



Agenda Date: 11/30/11

Agenda Item: 8A

STATE OF NEW JERSEY
Board of Public Utilities
44 South Clinton Avenue, 9th Floor
Post Office Box 350
Trenton, NJ 08625-0350
www.nj.gov/bpu/

CLEAN ENERGY

IN THE MATTER OF THE CLEAN ENERGY PROGRAM
AUTHORIZATION OF COMMERCIAL AND INDUSTRIAL
(C&I) PROGRAM ENERGY EFFICIENCY INCENTIVES
EXCEEDING \$300,000 -

ORDER

DOCKET NOS

MLM EC INVESTOR, LP;

) EO11100762V

OCEAN COUNTY COLLEGE; AND

EO11110793V

RUTGERS UNIVERSITY

) EO11110794V

Stephen Waters, Senior Vice President of Facility Operation, MLM EC Investor, LP
Kenneth Olsen, Director of Facilities, Engineering, and Operations, Ocean County College
Kevin Holman, Central Plants Manager, Rutgers University

(SERVICE LIST ATTACHED)

BY THE BOARD

The New Jersey Board of Public Utilities' (the "Board") Commercial and Industrial ("C&I") Energy Efficiency Program, which is marketed as New Jersey SMARTSTART Buildings Program ("SSBP" or "SMARTSTART"), includes the C&I New Construction, C&I Retrofit, Direct Install, Pay-for-Performance New Construction, and Pay-for-Performance Existing Buildings Programs. These programs collectively 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.

MLM EC Investor, LP, King of Prussia, PA, has submitted an application for a monetary incentive in the amount of \$779,424.00 under the Pay-for-Performance – Existing Buildings program, for a project, Docket No. EO11100762V, located at a property under its management, Elmwood Village Apartments, at 24 Boulevard, Elmwood Park, NJ. The first estimated incentive, for the energy reduction plan (ERP), is \$50,000.00. The estimated second incentive, for certain measures (including new space heating boilers, new domestic hot water heaters, installation of attic insulation, and lighting upgrades) is \$364,712.00, and the estimated third

incentive for the one year true up of the ERP is \$364,712.00. This application has an estimated 24.2% total energy savings and will save the customer an annual estimate of 81,248 kWh of electricity and an annual estimate of 28,462 MMBtu of natural gas, and will result in an annual estimated demand reduction of 19 kW. Overall, this application will have an estimated annual energy cost savings of \$317,908.00.

Ocean County College, Toms River, NJ, has submitted an application for a monetary amount of \$1,000,000.00 under the Pay for Performance – CHP Program. This rebate application, Docket No. EO11110793V, involves the installation of a CHP system on the Ocean County College campus in Toms River, NJ, that will provide electricity, hot water (heating), and chilled water (cooling) for up to eighteen buildings on campus. The CHP system to be installed is estimated to provide approximately 35% of the buildings' cooling loads, 14% of the buildings' heating loads, and 45% of electric demand. The equipment is expected to produce 4,430,131 kWh of electricity, is expected to offset the heating and cooling usage by 15,174 MMBtu through utilization of the waste heat from the CHP system, and is expected to result in an annual estimated energy cost savings of \$300,108.00. The equipment is to be installed at College Drive, Toms River, NJ 08754.

Rutgers University, Piscataway, NJ has submitted an application, Docket No. EO11110794V, for a monetary incentive of \$883,419.36, under the SSBP C&I Retrofit program, for a project located at 6 Berrue Circle, Piscataway, NJ. The maximum incentive the applicant could have been eligible for was \$1,000,000.00 for the gas portion of the savings (due to the combination of two gas metered accounts capped at \$500,000.00 each), of which \$116,580.64 was deducted for the electric usage increase. The project involves installation of enhancements to the existing boiler heating system in order to improve efficiency, lower NOx emissions, and preheat make-up water. The enhancement will recover waste heat and deliver it back to the gas burner, reducing the energy it needs and increasing its efficiency. This application will save the customer an annual estimate of 7,160,000 MMBtu of natural gas, but will result in an increased electric usage of 728,629 kWh. Overall, this application will have an estimated annual energy cost savings of \$443,124.63.

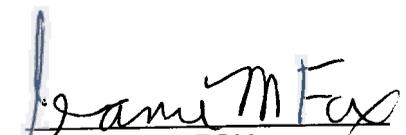
TRC, the Market Manager engaged by the Board to manage the New Jersey Clean Energy Program (NJCEP) C&I energy efficiency programs, has submitted certifications that the incentives for which TRC now seeks approval to commit have been calculated in accordance with the program policies and procedures, and that the listed amounts are the true and accurate estimated incentives for which each applicant is eligible. Further, Applied Energy Group, in its role as the NJCEP Program Coordinator, has reviewed the applications and submitted certifications that the incentives for which TRC now seeks approval to commit have been calculated in accordance with the program policies and procedures, and that the listed amounts are the true and accurate estimated incentives for which each applicant is eligible. Based on the above, the Staff recommends that the Board approve the above referenced applications.

The Board **HEREBY ORDERS** the approval of the aforementioned applications for the total estimated incentive amounts of \$779,424.00 for MLM EC Investor, LP; \$1,000,000.00 for Ocean County College; and \$883,419.36 for Rutgers University, and **AUTHORIZES** issuance of standard commitment letters to the applicants identified above, setting forth the terms and conditions of this commitment.

DATED: 11/30/11

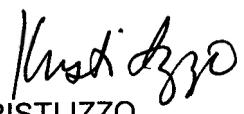
BOARD OF PUBLIC UTILITIES
BY:


LEE A. SOLOMON
PRESIDENT

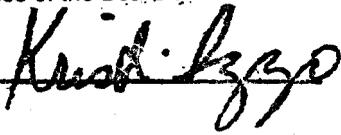

JEANNE M. FOX
COMMISSIONER


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 – MLM EC INVESTOR, LP; OCEAN COUNTY COLLEGE;
AND RUTGERS UNIVERSITY

DOCKET NOS. EO11100762V, EO11110793V, & EO11110794V

SERVICE LIST

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TRC Solutions
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Woodbridge, NJ 07095

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Sr VP of Facility Operation
MLM EC Investor, LP
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King of Prussia, PA 19406

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TRC Solutions
Program Manager
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College Drive
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Kevin Holman
Central Plants Manager
Rutgers University
6 Berrue Circle
Piscataway, NJ 08854

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Allison E. Mitchell
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James Nappi
Applied Energy Group, Inc.
317 George Street
Suite 305
New Brunswick, NJ 08901

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: 10-25-2011

Maura Watkins

Quality Assurance Manager - Applied Energy Group, Inc.

Ref: _____
App # 13036
Applicant Elmwood Village Apartments
Payee MLM EC Investor, LP (Morgan Properties)

Committed Amount: \$779,424.00

Market Manager 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
Application 13036

Date: November 7, 2011



October 14, 2011

New Jersey's Clean Energy Program
c/o TRC Energy Services
Attn: Valentina Rozanova
900 Route 9 North
Suite 404
Woodbridge, NJ 07095

Dear Valentina:

I am the president of East Coast Elmwood Village, LLC, the entity that owns Elmwood Village Apartments.

I can confirm that East Coast Elmwood Village, LLC has hired Mitchell L. Morgan Management, Inc. (which operates under the trade name, Morgan Properties) to provide property management services for Elmwood Village Apartments. I can further confirm that, under the property management agreement, Morgan Properties has the authority to act as the agent and authorized representative for East Coast Elmwood Village, LLC.

I am also the President of Mitchell L. Morgan Management, Inc. and can confirm that Stephen Waters, Senior Vice President of Facility Operations is an officer of Mitchell L. Morgan Management, Inc.

In addition, I can confirm that a partnership (MLM EC Investor, LP) owns a number of properties, including Elmwood Village Apartments, that have been organized in a similar manner. In particular, the following chart shows which properties are owned by which entities:

Name of Property	Name of Owner
Elmwood Village Apartments	East Coast Elmwood Village, LLC
Towers of Windsor Park Toledo and Kyoto	East Coast Towers of Windsor Park, LLC
Colonial Apartments East Building	East Coast Colonial Apartments, LLC
Riverside Towers	East Coast Riverside Towers, LLC
Westminster Towers East and West	East Coast Westminster Towers, LLC
Nieuw Amsterdam Apartments	East Coast Nieuw Amsterdam Apartments LLC

Each of these six companies is owned entirely by MLM EC Investor, LP. I am the President of the general partner (MLM EC GP, Inc.) of MLM EC Investor, LP. All six of these companies have hired Mitchell L. Morgan Management, Inc. to provide management services, and each of these six agreements grants Mitchell L. Morgan Management, Inc., as manager, the authority to act as the agent and authorized representative for the owner.

New Jersey's Clean Energy Program
c/o TRC Energy Services
October 10, 2011

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Should you have any questions about the foregoing, we would be pleased to help resolve that question.

Sincerely,



Mitchell L. Morgan

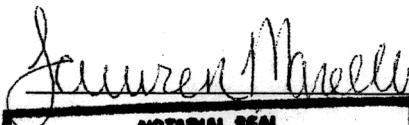
President
Mitchell L. Morgan Management, Inc.

President
East Coast Elmwood Village, LLC

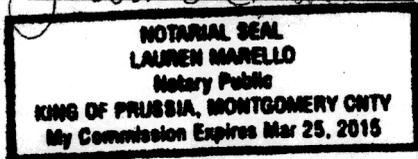
President
MLM EC GP, Inc.,
general partner of MLM EC Investor, LP

Witness my signature this 14th day of October, 2011.
State of Pennsylvania. County of Montgomery.

Personally appeared before me the day and date above, Mitchell L. Morgan, signer of the foregoing statements, who are being by me sworn, made solemn oath that the matters contained in the foregoing statements by him are true in substance and in fact.

 (Notary)

My commission expires March 25 2015



(Notarial Seal)

1. Application Number: **13036**
2. Program Name: **Pay for Performance- Existing Buildings**
3. Customer Contact (name, company, address, phone #):
Stephen Waters, Senior Vice President of Facility Operation
MLM EC Investor, LP
160 Clubhouse Road, King of Prussia, PA 19406
4. Project Name and Address:
Elmwood Village Apartments
24 Boulevard, Elmwood Park, NJ 07407
5. Rebate amount:
Incentive #1: \$50,000
Incentive #2: \$364,712
Incentive #3: \$364,712

Total: \$779,424

6. Brief description of measures:

	Measure Name	Measure Details (Describe Equipment/Controls to be Installed)	Fuel Affected	Quantity
1	New Space Heating Boilers (Gas)	Replace space heating boilers with (25) condensing boilers	Natural Gas	25
2	New Domestic Hot Water Heaters (>50 gallons, Gas)	Replace DHW heaters with (15) high efficiency water heaters	Natural Gas	15
3	Attic Insulation	Install Insulation material on the attic space (R-38)	Natural Gas	throughout
4	Lighting Upgrades – Fluorescent Fixtures	Replace lighting fixtures: T8s, Low wattage CFLs and Induction Wallpacks	Electric	throughout

7. Annual Estimated Energy Savings:
Annual kWh: 81,248
Annual kW: 19
Annual MMBtu (gas): 28,462
8. Annual Estimate Energy Cost Savings: **\$317,908**

**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: 11-09-2011

Maura Watkins

Quality Assurance Manager - Applied Energy Group, Inc

Ref: _____
App # 06168CHP
Applicant Ocean County College
Payee Ocean County College

Committed Amount: \$1,000,000.00

Market Manager 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
Vice President
App 6168 P4P CHP

Date: November 10, 2011

1. Application Number: 06168CHP
2. Program Name: Pay for Performance – CHP
3. Customer Contact (name, company, address, phone #):
Kenneth Olsen
Director of Facilities, Engineering and Operations
Ocean County College
College Drive, P.O. Box 2001
Toms River, NJ 08754

4. Project Name and Address:
Ocean County College
College Drive
Toms River, NJ 08754

5. Rebate amount:
Incentive #1: \$750,000
Incentive #2: \$250,000

Total: \$1,000,000

6. Brief description of measures:

Project involves the installation of a combined heat and power system on the Ocean County College campus in Toms River, NJ that will provide electricity, hot water (heating) and chilled water (cooling) for up to 18 buildings on campus. CHP system is estimated to provide approximately 35% of buildings' cooling loads, 14% of heating loads, and 45% of electric demand. Specs below:

- Equipment Type: Gas engine
- Installed capacity: 1,100 kW
- Manufacturer/model: Waukesha APG1000
- Annual System Efficiency: 71.4%
- with 300 ton absorption chiller-heater

Annual Estimated Energy Savings:

- Annual kWh generated output: 4,430,131
- Annual MMBtu utilized thermal output: 15,174

8. Annual Estimate Energy Cost Savings: \$300,108

**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: 11-10-2011

Maura Watkins

Quality Assurance Manager - Applied Energy Group, Inc.

Ref:	<u>11899</u>
App #	_____
Applicant	<u>Rutgers University - Piscataway</u>
Payee	<u>Rutgers University</u>

Committed Amount: \$883,419.36

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

I, Diane Zukas, hereby certify the application(s) 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 Zukas*
Diane Zukas, Vice President

Date: 11/10/11

Application ~~11898~~ Rutgers University – Custom Gas
11899

Application Number: ~~11898~~ 11899

1. Program Name: NJ SmartStart Buildings – Custom Measures
2. Customer Contact (name, company, address, phone #):
Kevin Holman
Rutgers University
6 Berrue Circle, Piscataway, NJ 08854
732-501-9151
3. Project Name and Address:
Rutgers University – Piscataway
6 Berrue Circle, Piscataway, NJ 08854
4. Incentive amount:
\$883,419.36
5. Brief description of measures:
Install direct contact stack economizer on the existing boiler in order to improve efficiency, lower (NOx) emissions by the humidification of combustion air, and preheat make-up water. The direct contact stack economizer will recover waste heat from exhaust stacks and deliver it back to the gas burner and reduce the energy necessary to raise boiler makeup water temperatures, increasing efficiency.
6. Annual Estimated Energy Savings:
MMBtu (gas): 7,160,000
7. Annual Estimate Energy Cost Savings:
\$443,124.63