



Agenda Date: 1/12/22  
Agenda Item: 8A

**STATE OF NEW JERSEY**  
**Board of Public Utilities**  
44 South Clinton Avenue, 1<sup>st</sup> Floor  
Post Office Box 350  
Trenton, New Jersey 08625-0350  
[www.nj.gov/bpu/](http://www.nj.gov/bpu/)

CLEAN ENERGY

IN THE MATTER OF THE CLEAN ENERGY PROGRAM )  
AUTHORIZATION OF COMMERCIAL AND INDUSTRIAL ) ORDER  
PROGRAM ENERGY EFFICIENCY INCENTIVES )  
EXCEEDING \$500,000 – NEWARK PLAZA URBAN )  
RENEWAL, LLC ) DOCKET NO. QO21111230

**Parties of Record:**

**Brian O. Lipman, Esq., Director**, New Jersey Division of Rate Counsel  
**Omar Mansour, Managing Director of Land Development**, Newark Plaza Urban Renewal

BY THE BOARD:<sup>1</sup>

The New Jersey Board of Public Utilities ("Board" or "BPU") through its New Jersey Clean Energy Program ("NJCEP") provides several individual Commercial & Industrial ("C&I") Energy Efficiency ("EE") Programs targeting the C&I market segments. Eligible applicants may receive rebates for a portion of the cost for installing energy efficient technologies such as lighting, HVAC, and other energy conservation measures. Incentives are also available for projects involving distributed energy resources ("DER"). The Pay for Performance Program ("P4P") has been designed to incentivize building owners, developers, or other applicants to take a comprehensive long-term approach to incorporate EE in their buildings. All proposed C&I EE financial incentives and rebates exceeding \$500,000 require explicit Board approval. In the Matter of 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 Docket No. EO07030203, Order dated May 3, 2013.

The Pay for Performance – New Construction ("P4P-NC") Program promotes high performance buildings that achieve 15% or more energy cost savings than buildings built to the current energy code. This program links incentives directly to energy savings and includes a commissioning component to ensure that the estimated savings levels are achieved. Incentives are released upon satisfactory completion of three milestones.

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<sup>1</sup> Commissioner Upendra J. Chivukula did not participate.

By this Order, the Board considers the application of Newark Plaza Urban Renewal, LLC in New Brunswick, New Jersey, submitted on September 20, 2019 under the Fiscal Year 2020 (“FY20”) P4P-NC Program pursuant to the Energy Efficiency and Renewable Energy Program Plan Filing for FY20 dated June 20, 2019. The project is located at Newark Plaza Tower, 769-781 McCarter Highway, Newark, New Jersey 07102. The applicant requests a total financial incentive of \$627,099.28.

The full list of EE measures to be installed at the new 33-story multifamily building with ground-floor retail and an unconditioned parking garage includes packaged terminal heat pumps in apartments and amenity spaces; energy recovery ventilation in hallways and bathroom exhaust; interior light emitting diode (“LED”) lighting; occupancy lighting controls throughout; ENERGY STAR washers, dryers, dishwashers, and refrigerators in apartments; improved wall insulation; high efficiency windows and glass doors; high efficiency condensing boilers and hot water heaters; low-flow shower and faucet fixtures in apartments; and high efficiency elevator motors.

The estimated first incentive, for submittal and approval of a proposed energy reduction plan (“ERP”) that meets all program requirements, is \$58,922.08. The estimated second incentive, for submittal and approval of an as-built ERP and commissioning report confirming installation and operation of the recommended measures per the proposed ERP, is \$420,872.00. The estimated third incentive, for submittal of a building performance report demonstrating that the building has achieved ENERGY STAR certification based on its first year of operation, is \$147,305.20. The first incentive includes a pre-design bonus incentive, and all incentive amounts are within entity cap guidelines. The project is anticipated to annually save 279,294 kWh of electricity and 4,263 MMBtu of natural gas. The proposed project has an estimated annual energy cost savings of \$66,194.

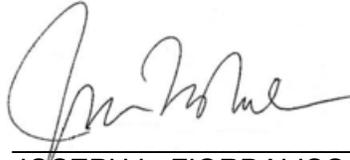
TRC Environmental Corporation (“TRC”), the Program Manager engaged by the Board to manage the NJCEP P4P-NC program, attested to the accuracy of certain information regarding the project and that the project application adheres to the current terms and conditions of the program. Further, TRC, in its role as the NJCEP Program Administrator, submitted its certification that the incentives were calculated in accordance with the program’s policies and procedures, the listed amounts are the true and accurate estimated incentives for which the applicant is eligible, and the documentation supporting estimated energy savings inputs was located, reviewed, and made available to calculate the rebate amounts as required by the program’s policies and procedures. Based on these certifications and the information provided by TRC, Board Staff (“Staff”) recommends approval of the above-referenced application.

After thorough review of the record and Staff’s recommendation, the Board **HEREBY ORDERS** the approval of the aforementioned application for the total estimated incentive amount of \$627,099.28 for Newark Plaza Urban Renewal, LLC and **AUTHORIZES** issuance of a standard commitment letter to the applicant identified above, setting forth the terms and conditions of this commitment.

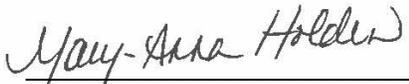
The effective date of this Order is January 19, 2022.

DATED: January 12, 2022

BOARD OF PUBLIC UTILITIES  
BY:



JOSEPH L. FIORDALISO  
PRESIDENT



MARY-ANNA HOLDEN  
COMMISSIONER

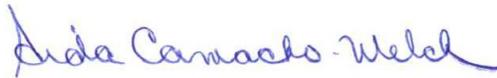


DIANNE SOLOMON  
COMMISSIONER



ROBERT M. GORDON  
COMMISSIONER

ATTEST:



AIDA CAMACHO-WELCH  
SECRETARY

IN THE MATTER OF THE CLEAN ENERGY PROGRAM AUTHORIZATION OF COMMERCIAL  
AND INDUSTRIAL PROGRAM ENERGY EFFICIENCY INCENTIVES EXCEEDING \$500,000 –  
NEWARK PLAZA URBAN RENEWAL, LLC

DOCKET NO. QO21111230

SERVICE LIST

<p>Omar Mansour Managing Director of Land Development Newark Plaza Urban Renewal, LLC 120 Albany St., Suite 800 New Brunswick, NJ 08901 <a href="mailto:omar.mansour@boraie.com">omar.mansour@boraie.com</a></p> <p>Brian O. Lipman, Esq., Director Division of Rate Counsel 140 East Front Street, 4<sup>th</sup> Floor P.O. Box 003 Trenton, NJ 08625-0003 <a href="mailto:blipman@rpa.nj.gov">blipman@rpa.nj.gov</a></p> <p><b><u>TRC Environmental Corporation</u></b></p> <p>317 George Street, Suite 520 New Brunswick, NJ 08901</p> <p>Carl Teter, P.E., LEED AP Vice President <a href="mailto:cteter@trccompanies.com">cteter@trccompanies.com</a></p> <p>Marybeth Brenner Associate Vice President <a href="mailto:mbrenner@trccompanies.com">mbrenner@trccompanies.com</a></p> <p>Michael Ambrosio Director, Policy and Planning <a href="mailto:mambrosio@trccompanies.com">mambrosio@trccompanies.com</a></p> <p>Valentina Rozanova Associate Director, Engineering <a href="mailto:vrozanova@trccompanies.com">vrozanova@trccompanies.com</a></p> <p>Thomas Kowalczyk Manager, Regulatory Compliance <a href="mailto:tkowalczyk@trccompanies.com">tkowalczyk@trccompanies.com</a></p> <p>Maura Watkins Manager, Technical Support <a href="mailto:mwatkins@trccompanies.com">mwatkins@trccompanies.com</a></p>	<p><b><u>Board of Public Utilities</u></b></p> <p>44 South Clinton Avenue, 1<sup>st</sup> Floor Post Office Box 350 Trenton, NJ 08625-0350</p> <p>Aida Camacho-Welch, Secretary <a href="mailto:board.secretary@bpu.nj.gov">board.secretary@bpu.nj.gov</a></p> <p>Bob Brabston, Esq., Executive Director <a href="mailto:robert.brabston@bpu.nj.gov">robert.brabston@bpu.nj.gov</a></p> <p>Stacy Peterson, Deputy Executive Director <a href="mailto:stacy.peterson@bpu.nj.gov">stacy.peterson@bpu.nj.gov</a></p> <p>Taryn Boland, Chief of Staff <a href="mailto:taryn.boland@bpu.nj.gov">taryn.boland@bpu.nj.gov</a></p> <p><b><u>General Counsel's Office</u></b></p> <p>Abe Silverman, Esq., General Counsel <a href="mailto:abe.silverman@bpu.nj.gov">abe.silverman@bpu.nj.gov</a></p> <p>Carol Artale, Esq. Deputy General Counsel <a href="mailto:carol.artale@bpu.nj.gov">carol.artale@bpu.nj.gov</a></p> <p>David Schmitt, Esq., Legal Specialist <a href="mailto:david.schmitt@bpu.nj.gov">david.schmitt@bpu.nj.gov</a></p> <p><b><u>Division of Clean Energy</u></b></p> <p>Kelly Mooij, Director <a href="mailto:kelly.mooij@bpu.nj.gov">kelly.mooij@bpu.nj.gov</a></p> <p>Stacy Ho Richardson, Esq., Deputy Director <a href="mailto:stacy.richardson@bpu.nj.gov">stacy.richardson@bpu.nj.gov</a></p> <p>Dustin Wang, Program Specialist Trainee <a href="mailto:dustin.wang@bpu.nj.gov">dustin.wang@bpu.nj.gov</a></p>
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Brian DeLuca  
Senior Program Manager  
[bdeluca@trccompanies.com](mailto:bdeluca@trccompanies.com)

Leigh Cignavitch  
Associate Project Manager  
[lcignavitch@trccompanies.com](mailto:lcignavitch@trccompanies.com)

Alex Witzl  
Project Engineer III  
[awitzl@trccompanies.com](mailto:awitzl@trccompanies.com)

**New Jersey Division of Law**

NJ Department of Law and Public Safety  
Richard J. Hughes Justice Complex  
Public Utilities Section  
25 Market Street, P.O. Box 112  
Trenton, NJ 08625

David Apy, Assistant Attorney General  
[david.apy@law.njoag.gov](mailto:david.apy@law.njoag.gov)

Daren Eppley, Section Chief, DAG  
[daren.eppley@law.njoag.gov](mailto:daren.eppley@law.njoag.gov)

Pamela Owen, Assistant Section Chief, DAG  
[pamela.owen@law.njoag.gov](mailto:pamela.owen@law.njoag.gov)

Matko Ilic, DAG  
[matko.ilic@law.njoag.gov](mailto:matko.ilic@law.njoag.gov)

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

I, **Maura Watkins**, TRC Companies Quality Control, hereby certify that, I have reviewed the application referenced below and determined that, as required by the policies and procedures applicable to the program, (1) the equipment incentives for which the NJCEP Program Manager now seeks approval to commit NJCEP funds have been calculated in accordance with those policies and procedures, and (2) that the amount shown below is the true and accurate estimated incentive for which the applicant(s) is(are) eligible.

Additionally, for incentives based on estimated energy savings that are uniquely calculated, including the Pay for Performance Program, Large Energy Users Program, and the Combined Heat and Power Program, I also certify that I was able to locate and review documentation supporting the inputs used to calculate the rebate amount and evidencing the NJCEP Program Manager's evaluation of those inputs as required by the program's policies and procedures.



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

Date: 11-16-2021

**Maura Watkins**

Quality Control – TRC Companies

Application No.: **58409** \_\_\_\_\_

Applicant: **Newark Plaza Urban Renewal, LLC** \_\_\_\_\_

Payee: **Newark Plaza Urban Renewal, LLC** \_\_\_\_\_

Committed Amount: **\$627,099.28** \_\_\_\_\_

The undersigned preparer attests that, to the best of their knowledge and belief, the below information is accurate and the subject project application adheres to the current terms and conditions of the Pay for Performance program.



Signature of Preparer

*Valentina Rozanova, TRC- P4P Program Manager*

11/12/2021

Date

1. Application Number: **58409**
2. Program Name: **Pay for Performance – New Construction**
3. Application Received: **09/20/2019, FY20 Compliance Filing June 20, 2019**
4. Customer Contact (name, company, address, phone #):  
**Omar Mansour, Managing Director of Land Development**  
**732-846-3636**  
**Newark Plaza Urban Renewal, LLC**  
**120 Albany St. Suite 800**  
**New Brunswick, NJ 08901**
5. Project Name and Address:  
**Newark Plaza Tower**  
**769-781 McCarter Highway**  
**Newark, NJ 07102**
6. Rebate amount:  
**Incentive #1: \$58,922.08**  
**Incentive #2: \$420,872.00**  
**Incentive #3: \$147,305.20**  
**Total: \$627,099.28**
7. Brief description of facility/site: **Newark Plaza Tower is a ground-up new construction 33 story multifamily building with 12,272 square feet of ground-floor retail. The project additionally includes 3 stories of unconditioned parking garage. Retail tenants are not yet known, and the retail spaces will be fit-out by the future tenants. The multifamily portion of the building makes up 408,600 square feet, which includes indoor amenity space as well as a 900 square feet heated outdoor pool.**

In addition to pursuing the outlined program requirements, this project also took advantage of the program's pre-design bonus incentive. The program Partner was engaged with the customer early in the design process, allowing them to evaluate energy efficiency alternatives to maximize energy savings while meeting owner

requirements. The bonus incentive is incorporated into the total Incentive #1 value shown above.

8. Brief description of measures:
  - 1) **Packaged Terminal Heat Pumps in apartments and amenity spaces**
  - 2) **Energy Recovery Ventilation in hallways and bathroom exhaust**
  - 3) **LED Lighting interior**
  - 4) **Occupancy lighting controls throughout**
  - 5) **ENERGY STAR washers, dryers, dishwashers, & refrigerators in apartments**
  - 6) **Improved wall insulation**
  - 7) **High efficiency windows and glass doors**
  - 8) **High efficiency condensing boilers and hot water heaters**
  - 9) **Low-flow shower and faucet fixtures in apartments**
  - 10) **High efficiency elevator motors**
  
9. Annual Estimated Energy Savings (beyond ASHRAE 90.1-2013):
  - 1) **279,294 kWh**
  - 2) **4,263 MMBtu Natural Gas**
  
10. Annual Estimate Energy Cost Savings (beyond ASHRAE 90.1-2013):
  - 1) **\$66,194**