve the generation, processing, storage, transfer and/or distribution of industrial or domestic residuals (including sewage sludge, potable water treatment residuals and food processing by-products) generated as a result of wastewater treatment. If so, please explain.

Stormwater Program (609) 633-7021

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

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

Will your site activity disturb more than one acre? Yes

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

Does your facility have an existing NJPDES permit for discharge of stormwater to surface groundwater?
See attached narrative discussion

Is your facility assigned one of the following Standard Industrial Classification (SIC) Codes? See attached narrative discussion

(To determine your SIC Code see the box "Industry Code" on your New Jersey Department of Labor Quarterly Contribution Report.

Surface Water Permitting (609) 292-4860

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

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

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

Describe the proposed discharge of wastewater to Surface Water _____

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

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? N/A

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

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

Do waste water pipes currently extend to the project location? N/A

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

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? N/A

What is the volume of wastewater that will be generated by the project? N/A

DEP Land Use Regulation (609) 777-0454

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

See attached narrative discussion

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) _____

State Open Waters? _____

Freshwater Wetlands and/or freshwater wetland transition areas? _____

Flood Hazard areas and/or riparian buffers _____

Waterfront development areas No

Tidally Flowed Areas _____

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? If so, please describe. No

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

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

Forest clearing activities/No Net Loss Reforestation Act

Will construction of the project result in the clearing of ½ acres or more of forested lands owned or maintained by a State entity? No
If so, how many acres? _____

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

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

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

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

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

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

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

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

Threatened and Endangered Species Program

Are there records of any Threatened and Endangered species, plant, or animal in this project area? No

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
See attached narrative discussion.

Is the project located on or adjacent to a known or suspected contaminated site? _____
<http://www.nj.gov/dep/srp/kcsnj/>

Is the project within a designated Brownfield Development Area? _____
<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? _____

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

Name of current SRP Case Manager or Licensed Site Remediation Professional and Preferred Identification (PI) Number _____

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

Is the project located on a landfill that will be redeveloped for human occupancy? _____ If yes, is there an approved Landfill Closure Plan? _____

Dredging and Sediment Technology (609) 292-1250

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

SOLID AND HAZARDOUS WASTE MANAGEMENT PROGRAM (609) 633-1418 <http://www.nj.gov/dep/dshw/>

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

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

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

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

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

AIR QUALITY PERMITTING PROGRAM <http://www.nj.gov/dep/aqpp>

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

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

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

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

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

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

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

No

RADIATION PROTECTION AND RELEASE PREVENTION (609) 984-5636

www.state.nj.us/dep/rpp

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

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

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

www.nj.gov/dep/rpp

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

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

[HTTP://WWW.STATE.NJ.US/DEP/RPP/BRP/TCPA/INDEX.HTM](http://WWW.STATE.NJ.US/DEP/RPP/BRP/TCPA/INDEX.HTM)

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

Bureau of Energy and Sustainability (609)633-0538

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

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

GREEN DESIGN (609) 777-4211

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

Yes x No _____

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

New Jersey Green Building Manual? N/A

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

US Green Building Council's LEED (Leadership in Energy and Environmental Design)? N/A

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

ASHRAE Standard 189.1? N/A

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

National Green Building Standard ICC 700-2008? N/A

<http://www.nahbgreen.org>

USEPA's ENERGY STAR? N/A

http://www.energystar.gov/index.cfm?c=business.bus_index

INNOVATIVE TECHNOLOGY (609) 292-0125

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

Is this technology used for manufacturing alternative fuels? Y N

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

Biomass Municipal Solid Waste Other Non-Fossil Feedstocks

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

CHP System Micro Turbine Fuel Cells

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

Energy Site Remediation Drinking Water Wastewater

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

Solar Wind Tidal/Wave Hydroelectric Geothermal

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

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

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

- If yes, please provide location _____

DEP COMPLIANCE AND ENFORCEMENT

See attached narrative discussion.

Does the applicant have outstanding DEP enforcement violations, and if so, what is the status? _____

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

Does the proposed project facilitate compliance where there is a current violation or ACO? _____

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? Low and moderate income (LMI) residents and local site community
- (b) How have you or will you engage community and stakeholders in this project? Please supply individuals or stakeholder groups contacted or who have been identified for community engagement. Yes, deep engagement with LMI customers and local Housing Authority; will engage with host municipality officials and community.
- (c) What are the potential impacts of this project on the community?
De minimis

- (d) How do you intend to mitigate these potential impacts? Engagement with community and implement community action plan
- (e) What are the community concerns or potential concerns about this project?
Not known at this time
- (f) How do you intend to address these concerns? See (d) and attached narrative discussion.
- (g) As part of this project, do you plan to perform any environmental improvements in this community? If yes, describe. N/A

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?

See page 13.

GENERAL

Is the project subject to:

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

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

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

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

US Army Corp of Engineers review? No

Narrative for Permit Readiness Checklist from The Municipality of Princeton

This "narrative description of the project" is being submitted as part of Princeton's Permit Readiness Checklist in support of the Community Solar Project (Project) it has proposed to develop. Community Solar will permit utility customers who cannot host a solar project on their property or residence to take solar energy from a remote solar facility elsewhere in their utility service territory. This Project is designed to support the achievement of Governor Murphy's environmental justice and community solar initiatives in the strongest possible manner, including providing energy savings in the form of low cost renewable energy to low and moderate income (LMI) residents in Princeton. An important feature of the Project is that it will serve only LMI residents, well above the requirements of the State.

Princeton will be submitting an application to the New Jersey Board of Public Utilities (BPU) for designation of the Project as a participant in the BPU's Pilot Program, and part of that application requires the submission of this Permit Readiness Checklist.

The Project has another design feature that will assure the best pricing and project possible for LMI residents, and that is that it will use competitive procurement to get the best terms and conditions for those customers. Such procurement activity can only be performed after the BPU award as the BPU approval is needed to assure the financial attractiveness of the Project through assuring adequate customer usage, revenue flow, regulatory and other elements to attract reasonable proposals from solar energy developers. Accordingly, at this time a specific location has not been designated for this Project as such determination will follow BPU award and the competitive procurement process. The "Permit Readiness Checklist" is being submitted in this context. All questions in the Permit Readiness Checklist have been addressed and in some responses this site specific information is not and cannot be included as it would be contrary to the public interest and the development of a 100% LMI Project. Princeton will provide such information on a timely basis when it is determined in the procurement process.

It should also be noted that this Project includes a significant Community Engagement component well above permit requirements in both Princeton and in the community that will host the Solar Facility. This includes deep engagement with low income and social service organizations, the community housing authority, and in the host community, up-front and ongoing interaction with the municipality, its residents and those in the vicinity of the Project. Community engagement is an important criteria in the procurement process.