

Corporate Recycling Solutions, LLC

30 Wesley Street #3

South Hackensack, NJ 07606

July 7, 2023

Mr. David K. Dech

Director

Warren County Planning Department

Wayne Dumont, Jr. Admin. Bldg.

165 County Route 519 South

Belvidere, NJ 07823

Dear Mr. Dech,

Attached please find an application for inclusion in the Warren County District Solid Waste Management Plan of a Research, Demonstration and Development (RD&D) project. It is my understanding that you have discussed this application with our consultant, Guy Watson. It is my further understanding that the inclusion will be accomplished via an Administrative Action, as per the regulations governing this project at NJAC 7:26-1.7(f), and the requirements of the Warren County District Solid Waste Management Plan.

The proposed activity is for the receipt, mechanical dismantling (deframing) and recycling of all components of photovoltaic cells (solar panels) which do not contain any hazardous substances. By way of literature and other research, solar panels manufactured by First Energy are the only panels containing cadmium telluride in the semi-conductor, which would render them hazardous for the purposes of disposal.

It has been determined by the NJDEP that, since there are currently no regulations specific to the recycling of solar panels, the DEP would consider approval pursuant to the RD&D regulations cited above.

The location of the proposed RD&D project is 400 Heckman Street, Phillipsburg, New Jersey. The building is located at Block 1701, Lot 1, in the area designated as Zoning District I1(light industrial). Furthermore, it is proposed that the maximum weekly throughput capacity would be 30 tons, with three trucks anticipated for delivery of the solar panels per week.

As you are no doubt aware, the typical RD&D project is conducted at an existing solid waste or recycling facility. However, since the NJDEP decided they did not want to review this application as part of a larger Class D recycling center application (for various Universal Waste types), there are certain background documents which would not already be on file. These include, and are attached to this application, as follows: the current deed of the property; the lease agreement between the owner and Corporate Recycling Solutions, LLC, the proposed operator of the project; the tax map showing the Block and Lot; the Town Zoning District map; a copy of the manufacturer's specification sheet for the deframer; a floor plan of the building, and a site plan prepared and signed by a New Jersey licensed engineer.

I trust that the enclosed application is sufficient in all details. If there are any questions, please don't hesitate to contact me at Alexa@tprllc.us, or Guy Watson at watsonguy2@gmail.com. Thank you for your consideration in this matter.

Sincerely,

Alexa Goldenberg, President

Corporate Recycling Solutions, LLC

Operations Narrative
Research, Development and Demonstration Project
Solar Panel Recycling
400 Heckman Street, Phillipsburg, NJ

At the present time, there are no regulations specific to the recycling of solar panels in New Jersey. However, the New Jersey Department of Environmental Protection (NJDEP) has determined that it will consider the issuance of a certificate of authority to operate such an activity pursuant to the “RD&D” regulations at NJAC 7:26-1.7 (f). This application is for inclusion of this activity in the Warren County District Solid Waste Management Plan through the Administrative Action process.

Originally, this RD&D request was intended to be part of a larger request for the inclusion of a Class D (Universal Waste) recycling center. However, the NJDEP determined that it wanted the RD&D application for the recycling of solar panels to be submitted separately. The Class D inclusion application will follow this application in the near future.

400 Heckman Street is in the I-1 (light industrial) zone (see attached Zoning District Map). It is situated on a 5.45-acre parcel identified in the Phillipsburg Tax Map as Block 1701, Lot 1. (Attached is a copy of the Deed of Record and Tax Map).

A significant portion (45,000 sq. ft.) of the almost 80,000 sq. ft. building is leased by Storage Systems USA, which designs and installs various commercial and retail workplace storage systems. The remaining space (approximately 35,000 sq. ft.) are being leased to Corporate Recycling Solutions, LLC, the operator of the proposed RD&D activity. (A copy of the lease is attached). In addition, as per the attached floor plan, the RD&D activities will take place in the area identified as “Open” on Page 2 of 4. Additionally, the area identified as “Open” and 342 sq. ft. includes a loading dock which will be used for the activity.

This application is for an operation receiving no more than 30 tons of solar panels per week for the foreseeable future. At 10 tons of solar panels per truckload, it is anticipated that no more than 3 trucks per week will be entering the premises. This will have no discernable traffic impact on the local roadways. Additionally, since

all operations will be conducted inside, with the use of an electrically driven deframer, which mechanically separates the aluminum frame from the glass panels, there will be no impacts regarding noise, and air, land or water quality issues. A schematic of the deframer is attached.

Essentially, the process is as follows- solar panels are received through loading dock A (the designation for the loading dock as identified above). They are initially evaluated as to the current electricity generation/output of the panels. Those with a sufficient production capability are segregated for sale as after-market functioning solar panels. These will be wholesale sales. No retail activities will take place at the project site. The remaining panels will be loaded into the deframer. The aluminum frame and inverter will be removed from the glass panels. The frame (aluminum) and inverters will be sold.

As for downstream glass panel markets, the DEP identified several markets as part of the Solar Panel Recycling Commission work, as per the email received from the DEP. It is the intention to utilize these markets once the activity is operational.

Supplemental Narrative- Evaluation Criteria

- 1) Benefits of Project to County and host Municipality-Solar Panel recycling on a commercial scale is in its initial growth period throughout the United States. Generally, other than panels that may fail prematurely, most solar panels continue to function at high capacity for at least twenty years. This means that solar panels installed in the late-1990's to early 2000's are beginning to be retired from service. That being the case, the primary benefit to the host municipality and the County at this time will be the increased utilization of existing light industrial space, increased economic activity due to additional employees at the location and the increased economic activity generally associated with the recycling of materials that then enter the marketplace as recycled raw materials (particularly glass and aluminum),
- 2) Negative impacts- Since the panels will be received intact, and will not be subjected to any processing other than being inspected for operational status and deframed, there are no expected negative impacts. All operations are conducted indoors, and no more than three trucks will be off loading panels per week.
- 3) Need for this facility in Warren County- From a purely waste management perspective, the need for a solar panel recycling facility in Warren County at this time is probably negligible. However, over time that need will grow, and having such a service locally can only benefit the residents of the municipality and County.
- 4) Points of Generation- In order to be economically viable, solar panels will be received from locations throughout the Northeast and Mid-Atlantic, to the extent that transportation costs make this cost effective for the generator.
- 5) Negative impacts on the Warren County Pollution Control Authority- Inasmuch as the WCPCA webpage does not indicate the allowable receipt of solar panels for disposal, and the fact that New Jersey has not yet classified them as a Universal Waste, nor are solar panels entering the waste stream in any significant numbers, it is assumed that there will be no negative impact on the Authority.
- 6) Negative effects on public or environmental health, safety or welfare- Due to the fact that, other than mechanically defaming the solar panels, no additional processing will take place, there are no perceived negative effects on public or environmental health, safety or welfare.

7) Competency, Knowledge, Resources and Experience- The key principals in this proposed activity have a combined experience in all aspects of recycling, from the business side as well as the governmental side (especially in all aspects of electronics recycling) of well over 80 years. This includes: data security and destruction for Governmental entities and Fortune 500 companies; R2 certified, Authorized Recycler designated, e-waste recycling; and numerous aspects of Management of solid waste and recycling at the New jersey Department of Environmental Protection.

From: [Guy Watson](#)
To: [Dave Dech](#)
Subject: RD&D application
Date: Thursday, December 7, 2023 12:13:39 PM
Attachments: [zoning code.pdf](#)
[Scan cert.pdf](#)

Dave,

Attached please find two documents. One is the language I received today from Phillipsburg detailing the definition and permitted uses in the Light-Industrial Zone. The second document is the Applicant's Certification.

As for the remaining questions you identified in your email of 9/12/2003, please be advised of the following:

1) The existing use of the site is predominately that of Storage Systems USA, which designs and installs various workspace storage systems. There is also space dedicated to the temporary storage of computer sub-components that have been demanufactured by Tech recyclers of Kearny, NJ, an R2 and Authorized Recycler in the New Jersey e waste program. These sub-components are stored short-term prior to transportation to end-markets.

There is a mix of uses in the area around 400 Heckman St., including business and residential. However, the residents to the southeast of the building are on the opposite side of the location of the loading dock to be utilized, and no trucks entering or leaving the building will be using these roads. As you identified in your email, trucks will be directed to use Memorial Parkway to Rosenberry St. to Heckman St to Bates. The entry to the loading dock is accessed on Bates, very near the Bates/Heckman intersection.

2) Traffic levels, types of vehicles, impacts on local roadways- As was previously indicated, the proposed operating capacity of the project is the receipt of 30 tons of solar panels per week. It is estimated (depending on the size of the truck transporting the panels), that no more than 5 vehicles will utilize the facility per week. Obviously, the same number of trucks will exit the facility once emptied. Without conducting a traffic study, it is anticipated that this number of trucks per week will have no discernible negative impact on local roads or intersections. It is currently anticipated that the project will operate 5 days per week, from 8:00 am to 5:00 pm. However, it is currently unknown when deliveries of solar panels will begin. The noted hours of operation are for project application purposes only. The actual hours of operation may be considerably less for some period of time.

3) Fire Control Plan- As we discussed, in mid-September I was informed that a recent inspection by DCA revealed that some number of sprinkler heads were not operating. Work was immediately done to replace all non-working heads, and test the system. On November 27th., a follow up inspection was conducted by the DCA. The system passed, and the certificate is at the building.

4) Access to the building- During operating hours, no one will be allowed access to

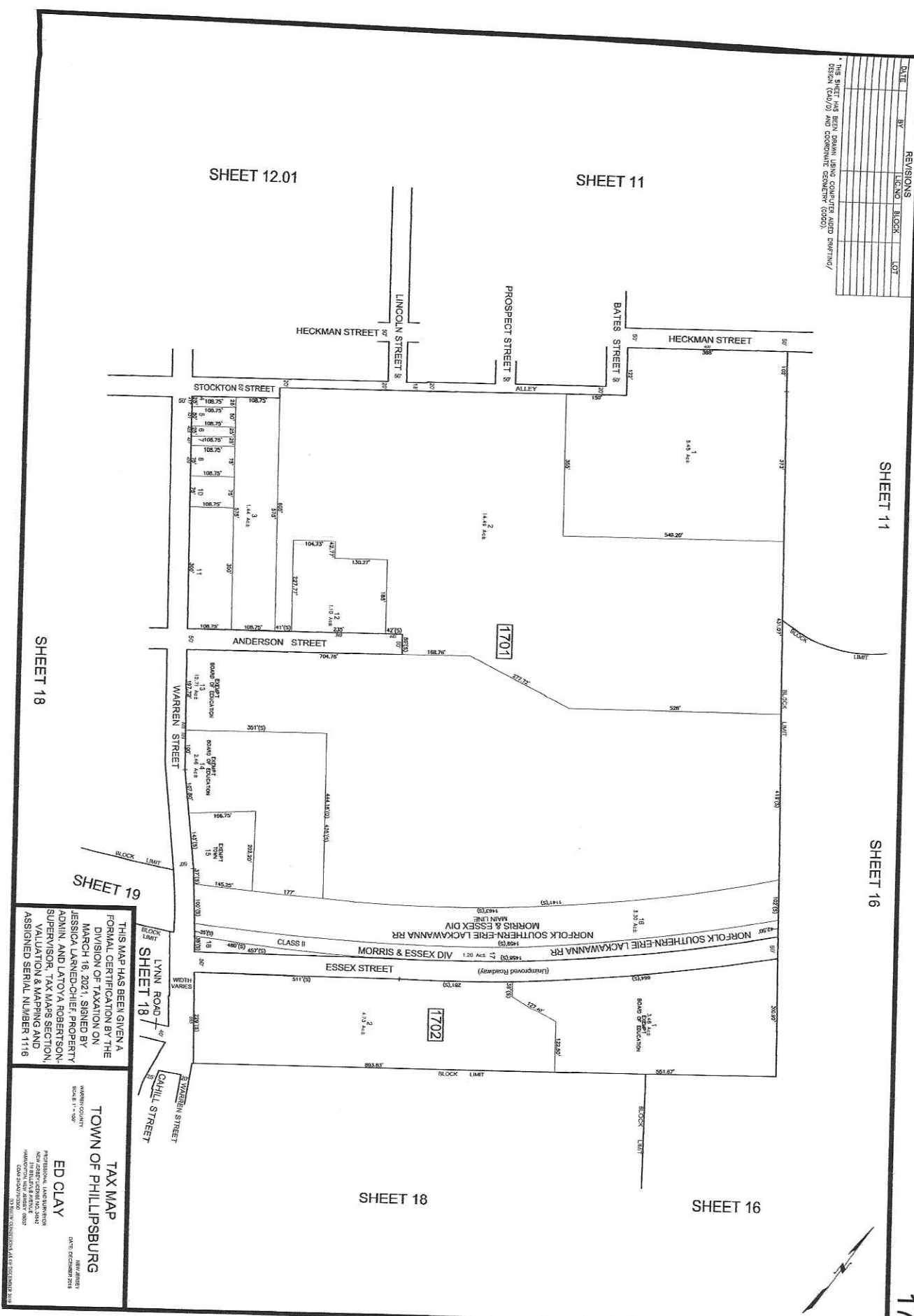
the building unless they have scheduled a delivery of panels, or have some other pre-authorized reason to access the building (maintenance, etc.). All access points are locked each night, and there are security cameras and lights on the perimeter of the building.

If you have any further questions, please don't hesitate to contact me.

Guy

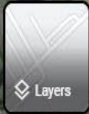
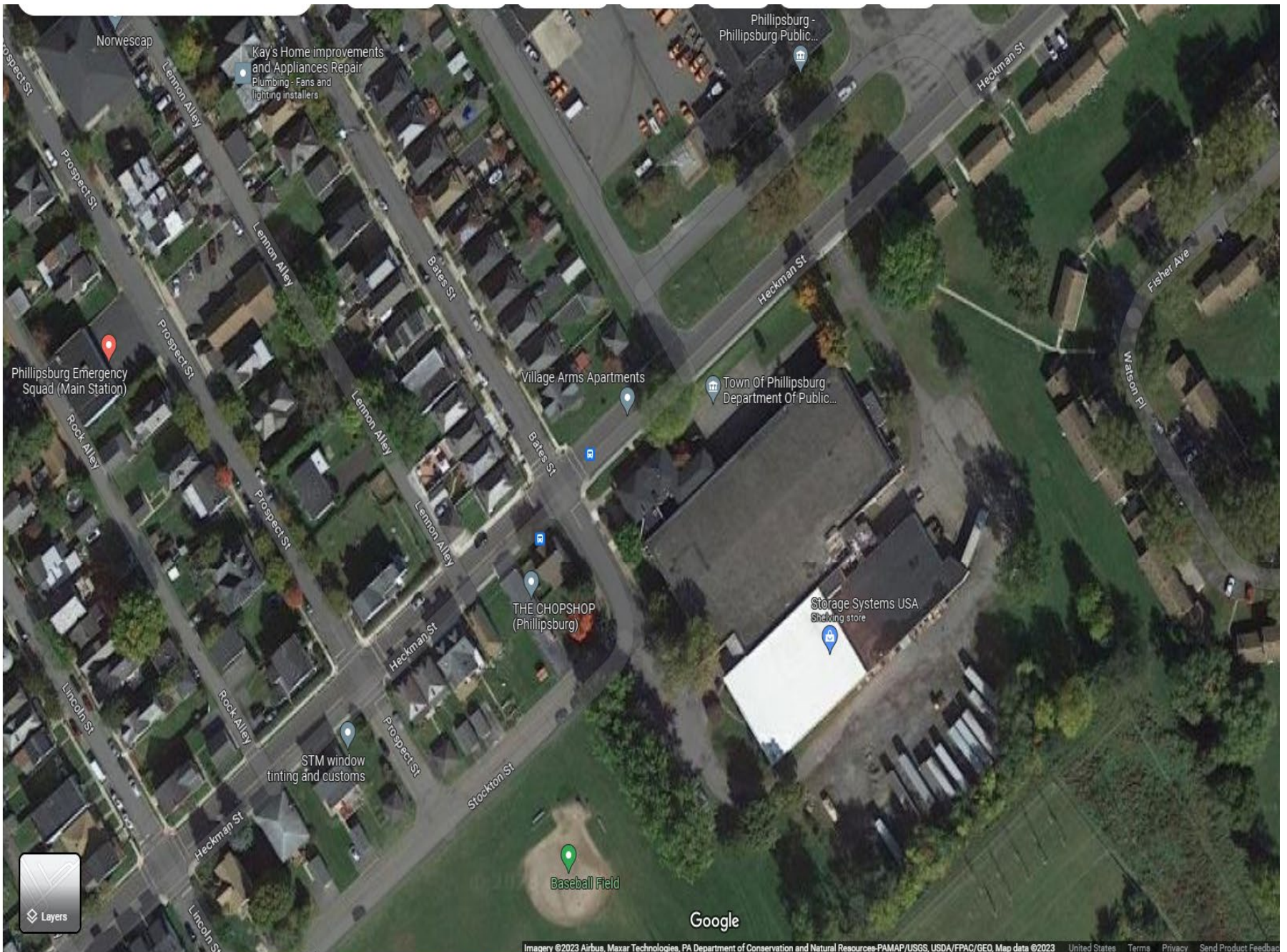
DATE	BY	REVISIONS	LEGEND	BLOCK	LOT

* THE SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/ DESIGN (CAD) AND COORDINATE GEOMETRY (COGO).



THIS MAP HAS BEEN GIVEN A
 FORMAL CERTIFICATION BY THE
 DIVISION OF TAXATION ON
 MARCH 18, 2021, SIGNED BY
 JESSICA LARNED-CHIEF, PROPERTY
 ADMIN. AND LATOYA ROBERTSON-
 SUPERVISOR, TAX MAPS SECTION,
 VALUATION & MAPPING AND
 ASSIGNED SERIAL NUMBER 1116

TOWN OF PHILLIPSBURG
 WARREN COUNTY
 SCALE 1" = 50'
ED CLAY
 PROFESSIONAL LAND SURVEYOR
 NEW JERSEY LICENSE NO. 3484
 MAINTENANCE OF RECORDS
 1000 SOUTH STREET, SUITE 200
 COOK COUNTY, ILLINOIS 60004
 DATE: DECEMBER 2018



Zoning Districts

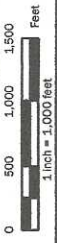
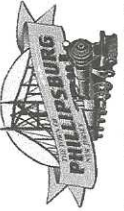
- R-50 Residential - 5,000 S.F. Lots
- R-75 Residential - 7,500 S.F. Lots
- R-MF Residential - Multi Family
- B-1 Office - General
- B-2 Business - General
- B-3 Office - Central Business District
- B-4 Business - Central Business District
- B-5 Business - South Main
- B-6 Business - Neighborhood
- I-1 Industrial - Light
- I-2 Industrial - Heavy
- RRA-1 Riverfront Redevelopment Area - Industrial
- RRA-2 Riverfront Redevelopment Area - Union Square
- RRA-3 Riverfront Redevelopment Area - Recreational/Heritage
- RRA-4 Riverfront Redevelopment Area - Mixed Uses
- RRA-5 Riverfront Redevelopment Area - Riverside Residential
- RRA-6 Riverfront Redevelopment Area - Riverside Commercial
- PCPPRA Phillipsburg Commerce Park Redevelopment Area
- SMRA 188-172 South Main Redevelopment Area
- PAC Planned Adult Community Overlay

- Railroad
- Road
- Zoning Boundary
- Municipal Boundary
- Tax Parcels
- Water Body



Zoning Districts

Town Of Phillipsburg
Warren County, New Jersey
May 20, 2014



Van Cleef
ENGINEERING ASSOCIATES

WARREN COUNTY, NEW JERSEY
1000 S. MAIN ST., PHILLIPSBURG, NJ 08859
908.682.1234
www.vancleef.com

Data Sources:
Town of Phillipsburg
NJGIN 2011 Aerial Data
NJDEP, NJDOT
NJ Highways Council
PAE, Inc.
Other Data: Warren County GIS

§ 625-70 Purpose.

It is the purpose of this zone to provide areas suitable for industrial uses, with appropriate controls to protect surrounding zones. The following regulations shall apply in the I-1 Industrial Zone.

§ 625-71 Permitted principal uses.

The I-1 Industrial - Light Zone is intended for the following uses, provided that they do not exceed the limitations imposed by the performance standards hereinafter set forth in this chapter:

- A. Processes of manufacturing, fabrication, packaging and treatment of conversion of products.
- B. Scientific or research laboratories devoted to research, design and/or experimentation and processing and fabricating incidental thereto.
- C. Office buildings for business, professional, executive and administrative purposes.
- D. [1]Warehouses and storage yards.
[1] *Editor's Note: Former Subsection D, dealing with public utility and service activities, was deleted 9-5-1995 by Ord. No. O:95-32. This ordinance also provided that former Subsections E through G be redesignated as Subsections D through F, respectively.*
- E. Wholesale businesses.
- F. Retail sales associated with the principal use of the building.
- G. Flea market/antique mall.
[Added 2-16-2021 by Ord. No. O:2021-01]

§ 625-72 Permitted accessory uses.

Permitted accessory uses shall be as follows:

- A. Off-street parking in accordance with Article VII.
- B. Signs in accordance with Article VIII.
- C. Other accessory uses customarily incident to the uses listed in § 625-71.

§ 625-72.1 Conditional uses.

[Added 5-20-2014 by Ord. No. O:2014-13]

Townhouses and accessory structures or uses customarily incidental to the townhouses shall be permitted as a conditional use in the I-1 Industrial - Light Zone on Block 2007 and Block 2101, subject to the following standards:

- A. Townhouse development shall complement the surrounding residential neighborhoods, the Riverfront Heritage trail system, and the Town's overall riverfront revitalization effort. It should provide a transition from the high-density multifamily development along the river to the single-family neighborhood along Mercer Street and enhance the entrance to Delaware River Park.
- B. No rear walls of any buildings shall face a public street.
- C. Townhouse developments shall include a rear alley to provide access to garages and additional parking as well as for deliveries and garbage pickup. The alley is to be designed to discourage through traffic, accommodate safe pedestrian circulation and minimize paved areas.
- D. Parking is prohibited in the front yard and shall be appropriately screened from the railroad right-of-way rail-trail.
- E. Accessory structures and uses are prohibited in the front and side yards and shall be otherwise located to provide convenient access, to maintain safe pedestrian and vehicular circulation on site, and so as not to have a detrimental impact on adjacent properties.

F. Townhouse developments shall adhere to the following area, lot and bulk requirements:

- (1) Minimum tract area: two acres.
- (2) Individual lots:
 - (a) Minimum lot area: 3,000 square feet.
 - (b) Minimum lot width: 30 feet.
 - (c) Minimum corner lot width: 35 feet.
- (3) Minimum front yard: 15 feet.
- (4) Minimum side yard: zero feet interior; 15 feet on corners.
- (5) Minimum rear yard: 45 feet.
- (6) Maximum density: 20 units/acre.
- (7) Maximum height: three stories or 35 feet.
- (8) Maximum impervious coverage: 65%.

§ 625-73 Nonpermitted uses.

[Added 9-5-1995 by Ord. No. O:95-32]

Nonpermitted uses shall be as follows:

- A. Trucking businesses whose primary business activity is transportation services or hauling for hire to others.
- B. Any use not specifically listed as a permitted use in § 625-71.
- C. Pawn shops.

[Added 2-16-2021 by Ord. No. O:2021-01]

§ 625-74 Performance standards; impact statement.

Prior to final site plan approval and issuance of a building or occupancy permit for any use in this district, an impact statement shall be submitted outlining the impact of the facility on surrounding land uses in the district. Such impact statement shall demonstrate the use's compliance with all criteria as follows:

- A. Noise.^[1] There shall be no noise emanating from any operation or use measured at the property line which exceeds the following sound level limits:
 - (1) Where the proposed use is adjacent to another industrial use, the measured sound levels shall not exceed 75 dBa.
 - (2) Where the proposed use is adjacent to commercial uses, the measured sound levels shall not exceed 65 dBa.
 - (3) Where the proposed use is adjacent to residential uses, the measured sound levels shall not exceed 65 dBa from 7 a.m. to 10 p.m. and 50 dBa from 10 p.m. to 7 a.m.
- B. Odors. There shall be no emission of odorous gases or other odorous matter in such quantity as to be readily detectable without instruments. Table III, Odor Thresholds, in Chapter 5, Air Pollution Abatement Manual, copyright 1951 by the Manufacturing Chemists Association, Inc., Washington D.C., or the latest approved revision thereof, shall be utilized as a guide in determining such quantities of offensive odors.
- C. Smoke, dust, gases and other forms of air pollution. There shall be no emission of smoke, dust, gases or other forms of air pollution which would in any way violate the New Jersey Air Pollution Control Laws or the New Jersey Air Pollution Control Code.^[2]

[1] *Editor's Note: See also Ch. 384, Noise.*

[2] *Editor's Note: See N.J.S.A. 26:2C-1 et seq.*

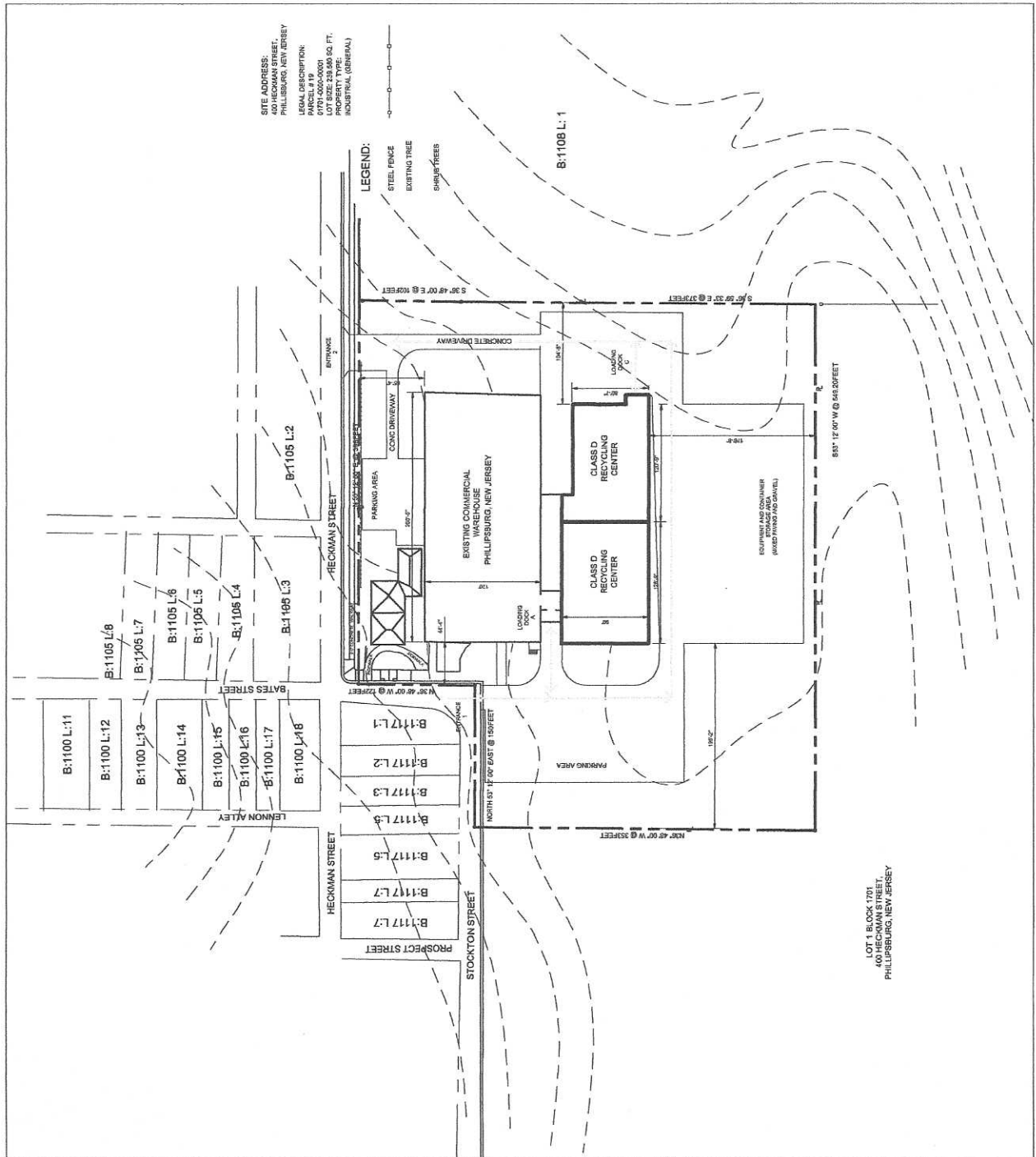
- D. Liquid and solid wastes. No wastes shall be discharged into any source other than a public sewer. All methods of sewage disposal shall be approved by the Town Board of Health and shall comply with federal, state and local law.
- E. Radioactivity. No activities shall be permitted which cause radioactivity in violation of Title 10, Chapter 1, Part 20, Code of Federal Regulation, Standards for Protection Against Radiation, dated June 16, 1957, or any subsequent revision or amendment thereto.
- F. Fire and explosion hazards. All activities shall be carried on only in structures which conform to the standards of the National Fire Protection Association or Factory Insurance Association or the Town Construction Code or Fire Ordinance,^[3] whichever is more restrictive. All operations shall be carried on, and combustible raw materials, fuels, liquids and finished products shall be stored in accordance with the standards of said National Fire Protection Association or Factory Insurance Association. The storage of gasoline or any volatile or combustible liquid in aboveground tanks is prohibited.
^[3] *Editor's Note: See Ch. 235, Construction Codes, Uniform, and Ch. 311, Fire Prevention, respectively.*
- G. Vibration. There shall be no vibration which is discernible to the human sense of feeling beyond the immediate site on which such use is conducted.
- H. Glare. There shall be no direct or sky-reflected glare which is visible to the human sense of sight beyond the boundaries of the immediate site.
- I. Truck traffic. Trips by tractor-trailers, semitrucks or other trucks in lengths greater than 28 feet shall not exceed four round trips per day, per business.
[Amended 9-5-1995 by Ord. No. O:95-32]
- J. Storage. Outside storage must be screened when located adjacent to residential uses or when adjacent to major collector or arterial roads as designated in the Master Plan.
- K. Buildings in the I-1 Zone or parts thereof must be located a distance from residential zones equal to twice the height.

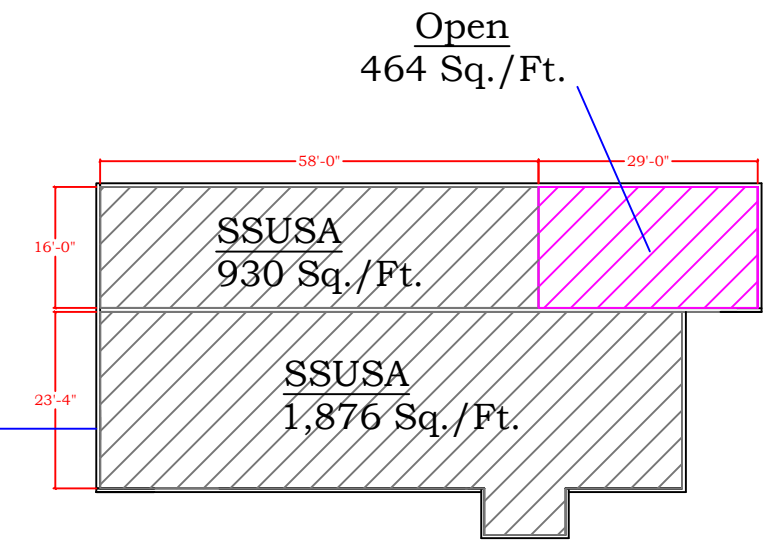
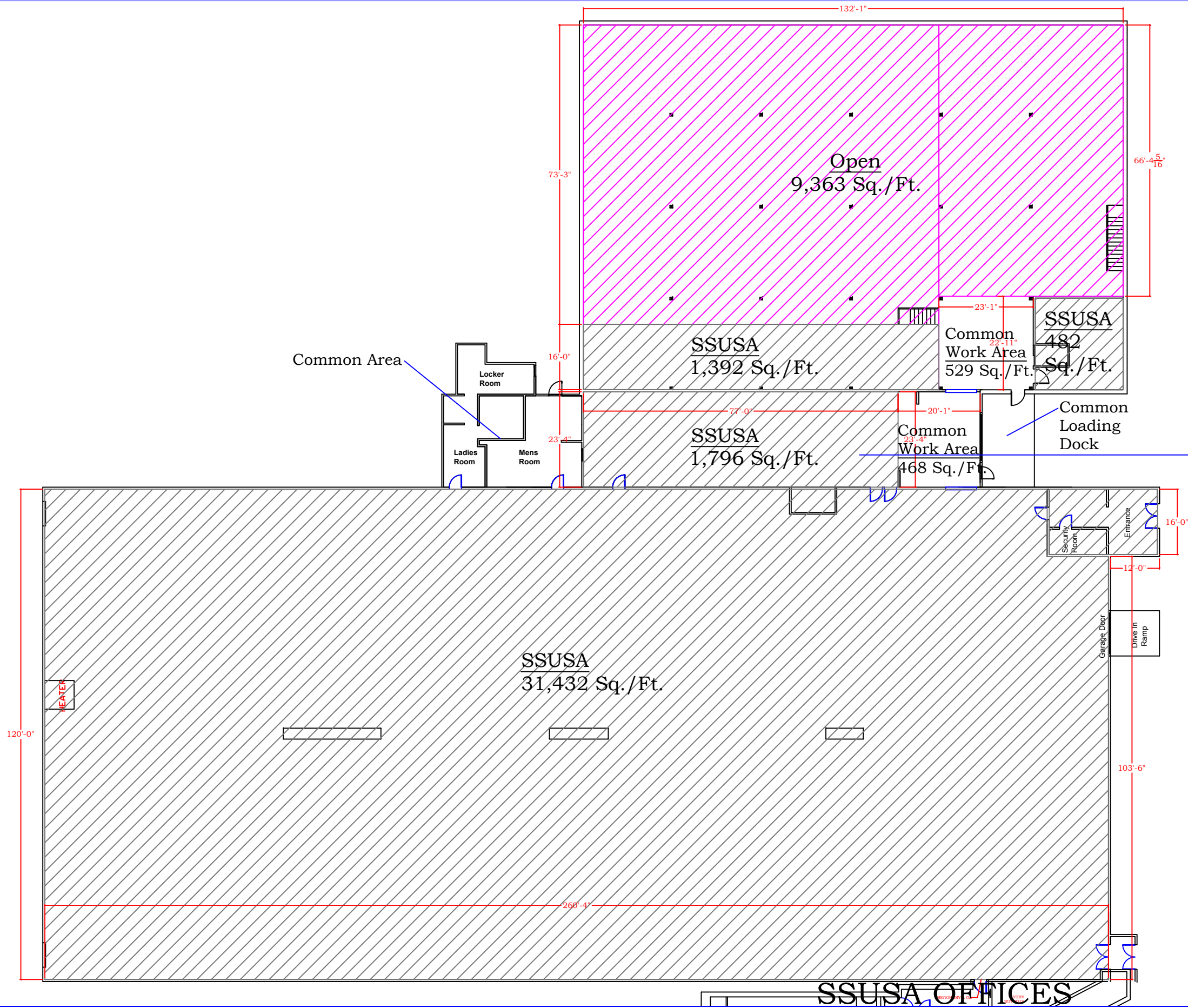
§ 625-75 Certification of compliance with standards.

At the time of application for site plan approval for any proposed industrial use in the I-1 Zone, the applicant shall also submit plans and a description of the proposed machinery, operation and products, as well as an affidavit by the applicant acknowledging his understanding of the applicable performance standards and agreement to conform to the same at all times, including waste disposal of all types.

General Notes

1. This plan was prepared without the benefit of a survey or title report. Easements and other encumbrances that might be shown on these documents (but may limit development, or use of the site) are not shown.
2. This Site Plan was prepared using publicly available information including, but not limited to, a legal description, County and NJDEP GIS Maps, National Inventory Wetland Maps, USDA Soil Maps, USGA Topo Maps, aerial and other photographs, and a Site Inspection.
3. The Applicant proposes to use a portion of the existing commercial building located at 400 Heckman Street, Phillipsburg, NJ, for Class D recycling purposes, (see block 1701, Lot 1 of the City of Phillipsburg Tax Map).
4. The Recycling Facility will be divided into three areas (Sections A, B and C) as shown on this plan. Section B is on the lower level directly below Section A, and Section C is on the lower level next to Section B.
5. Site and Material Circulation - In general, unprocessed Class D materials will enter the Facility via Entrance 1 on Stockton Street. Unprocessed materials will be unloaded at Loading Dock A and enter Section A of the Recycling Center.
6. Once in the Facility, recycled materials will be stored, processed, packaged and shipped in Sections A, B and C according to the Table titled "Recycling Activities by Section" shown on sheet 3 of this plan.
7. In most cases, processed materials will be packaged and shipped from Section C via loading dock C. Loaded trucks will exit the site via the main entrance. After unloading, delivery trucks will exit the site via Entrances 1 or 2.
8. In the Facility, Class D materials will move from Section A to Sections B and C. Class D materials will be packaged and shipped from Loading Dock C.
9. No Class D materials will be unloaded, stored, processed, packaged or shipped from Section C. Class D materials will be in direct contact with stormwater or stormwater runoff.
10. No construction or other improvements are proposed outside of the existing building with exception of cleanup and routine maintenance.
11. This facility is not located in the Pinnacles, Uplands, wetland or riparian buffer.
12. The Applicant reserves the right to use Sections A, B and C for storage, processing, and packaging of Class D materials at any time.
13. Storage - The estimated volume of Class D materials stored in each section is as follows:
14. At any time, storage in each Section may include a combination of unprocessed and processed Class D materials.

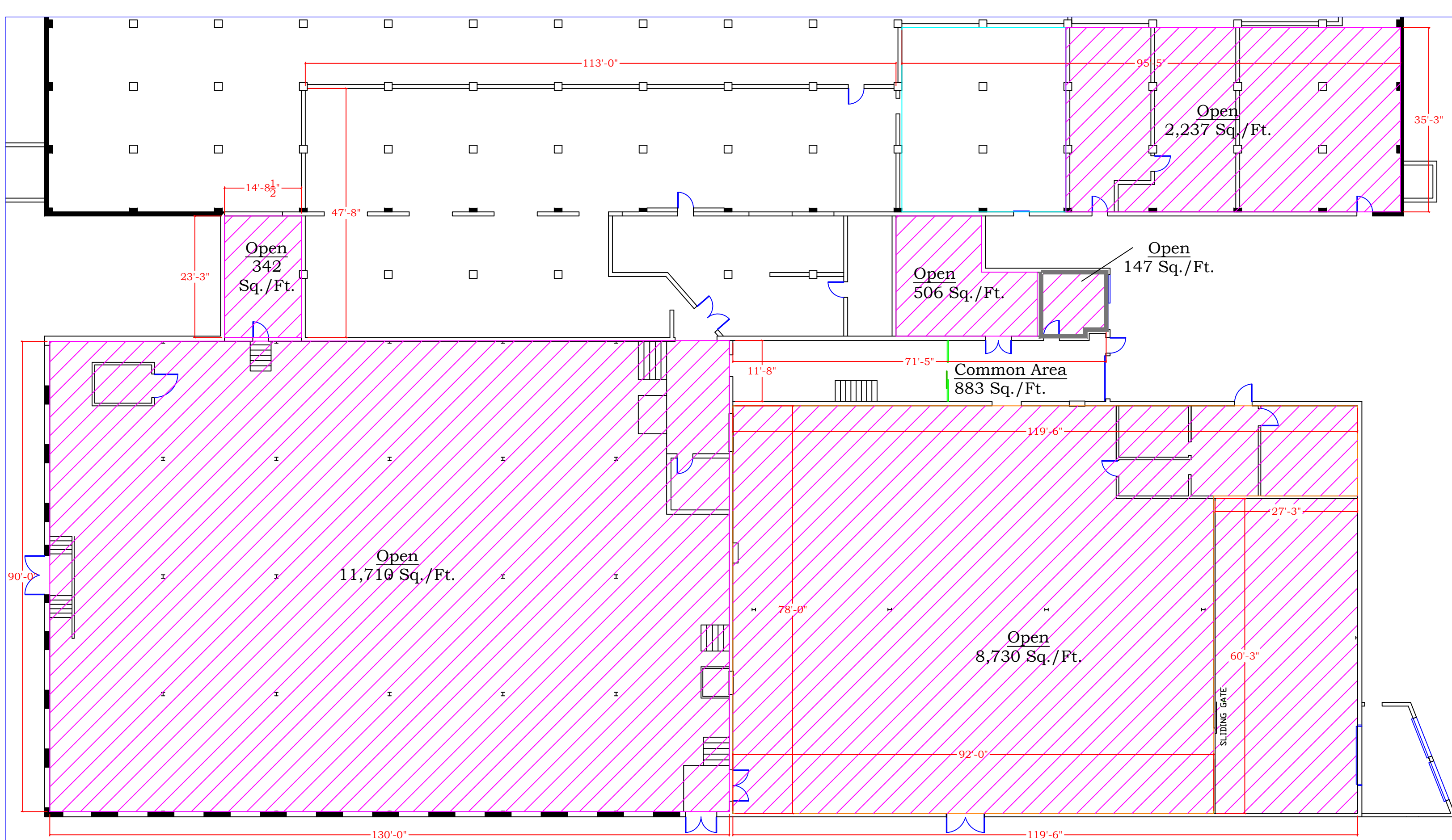




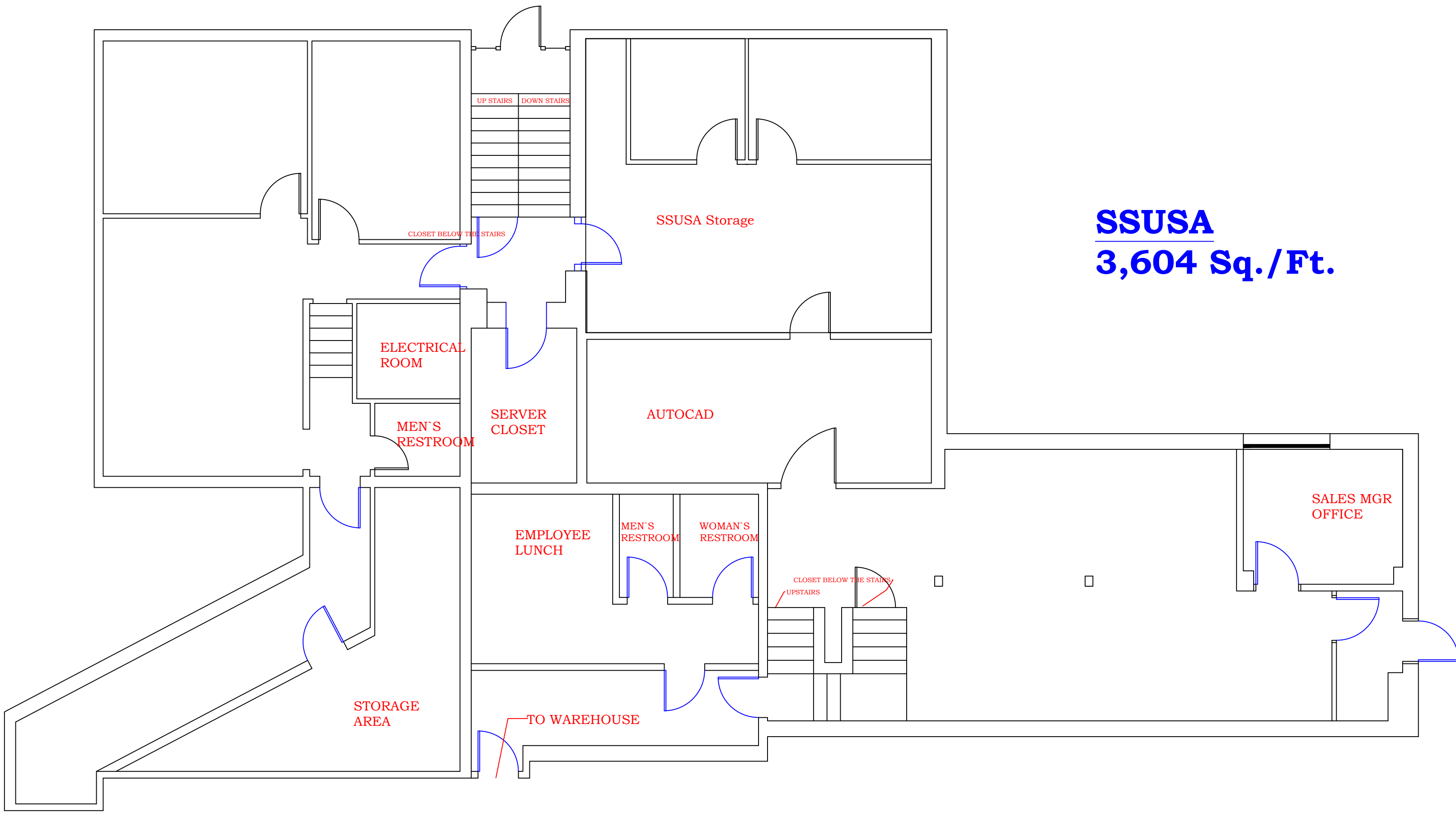
Mezzanine Plan

SSUSA OFFICES

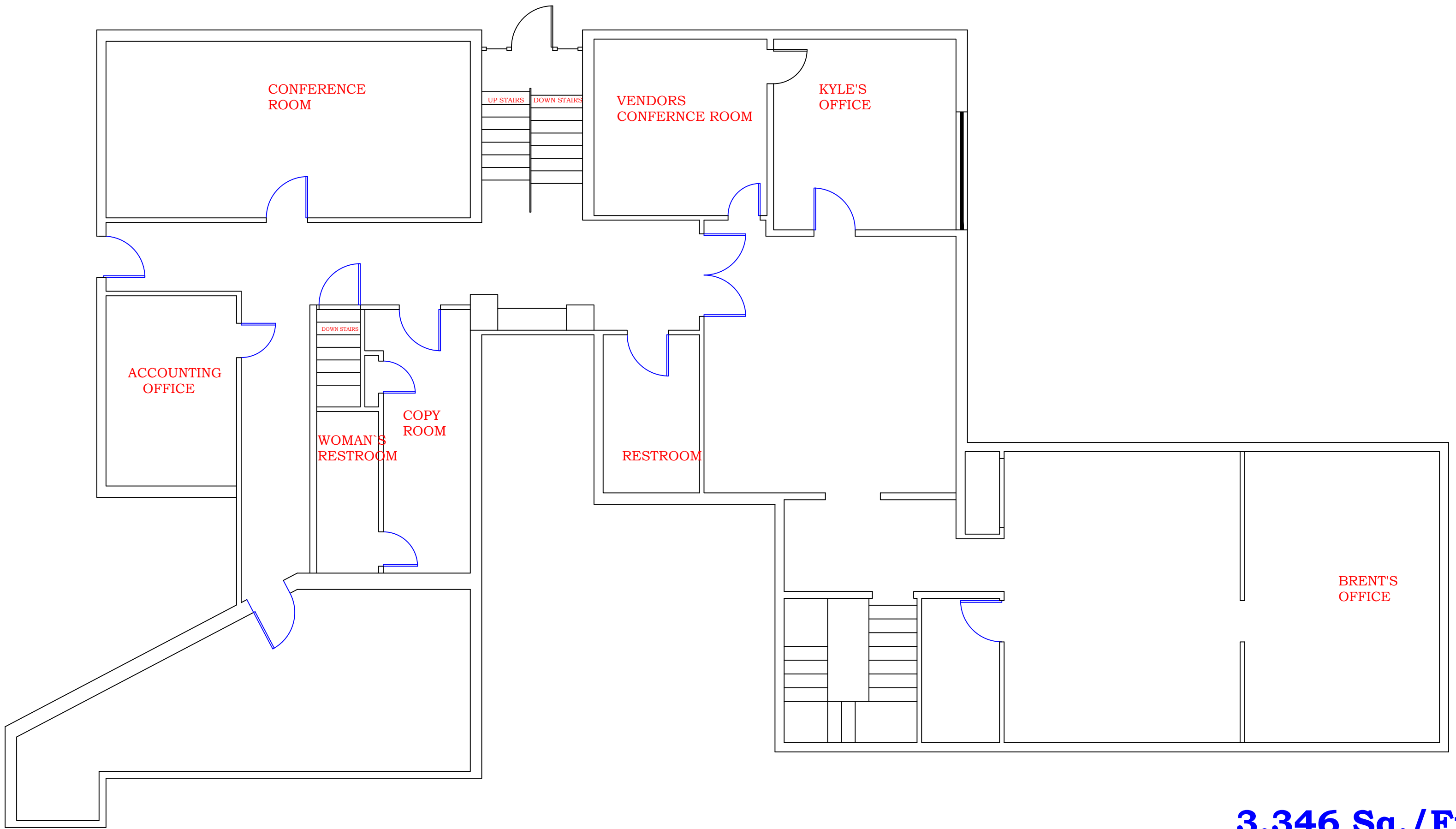
400 Heckman Street Warehouse - Upper Level



400 Heckman Street Warehouse - Lower Level



SSUSA
3,604 Sq./Ft.



3,346 Sq./Ft.

400 Heckman Street Office - 2nd Floor

CONFIDENTIAL



NPC incorporated

5th Floor, Hulic Higashi-ueno 1-chome Building, 1-7-15 Higashi-ueno, Taito-ku, Tokyo 110-0015, Japan

Phone : +81-3-5817-8830

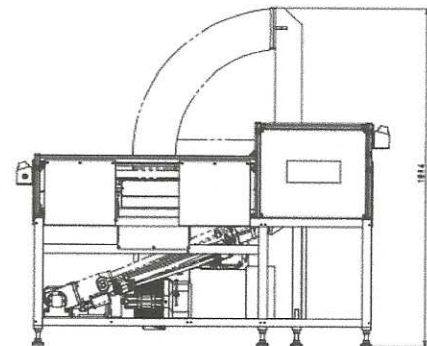
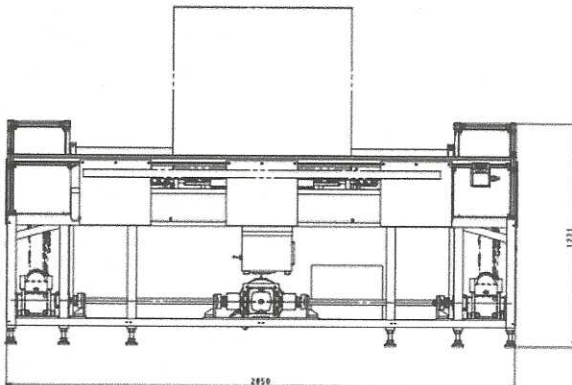
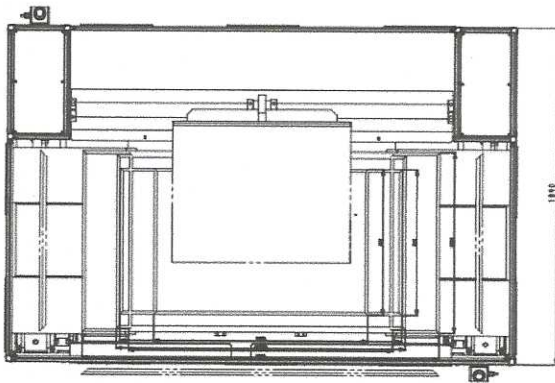
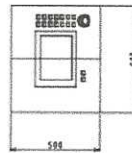
Fax : +81-3-5817-8835

MACHINE SPECIFICATION

Semi-automated Frame & J-Box Separator

Edited Date	2022/07/29
Client	ZEEP Technology LLC
IN Number	IN2203015-0
Version	
Machine Number	30000749-01
Machine Model	NFJS-SA-1066×2132

[LAYOUT] Refer drawing attached.



Items	Description
対象モジュール	バックシートタイプ太陽電池モジュール *割れ無し割れ有ガラス兼用装置です。 *予め、フレームビスの取り外しをお願い致します。 *モジュールは結露及び泥汚れなきこと。
Target Module	Back sheet type PV module *Combine use of broken and unbroken glass *Remove frame screws priory feeding a module *No condensation or dirt of module
対応モジュール外形寸法	802 x 1,200mm 802 x 1,580mm 960 x 1,620mm 980 x 1,480mm 1,000 x 2,000mm 1,066 x 2,132mm *上記 6 機種対応 *他モジュールに対応する場合は別途ツメ、調整用治具が必要になります。 *詳細設計時変更になることがあります。
Supported External Dimension of Module	802 x 1,200mm 802 x 1,580mm 960 x 1,620 mm 980 x 1,480mm 1,000 x 2,000 mm 1,066 x 2,132 mm *Module with dimensions above is supported. *To support module with dimensions besides above, another claw and adjust jig are necessary. * May be changed when detailed design.
対応ガラス厚み	最小: 2.8mm 最大: 4.0mm
Supported Glass Thickness	Minimum: 2.8 mm Maximum: 4.0 mm
対応フレーム厚み	最小: 30mm 最大: 60mm
Supported Frame Thickness	Minimum: 30 mm Maximum: 60 mm
対応 J-Box 位置範囲	短辺方向: モジュールセンター付近想定 (短辺方向は調整可能: +/-10mm) 長辺方向: ワーク長 1,200mm、1,480mm、1,580mm、1,620mm、2,000 mm の両端から 150 mm 以内の範囲
Supported Range of J-Box Position	Short Side Direction: Around the center of the module (Adjustable in short side direction: +/- 10 mm) Long Side Direction: in the range within 150mm from both sides of module.
モジュール投入/取り出し	モジュールをオペレーターが 1 枚ずつ手動で長手方向から装置中央へ投入、または分離済ガラスを装置中央から 1 枚ずつ手動で取り出す
Module load/unload	Operators load a module to central position of separator by long side and unload it from same position after frames & J-Box removed.
J-Box 分離	太陽電池モジュールから J-Box を分離する。 オペレーターが投入したモジュールを短辺の両方 長辺の片側からテーブルに押さえつけるようにモジュールを固定し、スクレーパーにてモジュールから J-Box を分離する。

J-Box separation	Separates J-BOX from PV module. Module loaded to separator by operator. Fix one of module long side by upper and lower tables, separate J-BOX from module by scrapers.
フレーム分離	太陽電池モジュールからアルミフレームを分離する。 モジュールを固定し、フレーム分離ツメをフレームに差し込み、内側から四方へ押し出すことによりモジュールからフレームを分離
Frame separation	Separates frames from PV module. Fix module by upper and lower tables, insert claws from inside of frames and push towards outside in 4 directions, separate frames. After separating, operator unload module from separator.
処理能力	装置内にパネルセット後約 40 秒/6 列 x10 直モジュール時 *モジュール状態及び作業者によって変動します。
Process Ability	About 40secs/(6 x 10 module) after it is loaded to the separator *May fluctuate depending on the module condition and operator.
制御	OMRON 製 PLC
Control	OMRON PLC
インターフェース	デジタル pro-face タッチパネル パスワード機能付き 異常/警報の管理機能付き 生産カウンター付き 英語、日本語切り替え式
HMI	Interface: Digital pro-face touch screen Password function Alarm message and troubleshooting Product counters Language: English and Japanese switchable
安全関係	非常停止: 装置周りに非常停止ボタンを設置 *全ての構成機器が停止状態 ブザー: 装置警報・異常時にブザー
Safety	Emergency Stop: Installed emergency stop buttons around the equipment All components are stopped Buzzer: Sounds buzzer when the equipment is in error / alarm
ユーティリティー	電気: AC400V(+/- 5%), 40 35KVA, (Ave.10KVA), 3 相, 60 Hz ドライエア供給圧力: 0.6-0.7MPa
Utility	Power: AC 400 V (+/- 5%). 40 35KVA, (Ave.10KVA), 3 Phase, 60Hz Compressed dry air pressure: 0.5-0.7MPa
設置環境	気温: 25°C +/- 5°C 水濡れ、結露、粉じん無きこと
Room Condition	Temperature: 25 degree Celsius +/- 5 degree Celsius No wet, no condensation, no dust
塗装色	NPC Standard color メイン色: Ultramarine blue (RAL5002) カバー色: Traffic white (RAL9016) 制御盤色: Traffic white (RAL9016)
Color	NPC Standard color Main: Ultramarine blue (RAL5002) Cover: Traffic white (RAL9016) Control Panel: Traffic white (RAL9016)
概略外形寸法・重量	本体: 1,649 2,088 x 3,460 2,850 x 1,946-1,894 mm 2,200 2,500kg 制御盤: 500 x 600 x 1,100 mm ※詳細設計時に変更になります。

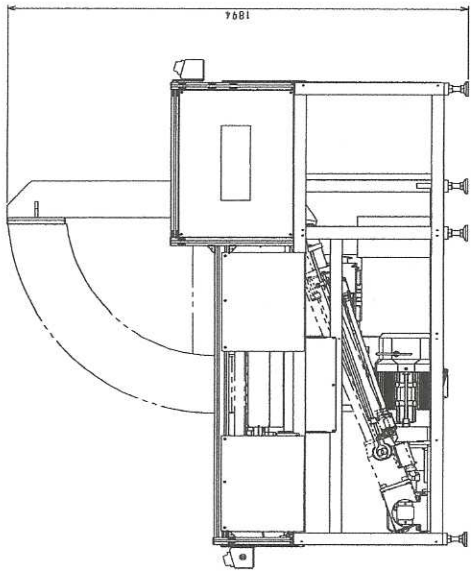
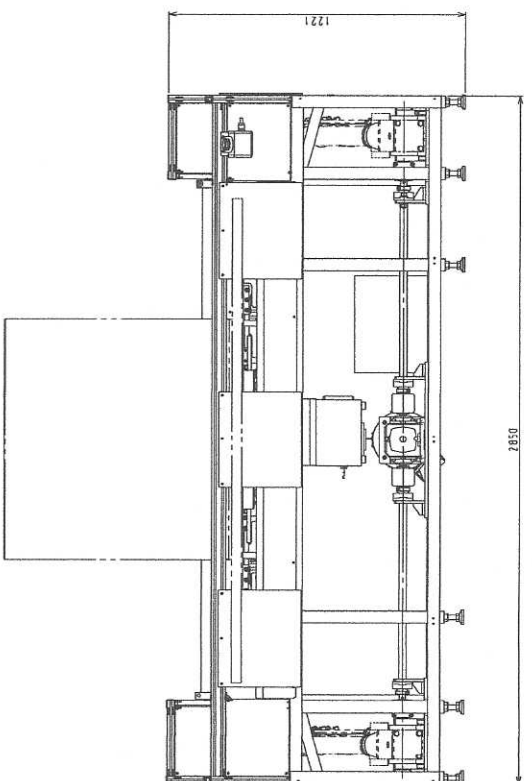
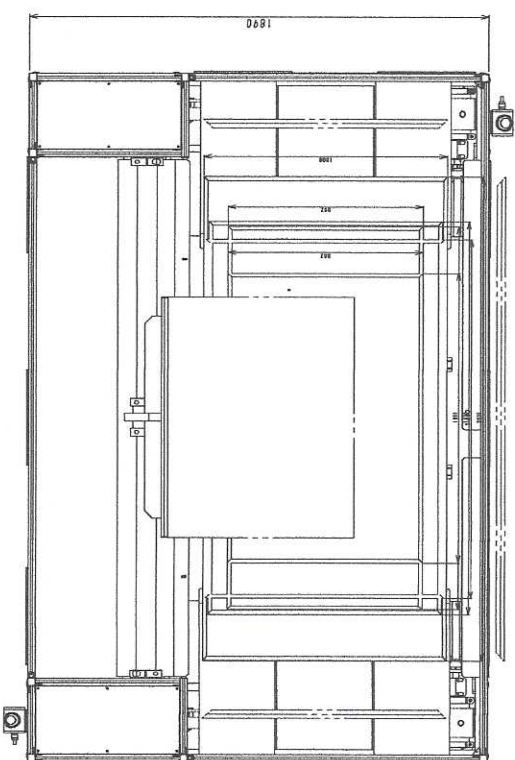
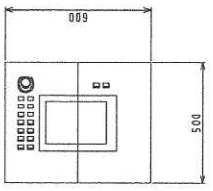
Approximated dimensions, weight	Main body dimensions: 4,649 2,088 x 3,460 2,850 x 1,946-1,894 mm Weight: 2,200 2,500kg Control Box: 500 x 600 x 1,100 mm
予備品	J-Box 分離用スクレーパー
Spare Parts	Scraper blade for separating J-Box
マニュアル	マニュアルデータ CD x 1 枚 *英語版
Manual	Manual Data CD x 1 * English version

Please contact us for further requests which are not described in the specifications above.

Due to long period global parts shortage, if there are any long lead time parts known at the timing when PO is issued, substituted parts may be adopted or lead time of the machine itself may be extended (to be discussed individually)

CONFIDENTIAL

CONFIDENTIAL



NO.14

DATE	7/17/75	DESIGNER	Y. YAMAMOTO
REVISION		CHECKER	
PROJECT	PROJECT CONTROL SYSTEM	SCALE	1/1
DEPT.	RESEARCH	WORKS	金沢部
DRAWN BY YAMAMOTO YASUHIRO			



HOLLY MACKEY
Warren County Clerk
Recording Data Cover Page
Pursuant to N.J.S.A. 46:26A-5

Official Use Only: Recording Label



Bk: 3076 Pg: 117
Instr #: 2020-532548
3 Pages
07/27/2020 11:48:26 AM

Official Use Only

Consideration \$1475000.00	Exempt Code
County \$1475.00	General \$4442.50
Public \$737.50	N.J.A.H.T.F. \$1987.50
State \$3687.50	Total \$15322.50
Extra \$2992.50	

DEED
RECORDED

Holly Mackey Warren Co Clerk

07/27/2020

Date of Document 4/13/2020	Type of Document Deed
First Party Name K.B.E. PROPERTIES, INC.	Second Party Name 81 BROAD STREET, LLC
Additional First Parties	Additional Second Parties

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block 1701	Lot 1
Municipality Phillipsburg Town	Consideration \$1,475,000.00
Mailing Address of Grantee 157 Meisel Avenue Springfield, NJ 07081	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY

Original Book	Original Page
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WARREN COUNTY, NEW JERSEY RECORDING DATA PAGE
This cover page is for use in Warren County, New Jersey only.
Please do not detach this page from the original document as it
contains important recording information and is part of the permanent record.
Forms available at www.co.warren.nj.us/countyclerk

COMMERCIAL LEASE AGREEMENT

THE PARTIES. This Lease Agreement agreed on June 1 2022 is between:

The Lessor is a business entity known as 81 Broad Street, LLC with a mailing address of 400 Heckman Street, Phillipsburgh, New Jersey, 08865, hereinafter referred to as the "Lessor."

AND

The Lessee is a business entity known as Corporate Recycling Solutions, LLC with a mailing address of the Property's Address, hereinafter referred to as the "Lessee."

The Lessor and Lessee hereby agree as follows:

DESCRIPTION OF LEASED PREMISES. The Lessor agrees to lease to the Lessee the following described 33820 square feet (SF) of industrial space located at 400 Heckman Street, Warehouse Unit 2, Phillipsburgh, New Jersey, 08865. Please view the attached Floor Plan.

Book: 3076 Page: 117

Hereinafter referred to as the "Premises".

USE OF LEASED PREMISES. The Lessor is leasing the Premises to the Lessee and the Lessee is hereby agreeing to lease the Premises for Recycling of E-Waste and the recycling of those materials which may be approved by the Warren County Board of Commissioners and the New Jersey Department of Environmental Protection, when such approvals are required

Any change in use or purpose of the Premises other than as described above shall be upon

prior written consent of Lessor only otherwise the Lessee will be considered in default of this Lease Agreement.

EXCLUSIVE USE. The Lessee shall not hold exclusive rights on the Premises. The Lessor shall hold the rights to lease other areas of the Property to any same or like use as the Lessee.

TERM OF LEASE. This Lease shall commence on June 1 2022 and expire at Midnight on May 31 2025 ("Initial Term").

RENT AMOUNT. Payment shall be made by the Lessee to the Lessor in the amount of \$11,280.00 for the Initial Term of this Lease Agreement hereinafter referred to as the "Rent."

RENT PAYMENT. The Rent shall be paid under the following instructions:

Rent shall be paid by the Lessee to the Lessor on a per month basis with payment due no later than the 1st of every month.

Rent shall be paid Check for the total monthly rent shall be received at the landlords offices at same address

RETURNED CHECKS (NSF). If the Lessee attempts to pay Rent with a check that is not deemed valid by a financial institution due to non-sufficient funds, or any other reason for it to be returned, the Lessee will be subject to a fee of \$50.00 in addition to any late fee.

LATE FEE. The Lessor shall charge a late payment fee if rent is not paid on time in the following amount:

The Lessee shall be charged a late fee in the amount of 1% of the monthly rent amount daily until it is fully satisfied, including any late payment fees, if the rent is not paid after the 1st day after it is due.

OPTION TO RENEW. The Lessee shall have the right to renew this Agreement under the following conditions:

Lessee shall have the right to renew this Lease Agreement, along with any renewal period, and be required to exercise such renewal period(s) by giving written notice via certified mail to the Lessor no less than 60 days prior to the expiration of the Initial Term or any subsequent renewal period. The Lessee shall have a total of 2 renewal periods which will continue to abide by the same covenants, conditions and provisions as provided in this Lease Agreement as described:

RENEWAL PERIODS

The first (1st) renewal period shall begin on June 1 2025 and end on June 1 2027 with the Rent to be paid per month to be calculated by adding the last Rent Payment made by the Lessee plus the official Consumer Price Index (CPI) that is provided by the Bureau of Labor Statistics. If the Renewal Period is for more than one (1) year then the Rent shall be adjusted on an annual basis beginning on the 1st day of said Renewal Period.

The second (2nd) renewal period shall begin on June 1 2027 and end on June 1 2029 with the rent to be paid per month to be calculated by adding the last Rent Payment made by the Lessee plus the official Consumer Price Index (CPI) that is provided by the Bureau of Labor Statistics. If the Renewal Period is for more than one (1) year then the Rent shall be adjusted on an annual basis beginning on the 1st day of said Renewal Period.

EXPENSES. In accordance with a Triple Net (NNN) Lease the responsibility of the expenses shall be attributed to the following:

It is the intention of the Parties, and they hereby agree, that in addition to the Rent, the Lessee shall be obligated to pay the following expenses to the Lessor on a per month basis:

OPERATING EXPENSES. The Lessor shall have no obligation to provide any services, perform any acts or pay any expenses, charges, obligations or costs of any kind whatsoever with respect to the Premises, and Lessee hereby agrees to pay one-hundred percent (100%) of any and all Operating Expenses as hereafter defined for the entire term of the Lease and any renewals thereof in accordance with specific provisions hereinafter set forth. The term "Operating Expenses" shall include all costs to Lessor of operating

and maintaining the Premises, and shall include, without limitation, real estate, and personal property taxes and assessments, management fee(s), heating, air conditioning, HVAC, electricity, water, waste disposal, sewage, operating materials and supplies, service agreements and charges, lawn care, snow removal, restriping, repairs, repaving, cleaning and custodial, security, insurance, the cost of contesting the validity or applicability of any governmental acts which may affect operating expenses, and all other direct operating costs of operating and maintaining the Premises and related parking areas, unless expressly excluded from operating expenses.

TAXES. Lessee shall pay, during the term of this Lease, the real estate taxes and special taxes and assessments (collectively, the "taxes") attributable to the Premises and accruing during such term. The Lessee shall pay to Lessor said taxes on a monthly basis, based on one-twelfth (1/12) of the estimated annual amount for taxes. Taxes for any fractional calendar year during the term hereof shall be prorated. In the event Lessee does not make any tax payment required hereunder, Lessee shall be in default of this Lease.

INSURANCE. The Lessee shall provide and maintain personal liability and property damage insurance. The Lessee and will designate the Lessor as an "also named insured". The Lessee shall provide the Lessor with a copy of such insurance certification or policy prior to the effective date of this Lease Agreement. The insurance shall protect and indemnify the Lessor of any injury, death, or property damage to occur on the property to the limits of \$1,000,000.00.

UTILITIES. The Lessee shall be responsible for any and all utilities to the Premises in relation to the total property area.

RENT PRE-PAYMENT. The Lessee shall be responsible for the pre-payment of Rent in the amount of \$11,280.00. This amount shall be due upon the execution of this Lease.

SECURITY DEPOSIT. A security deposit in the amount of \$11,280.00 shall be due and payable in advance upon the signing of this Lease and which amount shall be held in escrow by the Lessor in a separate, interest-bearing savings account as security for the faithful performance of the terms and conditions of the Lease.

Provided the Premises is returned to the Lessor in the same condition as the Start the Initial Term, less any normal "wear and tear", the Lessee shall have their Security Deposit amount of \$11,280.00 returned within 30 days.

FURNISHINGS. The Lessor will not provide any furnishings to the Lessee under this Lease.

PARKING. Parking shall be provided to the Lessee in a dedicated manner provided on the Premises. There shall be a total number of 12 parking spaces provided to the Lessee.

There shall be no fee charged to the Lessee for the use of the Parking Space(s).

LEASEHOLD IMPROVEMENTS. The Lessee agrees that no leasehold improvements, alterations or changes of any nature, (except for those listed on any attached addenda) shall be made to the leasehold Premises or the exterior of the building without first obtaining the consent of the Lessor in writing, which consent shall not be unreasonably withheld, and thereafter, any and all leasehold improvements made to the Premises which become affixed or attached to the leasehold Premises shall remain the property of the Lessor at the expiration or termination of this Lease Agreement. Furthermore, any leasehold improvements shall be made only in accordance with applicable federal, state or local codes, ordinances or regulations, having due regard for the type of construction of the building housing the subject leasehold Premises. If the Lessee makes any improvements to the Premises the Lessee shall be responsible for payment.

Nothing in the Lease shall be construed to authorize the Lessee or any other person acting for the Lessee to encumber the rents of the Premises or the interest of the Lessee in the Premises or any person under and through whom the Lessee has acquired its interest in the Premises with a mechanic's lien or any other type of encumbrance. Under no circumstance shall the Lessee be construed to be the agent, employee or representative of Lessor. In the event a lien is placed against the Premises, through actions of the Lessee, Lessee will promptly pay the same or bond against the same and take steps immediately to have such lien removed. If the Lessee fails to have the Lien removed, the Lessor shall take steps to remove the lien and the Lessee shall pay Lessor for all expenses related to the Lien and removal thereof and shall be in default of this Lease.

LICENSES AND PERMITS. A copy of any and all local, state or federal permits acquired by the Lessee which are required for the use of the Premises shall be kept on-site at all times and shall be readily accessible and produced to the Lessor and/or their agents or any local, state, or federal officials upon demand.

MAINTENANCE. The Lessee shall be responsible for all repairs and maintenance on

the Premises due to normal wear and tear on the Premises. Particularly items which need immediate attention including but not limited to, the replacement of light bulbs, normal repair and cleaning of windows, cleaning of bathrooms, clearing of toilets, etc. The Lessee shall properly maintain the premises in a good, safe and clean condition and shall properly and promptly remove all rubbish and hazardous wastes and see that the same are properly disposed of according to all local, state or federal laws, rules regulations or ordinances.

In the event the Premises is damaged as a result of any neglect or negligence of Lessee, his employees, agents, business invitees, or any independent contractors serving the Lessee or in any way as a result of Lessee's use and occupancy of the premises, then the Lessee shall be primarily responsible for seeing that the proper claims are placed with the Lessee's insurance company, or the damaging party's insurance company, and shall furthermore be responsible for seeing that the building is safeguarded with respect to said damage and that all proper notices with respect to said damage, are made in a timely fashion, including notice to the Lessor, and the party or parties causing said damage.

SALE OF PROPERTY. Lessee shall, in the event of the sale or assignment of Lessor's interest in the building of which the premises form a part, or in the event of any proceedings brought for the foreclosure of, or in the event of exercise of the power of sale under any mortgage made by Lessor covering the premises, attorn to the purchaser and recognize such purchaser as Lessor under this Lease.

INSURANCE. In the event Lessee shall fail to obtain insurance required hereunder and fails to maintain the same in force continuously during the term, Lessor may, but shall not be required to, obtain the same and charge the Lessee for same as additional rent. Furthermore, Lessee agrees not to keep upon the premises any articles or goods which may be prohibited by the standard form of fire insurance policy, and in the event the insurance rates applicable to fire and extended coverage covering the premises shall be increased by reason of any use of the premises made by Lessee, then Lessee shall pay to Lessor, upon demand, such increase in insurance premium as shall be caused by said use or Lessee's proportionate share of any such increase.

SUBLET/ASSIGNMENT. The Lessee may not transfer or assign this Lease, or any right or interest hereunder or sublet said leased premises or any part thereof.

DAMAGE TO LEASED PREMISES. In the event the building housing the leased premises shall be destroyed or damaged as a result of any fire or other casualty which is not the result of the intentional acts or neglect of Lessee and which precludes or adversely affects the Lessee's occupancy of the leased premises, then in every such cause, the rent

herein set forth shall be abated or adjusted according to the extent to which the Premises have been rendered unfit for use and occupation by the Lessee and until the demised premises have been put in a condition at the expense of the Lessor, at least to the extent of the value and as nearly as possible to the condition of the premises existing immediately prior to such damage. It is understood, however, in the event of total or substantial destruction to the Premises that in no event shall the Lessor's obligation to restore, replace or rebuild exceed an amount equal to the sum of the insurance proceeds available for reconstruction with respect to said damage.

The Lessee shall, during the term of this Lease, and in the renewal thereof, at its sole expense, keep the interior of the leased premises in as good a condition and repair as it is at the date of this Lease, reasonable wear and use excepted. This obligation would include the obligation to replace any plate glass damaged as a result of the neglect or acts of Lessee or her guests or invitees. Furthermore, the Lessee shall not knowingly commit nor permit to be committed any act or thing contrary to the rules and regulations prescribed from time to time by any federal, state or local authorities and shall expressly not be allowed to keep or maintain any hazardous waste materials or contaminants on the premises. Lessee shall also be responsible for the cost, if any, which would be incurred to bring her contemplated operation and business activity into compliance with any law or regulation of a federal, state or local authority.

HAZARDOUS MATERIALS LAWS. Shall mean any and all federal, state, or local laws, ordinances, rules, decrees, orders, regulations, or court decisions relating to hazardous substances, hazardous materials, hazardous waste, toxic substances, environmental conditions on, under, or about the Premises, the Building, or the Property, or soil and ground water conditions, including, but not limited to, the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), the Resource Conservation and Recovery Act (RCRA), the Hazardous Materials Transportation Act, any other law or legal requirement concerning hazardous or toxic substances, and any amendments to the foregoing.

LESSEE'S DEFAULT AND POSSESSION. In the event that the Lessee shall fail to pay said rent and expenses as set forth herein, or any part thereof, when the same are due and payable, or shall otherwise be in default of any other terms of said Lease for a period of more than 15 days, after receiving notice of said default, then the parties hereto expressly agree and covenant that the Lessor may declare the Lease terminated and may immediately re-enter said premises and take possession of the same together with any of Lessee's personal property, equipment or fixtures left on the premises which items may be held by the Lessor as security for the Lessee's eventual payment and/or satisfaction of rental defaults or other defaults of Lessee under the Lease. It is further agreed, that if the Lessee is in default, that the Lessor shall be entitled to take any and all action to protect its interest in the personal property and equipment, to prevent the unauthorized removal

of said property or equipment which threatened action would be deemed to constitute irreparable harm and injury to the Lessor in violation of its security interest in said items of personal property. Furthermore, in the event of default, the Lessor may expressly undertake all reasonable preparations and efforts to release the Premises including, but not limited to, the removal of all inventory, equipment or leasehold improvements of the Lessee's, at the Lessee's expense, without the need to first procure an order of any court to do so, although obligated in the interim to undertake reasonable steps and procedures to safeguard the value of Lessee's property, including the storage of the same, under reasonable terms and conditions at Lessee's expense, and, in addition, it is understood that the Lessor may sue the Lessee for any damages or past rents due and owing and may undertake all and additional legal remedies then available.

LESSOR'S DEFAULT. The Lessee may send written notice to the Lessor stating duties or obligations that have not been fulfilled under the full performance of this Lease Agreement. If said duties or obligations have not been cured within 30 days from receiving such notice, unless the Lessor needs to more time to cure or remedy such issue in accordance with standard industry protocol, then the Lessor shall be in default of this Lease Agreement.

If the Lessor should be in default the Lessee shall have the option to terminate this Lease Agreement and be held harmless against any of its terms or obligations.

DISPUTES. If any dispute should arise in relation to this Lease Agreement the Lessor and Lessee shall first negotiate amongst themselves in "good faith." Afterwards, if the Lessor and Lessee fail to resolve the dispute through negotiation then the parties shall be allowed to submit their cases in accordance with the local court system.

INDEMNIFICATION. The Lessee hereby covenants and agrees to indemnify, defend and hold the Lessor harmless from any and all claims or liabilities which may arise from any cause whatsoever as a result of Lessee's use and occupancy of the premises, and further shall indemnify the Lessor for any losses which the Lessor may suffer in connection with the Lessee's use and occupancy or care, custody and control of the premises. The Lessee also hereby covenants and agrees to indemnify and hold harmless the Lessor from any and all claims or liabilities which may arise from any latent defects in the subject premises that the Lessor is not aware of at the signing of the lease or at any time during the lease term.

BANKRUPTCY - INSOLVENCY. The Lessee agrees that in the event all or a substantial portion of the Lessee's assets are placed in the hands of a receiver or a Trustee, and such status continues for a period of 30 days, or should the Lessee make an

assignment for the benefit of creditors or be adjudicated bankrupt, or should the Lessee institute any proceedings under the bankruptcy act or any amendment thereto, then such Lease or interest in and to the leased premises shall not become an asset in any such proceedings and, in such event, and in addition to any and all other remedies of the Lessor hereunder or by law provided, it shall be lawful for the Lessor to declare the term hereof ended and to re-enter the leased land and take possession thereof and all improvements thereon and to remove all persons therefrom and the Lessee shall have no further claim thereon.

SUBORDINATION AND ATTORNMENT. Upon request of the Lessor, Lessee will subordinate its rights hereunder to the lien of any mortgage now or hereafter in force against the property or any portion thereof, and to all advances made or hereafter to be made upon the security thereof, and to any ground or underlying lease of the property provided, however, that in such case the holder of such mortgage, or the Lessor under such Lease shall agree that this Lease shall not be divested or in any way affected by foreclosure, or other default proceedings under said mortgage, obligation secured thereby, or Lease, so long as the Lessee shall not be in default under the terms of this Lease. Lessee agrees that this Lease shall remain in full force and effect notwithstanding any such default proceedings under said mortgage or obligation secured thereby.

Lessee shall, in the event of the sale or assignment of Lessor's interest in the building of which the Premises form a part, or in the event of any proceedings brought for the foreclosure of, or in the event of exercise of the power of sale under any mortgage made by Lessor covering the Premises, attorn to the purchaser and recognize such purchaser as Lessor under this Lease.

USAGE BY LESSEE. Lessee shall comply with all rules, regulations and laws of any governmental authority with respect to use and occupancy. Lessee shall not conduct or permit to be conducted upon the premises any business or permit any act which is contrary to or in violation of any law, rules or regulations and requirements that may be imposed by any authority or any insurance company with which the premises is insured, nor will the Lessee allow the premises to be used in any way which will invalidate or be in conflict with any insurance policies applicable to the building. In no event shall explosives or extra hazardous materials be taken onto or retained on the premises. Furthermore, Lessee shall not install or use any equipment that will cause undue interference with the peaceable and quiet enjoyment of the premises by other Lessees of the building.

SIGNAGE. Lessee shall not place on any exterior door, wall or window of the premises any sign or advertising matter without Lessor's prior written consent and the approval of the local municipality. Thereafter, Lessee agrees to maintain such sign or advertising matter as first approved by Lessor in good condition and repair. Furthermore, Lessee shall

conform to any uniform reasonable sign plan or policy that the Lessor may introduce with respect to the building. Upon vacating the premises, Lessee agrees to remove all signs and to repair all damages caused or resulting from such removal.

PETS. No pets shall be allowed on the premises without the prior written permission of Lessor unless said pet is required for reasons of disability under the Americans with Disability Act.

CONDITION OF PREMISES/INSPECTION BY LESSEE. The Lessee acknowledges they have had the opportunity to inspect the Premises and acknowledges with its signature on this Lease that the Premises are in good condition and comply in all respects with the requirements of this Lease. The Lessor makes no representation or warranty with respect to the condition of the premises or its fitness or availability for any particular use, and the Lessor shall not be liable for any latent or patent defect therein. The Lessee represents that Lessee has inspected the premises and is leasing and will take possession of the premises with all current fixtures present in their "as is" condition as of the date hereof.

AMERICANS WITH DISABILITY ACT. Per 42 U.S. Code § 12183 if the Lessee is using the Premises as a public accommodation (e.g. restaurants, shopping centers, office buildings) or there are more than 15 employees the Premises must provide accommodations and access to persons with disabilities that is equal or similar to that available to the general public. Owners, operators, lessors, and lessees of commercial properties are all responsible for ADA compliance. If the Premises is not in compliance with the Americans with Disability Act any modifications or construction will be the responsibility of the Lessee.

RIGHT OF ENTRY. It is agreed and understood that the Lessor and its agents shall have the complete and unencumbered right of entry to the Premises at any time or times for purposes of inspecting or showing the Premises and for the purpose of making any necessary repairs to the building or equipment as may be required of the Lessor under the terms of this Lease or as may be deemed necessary with respect to the inspection, maintenance or repair of the building. In accordance with State and local laws, the Lessor shall have the right to enter the Premises without the consent of the Lessee in the event of an emergency.

ESTOPPEL CERTIFICATE. Lessee at any time and from time to time, upon at least ten (10) days prior notice by Lessor, shall execute, acknowledge and deliver to Lessor, and/or to any other person, firm or corporation specified by Lessor, a statement certifying that the Lease is unmodified and in full force and effect, or if the Lease has been

modified, then that the same is in full force and effect except as modified and stating the modifications, stating the dates to which the fixed rent and additional rent have been paid, and stating whether or not there exists any default by Lessor under this Lease and, if so, specifying each such default.

HOLDOVER PERIOD. Should the Lessee remain in possession of the Premises after the cancellation, expiration or sooner termination of the Lease, or any renewal thereof, without the execution of a new Lease or addendum, such holding over in the absence of a written agreement to the contrary shall be deemed to have created and be construed to be a tenancy from month to month with the Rent to be due and payable in the same amount as the previous month plus an additional \$22,000.00 holdover penalty, terminable upon thirty 30 days' notice by either party.

WAIVER. Waiver by Lessor of a default under this Lease shall not constitute a waiver of a subsequent default of any nature.

GOVERNING LAW. This Lease shall be governed by the laws of the State of New Jersey.

NOTICES. Notices shall be addressed to the following:

Lessee: Corporate Recycling Solutions, LLC

400 Heckman Street, Warehouse Unit 2, Phillipsburgh, New Jersey, 08865

PERSONAL GUARANTEE BY LESSEE. This Lease Agreement shall be personally guaranteed by Alexa Goldenberg, referred to as the "Guarantor(s)", and shall unconditionally guarantee the payment of the rent along with any other financial duties or obligations.

AMENDMENT(S). No amendment of this Lease shall be effective unless reduced to writing and subscribed by the parties with all the formality of the original.

SEVERABILITY. If any term or provision of this Lease Agreement is illegal, invalid or unenforceable, such term shall be limited to the extent necessary to make it legal and enforceable, and, if necessary, severed from this Lease. All other terms and provisions of

this Lease Agreement shall remain in full force and effect.

BINDING EFFECT. This Lease and any amendments thereto shall be binding upon the Lessor and the Lessees and/or their respective successors, heirs, assigns, executors and administrators.

LESSOR SIGNATURE

Signature William Cook Date 11/21/22

William Cook, Property Manager of 81 Broad Street, LLC

LESSEE SIGNATURE

Signature Alexa Goldenberg Date 11/21/22

Alexa Goldenberg, President



Guy Watson <watsonguy2@gmail.com>

SP Recyclers

5 messages

Nader, Nicholas [DEP] <Nicholas.Nader@dep.nj.gov>
To: "watsonguy2@gmail.com" <watsonguy2@gmail.com>

Wed, Feb 22, 2023 at 3:37 PM

Hi Guy,

Please see the following excerpt from the SP Commission's Report.

Regards,

Nick

As of this writing, the Solar Energy Industries Association (SEIA) has five solar panel recycling partners: Cascade Eco Minerals, Echo Environmental, First Solar, Green Century Recycling, and ERI.¹ Below are brief summaries of US companies engaged in solar panel recycling.

1. Cascade Eco Minerals <https://www.cascadeecominerals.com/>
 - Locations: Waxahachie, TX; Lawrenceburg, KY; Upper Sandusky, OH; Yuma, AZ; Natrona Heights, PA; Hardeeville, SC; Portland, OR
 - Recycling process: remineralize glass from solar panels into roadbead, paint fillers, fiberglass, bottles, etc. other materials are transferred to recycling partners. Laminated parts are separated by a proprietary process.²

2. Echo Environmental <https://echoenvironmental.com/>

- Locations: 166,000 square foot recycling and reuse facility in Carrollton, Texas
- Recycling process: removal aluminum frames and wires. Panels are then shredded, and a milling process is used to separate glass for fiberglass insulation and reflective paint. Metals-bearing materials are mixed with other electronic waste and smelted.³

3. First Solar <https://www.firstsolar.com/en/Solutions/Recycling>

- Location: Recycling of First Solar CdTe panels in Perrysburg, OH.⁴
- Recycling process: Panels are shredded to break module into large pieces, and then a hammermill is used to crush glass to 4-5mm pieces. Acid and peroxide treatment to remove semiconductor films are performed prior to separation of glass from metal rich materials.
- High-value recycling process provides closed-loop semiconductor
- The only US manufacturer of solar panels with in-house recycling capabilities.

4. Green Century Recycling <https://greencenturyonline.net/>

- Location: Oregon
- Recycles electronic waste

5. ERI⁵

- Locations: Fresno, CA. Facilities for panel shredding are planned for Indiana and Massachusetts.
- Recycling process: after removal of the junction box, the entire panel is shredded and shipped to glass recyclers

Other US facilities, not partnered with SEIA, include:

6. We Recycle Solar (Arizona): We Recycle Solar removes the aluminum frame and wiring and shreds the panels. The shredded mix then undergoes secondary chemical processing, electrolysis, and additional processes to separate the metals, silicon, and glass for shipments to downstream processors.⁶

7. Dynamic Lifecycle Innovations (Wisconsin)

- dismantle and shred solar panels⁷

8. Cleanlite Recycling (OH)

- Recycling facilities in South Carolina, Ohio, Michigan and Minnesota
- Solar panels are dismantled; aluminum, iron copper and steel from frame sent downstream; glass sent downstream; silver and copper recovered from panel; silica loaded into reactor furnaces for "flux"⁸
- Is a member of SEIA according to a 2019 brochure, but is not listed on SEIA website

APPLICANT'S CERTIFICATION

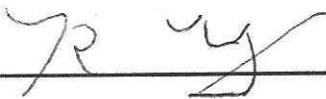
"I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate and complete. I am aware that submitting false information may be grounds for denial, revocation or termination of the approval."

Furthermore, I agree as a condition of approval granted to permit access by the NJDEP, authorized County agents, and authorized municipal agents, to inspect the proposed facility during operating hours, to ascertain compliance with applicable statutes, laws and regulations and the provisions of the Solid Waste Management Plan.

I also agree to provide the County Solid Waste or Recycling Coordinator with all tonnage reports required to be provided to the NJDEP, by February 1 of each year, for the previous calendar year.

Additionally, I agree to provide a copy of the RD&D application to be submitted to the NJDEP, to the Warren County Solid Waste Coordinator, within 15 days of submission to the NJDEP,

I further acknowledge that additional agreements with the County and/or host municipality may be executed as a condition of plan inclusion, to the extent such conditions are warranted by statute, rule or regulation.



Peter Goldenberg

Title- President

Date- 10-31-23