

INDEPENDENCE SOLAR

1008 Astoria Blvd, Suite E Cherry Hill, NJ 08003

February 5, 2021

Ms. Aida Camacho-Welch, Secretary New Jersey Board of Public Utilities 44 South Clinton Avenue 3rd Floor, Suite 314 CN 350 Trenton, New Jersey 08625

Re: CONFIDENTIALITY AFFIDAVIT

Dear Secretary Camacho-Welch:

Independence Solar respectfully requests that the redacted version of this is accepted. Our application contains confidential information that we deem as sensitive and highly confidential – including trade secrets, strategy, budgets, customer identification, pricing methodologies and content that has been developed internally on a proprietary basis. By this affidavit, we attest that if any of this confidential information would be disclosed publicly, this would be detrimental to Independence Solar's business operations and competitiveness in the marketplace.

We respectfully submit this affidavit that BPU respect our request for confidentiality.

Sincerely,

Keith Peltyman

Keith Peltzman President & Founder

STATE: PENNSYLVANIA COUNTY: DELAWARE DATE: FEB. 5, 2021 SIGNED BEFORE ME ON THIS DATE. dul P. h. tell. NOTARY

Commonwealth of Pennsylvania - Notary Seal David P. Welsh Jr., Notary Public Delaware County My commission expires December 22, 2021 Commission number 1176727 Member, Pennsylvania Association of Notaries



NJ Community Solar Application



February 5, 2021

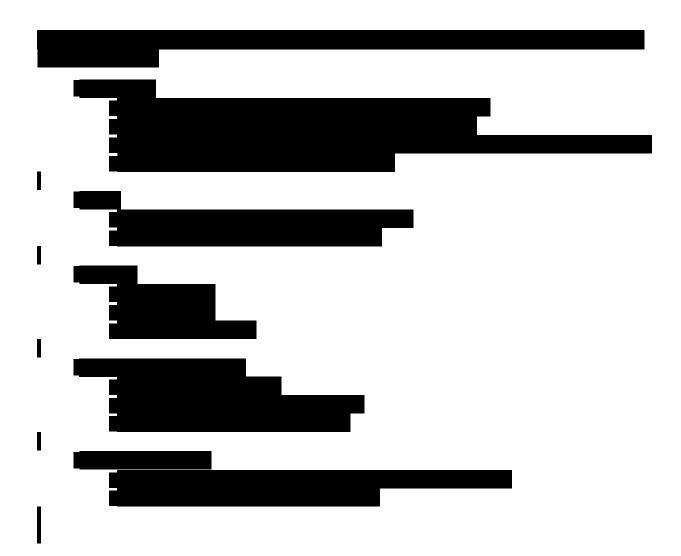


Submitted to:

NJ Clean Energy Program







Community Solar PY2 Application

Supporting Documentation

Feb 5, 2021

Table of Contents

Section B:

• Application

Section C:

- Applicant Certification
- Project Development Certification
- Project Owner Certification
- Property Owner Certification
- Subscriber Organization Certification

Section D:



Attachments:





Section B: Community Solar Energy Project Description

Project Name: _

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

I. Applicant Contact Information

Applicant Com	pany/Entity Name	:			
First Name:		Last N	ame:		
Daytime Phone:		Email:			
Applicant Mailing Address:					
Municipality:		County:	Zip Code:		
Applicant is:	 Community Solar Project Owner Property/Site Owner Agent (if agent, what role is represented) 		 Community Solar Developer/Facility Installer Subscriber Organization ented)		

II. Community Solar Project Owner



III. Community Solar Developer

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

Developer Company Name (optional, complete if applicable):				
First Name:	Last Name:			
Daytime	Email:			
Mailing Address:				
Municipality: C	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

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.

VI. Proposed Community Solar Facility Characteristics

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

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



 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 PDF format. The map must be provided in color. Note: Applications may be required upon request to submit a copy of the delineated map as a design plan in drawing file format (.dwg) or as a shapefile (.shp), in order to facilitate integration with Geographic Information System (GIS) software.

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

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

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

The proposed community solar facility is an existing project*

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

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

VII. Community Solar Facility Siting

1. The proposed community solar project has site control^{*} □ Yes □ No If "Yes," attach proof of site control.

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

*Site control is defined as property ownership or option to purchase, signed lease or option to lease, or signed contract for use as a community solar site or option to contract for use as a community solar site. The site control must be specific to the project in this Application, and may not be contingent on the approval of another Application submitted in PY2.



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.

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

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

- 4. The proposed community solar facility is located, in part or in whole, on (*check all that apply*):
 - \Box a landfill (see question 7 below)
 - \Box a brownfield (see question 8 below)
 - \Box an area of historic fill (see question 9 below)
 - \Box a rooftop (see question 10 below)
 - $\hfill\square$ a canopy over a parking lot or parking deck
 - □ a canopy over another type of impervious surface (e.g. walkway)
 - □ a water reservoir or other water body ("floating solar") (see question 11 below)
 - □ a former sand or gravel pit or former mine
 - □ farmland* (see definition below)
 - □ other (see question 5 below): ___

*Farmland is defined as land that has been actively devoted to agricultural or horticultural use and that is/has been valued, assessed, and taxed pursuant to the "Farmland Assessment Act of 1964," P.L. 1964, c.48 (C. 54:4-23.1 <u>et seq</u>.) at any time within the ten year period prior to the date of submission of the Application.

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



- 6. The proposed community solar facility is located, in part or in whole, on land located in:
 - □ the New Jersey Highlands Planning Area or Preservation Area
 - □ the New Jersey Pinelands

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

- 7. If the proposed community solar facility is located, in part or in whole, on a landfill, provide the name of the landfill, as identified in NJDEP's database of New Jersey landfills, available at www.nj.gov/dep/dshw/lrm/landfill.htm:
- 8. If the proposed community solar facility is located, in part or in whole, on a brownfield, has a final remediation document been issued for the property? If "Yes," attach a copy of the Response Action Outcome ("RAO") issued by a Licensed Site Remediation Professional ("LSRP") or the No Further Action ("NFA") letter issued by NJDEP.
- 9. If the proposed community solar facility is located, in part or in whole, on an area of historic fill, have the remedial investigation requirements pursuant to the Technical Requirements for Site Remediation, N.J.A.C. 7:26E-4.7 been implemented? 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? If the remediation of the historic fill has been completed, attach a copy of the Response Action Outcome ("RAO") issued by a Licensed Site Remediation Professional ("LSRP") or the No Further Action ("NFA") letter issued by NJDEP.
- 10. If the proposed community solar facility is located, in part or in whole, on a rooftop, has the Applicant verified that the roof is structurally able to support a solar system? \Box Yes \Box No If "Yes," attach substantiating evidence. If "No," the application will not be considered by the Board.
- 11. If the proposed community solar facility is located, in part or in whole, on a water reservoir or other water body ("floating solar"), is the facility located at a water treatment plant or sand and gravel pit that has little to no established floral and faunal resources?



If "Yes," provide supporting details and attach substantiating evidence if needed.

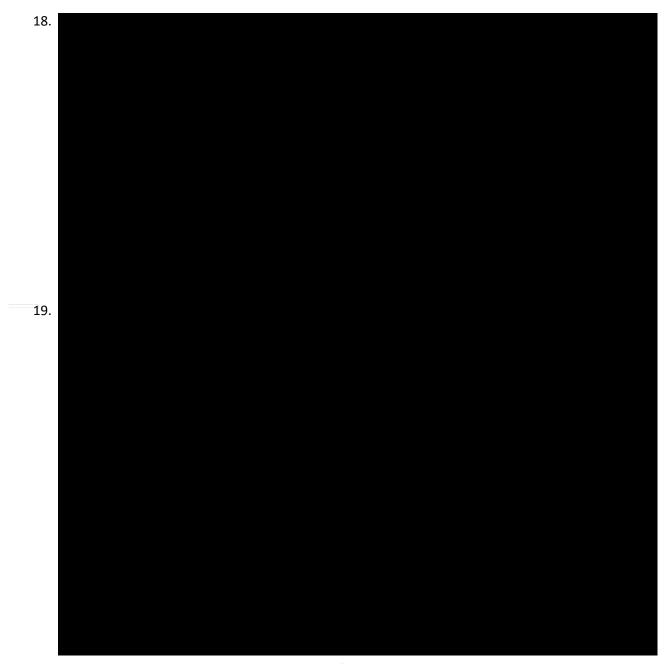
*All proposed floating solar projects are required to meet with NJDEP's OPPN prior to submitting an Application. Applicants are responsible for contacting NJDEP with sufficient advance notice to ensure that a meeting will occur prior to the deadline to submit an Application. Please see section VIII Permits, Question 2 for more information.



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



Will the use restriction(s) be required to be modified by variance or other means? \Box Yes \Box No If "Yes," explain the modification below.





VIII. Permits

The Applicant has completed the NJDEP Permit Readiness Checklist, and will submit it as an attachment to this Application..... Yes No
 No," the Application will be deemed incomplete. This requirement only applies to ground mounted and floating solar projects. Community solar projects located on a rooftop, parking lot, or parking structure are exempt from this requirement.

*Applicants are <u>not required</u> to submit the Permit Readiness Checklist to NJDEP prior to submitting an Application to the Board, except in the case of floating solar projects.

2. The Applicant has met with NJDEP's OPPN □ Yes □ No If "Yes," attach meeting notes or relevant correspondence with NJDEP's OPPN.

* If the Applicant met with OPPN or received comments from OPPN (formerly PCER) for this project as part of the Program Year 1 Application process, and if the details of the project and the site characteristics have remained the same, those comments remain valid. Please include those comments or meeting notes as an attachment to the Application.

*A meeting with NJDEP's OPPN is <u>not required</u> prior to submitting an Application. Exception: all floating solar projects are required to meet with NJDEP's OPPN prior to submitting an Application. Applicants with a floating solar project are responsible for contacting NJDEP with sufficient advance notice to ensure that a meeting will occur prior to the deadline to submit an Application.

*Receiving all non-ministerial permits is <u>not required</u> prior to submitting an Application. *A non-ministerial permit is one in which one or more officials consider various factors and exercise some discretion in deciding whether to issue or deny a permit. This is in contrast to a ministerial permit, for which approval is contingent upon the project meeting pre-determined and established standards. Examples of non-ministerial permits include: local planning board authorization, use variances, Pinelands or Highlands Commission approvals, etc. Examples of ministerial permits include building permits and electrical permits.

- 4. Please list all permits, approvals, or other authorizations that will be needed for the construction and operation of the proposed community solar facility pursuant to local, state and federal laws and regulations. Include permits that have already been received, have been applied for, and that will need to be applied for. These include:
 - a. Permits, approvals, or other authorizations from NJDEP (i.e. Land Use, Air Quality, New Jersey Pollutant Discharge Elimination System "NJPDES", etc.) for the property.
 - b. Permits, approvals, or other authorizations from NJDEP (i.e. Land Use, Air Quality, NJPDES, etc.) directly related to the installation and operation of a solar facility on this property.



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

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

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



5. The Applicant has consulted the hosting capacity map of the relevant EDC via the EDC's website (links are available on the NJCEP website) and determined that, based on the capacity hosting map as published at the date of submission of the Application, there is sufficient capacity available
at the proposed location to build the proposed community solar facility

..... \Box Yes \Box No If "Yes," include a screenshot of the capacity hosting map at the proposed location, showing the available capacity.

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

<u>Exception</u>: Projects located in PSE&G service territory for which the hosting capacity map shows insufficient capacity available at the planned location may be eligible for a waiver of this requirement. If this application is seeking to exercise this waiver, please check "Yes" below and attach the waiver requirements as described in the Board's Order: <u>https://www.njcleanenergy.com/files/file/CommunitySolar/FY21/8E%20-</u>%200RDER%20PSEG%20Interconnection.pdf.

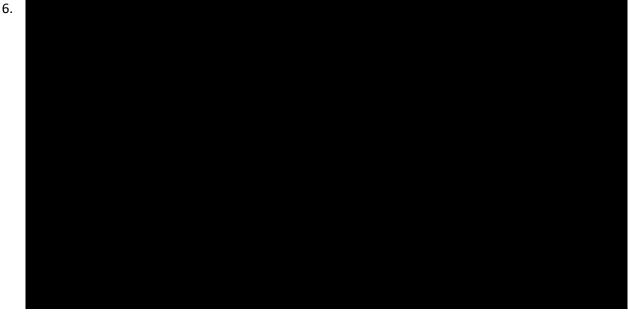
This project is exercising the PSE&G hosting capacity map waiver: \Box Yes \Box No



IX. Community Solar Subscriptions and Subscribers

- 1. Estimated or Anticipated Number of Subscribers (please provide a good faith estimate or range):
- 2. Estimated or Anticipated Breakdown of Subscribers (please provide a good faith estimate or range

- The proposed community solar project is an LMI project^{*} □ Yes □ No
 *An LMI project is defined pursuant to N.J.A.C. 14:8-9 as a community solar project in which a minimum 51 percent of project capacity is subscribed by LMI subscribers.
- 4. The proposed community solar project has a clear plan for effective and respectful customer engagement process. □ Yes □ No If "Yes," attach evidence of experience on projects serving LMI communities or partnerships with organizations that have experience serving LMI communities.
- 5. The proposed community solar project will allocate at least 51% of project capacity to residential customers \Box Yes \Box No





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

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

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

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

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

9.

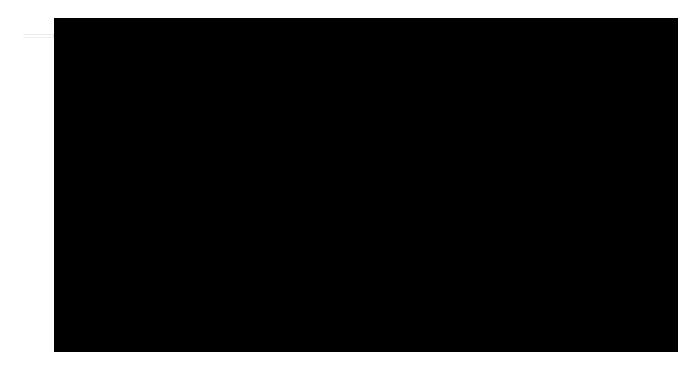




10. Product Offering for LMI subscribers: (*The Applicant must also complete and attach one or more product offering form(s) found in Appendix A. See Appendix A for exemptions.*)



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





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

If this project is approved, the Board should indicate on its website that the project is currently

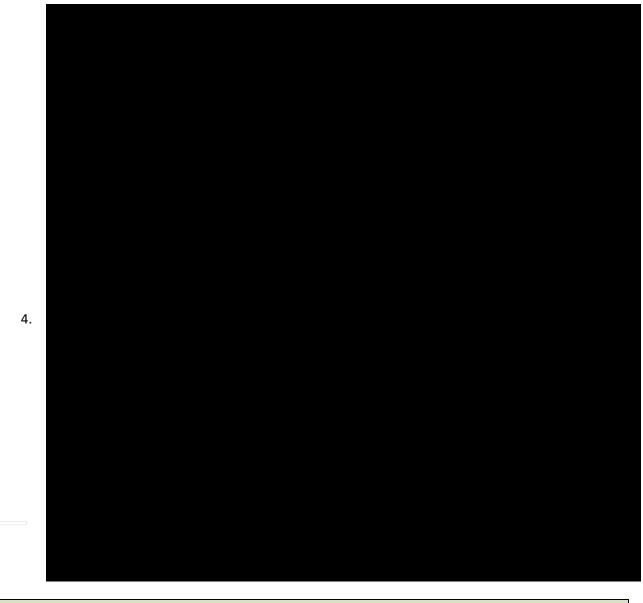
*It is the responsibility of the project's subscriber organization to notify the Board if/when the project is no longer seeking subscribers, and request that the Board remove the above information on its website.

X. Community Engagement

1. The proposed community solar facility is located on land or a building owned or controlled by a government entity, including, but not limited to, a municipal, county, state, or federal entity







XI. Project Cost

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

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

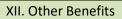
Applicants are expected to provide a good faith estimate of costs associated with the proposed community solar project, as they are known at the time the Application is filed with the Board. This information will not be used in the evaluation of the proposed community solar project.

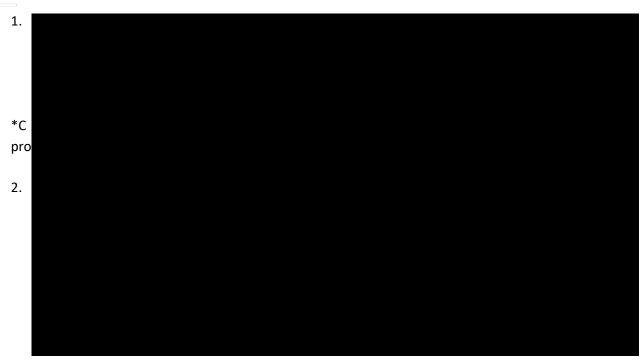


2. Pursuant to N.J.A.C. 14:8-9.7(q), "community solar projects shall be eligible to apply, via a one-time election prior to the delivery of any energy from the facility, for SRECs or Class I RECs, as applicable, or to any subsequent compensations as determined by the Board pursuant to the Clean Energy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

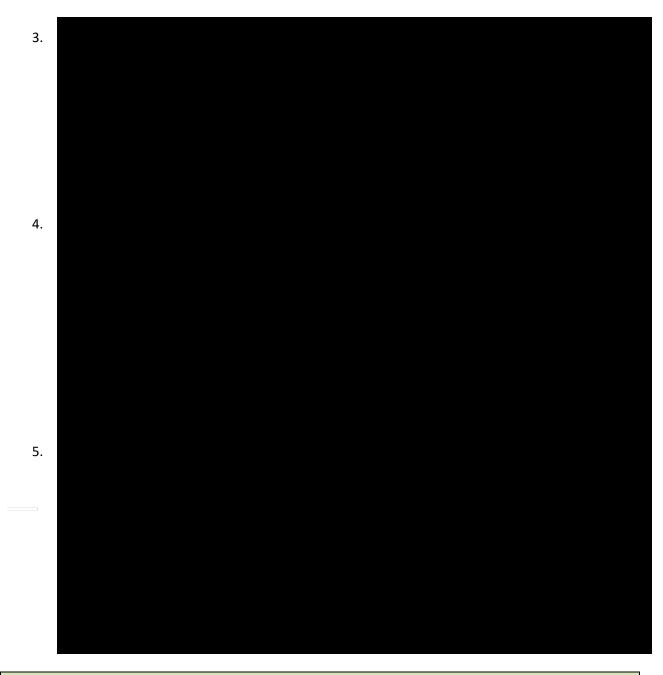
For indicative purposes only, please indicate all local, state and federal tax incentives which will be applied to if the proposed community solar project is approved for participation in the Community Solar Energy Pilot Program:











XIII. Special Authorizations and Exemptions

Is the proposed community solar project co-located with another community solar facility (as defined at N.J.A.C. 14:8-9.2)?
 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. Is the Applicant a government entity that plans to select the developer via such bidding process?

..... 🗆 Yes 🗆 No

If "Yes," attach a letter describing the proposed bidding process and a copy of the request for bids (RFP, RFQ, or other bidding document) that is ready to be issued if the project is granted conditional approval by the Board. The Applicant must further commit to issuing said RFP, RFQ, or other bidding process within 90 days of the proposed project being approved by the Board for participation in the Community Solar Energy Pilot Program. The Applicant will be required to provide the information contained in those optional sections to the Board once it becomes known.

- 4. Has the proposed community solar project received, in part or in whole, a subsection (t) conditional certification from the Board prior to February 19, 2019? Yes No If "Yes," the project may apply to participate in the Community Solar Energy Pilot Program if it commits to withdrawing the applicable subsection (t) conditional certification immediately if it is approved by the Board for participation in the Community Solar Energy Pilot Program. Attach a signed affidavit that the Applicant will immediately withdraw the applicable subsection (t) conditional certification if the proposed project is approved by the Board for participation in the Community Solar Energy Pilot Program.
- 5. The Board has proposed an amendment to the Pilot Program rules, which, if approved, would allow municipally-owned community solar projects to submit an application for a project that requests an exemption from the provisions at N.J.A.C. 14:8-9.10(b)(1) mandating subscriber enrollment via affirmative consent (i.e. an opt-out community solar project). Projects that intend



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

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

If "Yes," the municipality name is: ____

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

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

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

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

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







