



Agenda Date: 11/17/23
Agenda Item: 8E

STATE OF NEW JERSEY
Board of Public Utilities
44 South Clinton Avenue, 1st Floor
Trenton, New Jersey 08625-0350
www.nj.gov/bpu/

CLEAN ENERGY

IN THE MATTER OF THE CLEAN ENERGY PROGRAM)
AUTHORIZATION OF COMMERCIAL AND INDUSTRIAL) ORDER
ENERGY EFFICIENCY INCENTIVES EXCEEDING)
\$500,000 – BAYONNE REDEVELOPERS RESIDENTIAL)
URBAN RENEWAL) DOCKET NO. QO23090636

Parties of Record:

Brian O. Lipman, Esq, Esq., Director, New Jersey Division of Rate Counsel
Jack Klugmann, President & CEO, Bayonne Redevelopers Residential Urban Renewal

BY THE BOARD:

The New Jersey Board of Public Utilities (“Board” or “BPU”), through New Jersey’s Clean Energy Program (“NJCEP”), provides several individual commercial and 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 light-emitting diode (“LED”) lighting, heating, ventilation, and air conditioning, and other energy conservation measures. Incentives are also available for projects involving distributed energy resources. The Pay for Performance (“P4P”) Program has been designed to incentivize building owners, developers, and 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.¹

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.

By this Order, the Board considers the application of Bayonne Redevelopers Residential Urban Renewal (“Company”) of Lakewood, New Jersey, submitted on October 30, 2020 under the Fiscal Year 2021 (“FY21”) P4P-NC Program pursuant to the Energy Efficiency and Renewable Energy Program Plan Filing for FY21 dated September 23, 2020. The project is located at Harbor Station

¹ In re 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 April 29, 2013.

South, Block 780, Goldsborough Drive, Bayonne, New Jersey 07002. The applicant requested a total financial incentive of \$557,327.76.

The full list of EE measures to be installed in the five (5)-story, 453,112 square foot, multifamily property include the following: above-code windows; high-efficiency LED lighting; Energy Star appliances; low-flow faucets and showerheads; electric hot water heaters; packaged through-the-wall heating and cooling systems for dwelling units; and heat pumps, furnaces, and electric heating for common and support areas.

The estimated first incentive, upon submittal and approval of a Proposed Energy Reduction Plan (“ERP”), is \$36,248.96. The estimated second incentive, upon submittal and approval of an As-Built ERP and Commissioning Report confirming installation and operation of recommended measures per the Proposed ERP, is \$362,489.60. The estimated third incentive, upon submittal of Energy Star Portfolio Manager benchmark based on the first year of operation with a score of 75 or higher, is \$158,589.20. All incentive amounts are within entity cap guidelines. The proposed project is anticipated to annually save 363,125 kWh of electricity, 10,278 therms of natural gas, and will reduce peak demand by an anticipated 154.6 kW per year. The proposed project will have an estimated annual energy cost savings of \$86,217.86.

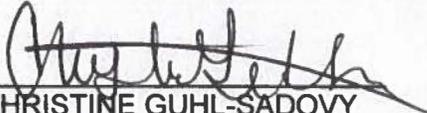
TRC Environmental Corporation (“TRC”), the Program Manager engaged by the Board to manage the P4P-NC program, attested to the accuracy of certain information regarding the project and that the project application adheres to the current terms and conditions of the program. Further, TRC, in its role as 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.

Accordingly, based upon Staff’s recommendation and the certifications of the Program Administrator and Program Manager, the Board **HEREBY ORDERS** the approval of the aforementioned application for the total estimated incentive amount of \$557,327.76 for Bayonne Redevelopers Residential Urban Renewal and **AUTHORIZES** issuance of a standard commitment letter to the applicant identified above, setting forth the terms and conditions of this commitment.

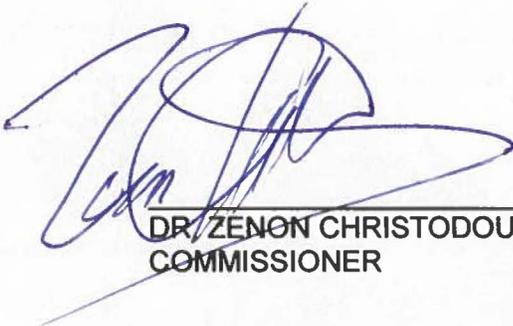
The effective date of this Order is November 24, 2023.

DATED: November 17, 2023

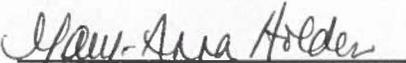
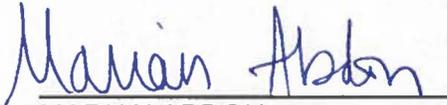
BOARD OF PUBLIC UTILITIES
BY:



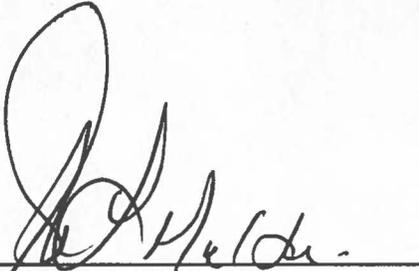
CHRISTINE GUHL-SADOVY
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DR. ZENON CHRISTODOULOU
COMMISSIONER


MARY-ANNA HOLDEN
COMMISSIONER

MARIAN ABDOU
COMMISSIONER



SHERRI L. GOLDEN
SECRETARY

ATTEST:

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

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ENERGY EFFICIENCY INCENTIVES EXCEEDING \$500,000 – BAYONNE REDEVELOPERS RESIDENTIAL
URBAN RENEWAL

DOCKET NO. QO23090636

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