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October 28, 2024

**Via Electronic ([erubano@twp.howell.nj.us](mailto:erubano@twp.howell.nj.us)) & FedEx**

Howell Township Planning Board  
Howell Township Municipal Building  
4567 Route 9 North, 2<sup>nd</sup> Floor  
P.O. Box 580  
Howell, New Jersey 07731  
Attn: Eileen Rubano

**RE: Monmouth Solar 1, LLC Landfill Solar Project  
2921 Lakewood-Allenwood Road, Howell, New Jersey  
Block 42, Lots 93, 93.01, 94, 94.01 (the "Property")  
Project SP-1099**

Dear Ms. Rubano:

As you may know, our office represents the developer, Monmouth Solar 1, LLC (the "Developer"). We appeared before the Planning Board of Howell Township (the "Board") on May 12, 2022 and July 21, 2022 seeking preliminary and final major site plan approval to construct a solar project on the Property (the "Project"). On July 21, 2022, the Board granted to the Developer the approvals, which approvals were memorialized by way of resolution on August 4, 2022. The Developer respectfully requests a one (1) year extension of these approvals pursuant to N.J.S.A. 40:55D-52. Please note that this is the Developer's first request for an extension.

The Developer is requesting an extension of its approvals due to the delays caused by reforms to the interconnection process of P.J.M. Interconnection, LLC ("PJM"). PJM coordinates the movement of wholesale electricity in all or parts of 13 states, including New Jersey. Before any project may deliver energy into the wholesale electricity market it must obtain the approval of PJM. When constructed, the Project will deliver energy into the wholesale electricity market. PJM has recently reformed its process by which projects (including the Project) are approved to sell energy into the wholesale market and this reform process took several years to complete. As a result, many projects (including the Project) have been, and continue to be, delayed.

N.J.S.A. 40:55D-52(a) protects an applicant from any changes in the zoning regulations affecting the approved development for a period of two years, while authorizing the approving board the discretion to grant up to three one-year extensions of the protections. N.J.S.A. 40:55D-52(c) permits retroactive approval of such extensions. The Developer's approvals for the Project expired on August 4, 2024, and with the one-year extension, the new expiration date is August 4, 2025. Because construction of the Project was delayed by the reforms to the PJM interconnection process, we respectfully request that the one-year extension be granted.

Should you require additional information regarding this request, please do not hesitate to contact me. Thank you for your courtesies.

Sincerely,



Grace Chun

cc: Ron Cucchiaro, Esq.