



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/

CLEAN ENERGY

IN THE MATTER OF THE CLEAN ENERGY PROGRAM)	ORDER
AUTHORIZATION OF COMMERCIAL AND INDUSTRIAL)	
PROGRAM ENERGY EFFICIENCY INCENTIVES)	
EXCEEDING \$500,000:)	DOCKET NOS.
)	
SAKER SHOPRITE, INC.)	QO15030376
)	
70-90 COLUMBUS HOLDINGS CO., LLC)	QO15030377

Parties of Record:

Mark Schullstrom, Vice President Engineering & Construction, Saker ShopRite, Inc.
James Ronga, Vice President of Development, 70-90 Columbus Holdings Co., LLC

BY THE BOARD:

The New Jersey Board of Public Utilities (Board) and its New Jersey Clean Energy Program (NJCEP) include nine individual Commercial & Industrial (C&I) Energy Efficiency (EE) Programs targeting the commercial and industrial, local government, and schools market segments, consisting of New Construction, Retrofit, Pay for Performance – New Construction, Pay for Performance – Existing Buildings, Local Government Energy Audit, Direct Install, Combined Heat and Power and Fuel Cells, Large Energy Users Program, and the Societal Benefits Charge Credit Program. These programs collectively offer financial incentives 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, heating, ventilation and air conditioning, water heating, and other measures. All proposed C&I EE financial incentives and rebates exceeding \$500,000 require explicit Board approval. See I/M/O the Comprehensive Energy Efficiency and Renewable Energy Resource Analysis for the 2009 through 2012 Clean Energy Program – Revised 2012-2013 Programs & Budgets – Revised Rebate Approval Process, BPU Dkt. No. EO07030203 (May 3, 2013).

By Order, the Board considers two applications: (1) Saker ShopRite, Inc., located at 2 Route 37 West, Space D, in Toms River, Ocean County (Saker ShopRite); and (2) 70-90 Columbus Holdings Co., LLC, located at 70 Christopher Columbus Drive, in Jersey City, Hudson County (Columbus Holdings).

Saker ShopRite submitted an application in January 2015 for a financial incentive of \$1,012,500 under the small scale Combined Heat and Power/Fuel Cell (CHP/FC) Program. The CHP/FC

program is open to all C&I customers paying into the Societal Benefits Fund who install combined heat and power or fuel cell systems to further enhance energy efficiency in their buildings through on-site power generation with recovery and productive use of waste heat, thereby reducing existing and new demands to the electric power grid. Incentives from this program are disbursed upon completion of three program milestones: (1) proof of purchase of equipment; (2) project installation and operation, including successful inspection; and (3) acceptance and confirmation of achievement of the required performance thresholds based upon twelve months of operating data.

Saker ShopRite's application was accepted under the program guidelines in effect from July 1, 2014 through June 30, 2015. The project includes the installation of a 450 kW natural gas engine with waste heat recovery routed to an absorption chiller for the purposes of refrigeration subcooling, as well as space heating and water heating. The system is designed to blackstart and island in the event of a power outage. The facility consists of a single-level supermarket built in 2009 spanning 82,428 square feet. The system is estimated to have an overall efficiency of 83%.

The estimated first incentive, for purchase of the equipment, is \$303,750. The estimated second incentive, for completed installation of the system, is \$607,500. The estimated third incentive, granted after acceptance and confirmation of required performance threshold data, is \$101,250. The project is anticipated to generate 3,861,935 kWh of electricity annually and recover 13,879 MMBtu of waste heat annually. The project will have an upfront cost of \$2,762,605, and will save approximately \$146,286.11 in annual energy costs. The application would have a payback of 13.5 years prior to granting the incentive, which will be reduced to 8.6 years with the incentive.

The second applicant, Columbus Holdings, submitted an application to the Pay for Performance – New Construction Program for a total financial incentive of \$775,446. The Pay for Performance – New Construction Program promotes high performance buildings that achieve 15% or more energy cost savings than buildings built to the current energy code. Incentives for this program are released in three phases upon satisfactory completion of each milestone. The first incentive is intended to help offset the cost of services associated with the development of the Energy Reduction Plan (ERP) and design fees. An ERP detailing the set of measures will achieve the performance target is required for each project. The second incentive is issued upon the submittal and approval of the As-Built ERP. The third incentive follows construction completion and the submittal and approval of the Commissioning Report. The third incentive is based upon confirmation that the building achieved the performance target value indicated in the proposed ERP.

Columbus Holdings' application was received in September 2012 and accepted under the program guidelines in effect from May 11, 2012 through November 14, 2012.¹ The proposed project consists of a building containing 512 apartments occupying 443,112 square feet, plus associated amenities and support spaces, all of which occupy 51 stories of construction, as well as 17,135 square feet of retail space at the ground level. Therefore, the application includes the installation of high efficiency HVAC equipment, including packaged terminal heat pumps and air conditioners, high efficiency boilers and low flow water fixtures, insulation above the baseline code, efficient windows and glass doors above code, high-efficiency fluorescent lighting for apartments and building exterior, and Energy Star certified refrigerators and dishwashers.

¹ The applicant made several revisions to the project's ERP which resulted in final approval of the ERP in March 2013.

The estimated first incentive, for the energy reduction plan, is \$44,311.20. The estimated second incentive, for completed installation of recommended energy efficiency measures, is \$443,112. The estimated third incentive, for the post construction benchmarking report, which is based on the one-year true up of the ERP, is \$288,022.80. The project has an estimated 20% total energy savings, which translates into an estimated annual energy savings of 1,095,233 kWh of electricity, 1,286 kW of electric demand, and 17,800 therms of natural gas. With an estimated incremental project cost of \$1,051,420, the project will result in an estimated annual energy cost savings of \$192,216, resulting in a reduction of the payback period from 5.5 years to 1.4 years. Energy savings and cost savings are measured from a code-compliant building American Society of Heating and Air-Conditioning Engineers 90.1-2007 baseline.

TRC, the Market Manager engaged by the Board to manage the NJCEP C&I EE programs, submitted certifications that the incentives were calculated in accordance with the program policies and procedures, and that the listed amounts are the true and accurate estimated incentives for which the applicants are eligible. Further, Applied Energy Group, in its role as the NJCEP Program Coordinator, also reviewed the applications and submitted certifications that the incentives were calculated in accordance with the program policies and procedures, and that the listed amounts are the true and accurate estimated incentives for which the applicants are eligible.

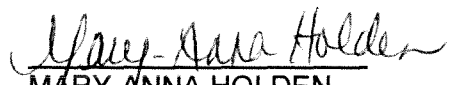
Based upon the above, the Board **HEREBY ORDERS** the approval of the aforementioned applications for the total estimated incentive amount of \$1,012,500 for Saker ShopRite, and \$775,446 for Columbus Holdings, and **HEREBY AUTHORIZES** issuance of standard commitment letters to the applicants identified above, setting forth the terms and conditions of these commitments. The effective date of this Order is April 24, 2015.

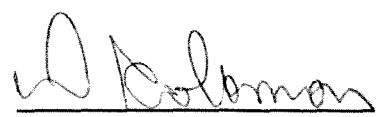
DATED: 4/13/15


BOARD OF PUBLIC UTILITIES
BY:



RICHARD S. MROZ
PRESIDENT

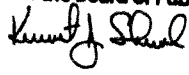

JOSEPH L. FIORDALISO
COMMISSIONER


MARY-ANNA HOLDEN
COMMISSIONER


DIANNE SOLOMON
COMMISSIONER


UPENDRA J. CHIVUKULA
COMMISSIONER

ATTEST:

KENNETH J. SHEEHAN
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 \$500,000 – SAKER SHOPRITE, INC. & 70-90 COLUMBUS HOLDINGS CO., LLC
DOCKET NOS. QO15030376 & QO15030377

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50 Washington Street
Hoboken, NJ 07030

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Vice President of Engineering & Construction
Saker ShopRite, Inc.
2 Route 37 West, Space D
Toms River, NJ 06753

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**Program Coordinator Certification
(New Incentive Commitments > \$500,000)**

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, Pay for Performance, Combined Heat & Power and Large Energy Users Program, 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: 03-20-2015

Maura Watkins

Quality Assurance Manager - Applied Energy Group, Inc.

Ref: _____
App # 31157CHP
Applicant Saker ShopRite, Inc
Payee Unison Energy, LLC

Committed Amount: \$1,012,500.00

Market Manger Certification
(New Incentive Commitments > \$500,000)

I Carl Teter hereby certify that 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. This review does not include an analysis of the financial viability of the project(s) on this list. Item #10 on following page is provided for informational purposes only based on data submitted by applicant.




By: _____ Date: 03-23-15
Carl P. Teter, P.E., LEED AP, Associate Vice President
App# 31157CHP

1. Application Number: **31157CHP**
2. Program Name: **Combined Heat and Power & Fuel Cells**
3. Customer Contact (name, company, address, phone #):
Mark Schullstrom, VP Engineering & Construction
Saker ShopRite, Inc.
Route 37, Space D, Toms River, NJ 06753
732-294-2246
4. Project Name and Address:
Saker ShopRite, Inc.
Route 37, Space D, Toms River, NJ 06753
732-294-2224
5. Rebate amount:
Incentive #1: \$303,750.00
Incentive #2: \$607,500.00
Incentive #3: \$101,250.00
Total: \$1,012,500.00
6. Brief description of CHP to be Installed:
The host site is a single level 82,428 square foot supermarket built in 2009. Project proposes to install a 450 kW natural gas engine with waste heat recovery routed to an absorption chiller for the purposes of refrigeration subcooling, as well as space and water heating. Overall annual system efficiency estimated at 83%.
7. Annual Estimated Energy Savings:
Expected Annual Electricity Production: 3,861,935 kWh
Expected Annual Thermal Energy Production: 13,879 MMBtu of recovered heat estimated to offset annually 1,236 MMBtu of gas consumption for space/water heating and 178,838 kWh of power otherwise needed for refrigeration equipment.
8. Project Cost: **\$2,762,605.00**
9. Project Funding Type (capital purchase, lease, finance, PPA, other/describe): **Power Purchase Agreement**
10. Financials:
 - **Average annual cost savings: \$146,286.11**
 - **Payback without incentive: 13.5 years**
 - **Payback with incentive: 8.6 years**

Market Manager Certification
(New Incentive Commitments > \$500,000)

I Carl Teter 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: 

Date: 3-24-15

Carl P. Teter, P.E., LEED AP, Associate Vice President
App#17950

1. Application Number: **17950**
 2. Program Name: **Pay for Performance – New Construction**
 3. Customer Contact (name, company, address, phone #):
James Ronga, Vice President of Development
70-90 Columbus Holdings Co., LLC
50 Washington Street, Hoboken NJ 07030
201-963-5200
 4. Project Name and Address:
70 Columbus Tower
70 Christopher Columbus Drive, Jersey City, NJ 07302
 5. Rebate amount:
Incentive #1: \$44,311.20
Incentive #2: \$443,112.00
Incentive #3: \$288,022.80
Total: \$775,446.00
 6. Brief description of measures:
 - **High efficiency HVAC, including packaged terminal heat pumps and air conditioners**
 - **High efficiency boilers and low flow fixtures**
 - **Insulation above code**
 - **Windows and glass doors above code**
 - **High efficiency fluorescent lighting for apartments and exterior**
 - **ENERGY STAR refrigerators and dishwashers**
 7. Annual Estimated Energy Savings:
 - **1,095,233 kWh**
 - **1,286 kW**
 - **1,780 MMBtu (natural gas)**
 8. Incremental Project Cost: **\$1,051,420**
 9. Annual Estimate Energy Cost Savings:
 - **\$192,216**
 - **Pay back without incentive 5.5 years**
 - **Pay back with incentive 1.4 years**
-

**Program Coordinator Certification
(New Incentive Commitments > \$500,000)**

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, Pay for Performance, Combined Heat & Power and Large Energy Users Program, 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: 03-20-2015

Maura Watkins

Quality Assurance Manager - Applied Energy Group, Inc.

Ref:	17950
App #	_____
Applicant	70-90 Columbus Holdings Co., LLC
Payee	70-90 Columbus Holdings Co., LLC

Committed Amount: \$775,446.00