



Agenda Date: 6/8/22

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 PROGRAM ENERGY EFFICIENCY )  
INCENTIVES EXCEEDING \$500,000 – MONROE )  
TOWNSHIP BOARD OF EDUCATION ) DOCKET NO. QO22030229

**Parties of Record:**

**Brian O. Lipman, Esq., Director**, New Jersey Division of Rate Counsel  
**Lisa Schulz, Business Administrator**, Monroe Township Board of Education

**BY THE BOARD:**

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 – Existing Buildings (“P4P-EB”) Program uses a comprehensive, whole-building approach to EE in existing C&I buildings or eligible multi-family facilities. Similar to performance contracting programs offered in other states, this program links incentives directly to energy savings and includes a measurement and verification component to determine that the estimated savings levels are achieved. Incentives are released upon satisfactory completion of three (3) milestones.

By this Order, the Board considers the application of Monroe Township Board of Education in Williamstown, New Jersey, submitted on June 11, 2020 under the Fiscal Year 2020 (“FY20”) P4P-EB Program pursuant to the Energy Efficiency and Renewable Energy Program Plan Filing for

FY20 dated June 21, 2019. The project is located at 561 Clayton Road, Williamstown, NJ 08094. The applicant requests a total financial incentive of \$512,438.68 for a project with a total cost of \$4,877,227.

The full list of EE measures to be implemented includes an interior LED lighting retrofit, occupancy lighting controls, weatherstripping and air sealing on doors and windows, enabling of night setback in the building management system, a high efficiency hot water heater, variable speed drives on hot water pumps, high efficiency air-cooled chillers, variable speed drives on chilled water pumps, replacement and upgrade of roof insulation, an exterior LED lighting retrofit, and high efficiency transformers. This is an enhanced incentive project due to the facility being owned and operated by a K-12 public school. The project is included as part of a larger Energy Savings Improvement Program scope of work for the Monroe Township Board of Education.

The estimated first incentive, for submitting a complete energy reduction plan prepared by an approved program partner, is \$24,353.40. The estimated second incentive, for the installation of recommended measures per the energy reduction plan, is \$244,042.64. The estimated third incentive, for completing the Post-Construction Benchmarking Report demonstrating achieved energy savings, is \$244,042.64. These incentive amounts are within entity cap guidelines. The project is anticipated to annually save 1,068,836 kWh of electricity and 3,870 therms of natural gas. The project will also reduce peak demand by an anticipated 2,297 kW per year. The proposed project will have an estimated annual energy cost savings of \$144,048. The payback period without incentives is 33.9 years; when factoring in the incentives, the payback period is reduced to 30.3 years.

TRC Environmental Corporation ("TRC"), the Program Manager engaged by the Board to manage the NJCEP P4P-EB 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.

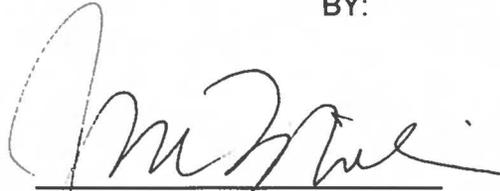
## **DISCUSSION**

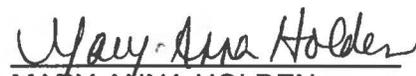
The Board **HEREBY ORDERS** the approval of the aforementioned application for the total estimated incentive amount of \$512,438.68 for the Monroe Township Board of Education and **AUTHORIZES** issuance of a standard commitment letter to the applicant identified above, setting forth the terms and conditions of this commitment.

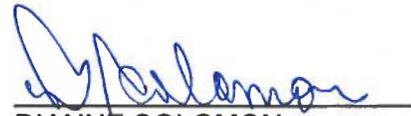
The effective date of this Order is June 15, 2022.

DATED: June 8, 2022

BOARD OF PUBLIC UTILITIES  
BY:

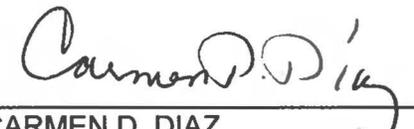
  
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JOSEPH L. FIORDALISO  
PRESIDENT

  
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MARY-ANNA HOLDEN  
COMMISSIONER

  
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DIANNE SOLOMON  
COMMISSIONER

  
\_\_\_\_\_  
UPENDRA J. CHIVUKULA  
COMMISSIONER

  
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ROBERT M. GORDON  
COMMISSIONER

ATTEST:   
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CARMEN D. DIAZ  
ACTING SECRETARY

IN THE MATTER OF THE CLEAN ENERGY PROGRAM AUTHORIZATION OF COMMERCIAL  
AND INDUSTRIAL PROGRAM ENERGY EFFICIENCY INCENTIVES EXCEEDING \$500,000 –  
MONROE TOWNSHIP BOARD OF EDUCATION  
DOCKET NO. QO22030229

SERVICE LIST

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<p><b><u>NJBPU, cont'd</u></b></p> <p><u>General Counsel's Office</u></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>Ian Oxenham, Esq., Legal Specialist <a href="mailto:ian.oxenham@bpu.nj.gov">ian.oxenham@bpu.nj.gov</a></p> <p><u>Division of Clean Energy</u></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>Earl Thomas Pierce <a href="mailto:earl.pierce@bpu.nj.gov">earl.pierce@bpu.nj.gov</a></p> <p>Dustin Wang, Program Specialist <a href="mailto:dustin.wang@bpu.nj.gov">dustin.wang@bpu.nj.gov</a></p>	<p><b><u>New Jersey Division of Law</u></b></p> <p>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</p> <p>David Apy, Assistant Attorney General <a href="mailto:david.apy@law.njoag.gov">david.apy@law.njoag.gov</a></p> <p>Daren Eppley, Section Chief, DAG <a href="mailto:daren.eppley@law.njoag.gov">daren.eppley@law.njoag.gov</a></p> <p>Pamela Owen, Assistant Section Chief, DAG <a href="mailto:pamela.owen@law.njoag.gov">pamela.owen@law.njoag.gov</a></p> <p>Matko Ilic, DAG <a href="mailto:matko.ilic@law.njoag.gov">matko.ilic@law.njoag.gov</a></p>
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**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: **03-08-2022** \_\_\_\_\_

**Maura Watkins**

Quality Control – TRC Companies

Application No.: **62197** \_\_\_\_\_

Applicant: **Monroe Township Board of Education** \_\_\_\_\_

Payee: **Monroe Township Board of Education** \_\_\_\_\_

Committed Amount: **\$512,438.68** \_\_\_\_\_