



Agenda Date: 9/21/11  
Agenda Item: 8F

**STATE OF NEW JERSEY**  
**Board of Public Utilities**  
44 South Clinton Avenue, 9th Floor  
Post Office Box 350  
Trenton, New Jersey 08625-0350  
[www.nj.gov/bpu/](http://www.nj.gov/bpu/)

OFFICE OF CLEAN ENERGY

IN THE MATTER OF THE CLEAN ENERGY PROGRAM ) ORDER  
AUTHORIZATION OF COMMERCIAL AND )  
INDUSTRIAL (C&I) PROGRAM ENERGY EFFICIENCY )  
INCENTIVES EXCEEDING \$300,000 – PAVILION )  
PROPERTIES, LTD ) DOCKET NO. EO11080490V

Parties of Record:

**Sheldon P. Berger**, President & CEO, Pavilion Properties, Ltd c/o InterCoastal Management, Inc., 10390 Santa Monica Blvd. #400, Los Angeles, CA 90025

BY THE BOARD:

The New Jersey Board of Public Utilities' (the "Board") SMARTSTART Buildings Program ("SSBP" or "SMARTSTART"), Direct Install Program and Pay-for-Performance Program offer financial incentives to New Jersey property owners to encourage the installation of energy efficient products and technologies. Eligible applicants may receive incentives for a portion of the cost of installing energy efficient technologies such as lighting, HVAC, water heating or other measures in new or existing buildings.

Pavilion Properties, Ltd, Los Angeles, CA, has submitted an application for a monetary incentive in the amount of \$552,782 under the Pay-for-Performance – Existing Buildings program, for a project located at Pavilion Apartments, 108-136 Martin Luther King Jr. Blvd, Newark, NJ. The first estimated incentive, for the energy reduction plan (ERP) is \$50,000. The estimated second incentive, for certain measures (including installation of high efficiency hot water boilers, replacement of existing pumps with pumps utilizing variable frequency drive [VFD] motors, and lighting improvements) is \$251,391, and the estimated third incentive for the one year true up of the ERP is \$251,391. This application has an estimated 22% total energy savings and will save the customer an annual estimate of 357,073 kWh of electricity, an annual estimated demand reduction of 57 kW, and an annual estimate of 16,969 MMBtu of natural gas. Overall, this application will have an estimated annual energy cost savings of \$283,891.

TRC, the Market Manager engaged by the Board to manage the New Jersey Clean Energy Program C&I energy efficiency programs, has submitted a certification that the incentive for

which TRC now seeks approval to commit has been calculated in accordance with the program policies and procedures, and that the listed amount is the true and accurate estimated incentive for which the applicant is eligible. Further, Applied Energy Group, in its role as the NJCEP Program Coordinator, has reviewed the application and submitted a certification that the incentive for which TRC now seeks approval to commit has been calculated in accordance with the program policies and procedures, and that the listed amount is the true and accurate estimated incentive for which the applicant is eligible. Based on the above, the Staff recommends that the Board approve the above referenced application.

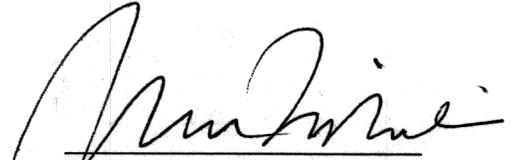
The Board HEREBY ORDERS the approval of the aforementioned application for the total estimated incentive amount of \$552,782, and AUTHORIZES issuance of a standard commitment letter to the applicant identified above, setting forth the terms and conditions of this commitment.

DATED: 9/22/11

BOARD OF PUBLIC UTILITIES  
BY:

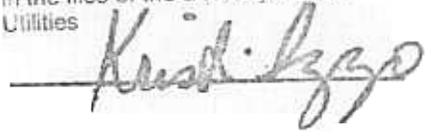
  
LEE A. SOLOMON  
PRESIDENT

  
JEANNE M. FOX  
COMMISSIONER

  
JOSEPH L. FIORDALISO  
COMMISSIONER

  
NICHOLAS ASSELTA  
COMMISSIONER

ATTEST:  
  
KRISTI IZZO  
SECRETARY

I HEREBY CERTIFY that the within document is a true copy of the original in the files of the Board of Public Utilities  


IN THE MATTER OF THE CLEAN ENERGY PROGRAM AUTHORIZATION OF  
COMMERCIAL AND INDUSTRIAL (C&I) PROGRAM ENERGY EFFICIENCY INCENTIVES  
EXCEEDING \$300,000 – PAVILION PROPERTIES, LTD  
DOCKET NO. EO11080490V

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**Program Coordinator Certification  
(New Incentive Commitments > \$300,000)**

I, **Maura Watkins**, hereby certify that in its role as Program Coordinator, Applied Energy Group, Inc. has reviewed the referenced below, as required by the policies and procedures applicable to each program, that the standardized equipment incentives for which TRC now seeks approval to commit have been calculated in accordance with those policies and procedures, and that the amount shown below is the true and accurate estimated incentive for which the applicant(s) is(are) eligible.

For incentives based on uniquely calculated estimated energy savings, including the Custom Program and Pay for Performance, Applied Energy Group certifies locating documentation supporting the inputs used to calculate the rebate amount and evidencing TRC's evaluation of those inputs as required by the program's policies and procedures.

*Maura H Watkins*

By: \_\_\_\_\_

Date: ~~08-08-2011~~ 9-13-2011

Maura Watkins

*MH Watkins*

Quality Assurance Manager - Applied Energy Group, Inc.

Ref:  
App # 12303

Pavilion Properties, LTD c/o InterCoastal Property Management Inc

Committed Amount: \$552,782.00

**Market Manger Certification  
(New Incentive Commitments > \$300,000)**

I, Diane M. Zukas, hereby certify that applications on the attached list have been reviewed by TRC or its subcontractors as required by the policies and procedures applicable to each program, that the incentives for which TRC now seeks approval to commit have been calculated in accordance with those policies and procedures, and that the listed amounts are the true and accurate estimated incentives for which each applicant is eligible.

By: *Diane M. Zukas*  
*Diane M. Zukas*  
*Vice President*

Date: *09/09/11*

*Application 12303*

1. Application Number: 12303

2. Program Name: Pay for Performance – EB

3. [revised 9-9-11] Customer Contact (name, company, address, phone #):  
**Sheldon P. Berger, President & CEO**  
**Pavilion Properties, LTD c/o InterCoastal Management Inc.**  
**10390 Santa Monica Blvd. #400**  
**Los Angeles, CA 90025**  
**(310) 277-0057**

4. Project Name and Address:  
**Pavilion Apartments**  
**108-136 Martin Luther King Jr. Blvd**  
**Newark, NJ 07104**

5. Rebate amount:  
**Incentive #1: \$50,000**  
**Incentive #2: \$251,391**  
**Incentive #3: \$251,391**  
**Total: \$552,782**

6. Brief description of measures

**Measure #1 – High Efficiency Boilers: Replace current unit serving both towers with three new space heating hot water condensing boilers (87%eff) in each tower. This eliminates the heat loss of underground piping.**

**Measure #2 – VFD Pumps: Replace existing pumps with a premium efficiency pump and utilize a VFD motor to better control and match building demands.**

**Measure #3 – Lighting Improvements: Retrofit T12 to T8s (portion of common areas), Incandescent to CFLs (apartments), Incandescent to LED Exit signs (common areas), and add occupancy sensors, daylight sensors (common areas).**

7. Annual Estimated Energy Savings:  
**Annual kWh savings: 357,073**  
**RW savings: 57**  
**Annual MMBtu (gas) savings: 16,969**

8. Annual Estimate Energy Cost Savings: **\$283,891**