

Section B: Community Solar Energy Project Description

Project Name: 906 Murray Rd, East Hanover, NJ

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

I. Applicant Contact Information

Applicant Company/Entity Name: Nautilus US Power Holdco, LLC
 First Name: Eric Last Name: Paul
 Daytime Phone: 415-517-0558 Email: epaul@nautilusolar.com
 Applicant Mailing Address: 396 Springfield Ave., 2nd Floor
 Municipality: Summit County: Union Zip Code: 07901

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): Nautilus US Power Holdco, LLC
 First Name: Eric Last Name: Paul
 Daytime Phone: 415-517-0558 Email: epaul@nautilusolar.com
 Mailing Address: 396 Springfield Ave., 2nd Floor
 Municipality: Summit County: Union Zip Code: 07901

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): EnterSolar
 First Name: Kevin Last Name: Purdy
 Daytime Phone: 631-624-4198 Email: kpurdy@entersolar.com
 Mailing Address: 805 3rd Ave 20th floor
 Municipality: NY County: NY Zip Code: 10022

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): EnterSolar
 First Name: Kevin Last Name: Purdy
 Daytime Phone: 631-624-4198 Email: kpurdy@entersolar.com
 Mailing Address: 805 3rd Ave 20th floor NY, NY 10022
 Municipality: NY County: NY Zip Code: 10022

IV. Property/Site Owner Information

[Redacted]

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

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

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

VI. Proposed Community Solar Facility Characteristics

Community Solar Facility Size (as denominated on the PV panels): 2.320 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): 906 Murray Rd, East Hanover, NJ 07396
 Municipality: East Hanover County: Morris Zip Code: 07396
 Name of Property (optional, complete if applicable): 906 Murray Rd, East Hanover, NJ

Property Block and Lot Number(s): Lot 99.02 Block 96

Community Solar Site Coordinates: _____ Longitude _____ Latitude

Total Acreage of Property Block and Lots: 10.5 acres

Total Acreage of Community Solar Facility: 4.5 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.):* 12 (month) 2021 (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: _____

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.

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: _____

If "Yes," estimated number of acres of trees that required to be cut for construction: _____

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.



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 Agency/Entity	Date Permit Applied for (if applicable) / Date Permit Received (if applicable)
Building and Construction Permit		N/A
Electrical Permit		N/A
Interconnection Approval	JCP&L	

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

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

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

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. [Redacted]
- [Redacted]
 - [Redacted]
 - [Redacted]

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.)*

[Redacted]

- [Redacted]
- [Redacted]
- [Redacted]

[Redacted]

- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]

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: _____

[Redacted]

- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]

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: Nautilus Solar Energy, LLC Contact Name: Eric Paul
 Daytime Phone: _____ Email: info@nautilussolar.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.

Letter of support from municipality.

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)	

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

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

Federal Section 48 Investment Tax Credit ("ITC")
 Federal Bonus depreciation
 NJ TRECs

XII. Other Benefits

1. The proposed community solar facility will be paired with storage Yes No
 If "Yes," please describe the proposed storage facility:

a. Storage system size: _____ MW _____ MWh

b. 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").

2. The proposed community solar facility will be paired with one or more EV charging stations Yes No

If "Yes," how many EV charging stations: 4

Will these charging stations be public and/or private? private

Please provide additional details:

PowerFlex is an EDF Renewables company using proprietary Adaptive Charging Network (ACN) technology. This system enables site hosts to maximize delivery of electricity to EVs while reducing or eliminating the need for costly utility upgrades by managing charging based on drivers' demand, building load, onsite generation, and other variables. After receiving approval from the property owner and the tenants at the property after engineering to confirm the viability of the location, the plan would be to install the EV charging stations as identified.

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:

Another EDF Renewables company, Dalkia helps enterprises reduce energy, improve environmental performance, and realize positive business outcomes. Dalkia is a team of energy professionals that will identify the right strategies and technologies, implement them across a portfolio of sites, and operate them on an ongoing basis, all while bundling financing options to reduce or eliminate upfront capital expenditures. We are proposing to conduct energy audits and

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: 25

If "Yes," estimated number of permanent jobs created in New Jersey: 1

If "Yes," explain what these jobs are:

Engineering, construction, electrical installation, asset management and O&M jobs in the state of NJ

5. The proposed community solar project will provide job training opportunities for local solar trainees Yes No

If "Yes," will the job training be provided through a registered apprenticeship? Yes No

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

XIII. Special Authorizations and Exemptions

1. Is the proposed community solar project co-located with another community solar facility (as defined at N.J.A.C. 14:8-9.2)? Yes No

If "Yes," please explain why the co-location can be approved by the Board, consistent with the provisions at N.J.A.C. 14:8-9

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

3. Specific sections throughout the Application Form are identified as optional only if: 1) the Applicant is a government entity (municipal, county, or state), and 2) the community solar developer will be selected by the Applicant via a RFP, RFQ, or other bidding process. 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.





Project Owner Certification

The undersigned warrants, certifies, and represents that:

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

Signature: 

Date: 2/3/21

Print Name: Jeffrey Cheng

Title: President

Company: Nautilus US Power Holdco, LLC

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

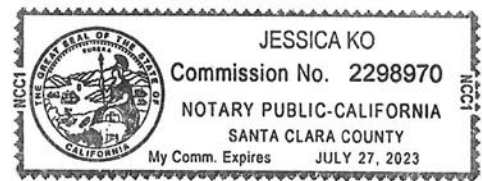
Signature

Name

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California, County of santa clara
Subscribed and sworn to (or affirmed) before me on this 3rd day
of Feb, 2021 by Jeffrey Cheng
proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.

Signature  (seal)



906



Project Developer Certification

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

The undersigned warrants, certifies, and represents that:

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

Signature: [Handwritten Signature] Date: 2/3/21
Print Name: Kevin Purdy
Title: Business Development Director Company: EnterSolar

Signed and sworn to before me on this 3rd day of February, 20 21

[Handwritten Signature]
Signature
Alice M. Gambino
Name

ALICE M GAMBINO
Notary Public - State of New York
No. 01GA6394127
Qualified in Queens County
My Commission Expires July 01, 2023



Property Owner Certification

The undersigned warrants, certifies, and represents that:

- 1) I, Bassam Mhich (name) am the VP of Asset Management (title) of the Property UE New Hanover Public Warehousing LLC (806 Murray RD) (name) and have been authorized to file this Applicant Certification on behalf of my organization; and
- 2) The information provided in this Application package pertaining to siting and location of the proposed community solar project has been personally examined, is true, accurate, complete, and correct to the best of the undersigned's knowledge, based on personal knowledge or on inquiry of individuals with such knowledge; and
- 3) My organization or I understand that information in this Application is subject to disclosure under the Open Public Records Act, N.J.S.A. 47-1A-1 et seq., and that any claimed sensitive and trade secret information should be submitted in accordance with the confidentiality procedures set forth in N.J.A.C. 14:1-12.3; and
- 4) I acknowledge that **submission of false information may be grounds for denial of this Application, and if any of the foregoing statements are willfully false, I am subject to punishment to the full extent of the law, including the possibility of fine and imprisonment.**

Signature: *B. Mhich*

Date: 2/5/2021

Print Name: Bassam Mhich

Title: VP Asset Management

Company: UE Property Management LLC

Signed and sworn to before me on this 5th day of February, 2021

Chelsea Reeves
Signature

Chelsea Reeves
Name

Chelsea L. Reeves
I.D. No. 50104493
NOTARY PUBLIC, State of New Jersey
Commission Expires May 6, 2024



Section D: Appendix

Appendix A: Product Offering Questionnaire

Complete the following Product Offering Questionnaire. If there are multiple different product offerings for the proposed community solar project, please complete and attach one Product Offering Questionnaire per product offering. Variations in any product offering require a separate Product Offering Questionnaire. Applicants are expected to provide a good faith description of the product offerings developed for the proposed community solar project, as they are known at the time the Application is filed with the Board. If the proposed project is approved by the Board, the Applicant must notify the Board and receive approval from the Board for any modification or addition to a Product Offering Questionnaire.

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

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

This Product Offering applies to:

- LMI subscribers
- non-LMI subscribers
- both LMI and non-LMI subscribers

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

2. Community Solar Subscription Price: (check all that apply)
 - Fixed price per month
 - Variable price per month, variation based on: Value of bill credits, less discount
 - The subscription price has an escalator of _____ % every _____ (interval)

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

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

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

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

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

6. Special conditions or considerations:

Nautilus will offer subscribers a fixed discount on the bill credit value provided to customers, guaranteeing the customers savings each month. There is no sign up.



906 Murray Rd, East Hanover, NJ



Show search results for 906 Mur...



Solar_Accommodation_Limit

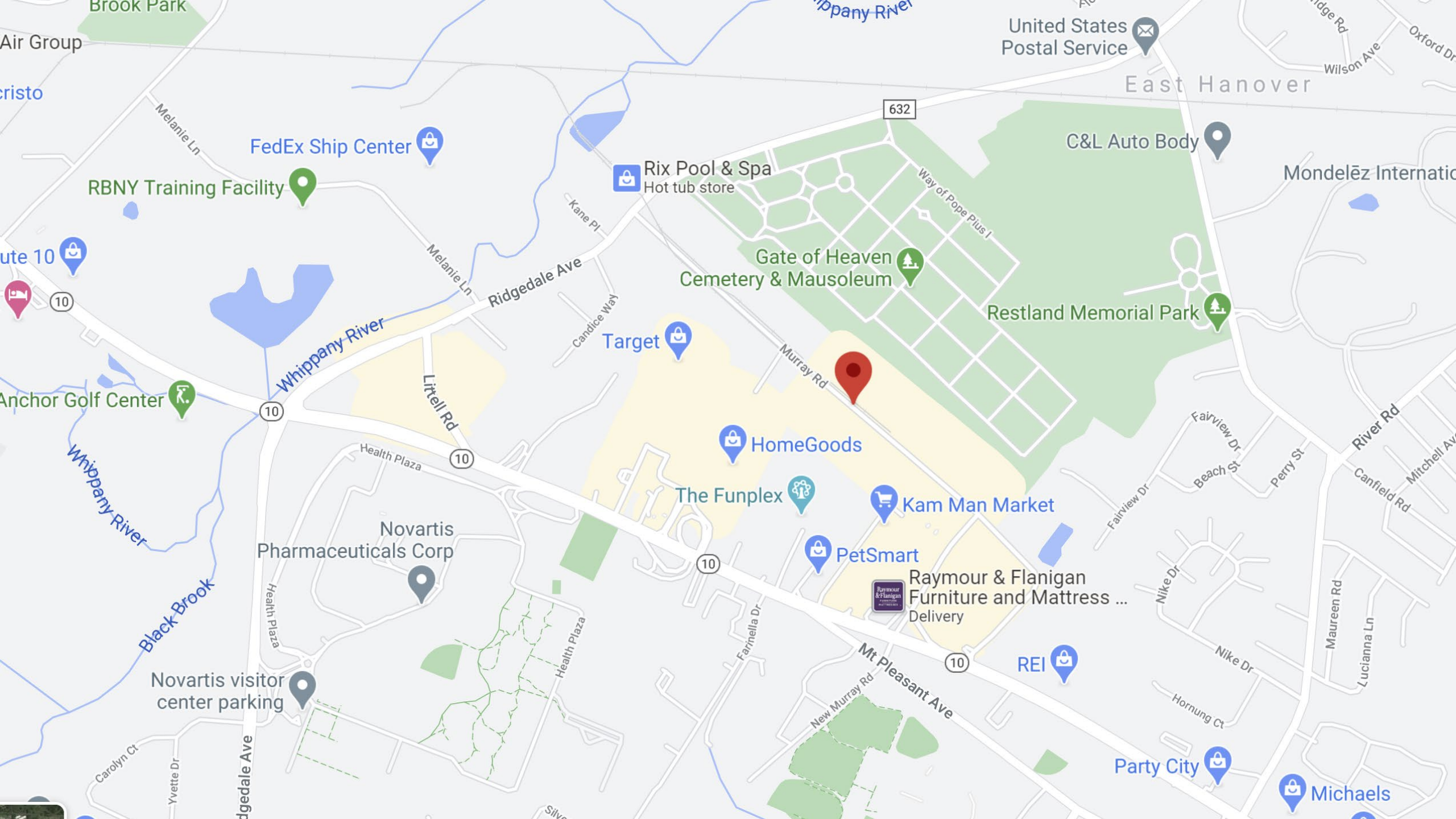
Remaining 3936 kW AC

[Zoom to](#) ⋮

MURRAY RD

MURRAY RD

Target



United States Postal Service

East Hanover

FedEx Ship Center

C&L Auto Body

RBNY Training Facility

Rix Pool & Spa
Hot tub store

Mondelēz Internatio

ute 10

Gate of Heaven
Cemetery & Mausoleum

Target

Restland Memorial Park

10

Whippany River

Littell Rd

Murray Rd

HomeGoods

Anchor Golf Center

The Funplex

Kam Man Market

Whippany River

Health Plaza

Novartis
Pharmaceuticals Corp

PetSmart

Raymour & Flanigan
Furniture and Mattress ...
Delivery

Novartis visitor
center parking

10

Mt Pleasant Ave

REI

Party City

Michaels

Carolyn Ct

Yvette Dr

Ridgedale Ave

Silver

Farnella Dr

New Murray Rd

Hornung Ct

Nike Dr

Maureen Rd

Lucianna Ln

Fairview Dr

Beach St

Perry St

River Rd

Mitchell Av

Canfield Rd

Nike Dr

Maureen Rd

Lucianna Ln

River Rd

Mitchell Av

Canfield Rd

Nike Dr

Maureen Rd

Lucianna Ln

Fairview Dr

Beach St

Perry St

River Rd

Mitchell Av

Canfield Rd

Nike Dr

Maureen Rd

Lucianna Ln

River Rd

Mitchell Av

Canfield Rd

Nike Dr

Maureen Rd

Lucianna Ln



Diamond Gymnastics

Paper Mart

Amneal Pharmaceuticals

Gate of Heaven Cemetery & Mausoleum

St. Giles Church

Melanie Ln

Breanne Ct

Murray Rd

Way of Pope Pius V

Way of Pope Leo VIII

Way of Pope Leo IX

Way of Pope Pius V

Way of Pope Leo VIII

Way of Pope Leo IX

Way of Pope Leo X

Cresthill Academy East Hanover

Target

Mr. Chu

CubeSmart Self Storage

PGA TOUR Superstore

Sierra Department store

East Hanover Plaza

The UPS Store

The Funplex

Kam Man Market

Health Plaza

Chuck E. Cheese

Bed Bath & Beyond

PetSmart

Saks OFF 5TH

AMC East Hanover 12

10

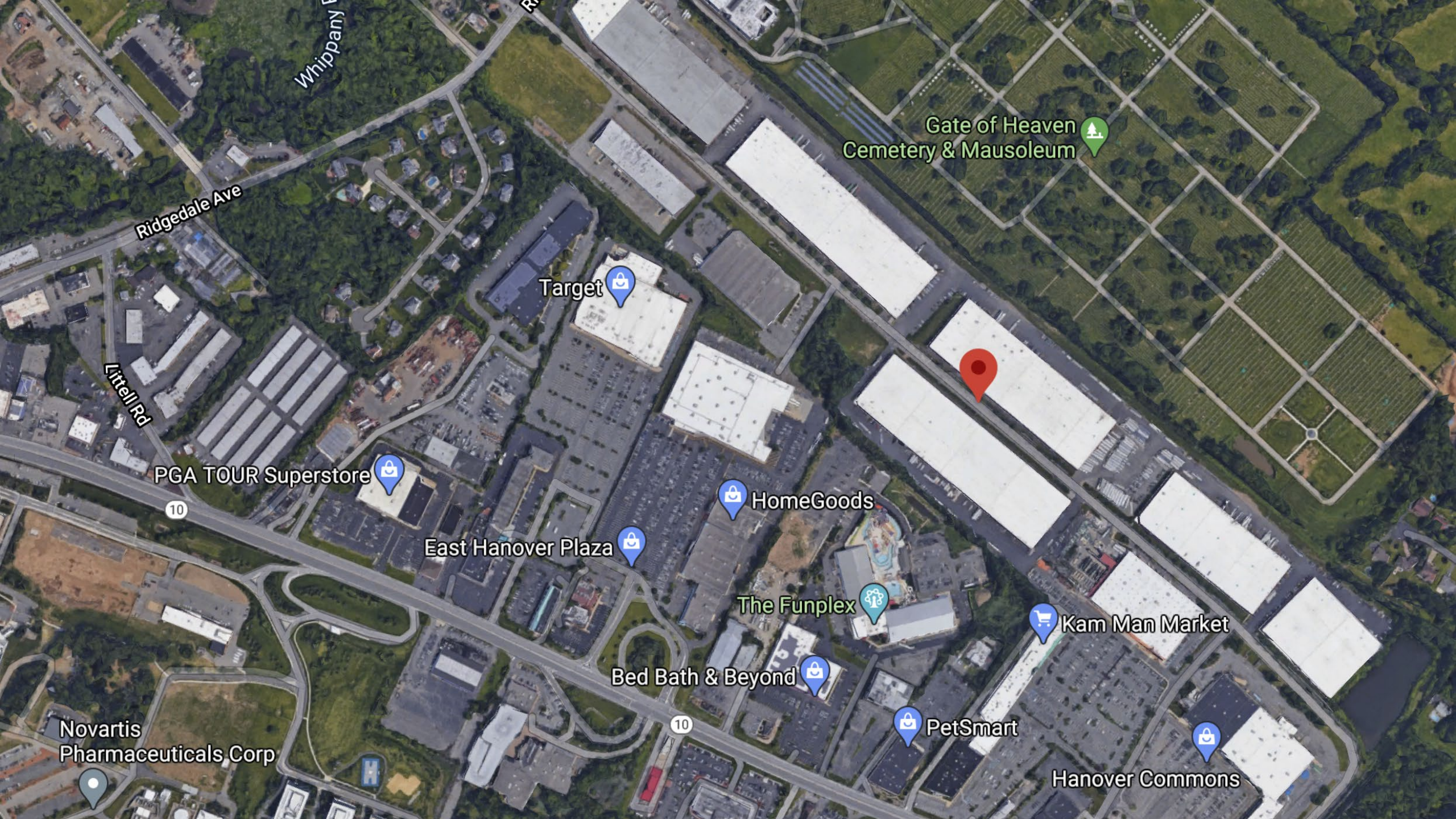
Pinella Dr

Hanover Commons

Marshalls

Raymour & Flanigan Furniture and Mattress Delivery

Novartis Pharmaceuticals Corp



Gate of Heaven Cemetery & Mausoleum

Target

PGA TOUR Superstore

HomeGoods

East Hanover Plaza

The Funplex

Kam Man Market

Bed Bath & Beyond

PetSmart

Novartis Pharmaceuticals Corp

Hanover Commons

Ridgedale Ave

Whippany Rd

Littell Rd

10

10

906 Murray Rd.
East Hanover NJ
07396



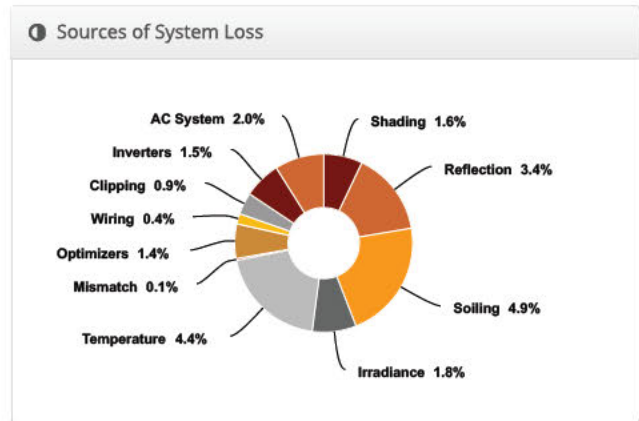
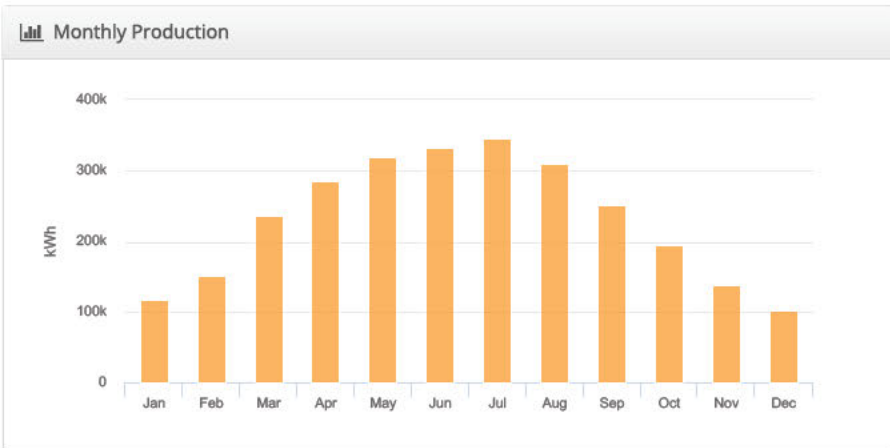
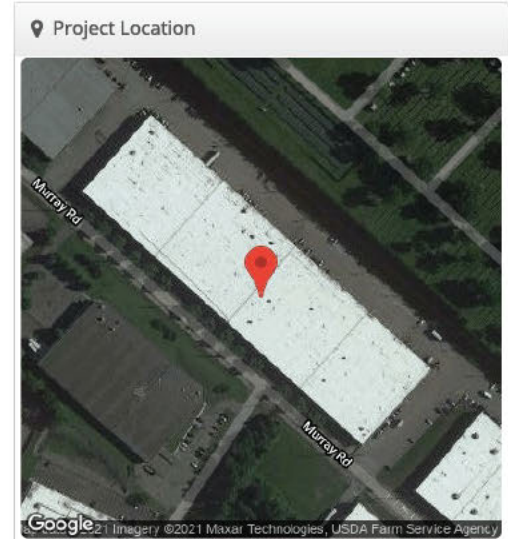
entersolar

2021-02-03 Max Roof (HW 430, SE 120kUS) V2 Urban Edge (906) - East Hanover - NJ, 906

Murray Rd East Hanover, NJ 07936 USA

Report	
Project Name	Urban Edge (906) - East Hanover - NJ
Project Address	906 Murray Rd East Hanover, NJ 07936 USA
Prepared By	Romer Beato rbeato@entersolar.com

System Metrics	
Design	2021-02-03 Max Roof (HW 430, SE 120kUS) V2
Module DC Nameplate	2.32 MW
Inverter AC Nameplate	1.68 MW Load Ratio: 1.38
Annual Production	2.782 GWh
Performance Ratio	80.2%
kWh/kWp	1,199.4
Weather Dataset	TMY, NJ_EastHanover_v3.4, null (custom)
Simulator Version	e9797176e3-26bae4867f-5bc78c5b42-ef3b5eabf6



Annual Production

	Description	Output	% Delta
Irradiance (kWh/m ²)	Annual Global Horizontal Irradiance	1,416.6	
	POA Irradiance	1,494.7	5.5%
	Shaded Irradiance	1,471.0	-1.6%
	Irradiance after Reflection	1,420.8	-3.4%
	Irradiance after Soiling	1,351.6	-4.9%
	Total Collector Irradiance	1,351.6	0.0%
Energy (kWh)	Nameplate	3,158,458.8	
	Output at Irradiance Levels	3,101,963.9	-1.8%
	Output at Cell Temperature Derate	2,964,634.2	-4.4%
	Output After Mismatch	2,962,305.8	-0.1%
	Optimizer Output	2,920,685.8	-1.4%
	Optimal DC Output	2,908,314.0	-0.4%
	Constrained DC Output	2,882,635.2	-0.9%
	Inverter Output	2,839,145.5	-1.5%
	Energy to Grid	2,782,362.6	-2.0%
Temperature Metrics			
	Avg. Operating Ambient Temp		14.3 °C
	Avg. Operating Cell Temp		24.6 °C
Simulation Metrics			
	Operating Hours	4722	
	Solved Hours	4722	

Condition Set												
Description	10 Degree Ballast Roof NJ: East Hanover(2.8mi) Newark Soiling losses											
Weather Dataset	TMY, NJ_EastHanover_v3.4, null (custom)											
Solar Angle Location	Project Lat/Lng											
Transposition Model	Perez Model											
Temperature Model	Diffusion Model											
Temperature Model Parameters	Rack Type	U _{const}				U _{wind}						
	Fixed Tilt	20				0						
	Flush Mount	15				0						
	East-West	20				0						
	Carport	29				0						
Soiling (%)	J	F	M	A	M	J	J	A	S	O	N	D
	14	14	9	3	3	3	3	3	3	3	3	11
Irradiation Variance	5%											
Cell Temperature Spread	4° C											
Module Binning Range	0% to 1.5%											
AC System Derate	2.00%											
Module Characterizations	Module	Uploaded By	Characterization									
	Q.PEAK DUO L-G8.2 430 (Hanwha Q Cells)	EnterSolar	Qcells_QPEAK_DUO_L-G8.2_430_Rev1.PAN, PAN									
Component Characterizations	Device	Uploaded By	Characterization									

Components		
Component	Name	Count
Inverters	SE120KUS (SolarEdge)	14 (1.68 MW)
Strings	10 AWG (Copper)	155 (72,766.3 ft)
Optimizers	P860 (SolarEdge)	2,760 (2.37 MW)
Module	Hanwha Q Cells, Q.PEAK DUO L-G8.2 430 (430W)	5,395 (2.32 MW)

Wiring Zones			
Description	Combiner Poles	String Size	Stringing Strategy
Wiring Zone	-	28-35	Along Racking

Field Segments									
Description	Racking	Orientation	Tilt	Azimuth	Intrarow Spacing	Frame Size	Frames	Modules	Power
Field Segment 1	Fixed Tilt	Landscape (Horizontal)	10°	221.976°	1.2 ft	1x1	4,891	4,891	2.10 MW
Field Segment 2	Fixed Tilt	Landscape (Horizontal)	10°	221.976°	1.2 ft	1x1	504	504	216.7 kW

Detailed Layout



STRICTLY PRIVATE AND CONFIDENTIAL



Nautilus Solar Energy, LLC SOQ

Low-to-Moderate Income Subscriber Experience

February 2021



Nautilus Solar Energy LMI Subscriber Experience

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

[REDACTED]

[REDACTED]



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

906 MURRAY ROAD, EAST HANOVER, NJ

SITE CONTROL AUTHORIZATION FOR SOLAR PROJECT

February 5, 2021 ("Effective Date")

By and between UE New Hanover Public Warehousing LLC (the "OWNER") and

EnterSolar, LLC of 805 Third Avenue, Floor 20, New York, NY 10022 a business of EDF Renewables ("ES")

UE New Hanover Public Warehousing LLC owns and controls Tax Parcel No. Lot 99.02 Block 96 and the improvements thereon also known as 906 Murray Road, East Hanover, NJ with a rooftop area of approximately 235,100 sf (the "**Project Site**"), with the building on the Project Site referred to as the "**Building**".

Enter Solar, LLC, a business of EDF Renewables, is a solar developer in the business of designing, developing, building and commissioning solar projects. ES has performed preliminary investigations and believes that the rooftop of the Building would be suitable for installing and operating (the "**Project**") a Solar Photovoltaic System (the "**System**"), with such System participating in the NJ Community Solar Program.

In consideration of the mutual covenants herein set forth and for other good and valuable consideration, the receipt and sufficiency are acknowledged, for a period of one hundred and eighty (180) days from and after the Effective Date (the "**Review Period**") OWNER hereby authorizes ES at ES's sole cost and expense, to undertake and continue its Project design and development efforts, including, without limitation, engineering, design, utility interconnection feasibility for the System, assessment of building(s) and roof conditions for the Building, and the applicability of available tax and other potential incentives for the Systems and the Project. and pursue acceptance of the System, the Project and Project Site into the NJ Community Solar Program (the "**Work**").

Each party agrees to cooperate with the other, in good faith, throughout the Review Period to pursue acceptance and participation of the System and the Project in the NJ Community Solar Program and, if successful in acceptance, to further negotiate, in each party's sole discretion, a lease of the rooftop of the Building on the Project Site for the installation of the System thereon (a "**Rooftop Solar Lease**"). The terms and existence of this authorization, and any nonpublic information about the Project, the Project Site and the Work obtained by ES in performance of the Work throughout the Review Period ("**Owner Information**") are confidential, and, other than disclosure to ES financing partners, consultants and affiliates (each, a "**Representative**") necessary to implement the Project and to the New Jersey Board of Public Utilities in connection with the application for acceptance into the NJ Community Solar Program, ES may not disclose Owner Information to any third party without OWNER'S prior written consent, which may be withheld in OWNER'S sole discretion. "Owner Information" shall not include any data that is publicly available through no fault of ES or any ES Representative. Notwithstanding the foregoing, ES may only disclose Owner Information to those Representative that are bound to maintain the confidentiality thereof by written agreement.

OWNER represents and warrants that it has not retained a broker or agent with respect to this SITE CONTROL AUTHORIZATION and that no commission or payment is due to any person retained by OWNER with respect to the SITE CONTROL AUTHORIZATION, the Project, or the Project Site. ES agrees to defend, indemnify and hold OWNER harmless from and against any claims for fees, commission or compensation arising out of any conversations or negotiations by ES with any broker with respect to this SITE CONTROL AUTHORIZATION, the Project Site, or the Project.

Except with respect to OWNER's authorization for ES to perform the Work throughout the Review Period, the confidentiality provisions and indemnity above, this letter is non-binding and is not intended to create any agreement for a Rooftop Solar Lease or other agreement for the installation, maintenance or operation of a solar array at the Project Site and imposes no duty on either party to enter into or conclude negotiations therefor.


During the Review Period, OWNER will not grant to any person, other than ES, a right to install or operate a solar project on the Rooftop of the Building or to otherwise exclusively occupy or use the rooftop of the Building on the Project Site for the installation or operation of a solar project.

The parties intend that neither shall have any contractual obligations to the other with respect to a Rooftop Solar Lease unless and until a definitive agreement has been fully executed and delivered by the parties.


IN WITNESS WHEREOF, the parties have caused this SITE CONTROL AUTHORIZATION to be executed by their respective authorized representatives as of the Effective Date.

UE NEW HANOVER PUBLIC WAREHOUSING LLC

By: UE Property Management LLC
its Manager and Authorized Signatory

By: 
Name (Print): Bassam Mhich
Title: VP Asset mgmt
Date: 2.5.2021

ENTERSOLAR, LLC

By: 
Name (Print): Raphael Declercq
Title: President
Date: February , 2021

Feasibility Structural Analysis of Building for a Proposed Rooftop Solar PV System

For the Project:
906 Murray Road
East Hanover, NJ

Presented to:



Presented by:



Pure Power Engineering, Inc.
111 River Street - Suite 1110
Hoboken, NJ 07030
www.PurePower.com
(201) 687-9975

Ashutosh Patel, PE

February 04, 2021



Table of Contents

Executive Summary	1.1
Standard Conditions for Engineering Services on Existing Structures	2.1 - 2.2
Codes and Design Criteria	3.1
Analysis	4.1
Conclusion	5.1

Executive Summary

A (PV) Solar Array is proposed to be installed with modules mounted to a ballasted and/or mechanically attached racking system and supported on the rooftop of the subject building. Pure Power has performed a structural analysis and determined the following:

- Existing building is feasible for PV solar system.
- Reserved capacity for the existing roof:

Reserve capacity = **4.5 PSF**
Maximum system weight= **608000 lbs**

Note: Racking manufacturer shall select the racking system such that it satisfies both the above specified uniform load reserve capacities and the maximum allowable downward, uplift and shear loads on the roof deck.

Existing Structure

The building under consideration has a metal deck with no ceiling. The structural framing is composed of 30'-0" long, 18" deep Steel Joists that are spaced every 5'-0". The joists span between W21 and W24 steel wide flange hung girders with a span of 50'-0". The girders are supported on columns which are W8 steel wide flange sections.

Standard Conditions for Engineering Services on Existing Structures

- The analysis is based on the information gathered from the field and/or information provided to Pure Power Engineering and is assumed to be current and accurate.
- Unless noted otherwise, the structure and the foundation system are assumed to be in good condition, free of defects, and can achieve theoretical strength.
- It is assumed that the structure has been properly maintained and shall be properly maintained during its service. The superstructure and the foundation system are assumed to be designed with proper engineering practice and fabricated, constructed and erected in accordance with the design documents. Pure Power will accept no liability which may arise due to any existing deficiency in design, material, fabrication, erection, construction, etc. or lack of maintenance.
- The analysis results are only applicable for the proposed additions and alterations specified in this report. Any deviation of the proposed equipment and placement, etc., will require Pure Power to generate an additional structural analysis.
- The analysis does not include the design of the racking system or the ballast it requires. The analysis is performed to verify the capacity of the main structural system. Connections are assumed to have the capacity of the main structural members.
- Pure Power assumes that the existing building has NOT been modified or altered from its original design. Building landlord/client shall inform PPE with any kind of modification and/or alteration that may have been done to the existing building during its lifetime.

Proposed PV-Panels and Preliminary Design

- PV solar panels shall be installed on the roof as arrays on a ballasted racking system and/or mechanically attached racking system. A typical ballasted racking system is designed to resist wind uplift and sliding by placing concrete blocks (ballast) as counterweight on the racks. The system does not increase uplift on the building because the ballast should be designed to resist the additional uplift in order to provide the code required factor of safety.
- It is assumed that the panels will be approximately 12 inches above the rooftop at the high end.
- It is assumed that the average design weight includes the weight of the panels, racking system and all required assemblies.

Existing Build

- Pursuant to International Existing Building Code section 807.4, any existing gravity load-carrying structural element for which additions and/or alterations cause an increase in design gravity load of no more than 5 percent, shall be permitted to remain unaltered, thus considered to be code-compliant and adequate. Any existing gravity load-carrying structural element for which additions and/or alterations cause an increase in design gravity loads exceeding 5 percent is checked against the applicable Code criteria for new structures.
- Pursuant to International Existing Building Code Sections 807.5, any existing lateral load-carrying structural element whose demand-capacity ratio with the addition and/or alteration considered is no more than 10 percent greater than its demand-capacity ratio with the addition and/or alteration ignored shall be permitted to remain unaltered, thus considered to be Code-compliant and adequate. If the demand-capacity ratio increase is more than 10 percent, the subject structural element is checked against the applicable Code criteria for new structures.
- Pursuant International Building Code section 1607.12.5.1, where PV panels are installed on building roof, it is not necessary to include roof live load in the area(s) covered by the panels when these area(s) are inaccessible, or signs are posted prohibiting storage under the panels. Therefore, Pure Power has applied the roof live/snow load in all areas that are still accessible and subject to foot traffic, maintenance workers, storage, etc., but not directly under the modules.

Codes and References

2018 International Building Code

Minimum Design Loads for Buildings and Other Structures, ASCE 7-16

AISC 360 -16

Design Criteria

Snow Load (Service)

Ground Snow Load:	30 psf
Risk Category:	I
Snow Exposure: C_e :	1.0
Snow Load Important Factor I_s :	1.0
Thermal Factor C_t :	1.0
Flat Roof Snow Load:	21.0 psf
Minimum Flat Roof Snow Load:	20.0 psf

Roof Live Load (Service) 20.0 psf

Note: The racking manufacturer/the racking manufacturer's structural engineer shall be responsible to verify the design criteria when designing the racking system.

Analysis Assumptions for Existing Roof

The existing construction documents of this building was not available, PPE has performed a site visit to this site on 02/03/2021. The following loads have been assumed based on our site visit and our experience with similar type of buildings:

Area 1:

Roofing & Insulation	5.0 psf
Metal Deck	2.0 psf
MEP & Misc	3.0 psf

Total Roof DL = 10.0 psf

Live Load 20.0 psf

Snow Load 21.0 psf

Total Roof Load = 31.0 psf

PPE understands that the area where the clear space between the panels and rooftop is not more than 12 in.

Therefore, as per the current state code (section 1607.12.1), roof live load does NOT need to be considered on areas where the proposed PV system will be installed.

The proposed PV system is to weigh a maximum **4.5 psf**

Therefore, the proposed loading, including the weight of the PV system is as follows:

<u>Existing roof Load =</u>	<u>31.0 psf</u>
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<u>Weight of PV system =</u>	<u>4.5 psf</u>
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Total roof load =	35.5 psf
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The structural framing has steel joists framing into wide flange hung girders supported on columns. The field information was used to model the joist in RAM elements. The joists were analyzed as completely braced by the deck. The data obtained from the RAM model was used to analyze the girder system. The girders were modeled in RAM elements. The reactions from the girder were then used to analyze the columns in ENERCALC. The yield strength of all elements is taken as $F_y = 36\text{ksi}$.

Conclusion

Based on our experience and engineering analysis of the information available at the time of this writing, it is the opinion of this organization that the added stresses due to the weight of the proposed PV modules are considered acceptable and will not exceed the capacity of the existing roof structure. The proposed PV modules may be installed under the conditions outlined in the body of this report.

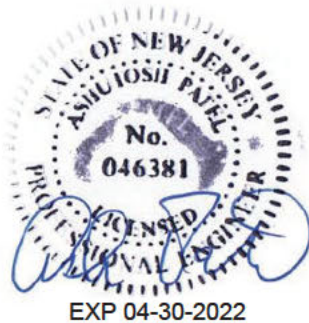
Solar panels may not be supported within 5 feet of all existing rooftop mechanical equipment. These areas typically result in shadow zones and may not be suitable for solar panels anyway. Do not place panels on expansion joints.

Do not stage pallets on roof unless staging plan drawing is provided by PPE.

This report does not represent an approval of the proposed PV system design. It is the racking designer's responsibility to ensure any proposed racking system is within the limits stated in this report and their system is designed in accordance with the requirements in the governing building code. PPE can review the existing framing adequacy for anchorage reaction loads upon request and if the racking design are supplied to PPE by the racking designer.

Sincerely,

Ashutosh Patel, PE



Detailed Layout



AVAILABLE RESERVE CAPACITY: 4.5 PSF

Note: Do not put panels on expansion joints (locations to be confirmed)
(Please see report for additional requirements)

GENERAL NOTES

1. ANALYZED IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE
2. IF ANY FIELD CONDITIONS ARE NOT IN COMPLIANCE WITH THESE DRAWINGS AND/OR CONDITIONS SPECIFIED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND SHALL NOT PROCEED WITH THE AFFECTED WORK.
3. BUILDING OCCUPANCY CATEGORY: II
4. ROOF SNOW LOAD:
GROUND SNOW LOAD, PG = 30 PSF
SNOW EXPOSURE, CE = 1.0
SNOW LOAD IMPORTANCE FACTOR, IS = 1.0
THERMAL FACTOR, CT = 1.0
PF = $0.7 * PG * CE * CT * IS = 21 \text{ PSF} + \text{DRIFT}$
PF MIN = 20 PSF

FIGURE 1 - PROPOSED SOLAR PANELS VS. AVAILABLE RESERVE CAPACITY





Township of
East Hanover
New Jersey

February 5, 2021

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



February 3, 2021

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


Re: Confidentiality Affidavit for 906 Murray Rd, East Hanover, NJ Application

Dear NJBPU:

Nautilus US Power Holdco, LLC ("Nautilus") is submitting a Community Solar Energy Project located at 906 Murray Rd, East Hanover, NJ. Nautilus has chosen to redact certain proprietary and confidential information from our public application. This information, marked as confidential, includes sensitive information around project costs, customer acquisition strategies, and site host contact information.

Sincerely,

Nautilus US Power Holdco, LLC

By: 
Name: Jeffrey Cheng
Title: President

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

Signature

Name

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California, County of Santa Clara
Subscribed and sworn to (or affirmed) before me on this 3rd day
of Feb, 2021 by Jeffrey Cheng
proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.
Signature _____ (seal)

