

## **AFFIDAVIT**

Effective on February 4, 2021 the undersigned officer of Infiniti Energy Services, LLC (“IES”), affiant herein, being duly sworn, on oath does depose and say that the information and facts contained in this affidavit are complete and accurate.

### **I. RECITALS**

WHEREAS, IES intends to submit an application for The Community Solar Energy Pilot Year 2 (“Program”) via NJBPU’s e-Filing portal; and

WHEREAS, IES is providing certain confidential information related to site control documents, community solar offers and terms, financial information, and other confidential, trade secret and/or proprietary information (“Confidential Information”); and

WHEREAS, IES requires that certain Confidential Information be kept secret and not published to the public as a part of the Program’s application process.


### **II. AFFIDAVIT**

IES hereby represents and certifies that the undersigned has the authority to make the following representations and certification on behalf of IES and that:

- A. IES is providing proprietary information from site control documents and community solar offers and terms that would be advantageous to competitors if publicly disclosed.
- B. The site control documents contain personal, identifying information that IES is required to keep confidential.
- C. IES is providing proprietary information regarding project costs that would be advantageous to competitors if publicly disclosed.

**III. ATTESTATION**

AFFIANT: INFINITI ENERGY SERVICES, LLC

By:   
Michael Kushner  
President

Sworn to and subscribed  
before me this 5<sup>th</sup> day  
of February \_\_, 2021.

  
Notary Public

COLLEEN SEGILIA  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 12/7/23

## **AFFIDAVIT**

Effective on February 4, 2021 the undersigned officer of Brick Landfill Solar 1, LLC (“Brick”), affiant herein, being duly sworn, on oath does depose and say that the information and facts contained in this affidavit are complete and accurate.

### **I. RECITALS**

WHEREAS, Brick intends to submit an application for The Community Solar Energy Pilot Year 2 (“Program”) via NJBPU’s e-Filing portal; and

WHEREAS, Brick is providing certain confidential information related to site control documents, community solar offers and terms, financial information, and other confidential, trade secret and/or proprietary information (“Confidential Information”); and

WHEREAS, Brick requires that certain Confidential Information be kept secret and not published to the public as a part of the Program’s application process.

### **II. AFFIDAVIT**

Brick hereby represents and certifies that the undersigned has the authority to make the following representations and certification on behalf of Brick and that:

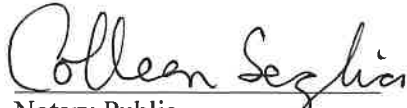
- A. Brick is providing proprietary information from site control documents and community solar offers and terms that would be advantageous to competitors if publicly disclosed.
- B. The site control documents contain personal, identifying information that Brick is required to keep confidential.
- C. Brick is providing proprietary information regarding project costs that would be advantageous to competitors if publicly disclosed.

**III. ATTESTATION**

AFFIANT: Brick Landfill Solar 1, LLC

By:   
Michael Kushner  
President

Sworn to and subscribed  
before me this 5<sup>th</sup> day  
of February \_\_, 2021.

  
Notary Public

COLLEEN SEGILIA  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 12/7/23

**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 Company/Entity Name: \_\_\_\_\_, LLC

First Name: William Last Name: Trimarchi

Daytime Phone: (732)370-1446 Email: william.trimarchi@infinitienergyservices.net

Applicant Mailing Address: 2885 Route 9 North

Municipality: Howell County: Monmouth Zip Code: 07731

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): \_\_\_\_\_, LLC

First Name: William Last Name: Trimarchi

Daytime Phone: (732)370-1446 Email: william.trimarchi@infinitienergyservices.net

Mailing Address: 2885 Route 9 North

Municipality: Howell County: Monmouth Zip Code: 07731

**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): Infiniti Energy Services

First Name: William Last Name: Trimarchi

Daytime Phone: (732)370-1446 Email: william.trimarchi@infinitienergyservices.net

Mailing Address: 2885 Route 9 North

Municipality: Howell County: Monmouth Zip Code: 07731

The proposed community solar project will be primarily built by:

the Developer  a contracted engineering, procurement and construction ("EPC") company

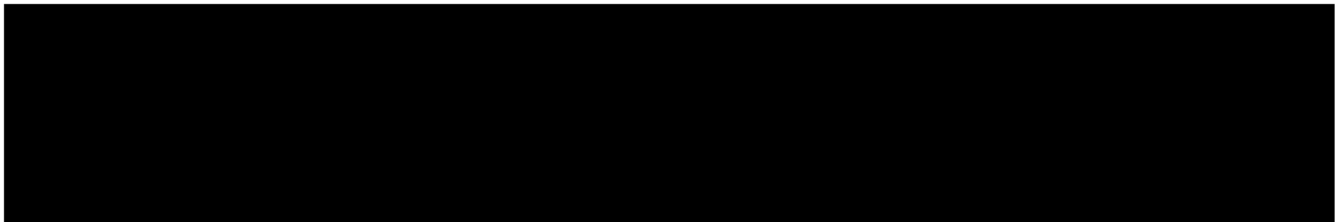


If the proposed community solar project will be primarily built by a contracted EPC company, complete the following (*optional, complete if known*):

*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.*

Subscriber Organization Company/Entity Name (*optional, complete if applicable*): EnergyOne Sustainable Communities  
 First Name: Victoria Last Name: Malloy  
 Daytime Phone: 609-451-0252 Email: info@energyonecommunity.com  
 Mailing Address: 8121 Georgia Avenue, Suite 300  
 Municipality: Medford Lakes County: Burlington Zip Code: 08055

**VI. Proposed Community Solar Facility Characteristics**

Community Solar Facility Size (as denominated on the PV panels): 2.56 MWdc  
 \*Any application for a system larger than 5 MWdc will be automatically eliminated. If awarded, projects will be held to the MWdc size indicated in this Application.

Community Solar Facility Location (Address): ████████████████████  
 Municipality: ████████████████ County: ████████████████ Zip Code: ██████████  
 Name of Property (*optional, complete if applicable*): ████████████████████

Property Block and Lot Number(s)  
Community Solar Site Coordinate



Total Acreage of Property Block and Lots: 18.8 acres  
Total Acreage of Community Solar Facility: 6.25 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.):* February \_\_\_\_ (month) 2022 \_\_\_\_ (year)

\*Project completion is defined pursuant to the definition at N.J.A.C. 14:8-9.3 as being fully operational, up to and including having subscribers receive bill credits for their subscription to the project. Projects must be fully operational within 12 months of receiving conditional approval by the Board (subject to change according to the proposed rule amendment described in the Terms and Conditions).

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

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

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

**VII. Community Solar Facility Siting**

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

If "Yes," attach proof of site control.

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

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



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

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

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

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

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

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

4. The proposed community solar facility is located, in part or in whole, on (check all that apply):

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

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

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





6. The proposed community solar facility is located, in part or in whole, on land located in:

- the New Jersey Highlands Planning Area or Preservation Area
- the New Jersey Pinelands

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

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](http://www.nj.gov/dep/dshw/lrm/landfill.htm): PI # \_\_\_\_\_

8. If the proposed community solar facility is located, in part or in whole, on a brownfield, has a final remediation document been issued for the property? .....  Yes  No  
 If “Yes,” attach a copy of the Response Action Outcome (“RAO”) issued by a Licensed Site Remediation Professional (“LSRP”) or the No Further Action (“NFA”) letter issued by NJDEP.

9. If the proposed community solar facility is located, in part or in whole, on an area of historic fill, have the remedial investigation requirements pursuant to the Technical Requirements for Site Remediation, N.J.A.C. 7:26E-4.7 been implemented? .....  Yes  No  
 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. If the proposed community solar facility is located, in part or in whole, on a rooftop, has the Applicant verified that the roof is structurally able to support a solar system? .....  Yes  No  
 If “Yes,” attach substantiating evidence.  
 If “No,” the application will not be considered by the Board.

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



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

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

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

13. The proposed community solar facility is located on an area designated in need of redevelopment .....  Yes  No

If "Yes," attach proof of the designation of the area as being in need of redevelopment from a municipal, county, or state entity.

14. The proposed community solar facility is located in an Economic Opportunity Zone, as defined by the New Jersey Department of Community Affairs ("DCA") .....  Yes  No

If "Yes," attach proof that the facility is located in an Economic Opportunity Zone.

\*More information about Economic Opportunity Zones are available at the following link: [https://www.state.nj.us/dca/divisions/lps/opp\\_zones.html](https://www.state.nj.us/dca/divisions/lps/opp_zones.html).

15. The proposed community solar facility is located on land or a building that is preserved by a municipal, county, state, or federal entity .....  Yes  No

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

16. The proposed community solar facility is located, in part or in whole, on land that includes trees .....  Yes  No

Construction of the proposed community solar facility will require cutting down one or more trees .....  Yes  No

If "Yes," estimated number of trees required to be cut for construction: 10 per acre

If "Yes," estimated number of acres of trees that required to be cut for construction: \_\_\_\_\_  
approximately 1 acre of trees will be replaced

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?  
 .....  Yes  No

If “Yes,” explain the modification below.

18. The proposed community solar facility has been specifically designed or planned to preserve or enhance the site (e.g. landscaping, site and enhancements, pollination support, etc.) This represents site improvements beyond required basic site improvements .....  Yes  No  
 If “Yes,” explain below, and provide any substantiating documentation in an attachment. Explain how the proposed site enhancements will be made and maintained for the life of the project. If implementing pollination support, explain what type of pollination support, how this support is expected to help local ecosystems, and whether the proposed pollination support has received certifications or other verification.

Pollinator-friendly species of seed mix will be used as the underlying vegetation at this facility.

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

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

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

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



VIII. Permits

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

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

2. The Applicant has met with NJDEP’s OPPN .....  Yes  No  
 If “Yes,” attach meeting notes or relevant correspondence with NJDEP’s OPPN.

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

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

3. The Applicant has received all non-ministerial permits\* for this project (optional) .....  Yes  No

\*Receiving all non-ministerial permits is not required prior to submitting an Application.

\*A non-ministerial permit is one in which one or more officials consider various factors and exercise some discretion in deciding whether to issue or deny a permit. This is in contrast to a ministerial permit, for which approval is contingent upon the project meeting pre-determined and established standards. Examples of non-ministerial permits include: local planning board authorization, use variances, Pinelands or Highlands Commission approvals, etc. Examples of ministerial permits include building permits and electrical permits.

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



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

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

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

Permit Name & Description	Permitting	Date Permit Applied for (if applicable) / Date Permit Received (if applicable)
Planning Board Approval		8/31/21
Landfill Minor Disruption Permit		10/31/21
Site Plan Approval		8/31/21
General Construction Permit		9/31/21
General Electric Permit		10/31/21
Wetlands Disturbance Permit		10/31/21
CAFRA Permit		10/31/21
Landfill Closure Plan Modification/Major Disruption Permit		10/31/21

- 5. The Applicant has consulted the hosting capacity map of the relevant EDC via the EDC’s website (links are available on the NJCEP website) and determined that, based on the capacity hosting map as published at the date of submission of the Application, there is sufficient capacity available at the proposed location to build the proposed community solar facility .....  Yes  No

If “Yes,” include a screenshot of the capacity hosting map at the proposed location, showing the available capacity.

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

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

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



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

**IX. Community Solar Subscriptions and Subscribers**

1. Estimated or Anticipated Number of Subscribers (please provide a good faith estimate or range):  
 265 \_\_\_\_\_

2. Estimated or Anticipated Breakdown of Subscribers (please provide a good faith estimate or range of the kWh of project allocated to each category):  
 Residential: 75% \_\_\_\_\_ Commercial: 25% \_\_\_\_\_  
 Industrial: \_\_\_\_\_ Other: \_\_\_\_\_  
 (define “other”: \_\_\_\_\_)

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

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

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

6. An affordable housing provider is seeking to qualify as an LMI subscriber for the purposes of the community solar project .....  Yes  No  
 If “Yes,” estimated or anticipated percentage of the project capacity for the affordable housing provider’s subscription (provide an estimate or range): \_\_\_\_\_

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

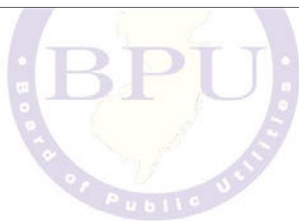


Additionally, the affordable housing provider must attach a signed affidavit that the specific, substantial, identifiable, and quantifiable long-term benefits from the community solar subscription will be passed through to their residents/tenants.

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

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



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

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

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

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

If "Yes," the proposed savings represent:

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

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

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

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

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

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

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

If "Yes," the proposed savings represent:

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

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

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



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

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

If “Yes,” the contact information indicated on the Board’s website should read:

Company/Entity Name: EnergyONE Contact Name: Vicki Malloy  
 Daytime Phone: 609-451-0252 Email: info@energyonecommunity.com

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

**X. Community Engagement**

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

2. The proposed community solar project is being developed by or in partnership or collaboration\* with the municipality in which the project is located .....  Yes  No  
 If “Yes,” explain how and attach evidence of the project being developed by or in partnership or collaboration with the municipality in which the project is located.

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

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

If “Yes,” explain how and attach evidence of the project being developed by or in partnership or collaboration with the local community organization(s) and/or affordable housing providers.

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

4. The proposed community solar project was developed, at least in part, with support and in consultation with the community in which the project is located\* .....  Yes  No  
 If “Yes,” please describe the consultative process below.

\*A community consultative process may include any of the following: letter of support from municipality and/or community organizations and/or local affordable housing provider demonstrating their awareness and support of the project; one or more opportunities for public intervention; and/or outreach to the municipality and/or local community organizations and/or affordable housing provider.

We have received letters of support from Southern NJ Development Council,

Pacific Manages 500+ units of affordable housing throughout NJ and both

**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.*

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)	████████████████████
Levelized Cost of Energy ("LCOE") (in c/kWh)	████████████████████

- 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:



**XII. Other Benefits**

- The proposed community solar facility will be paired with storage .....  Yes  No  
 If "Yes," please describe the proposed storage facility:
  - Storage system size: \_\_\_\_\_ MW \_\_\_\_\_ MWh
  - The storage offtaker is also a subscriber to the proposed community solar facility .....  Yes  No

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

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

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

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: 36  
 If "Yes," estimated number of permanent jobs created in New Jersey: 4  
 If "Yes," explain what these jobs are:  
 Construction, engineering, management, Maintenance, landscaping, monitoring.

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):

[REDACTED]

**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. 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.....  Yes  No

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

If "Yes," the municipality name is: \_\_\_\_\_

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

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

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

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

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

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

adhere to the existing “opt-in” rules for subscriber enrollment (N.J.A.C. 14:8-9.10(b)(1)).

.....  Yes  No

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





# Infiniti Energy Services, LLC

New Jersey Board of Public Utilities

44 S. Clinton Avenue, Trenton, NJ 08625

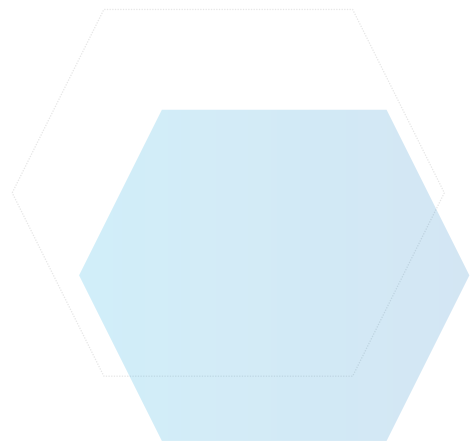
## NJ Community Solar Energy Pilot Program Program Year 2

### Application Introduction

[REDACTED] Owned by Infiniti Energy Services, LLC) is pleased to present to the Board of Public Utilities the enclosed Program Year 2 applications under the NJ Community Solar Energy Pilot Program for a 2.56 MW solar facility located on [REDACTED]. [REDACTED] will be developed on a 17.84 site designated as a Landfill by the NJDEP.

Several local representatives have written letters of support for the solar facility, including The Southern New Jersey Development Council (SNJDC). Two well-known advocates for LMI and affordable housing development throughout New Jersey, Pacific Development and Community Investment Strategies, have also expressed their support.

In development of this recommendation over the past 2 years, the Applicant has consulted with Infiniti Energy Services from Howell, NJ in the planning and design of the solar facility. [REDACTED], LLC, a wholly owned subsidiary of Infiniti Energy Services, has a wealth of knowledge and experience in PV solar development and has consulted with the township during the entire development process. Infiniti Energy Services was successful in PY1 of the NJ Community Solar Energy Pilot Program in securing approval for 11MW of DC solar installations for three projects, including those that required interconnection upgrades.







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Exhibit A: Project Summary & Developer Overview

Exhibit B: Letters of Support

Exhibit C: Delineated Project Map & Project Design

Exhibit D: Proof of Site Control

Exhibit E: NJDEP Permit Readiness Checklist

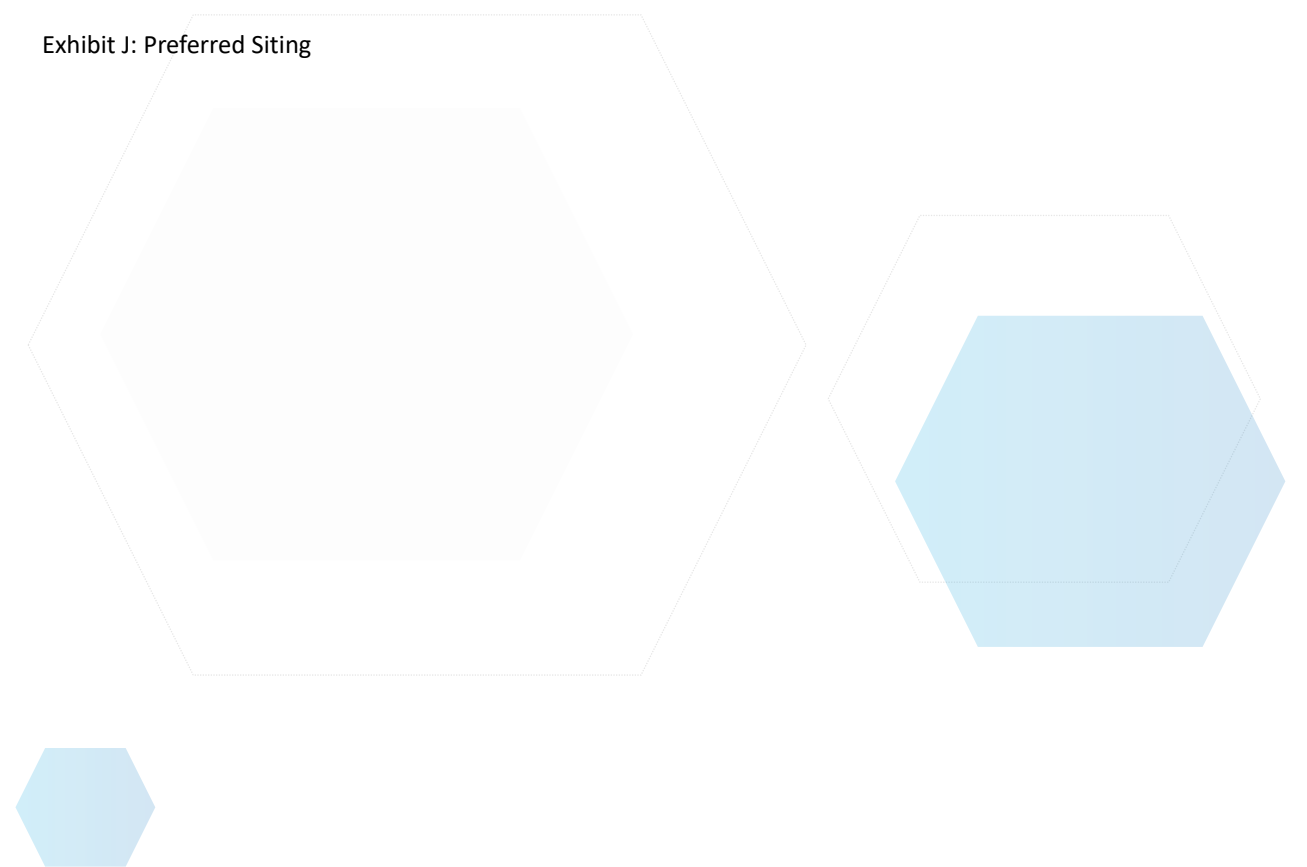
Exhibit F: Hosting Capacity Map

Exhibit G: Project Cost Estimate

Exhibit H: Community Solar Example Contract & Subscription Outreach Letter

Exhibit I: DEP Wetlands

Exhibit J: Preferred Siting



# EXHIBIT A: PROJECT SUMMARY & DEVELOPER OVERVIEW

██████████ is a 2.56MW DC project located on ██████████. This Community Solar project will benefit the local community by providing 10-20% savings on customers annual electric utility bill or bill credit. The solar energy created will serve the LMI population as well. The project will provide temporary and permanent jobs and will provide training opportunities for the local community.

### About Infiniti Energy Services

IES is an innovative, full-service solar project development company, providing superior solutions to help clients achieve their sustainable energy goals. Our experienced team of solar professionals offers complete EPC services for commercial, industrial, and municipal clients from initial concept to fully energized photovoltaic systems. The IES HQ is in Howell, NJ and is owned by New Jersey residents.

Infiniti Energy Services has the highest certification in the solar industry, the North American Board of Certified Energy Practitioners' (NABCEP) Solar PV Installation Professional Certification.

To date, IES has engineered, developed, and constructed over 100MW of commercial solar projects. Despite the different scales and sizes of these projects, IES has lowered clients' energy costs through careful project design and development and established our clients as leaders in the renewable energy space.

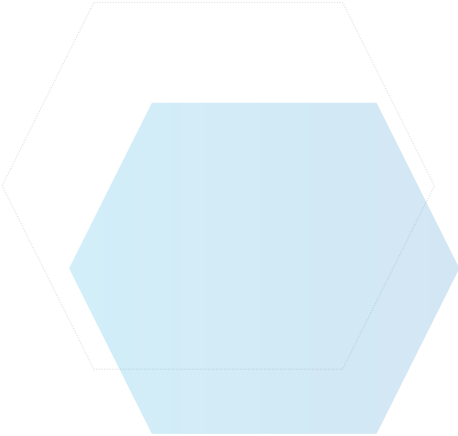
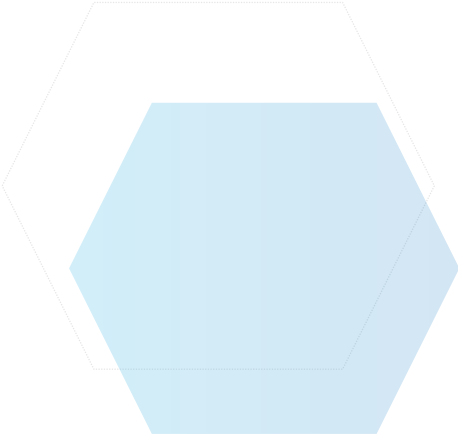


EXHIBIT B: LETTERS OF SUPPORT





January 27, 2021

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

RE: Community Solar Application for [REDACTED], NJ  
Applicant: Infiniti Energy Services, LLC

Dear New Jersey Board of Public Utilities Representatives,

On behalf of the Southern New Jersey Development Council, I write to express our support for the application before the New Jersey Board of Public Utilities for the Community Solar Project submitted by Infiniti Energy Services, LLC for a 2.56MW facility at [REDACTED] Township, Ocean County, NJ

The Southern New Jersey Development Council (SNJDC) is a non-profit organization charged with promoting responsible economic development in the southern eight counties of New Jersey. The Brick Township Community Solar Project will enable the township to repurpose a privately owned landfill and provide long-term discounted savings to its residents through reduced electrical rates to low and moderate-income subscribers. We support project-specific activities such as this that will create a positive impact through expanded solar access and foresee this project serving as model for future community solar initiatives throughout the State, ensuring an equitable clean energy future by promoting the sustained growth of renewable energy in the region.

The SNJDC is committed to working with and supporting those who are willing to enhance the commitment to achieving the goal of 100% renewable energy in New Jersey. We are proud to support this Community Solar application, while demonstrating a commitment to partnerships with municipalities, businesses and community organizations. We respectfully request the approval of Infiniti Energy Services, LLC Community Solar Application.

Very truly yours,

A handwritten signature in black ink that reads "Marlene Z. Asselta".

Marlene Z. Asselta  
President, SNJDC



January 27, 2021

Eastern Pacific Development  
925 East Landis Avenue  
Vineland, NJ 08360

New Jersey Board of Public Utilities  
44 S Clinton Ave  
Trenton, NJ 06825

RE: Project Address

[REDACTED]  
[REDACTED]

Dear New Jersey Board of Public Utilities Representatives,

On behalf of Eastern Pacific Development, I would like to offer my support of the enclosed Community Solar application. Our organization owns and manages 500+ units of affordable housing, serving families throughout the southern New Jersey region, with specific emphasis on Cumberland, Salem, Camden, and Gloucester Counties.

The Community Solar project, once operational, will enable the capacity to provide bill credits to residents, providing these families with long term savings on their energy bills, thereby promoting our ability to further provide quality housing and services to our residents. Infiniti Energy Services has a proven track record of building and operating Community Solar projects throughout the Mid-Atlantic region. As a New Jersey-based firm, the team understands the needs of our residents and their model demonstrates a long-term, vested interest in providing the best possible experience for the entire lifetime of the project.

We are eager and excited for the project to begin construction and operation, delivering savings to our residents and helping New Jersey achieve its equity and climate goals.

Sincerely,

A handwritten signature in black ink, appearing to read "Hans Lampart", written over the word "Sincerely,".

Hans Lampart

President

Eastern Pacific Development



1970 Brunswick Avenue  
Suite 100  
Lawrenceville, NJ 08648

New Jersey Board of Public Utilities  
44 S Clinton Ave  
Trenton, NJ 06825

RE: Project Address

[REDACTED] Solar

[REDACTED] 724

Dear New Jersey Board of Public Utilities Representatives,

Community Investment Strategies, is the developer and manager of affordable housing properties in New Jersey. We have over 500 units of affordable housing in the southern region of the State.

We are hopeful that the [REDACTED] Solar project (2.56MW), once operational, could provide bill credits to qualified residents within our communities. The goal of participation would be to offer our resident's long-term savings on their electric utility bills or reduce our operational costs, thereby promoting our ability to provide quality housing and services to our residents. Infiniti Energy Services, LLC. has a proven track record of building and operating Community Solar projects throughout the Mid Atlantic. As a New Jersey-based firm, we Infiniti Energy Services, LLC. the appropriate partner, in order to meet the needs of our residents, and their model demonstrates to us that they have a long-term, vested interest in structuring a program that will meet the energy as well as administrative requirements to have low-income residents participate in the community solar program.

We are hopefully that Infiniti Energy Services, LLC. is successful in their bid and look forward to working with their team in order to deliver energy savings to our residents and helping New Jersey achieve its equity and climate goals.

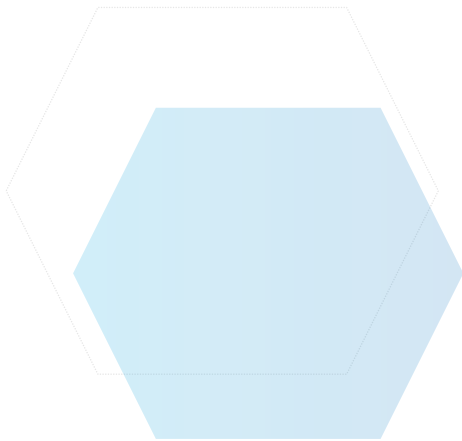
Sincerely,

A handwritten signature in blue ink that reads 'Christina O'Neil'.

A large, light gray, stylized version of the 'CIS' logo, rendered in a cursive font.

*CiS*

EXHIBIT C: DELINEATED PROJECT MAP & PROJECT DESIGN

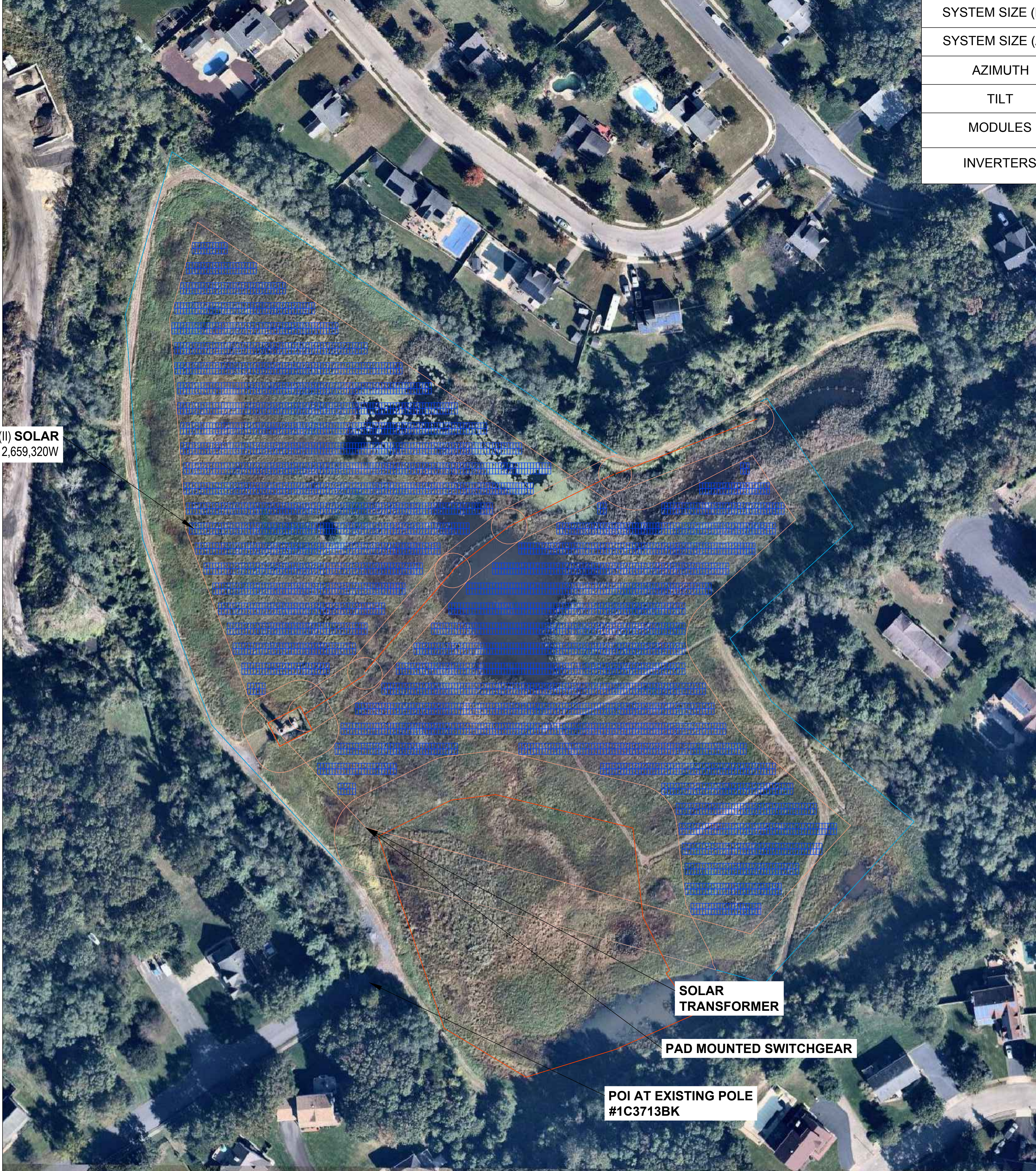






SYSTEM SIZE (DC)	2,659,320W
SYSTEM SIZE (AC)	2,000,000W
AZIMUTH	180 DEGREES
TILT	20 DEGREES
MODULES	(6408) TRINASOLAR TSM-415-DE15H(II) 415W
INVERTERS	(20) CHINT CPS SCA100KTL-DO/US-600

(6408) 415W TRINASOLAR TSM-415-DE15H(II) **SOLAR**  
**DC SYSTEM SIZE: 2,659,320W**



No.	PRINT ISSUE	DATE
1	INTERCONNECTION DRAWINGS	11/09/20

CODE	REVISION DESCRIPTION	DATE
------	----------------------	------

**USE AND INTERPRETATION OF THIS DRAWING**

- GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESCRIBE USE AND INTENT OF THE DRAWING. THE CONTRACT DOCUMENTS INCLUDE NOT ONLY THE DRAWINGS, BUT ALSO THE OWNER-CONTRACTOR AGREEMENT, CONDITIONS OF THE CONTRACT, THE SPECIFICATIONS, ADDENDA, AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ANY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. WORK NOT COMPLETELY DELINEATED HEREIN SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAILED SIMILARLY AS WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.
- BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER REPRESENTS THAT HE HAS REVIEWED AND APPROVED THE DRAWINGS. THE CONTRACTOR REPRESENTS THAT HE HAS VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS, VERIFIED FIELD DIMENSIONS AND CORRELATED HIS OBSERVATIONS WITH THE DIMENSIONS AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS, CADD DISKS OR OTHER ELECTRONIC MEDIA AND COPIES THEREOF FURNISHED BY THE ENGINEER ARE HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ENGINEER.
- THIS DRAWING ILLUSTRATES THE WORK TO BE DONE. THE ENGINEER IS NOT RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES USED TO DO THE WORK, OR THE SAFETY ASPECTS OF CONSTRUCTION, AND NOTHING ON THIS DRAWING EXPRESSED OR IMPLIED ALL CONDITIONS AT THE SITE SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK. SUBMITTAL OF A BID TO PERFORM THIS WORK IS AN ACKNOWLEDGEMENT OF THESE RESPONSIBILITIES, AND THAT THEY HAVE BEEN FULLY CONSIDERED IN PLANNING OF THE WORK, AND THE BID PRICE. NO CLAIMS FOR EXTRA CHARGES DUE TO THESE CONDITIONS WILL BE FORTHCOMING.

PROJECT TITLE:  
[REDACTED]

DRAWING TITLE:  
**ROOF LAYOUT**

CLIENT: ALMA REALTY GROUP - CS  
BUILDING OWNER: ALMA REALTY GROUP  
TENANT:  
ARCHITECT:

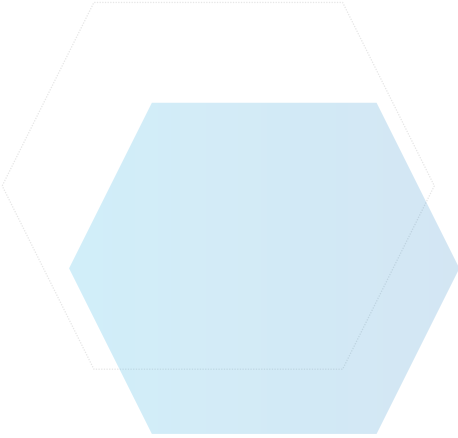
PROJECT NO:  
CONTRACT DATE: 10/23/2020

DESIGNED BY: LAC  
DRAWN BY: LAC  
CHECKED BY:  
APPROVED BY:  
DRAWING SCALE: 1/8" = 1'-0"

DRAWING NO: A.1



EXHIBIT D: PROOF OF SITE CONTROL



## LEASE OPTION AGREEMENT

THIS LEASE OPTION AGREEMENT (this "Agreement") is made and entered into as of the 12<sup>th</sup> day of August 2020 (the "Effective Date"), by and between [REDACTED] whose address is [REDACTED] (the "Lessor"), and **INFINITI ENERGY SERVICES, LLC**, a limited liability company, or its assignee or nominee, whose address is 2885 Route 9, North Howell, New Jersey 07731 (the "Lessee"). Lessor and Lessee together are referred to as "parties" and one of them as "party".

WHEREAS, Lessor is the owner of a certain building in New Jersey, consisting of **~18 Acres** located at the end of [REDACTED] as more fully described in **Exhibit "A"** hereto (the "Total Property");

WHEREAS, the Lessee desires to acquire an exclusive option to lease the rooftop of the Property (the "Total Property") in order to develop, construct and maintain solar energy facilities for the New Jersey Community Solar initiative. The rooftop of this facility represents approximately **3.30 MW(MEGAWATTS)** of solar development. (the "Solar Energy Facilities").

NOW, THEREFORE, in consideration of the mutual covenants and agreement, and other good and valuable consideration, the parties hereby agree as follows:

### GRANT OF OPTION TO LESSEE

For good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Lessor hereby grants to Lessee, on the terms and conditions set forth below, the exclusive right and option (the "Option") to lease the Property.

### STATEMENT OF AGREEMENT

The Option is granted pursuant to the following terms and conditions:

1. Lease Price. The "Lease Price" for the Property shall be as follows: In the event Lessee exercises the Option set forth herein in writing, Lessee shall pay to Lessor annual rent in the amount of:

- (a) [REDACTED]
- (b) [REDACTED] per MW per Operating Year payment is contingent upon Tenant's continued eligibility to receive TRECs under New Jersey's TREC Transition Incentive Program or other Environmental Attributes under an equivalent successor program and the acceptance of Tenant's Facility into NJBPU's Community Solar Energy Pilot Program
- (c) **LEASE TERM: 20 years w/three-5-year extensions**

2. Option Period. Lessee shall have the right to exercise the Option by giving Lessor the Option Notice (as defined herein) at any time on or before [REDACTED] months from Effective Date (the "Option Expiration Date"). If the Option is not exercised by delivery of the Option Notice on or prior to the Option Expiration Date, the Option shall expire. The period from the Effective Date until the Option Expiration Date shall be referred to herein as the "Option Period." **TWO HUNDRED FIFTY DOLLARS (\$250)** consideration shall be paid by Lessee to Lessor for the initial Option Period.

8. Brokers. Each of Lessor and Lessee represent and warrant to the other that it has not hired, engaged, consulted or dealt with any broker or agent in connection with this Agreement, the lease of the Property, or any other agreement to which the other party has or will have any obligation, other than the following.

9. Remedies. Following a default by either Lessor or Lessee under this Agreement, the other party shall have the right to pursue any remedy for such default available at law or in equity.

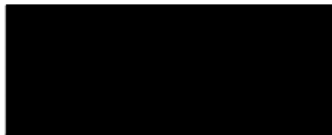
10. Time of the Essence. Time shall be of the essence in the performance of all obligations under this Agreement. If the time period by which any right, option or election provided under this Agreement must be exercised, or by which any act required under this Agreement must be performed, or when the Option Extension is exercised, expires on a Saturday, Sunday or a holiday, then such time period shall be automatically extended to the next business day.

11. Controlling Law. This Agreement has been entered under, and shall be interpreted and construed according to, the laws of the State of New Jersey where the Properties are located. In the event of a dispute arising under this Agreement, the parties hereby agree that the sole and exclusive jurisdiction and venue in which the dispute shall be resolved is the Superior Court of New Jersey, venue in Middlesex County, and each party agrees to be subject to the jurisdiction of the above court and not claim that the forum is not convenient (*forum non convenience*).

12. Entire Agreement, Modification. This Agreement constitutes the entire and complete integrated agreement between the parties hereto and supersedes any prior or contemporaneous oral or written agreements between the parties with respect to the Property. Lessor and Lessee expressly agree and acknowledge that there are no oral or written understandings or agreements between them in effect that are not set forth in this Agreement or that in any way change the terms, covenants and conditions set forth in this Agreement or said confidentiality agreement, and that no modification of this Agreement or said confidentiality agreement, and no waiver of any of their terms or conditions, shall be effective unless made in writing and duly executed and delivered by Lessee and Lessor.

13. Notices. Any notice or other communication required or permitted to be given hereunder shall be in writing and shall be deemed properly given on a date (i) when delivered if personally delivered by messenger service, (ii) one (1) business day after same is sent by an overnight courier service (such as UPS or FedEx), (iii) three (3) business days after same is deposited with the United States Postal Service by registered or certified mail, postage prepaid, return receipt requested, or (iv) when delivered if sent via email transmission provided that as of the date of the email transmission, an original of such e-mail also is sent to the intended addressee by one of the means described in clauses (i), (ii), or (iii) in this Section, to the parties at the following addresses:

If to Lessor:



If to Lessee:

**INFINITI ENERGY SERVICES, LLC**  
2885 Route 9  
North Howell, New Jersey 07731  
Attn: Michael Kushner

...or to such other address or party as either party may have furnished to the other in writing in accordance

herewith, except that notices of change of address or addresses shall only be effective upon receipt.

14. Binding Effect. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, executors, administrators, personal representatives, successors, successors-in-title, and assigns.

15. Severability. In the event that any term of provision of this Agreement is found by a court of competent jurisdiction to be invalid and unenforceable, the remaining terms and provisions of this Agreement shall remain in full force and effect.

16. Lessee's Right to Terminate Term and Agreement. Within the initial Option Period, Lessee shall have the right to terminate this Agreement at any time by giving Lessor written notice of termination, whereupon Lessee shall have no further duties or obligations hereunder. If, however Lessee terminates during the Option Extension Period, it shall not be entitled to a refund of the consideration payment or a prorated portion of the extension payment.

17. Counterparts and Execution and Delivery by Facsimile or Electronic Transmission. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument. Furthermore, this Agreement may be executed and delivered by facsimile or electronic transmission. The parties intend that faxed or electronic (e.g. pdf. Format delivered by Email) signatures constitute original signatures and that a faxed or electronic copy or counterparts of this Agreement containing signatures (original, faxed or electronic) of a party is binding upon that party. Each signature page to any counterpart of this Agreement may be detached from such counterpart without impairing the legal effect of the signatures thereon and thereafter attached to another counterpart of this Agreement identical thereto except having attached to it additional signature pages.

18. Drafting of the Agreement. There shall be no presumption against either party with regard to the wording or language contained in this Agreement. The parties acknowledge and agree that each was actively involved with the negotiation and drafting of this Agreement. Further, each party's legal counsel reviewed, or had the opportunity to review this Agreement prior to its execution. The parties agree any Court, arbitrator or mediator which may hereinafter interpret this Agreement will not construe the Agreement against any particular party which may have originated, typed or prepared any particular provision.

19. **WAIVER OF JURY TRIAL, TO THE EXTENT PERMITTED BY APPLICABLE LAW, EACH OF THE LESSOR AND LESSEE BELOW, KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVE ANY RIGHT EACH MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED ON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT OR THIS TRANSACTION, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTION OF ANY PARTY WITH RESPECT HERETO. THIS PROVISION IS A MATERIAL INDUCEMENT TO LESSOR TO ENTER INTO THIS TRANSACTION.**

20. Payment of Contractors: Limited Guaranty. Lessee acknowledges that Lessee is responsible for paying, and agrees to timely pay, for the services of any independent contractor engaged by Lessee to conduct due diligence on or with respect to the Property and herein indemnifies Lessor and holds Lessor harmless from all losses and liabilities suffered or sustained by Lessor, and any and all claims brought against Lessor, caused by or arising out of the conduct of such due diligence activities by Lessee or Lessee's employees or independent contractors. Such obligations of Lessee shall survive expiration or termination of Lessee's Option to lease the Property. Lessee shall not allow any lien to attach to the Property as a result of Lessee's or Lessee's independent contractors' due diligence activities on or with respect to the Property. The provisions of this Paragraph shall survive the expiration or termination of Lessee's Option to lease the Property

for a period of 180 days.

21. Headings. The section and subsection headings, titles or captions contained in this Agreement are for reference purposes only, and for the convenience of the parties. They do not have any independent meaning and are not intended to alter or supersede the content of the section or subsection.

IN WITNESS WHEREOF, Lessor has executed and delivered this Purchase Option Agreement to be effective as of the date first written above.

**LESSOR:** [REDACTED]

By: [REDACTED]  
Name: [REDACTED]  
Title: [REDACTED]  
Date: [REDACTED]

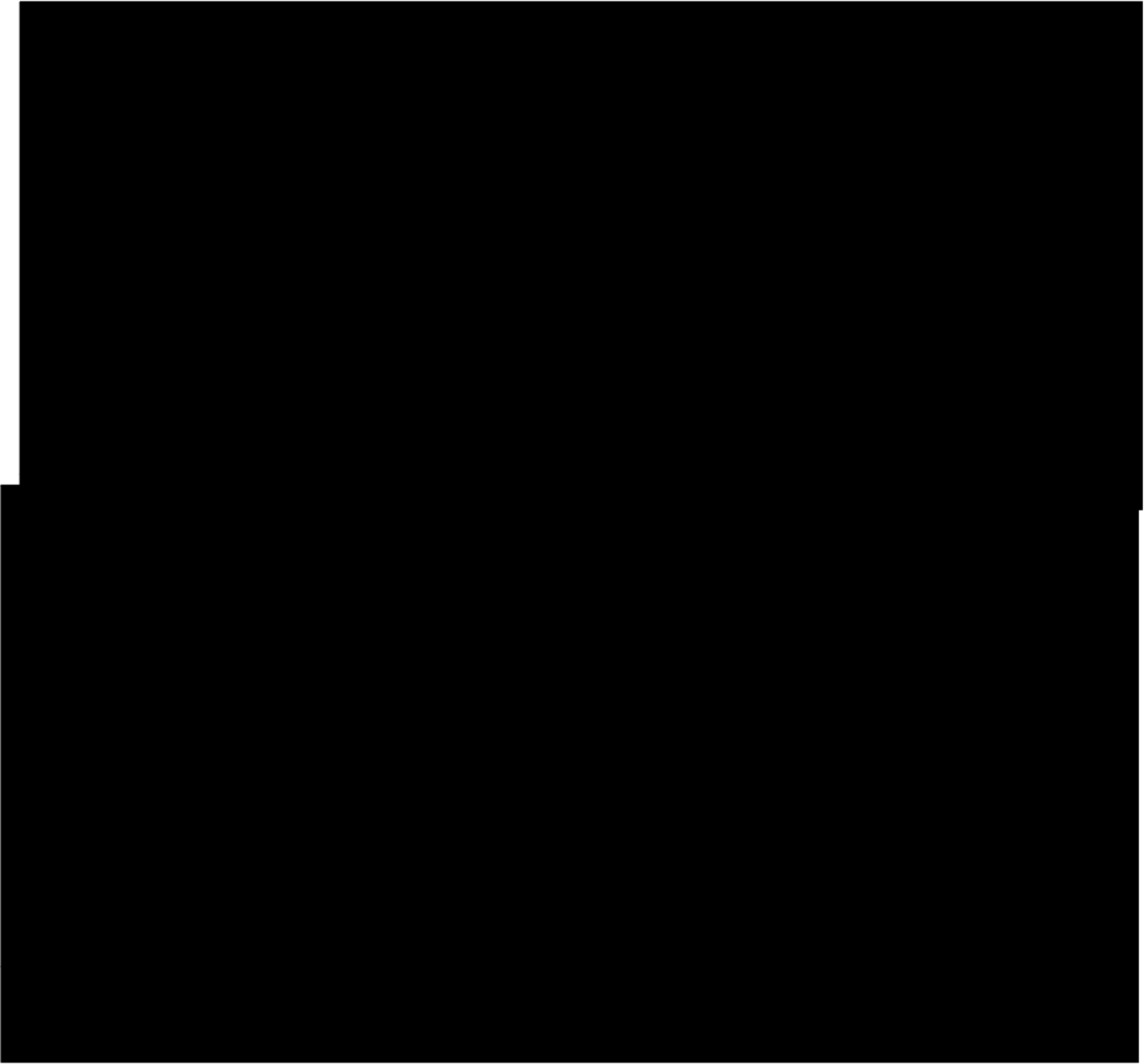
IN WITNESS WHEREOF, Lessee has executed and delivered this Purchase Option Agreement to be effective as of the date first written above.

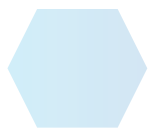
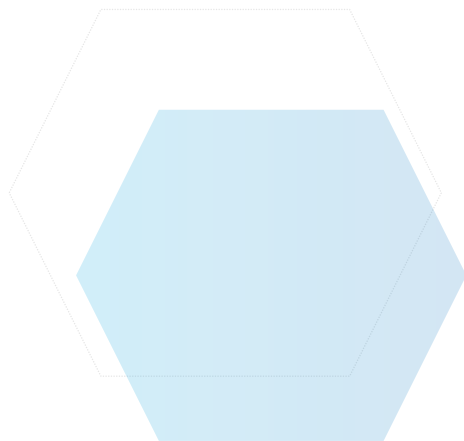
**LESSEE: INFINITI ENERGY SERVICES LLC**

By: [Signature]  
Name: *Tom HERRERO*  
Title: *DIRECTOR*  
[REDACTED]

**EXHIBIT A**

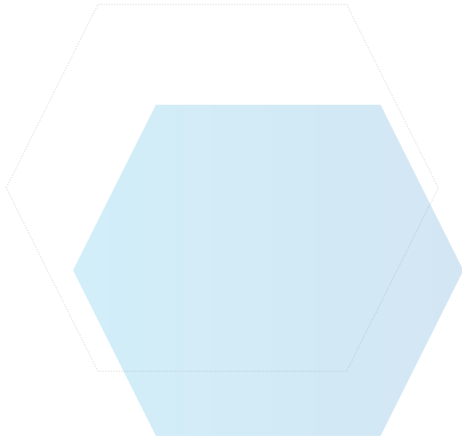
**DESCRIPTION OF THE PROPERTIES**







# EXHIBIT E: NJDEP PERMIT READINESS CHECKLIST



**B. PROPOSED PROJECT LOCATION**

Street [REDACTED]  
[REDACTED]  
County [REDACTED] Zip Code [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
Y Coordinates in State Plane (Project number) [REDACTED]

**C. PROPOSED ACTIVITY DESCRIPTION AND SCHEDULE**

1. Project Type:  New Construction  Brownfield Redevelop.   
Alternative Energy  Other (Please describe) 3.6 GWh Solar Field
  - a) Estimated Schedule: Date permits needed or desired by, beginning construction date; construction completion, and operation of facility date: Anticipated third quarter 2022  
Start Date, pending receipt of necessary approvals.
  - 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? No  
If yes, explain
  - d) What DEP permits do you think you need for this project? (The Department will confirm this through the PRC process). NJDEP Wetlands & CARFA Permit(s), NJDEP Major Landfill Disruption Approval
  
2. For additional guidance on Department permits, please refer to the New Jersey Department of Environmental Protection’s website at <https://www.nj.gov/dep/>
  - a) Which Department(s), Bureau(s), and staff have you contacted regarding your proposed project? None
  - 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. Yes a Landfill Closure Plan was submitted in 2006. Construction atop the landfill will require either a Major Disruption Application or a modified Closure/Post Closure Care Plan.
  - c) Please identify any pre-permit actions or modifications you have applied for or obtained from the Department or other state agencies for this project:
    - 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 [Megan.Brunatti@dep.nj.gov](mailto:Megan.Brunatti@dep.nj.gov) and [David.Pepe@dep.nj.gov](mailto:David.Pepe@dep.nj.gov) and one (1) copy via mail<sup>2</sup> 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)<sup>3</sup>;
  - (e) Aerial photos/GIS information regarding the site;
  - (f) A site map including any known environmental features (wetlands, streams, buffers, etc<sup>4</sup>);
  - (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 designed 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.

### **NATURAL AND HISTORIC RESOURCES (609) 292-3541**

Is any portion of the project site on land owned or administered by the NJDEP? \_\_\_\_\_

If yes, please visit

[https://www.nj.gov/dep/greenacres/pdf/Request\\_to\\_Use\\_NJDEP\\_Property\\_2019.pdf](https://www.nj.gov/dep/greenacres/pdf/Request_to_Use_NJDEP_Property_2019.pdf) for information on initiating a request to use NJDEP property. The submission of a request to use NJDEP property is a prerequisite to the scheduling of a pre-application meeting.

**Green Acres Program (609) 984-0631**

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

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<sup>2</sup> Submit to New Jersey Department of Environmental Protection  
Office of Permitting and Project Navigation  
P.O. Box 420, Mail Code 07J  
Trenton, New Jersey 08625  
Street Location: 401 East State Street, 7<sup>th</sup> Floor  
Telephone Number:(609) 292-3600

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

<sup>4</sup> NJGIS information

Is any part of the project site on land that is subject to a Green Acres restriction? No If yes, please describe. \_\_\_\_\_

Does the project require the use of property funded with federal Land and Water Conservation Funding? No If yes, please describe. \_\_\_\_\_

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

Has the Watershed Property Review Board made a jurisdictional determination for the project site? \_\_\_\_\_

**Office of Leases & Concessions: 609-633-7860**

Is the temporary use of DEP lands administered by the Divisions of Parks & Forestry and/or Fish & Wildlife required for pre-construction, construction and/or post construction activities? No  
If yes, please describe. \_\_\_\_\_

**Division of Parks and Forestry: State Forestry Services (609) 292-2520**

<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? \_\_\_\_\_

**State Historic Preservation Office – SHPO (609) 984-0176**

<https://www.nj.gov/dep/hpo/>

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

**Division of 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

**DIVISION OF LAND RESOURCE PROTECTION (609) 777-0454**

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

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

Water courses (streams) No

State Open Waters? No

Freshwater Wetlands and/or freshwater wetland transition areas? Yes

Flood Hazard areas and/or riparian buffers No

Waterfront development areas No

Tidally Flowed Areas No

Bureau of Tidelands Management: No  
[http://www.nj.gov/dep/landuse/tl\\_main.html](http://www.nj.gov/dep/landuse/tl_main.html)

The CAFRA Planning Area? Yes  
<https://www.nj.gov/dep/gis/geoweb splash.htm>

**SITE REMEDIATION & WASTE MANAGEMENT PROGRAM (609) 292-1250**  
**<http://www.nj.gov/dep/srp/>**

**Site Remediation (609) 292-1251**

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

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

Has a No Further Action Letter or Response Action Outcome been issued for the entire project area? No

Were any engineering or institutional controls implemented as part of a remedial action for discharges at the site? What is the status as to compliance with the biennial certification requirements and a remedial action permit, if applicable? Cap reported to exist on the landfill, no compliance issues have been identified.

What is the current status of the remediation for other areas of concern for which a No Further Action Letter or a Response Action Outcome has not been issued? (Please include remedial phase, media affected, contaminant(s) of concern and whether the contamination is on or offsite.) None Identified

Name of current SRP Case Manager or Licensed Site Remediation Professional and Preferred Identification (PI) Number Heather Swartz- SRP Case Manager PI G000009534

Is the applicant a responsible party for discharges at the site? No

Upon taking title to the site, would the applicant become either a responsible party for contamination at the site or a person responsible for conducting the remediation? NA

Has the remedial status of this site triggered Direct Oversight pursuant to N.J.S.A. 58:10C-27 and N.J.A.C. 7:26C-14, and if so, has the applicant complied or how does the applicant intend to comply? Project has been overseen as a publicly funded project under NJDEP oversight prior to the implementation of the LSRP program.

**Solid and Hazardous Waste Management (609) 633-1418**

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

Does the project receive, utilize, or transport solid or hazardous wastes? No (not active)

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 \_\_\_\_\_

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

**WATER RESOURCE MANAGEMENT (609) 292-4543**

**DIVISION OF WATER QUALITY (609) 292-4396**

**Surface Water Permitting (609) 292-4860**

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

Will this wastewater facility discharge to Surface Water? No  
If yes, state the name of the proposed receiving stream \_\_\_\_\_

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. \_\_\_\_\_

**Non-Point Pollution Control (609) 633-7021**

[http://www.nj.gov/dep/dwq/bnpc\\_home.htm](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. This Program does not issue NJPDES-DGW permits for remediation operations.

**Groundwater Discharge**

1. Will the project/facility have a sanitary wastewater design flow which discharges to groundwater in excess of 2,000 gallons per day? No

2. Will the project/facility generate a discharge to groundwater of industrial wastewater in any quantity? No

3. Will the project/facility involve the discharge to groundwater by any of the following activities or structures, or include as part of the design any of these activities or structures? No

Please indicate which:

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

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

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

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

Does your project involve 50 or more realty improvements? No

**Stormwater Program (609) 633-7021**

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

[https://www.nj.gov/dep/dwq/ispp\\_home.html](https://www.nj.gov/dep/dwq/ispp_home.html)

Will your site activity disturb more than one acre? yes

Will any industrial activity be conducted at the site where material is exposed to the rain or other elements? No

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

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

**Pretreatment and Residuals program (609) 984-**

<https://www.nj.gov/dep/dwq/bpr.htm>

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. No If so, please explain. \_\_\_\_\_

**DIVISION OF WATER SUPPLY & GEOSCIENCE (609) 292-7219**

**Safe Drinking Water Program (609) 292-2957**

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

Is the project located within an existing water purveyor service area? If yes, which one? Brick Township Municipal Utilities Authorities

Does the purveyor have adequate firm capacity and allocation to support project demand? See <https://www.state.nj.us/dep/watersupply/pws.html> for details of the water system capacity. Yes- No demand anticipated.

Do water pipes currently extend to the project location? No

If not, is it located within a franchise area? \_\_\_\_\_

Does the project have an approved Safe Drinking Water main extension permit? No If so, what is the permit number?

Does the water purveyor hold a Safe Drinking Water Main Master Permit? Unknown

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

**Water Allocation Program (609) 984-6831**

<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

**New Jersey Geological and Water Survey (609) 984-6587**

<https://www.nj.gov/dep/njgs/>

Will the project involve the following;

development of a new water supply source? No

require aquifer testing? No

involve an existing or abandoned mine? No

involve geothermal or offshore energy? No

involve subsurface sequestration in geological formations? No

acid soils at the project site? No

geologic hazards of concern at the project site? No

within a karst area? No

adversely affect groundwater recharge? No

cross any steep slopes? No

**DIVISION OF WATER MONITORING AND STANDARDS (609) 292-1623**



**Bureau of Environmental Analysis, Restoration and Standards (609) 633-1441**  
**Water Quality Management Planning Program**

Based on the information provided under the Division of Water Quality section:

1. Does the project involve a new, expanded or relocated wastewater treatment facility not identified in the applicable Water Quality Management (WQM) Plan? No
2. For projects conveying wastewater to an on-site or off-site wastewater treatment facility or treatment works, is any portion of the project site located outside the sewer service area? No
3. For projects located within an assigned sewer service area, will any wastewater flow generated from the project site be conveyed to a facility other than the assigned facility? No

\*If the answer to any of the questions above is yes, the project is inconsistent with the applicable WQM Plan and a WQM Plan amendment may be required before any DEP permits can be issued.\*

**AIR QUALITY, ENERGY & SUSTAINABILITY (609) 984-1484**

**DIVISION OF AIR QUALITY (609) 633-2829**

<https://www.nj.gov/dep/daq/>

Will activity at the site release substances into the air? Not Anticipated

Does the project require Air Preconstruction permits per N.J.A.C. 7.27-8.2(c)? Not Anticipated

Will your project require Air Operating permits (N.J.A.C. 7:27--22.1)? Not Anticipated

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 hazardous air pollutants and/or toxic substances above reporting thresholds listed in NJAC7:27-17? Not anticipated

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? Diesel trucks, bulldozers and other heavy equipment will be utilized during development and are not anticipated once the project is complete.

Will the project have potential for off-site odors and/or dust impact? The potential for odors exists due to the nature of the Site but are being managed by the NJDEP and no change is anticipated.

**Air Quality Planning (609) 292-6722**

<https://www.state.nj.us/dep/baqp/>

All counties in New Jersey are in nonattainment for the United States Environmental Protection Agency's (USEPA's) 2008 and 2015 ozone National Ambient Air Quality Standards (NAAQS). Thirteen counties (Bergen, Essex, Hudson, Mercer, Middlesex, Monmouth, Morris, Passaic, Somerset and Union) in New Jersey are in maintenance for the USEPA's 2006 fine particulate matter (PM2.5) NAAQS. The USEPA promulgated the federal General Conformity regulation (40 CFR 93, Subpart B), which was established under the Clean Air Act (Section 176 (c)(4)), to ensure that actions taken by federal agencies do not interfere with a state's plans to attainment/maintain the NAAQS. If you answer "yes" to any of the questions below, the project (or a portion of the project) may require a General Conformity Applicability

Analysis and possibly a General Conformity Determination. For more information, please see the USEPA's General Conformity website at: <https://www.epa.gov/general-conformity>

Is there a "lead" federal agency for this project? No

Does this project receive federal support or financial assistance? No

Does this project require a federal approval, license or permit? No

**DIVISION OF CLIMATE, CLEAN ENERGY & RADIATION PROTECTION (609) 633-7964**

<https://www.nj.gov/dep/dess/index.html>

**Renewable Energy**

Is a renewable energy technology included in this project? ? Yes

Is it a solar PV project? Yes

If yes, what type?

- Behind the meter/Net metered \_\_\_\_\_
- Grid supplied \_\_\_\_\_
- Grid supplied- Subsection t (On a landfill, brownfield or area of historic fill) \_\_\_\_\_
- Community Solar Constructed atop a landfill

Is it a wind project? No

If yes, what type? Onshore? \_\_\_\_\_ Offshore? \_\_\_\_\_

**Innovative Technology**

Is an environmental and energy innovative technology included in this project? No

-If yes, please provide a brief description \_\_\_\_\_

**Green Design**

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-solar

Will this project be certified by any green building rating systems such as: No

- US Green Building Council's LEED (Leadership in Energy and Environmental Design)? \_\_\_\_\_
- ASHRAE Standard 189.1? \_\_\_\_\_
- National Green Building Standard ICC 700-2008? \_\_\_\_\_
- USEPA's ENERGY STAR? \_\_\_\_\_
- International Living Future Institute-Zero Energy Certification? \_\_\_\_\_
- International Green Construction Code (IgCC)? \_\_\_\_\_

**Radiation Protection Program (609) 984-5400**

[www.state.nj.us/dep/rpp/](http://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

**CLIMATE & FLOOD RESILIENCE PROGRAM (609) 292-9236**

<https://www.nj.gov/dep/cfr/>

**Climate Resilience Planning**

<https://www.nj.gov/dep/bcrp/>

Has climate resilience been considered in the design of this project? No

**Coastal Engineering**

<https://www.nj.gov/dep/shoreprotection>

Is the project at the same location or adjacent to a beach nourishment or shore protection project? 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 \_\_\_\_\_

**COMPLIANCE AND ENFORCEMENT (609) 777-0122**

<https://www.nj.gov/dep/enforcement/>

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

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

Does the proposed project facilitate compliance where there is a current violation or ACO? No

**Discharge Prevention Program (DPCC) (609) 633-0610**

<https://www.nj.gov/dep/enforcement/dpp.html>

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**

<https://www.nj.gov/dep/enforcement/tcpa.html>

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

**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 to 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? None
- (b) How have you or will you engage community and stakeholders in this project? None Anticipated
- (c) What are the potential impacts of this project on the community? Minimal impacts of increased traffic during development. Post development no adverse impact anticipated.
- (d) What are the community concerns or potential concerns about this project? None Identified

- (e) How do you intend to address these concerns?
- (f) As part of this project, do you plan to perform any environmental improvements in this community? If yes, describe. None proposed.

Please provide the Department with an additional narrative description 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?

**ADDITIONAL AGENCY REVIEW**

Is the project subject to:

Highlands Regional Master Plan – Planning or Preservation Area? No  
[http://www.nj.gov/dep/highlands/highlands\\_map.pdf](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  
<https://www.nj.gov/dep/drcc/regulatory-program/maps/>

Delaware River Basin Commission No  
<http://www.state.nj.us/drbc/>

New Jersey Sports and Exposition Authority? No  
<https://www.njsea.com/>

US Army Corp of Engineers review? No  
<https://www.usace.army.mil/>

Other State or Federal Agencies? If so, please specify None

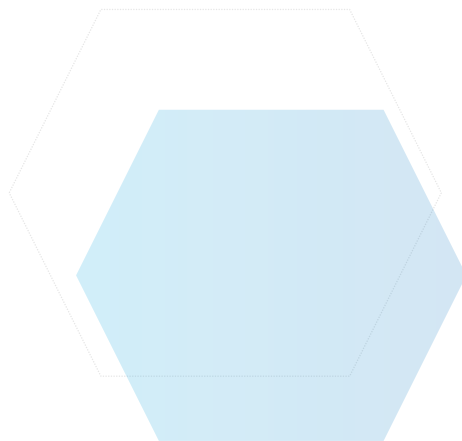
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Permit Readiness Checklist Submitted By:

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PRINT NAME



# EXHIBIT F: HOSTING CAPACITY MAP







X 🔍

Show search results for



(1 of 2) ▶ □ ✕

JCP&L Solar Hosting Capacity

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Remaining kW 3279 kW AC

[Zoom to](#) ⋮

-74.104 40.120 Degrees



POWERED BY



# EXHIBIT G: PROJECT COST ESTIMATE





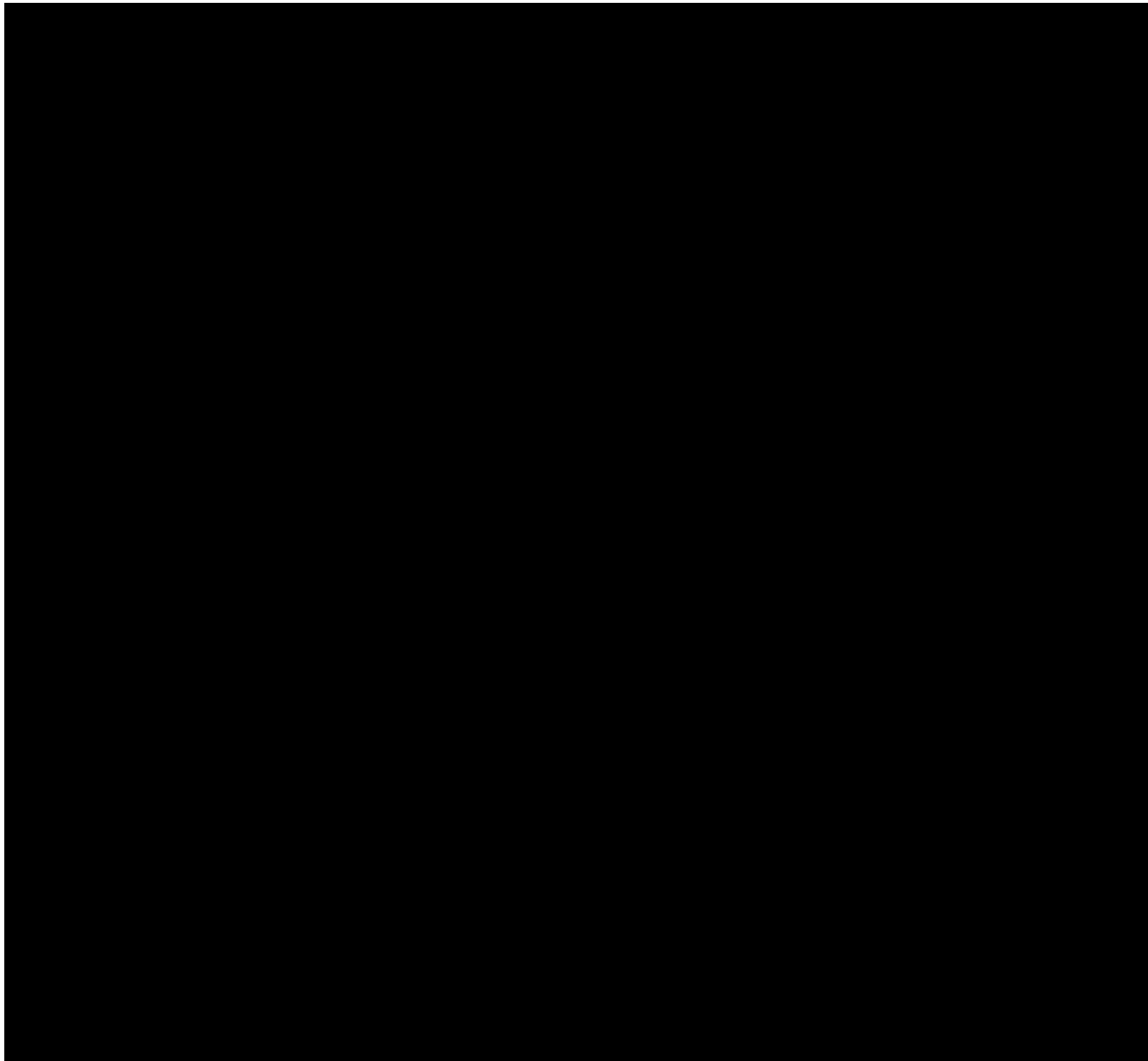


EXHIBIT H: COMMUNITY SOLAR EXAMPLE CONTRACT & SUBSCRIPTION OUTREACH LETTER





Michael Kushner  
Infiniti Energy Services, LLC  
2885 Route 9 N #2  
Howell, NJ 07731

January 28, 2021

Dear Michael Kushner,

Our subscription service organization, EnergyOne LLC., is a woman-owned business focused on Community Solar Subscriber Acquisition and Management services on behalf of Community Solar Developers. Our sustainable communities include residents, businesses, non-profits and government entities. EnergyOne's leadership and team have strong experience in New Jersey's regulatory utility and retail energy marketplace and working with local government entities in New Jersey to develop, manage and provide education and outreach services for residential government energy aggregation programs (GEA).

Government Energy Aggregation clients our team have worked with include:

Pennsauken Township	City of Rahway
Borough of Wharton	Mendham Borough
Borough of Lincoln Park	Borough of Union Beach
Borough of Long Hill	Rockaway Borough
Borough of Riverdale	Mine Hill Township
Borough of Bay Head	Town of Dover
Borough of Mt. Arlington	Jefferson Township
Borough of Florham Park	Hopewell Township
Borough of Lambertville	Borough of Frenchtown
Farmingdale Borough	Manasquan Borough
Point Pleasant Beach Borough	Ocean Township
Lake Como Borough	Hope Township

EnergyOne has partnered with various consultancy and advertising/marketing firms that have strong experience with Community Outreach and Education to Low and Moderate Income "LMI" communities in New Jersey and have included herewith some of our partner's

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Infiniti Energy Services, LLC

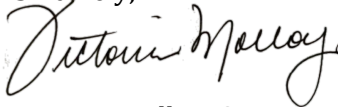
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evidence of experience on projects serving LMI communities. We request this information be kept confidential and strictly used only for the submission of your applications to the New Jersey Board of Public Utilities for the Community Solar Pilot Program Phase 2 application(s) process that includes EnergyOne LLC., as the Subscription Service Provider.

EnergyOne's focus is to work closely with local municipalities and counties as well as local and state non-profits to provide outreach and education services on the Community Solar Program(s) benefits. We will work with local volunteer organizations, senior center programs and low income and affordable housing communities with the goal of securing the required client subscriptions on behalf of your Community Solar Projects. I trust that this provides you with sufficient information regarding our capacity, knowledge and expertise in working with the residential and LMI community to promote, acquire, manage and support Community Solar Programs.

Sincerely,

A handwritten signature in cursive script that reads "Victoria Molloy".

Victoria Molloy, CEP  
President



310 WEST STATE STREET  
TRENTON, NJ 08618  
(609) 571-9920

NorthStar Strategies, LLC (NorthStar) is proud to be a part of the NJSHARES team helping perform outreach to LMI and other underserved communities. On NJSHARES behalf members of team NorthStar attend local community events with the purpose of educating the community about programs available to assist those in need with paying their utility bills. NorthStar team members are able to sign up attendees on site to receive much needed credits toward their gas, electric and water bills.

Construction and infrastructure projects are known for the chaos they can cause in communities. The impact is especially felt in LMI communities where certain aspects of daily life and how they are impacted by construction are rarely considered.

NorthStar works with government agencies like the NJ Department of Transportation, NJTRANSIT and Cooper's Ferry Partnership to ensure these communities have a voice in these matters and that their voice is heard. NorthStar has experience holding public meetings, conducting surveys, forming local coalitions and meeting one on one with community partners to explain major projects, hear out concerns and work to incorporate this feedback into the project plan.

Environmental Justice is an issue that is close to the philosophies of the NorthStar team and a major driver in our Community Outreach business plan.

# Case Studies: Low-Moderate Income Digital Campaigns

Tuesday, 01.19.2021

## New Jersey Department of Children and Families Safe Haven Social Media

### Overview

We developed and delivered a twelve-week campaign about the Safe Haven Infant Protection Act on behalf of the state Department of Children and Families (DCF). All ads directed users to visit the DCF website to learn more about the act, and were delivered to:

- Newark, Paterson, Jersey City, and Elizabeth residents aged 18-30
- Women aged 18-30 throughout New Jersey
- New Jerseyans aged 18-30, interested in social services

We ultimately garnered over 1.1 million impressions with an 84% video completion rate, far beyond the client's expectations.

**Topline Results:** 1,170,882 Impressions, 5,618 Link Clicks, Video Completion Rate: 84%



## New Jersey Citizen Action ACA Enrollment Digital Campaign

### Overview

We ran ads optimized for generating traffic to Healthcare.gov, urging New Jerseyans to enroll in the ACA. Audiences included state residents likely to need healthcare, with data pulled from third-party vendors and built-in targeting on social media platforms.

Ads were run on Facebook, Instagram, and Twitter, and served through a wide range of online placements. In total, we generated over 14,000 visits to Healthcare.gov and garnered over 2,700,000 views of our NJCA-branded creatives in the weeks leading up to the enrollment deadline.

### Ad 1



The image shows a Facebook advertisement for the New Jersey Citizen Action ACA enrollment campaign. At the top left is the New Jersey Citizen Action logo, a star with red, white, and blue segments, next to the text "New Jersey Citizen Action" and a globe icon. To the right is a three-dot menu icon. Below the header is the text: "The deadline to enroll for health insurance is December 15th. Don't delay, click to enroll today!". The main visual is a photograph of three young adults (two women and one man) laughing and talking. Overlaid on the photo are three blue text boxes: "Friends Don't Let", "Friends Have No", and "Health Insurance". Below the photo is a dark blue banner with the text "Click To Get Enrolled Today!". At the bottom of the ad, it says "Deadline to Enroll is December 15th...". Below the ad image, the text "HEALTHCARE.GOV" is visible, followed by "Get Health Coverage for 2019" and "Official site of Affordable Care Act. Enroll now for 20...". A "Sign Up" button is located in the bottom right corner of the ad area.

Ad 2



New Jersey Citizen Action



The deadline to enroll for health insurance is December 15th. Don't delay, click to enroll today!



HEALTHCARE.GOV

Get Health Coverage for 2019

Official site of Affordable Care Act. Enroll now for 20...

Sign Up

**Topline Results:** Link Clicks: 14,284, Impressions: 2,797,324

**Facebook & Instagram:** Link Clicks: 6,062, Reach: 111,202 people, Impressions: 1,568,548 views, Post Reactions: 460, Post Shares: 232

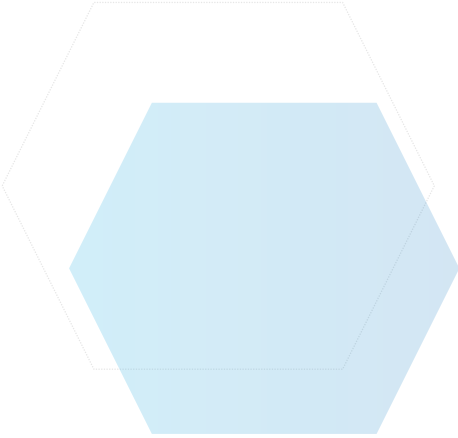
Ad Set Name	Results	Reach	Impressions	Cost per Result	Amount Spent
NJCA Healthcare Ad Set, Middlesex, 11.30	1,685 Link Clicks	35,615	377,382	\$3.78 Per Link Click	\$6,366.30
NJCA Healthcare Ad Set, Mercer, 11.30	1,017 Link Clicks	18,239	295,955	\$4.40 Per Link Click	\$4,473.33
NJCA Healthcare Ad Set, Cumberland, 11.30	794 Link Clicks	13,291	256,317	\$5.05 Per Link Click	\$4,011.18
NJCA Healthcare Ad Set, Camden, 11.30	1,386 Link Clicks	25,345	343,392	\$3.93 Per Link Click	\$5,444.58
NJCA Healthcare Ad Set, Atlantic, 11.30	1,180 Link Clicks	19,603	295,502	\$3.99 Per Link Click	\$4,704.61
▶ ⚠ Results from 5 ad sets Loading...	6,062 Link Clicks	111,202 People	1,568,548 Total	\$4.12 Per Link Click	\$25,000.00 Total Spent

**Twitter:** Link Clicks: 6,161, Impressions: 117,294

**Online Ads:** Link Clicks: 2,061, Impressions: 1,111,482



EXHIBIT I: DEP WETLANDS



[REDACTED]

**Community Relations Coordinator: Heather Swartz (609) 984-7135**

**SITE DESCRIPTION/RESOLUTION OF ENVIRONMENTAL CONCERNS:**

Originally a sand and gravel pit, a private company operated this site as a permitted solid waste landfill between 1975 and 1987. Household, commercial and agricultural wastes and other nonhazardous materials were disposed of in the landfill during this period. After landfilling activities ceased, the operator capped the site and installed a landfill gas collection system and methane flare to treat the methane and other gases produced by the decomposition of the buried wastes. The operator also implemented a 30-year post closure plan that included monitoring landfill gases in the subsurface soil at the perimeter of site and ground water quality in the immediate area. In the 1990s, a developer purchased land directly adjacent to the James Landfill and built homes on the properties. Several of the homeowners whose properties abutted the landfill later discovered buried trash on their properties. NJDEP's Remedial Response Element excavated test pits around the landfill in 2000 and confirmed the presence of uncapped buried trash at five residences on Blenheim Drive. NJDEP subsequently installed landfill gas monitoring wells at ten properties on this street to determine whether the buried trash was producing methane or other hazardous landfill gases at levels that might present a danger to the residents. Sampling of the landfill gas monitoring wells at the residential properties has consistently shown concentrations of methane gas that are below levels of concern. NJDEP is periodically sampling the landfill gas monitoring wells to evaluate methane production and ensure the safety of the nearby residents.

## Subject Item Inventory for Effective Air Permits

Run At: 8/3/2020 PM

Program Interest Number: 78350

Activity Class	Activity Number	Activity Type	Activity Status	Subject Item NJID	Facility Designation	Equipment Description
PCP	960001	Construction of New Source	Expired	E 000101	45 VENTS	45 VENTS
PCP	960001	Construction of New Source	Expired	PT 000001		GAS VENTS
PCP	960001	Construction of New Source	Expired	U 000001 OS1		45 VENTS

# EXHIBIT J: NJ PREFERRED SITING

