



Agenda Date: 9/17/18  
Agenda Item: 8A

**STATE OF NEW JERSEY**  
**Board of Public Utilities**  
44 South Clinton Avenue, 3<sup>rd</sup> Floor, Suite 314  
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 ) ORDER  
AUTHORIZATION OF COMMERCIAL AND )  
INDUSTRIAL PROGRAM ENERGY EFFICIENCY )  
INCENTIVES EXCEEDING \$500,000 – DIGITAL )  
REALTY TRUST, LP ) DOCKET NO. QG18080943

**Parties of Record:**

**Tim Griffin, Data Center Manager, Digital Realty Trust, LP**  
**Stefanie A. Brand, Esq., Director, New Jersey Division of Rate Counsel**

**BY THE BOARD:**

The New Jersey Board of Public Utilities ("Board") through its New Jersey Clean Energy Program ("NJCEP") includes several individual Commercial & Industrial ("C&I") Energy Efficiency ("EE") Programs targeting the commercial and industrial 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"). All proposed C&I EE financial incentives and rebates exceeding \$500,000 require explicit Board approval. See, 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 and Budgets - Revised Rebate Incentive Approval Process, BPU Dkt. No. E007030203 (May 3, 2013). The Large Energy Users Program ("LEUP") fosters self-investment in EE and combined heat and power projects for New Jersey's largest C&I customers. Incentives are awarded to customers that satisfy the program's eligibility and program requirements for investing in self-directed energy projects that are customized to meet the requirements of the customers' existing facilities, while advancing the State's energy efficiency, conservation, and greenhouse gas reduction goals. To qualify under the LEUP guidelines in effect at the time of the applications, eligible entities must have contributed a minimum of \$300,000 into the NJCEP fund in the fiscal year prior to the application date.

By this Order, the Board considers the application of Digital Realty Trust, LP in Clifton, New Jersey, submitted on June 4, 2018 under the Fiscal Year 2018 ("FY18") LEUP pursuant to the NJCEP Energy Efficiency and Renewable Energy Program Plan Filing for FY 2018 dated January 26, 2018.

Digital Realty Trust, LP has submitted an application for a total financial incentive of \$714,673.46 for a lighting upgrade project at a project cost of \$952,897.95. The project's incentive is within entity cap guidelines, based on the application approval date. The project scope involves upgrading interior and exterior lighting at three data center and office facilities in New Jersey: 100 Delawanna Avenue, Clifton; 2 Peekay Drive, Clifton; and 300 JFK Boulevard East, Weehawken. Exterior lighting consisting of high pressure sodium and metal halide fixtures in parking lot pole lights, wall packs, flood lights, and other locations will be replaced with LED fixtures. Interior lighting consisting of fluorescent strip, screw-in, metal halide, and incandescent technology will also be replaced with LED fixtures.

Installing these measures will result in annual electric savings by an estimated 2,170,961 kWh and an annual estimated electric peak demand reduction of 177.7 kW. There are no natural gas savings associated with this project. The proposed project will have an estimated annual energy cost savings of \$217,096.09 and an operations and maintenance savings of \$25,227.50. The payback period without incentives is 3.93 years; when factoring in the incentives, the payback period is reduced to one (1) year.

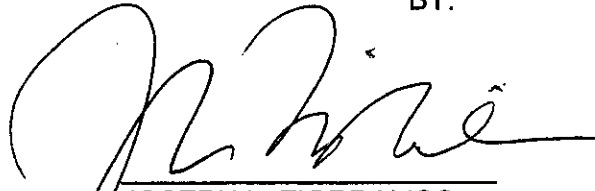
TRC Environmental Corporation, the Program Manager engaged by the Board to manage the NJCEP LEUP, submitted its certification that the incentive to be approved for commitment was calculated in accordance with the program's policies and procedures, that the listed amount is the true and accurate estimated incentive for which the applicant is eligible, and that 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. Further, TRC, in its role as the NJCEP Program Administrator, also reviewed the application and submitted its certification that the incentive was calculated in accordance with the program's policies and procedures, and that the listed amount is the true and accurate estimated incentive for which the applicant is eligible. Based on these certifications and the information provided by the Program Manager and Program Administrator, Board Staff recommends approval of the above-referenced application.

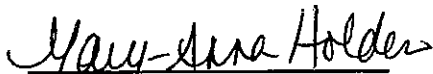
The Board **HEREBY ORDERS** the approval of the aforementioned application for the total estimated incentive amount of \$714,673.46 for Digital Realty Trust, LP and **AUTHORIZES** issuance of a standard commitment letter to the applicant identified above, setting forth the terms and conditions of this commitment.

The effective date of this Order is September 27, 2018:


DATED: 9/17/18

BOARD OF PUBLIC UTILITIES  
BY:

  
\_\_\_\_\_  
JOSEPH L. FIORDALISO  
PRESIDENT

  
\_\_\_\_\_  
MARY-ANNA HOLDEN  
COMMISSIONER

  
\_\_\_\_\_  
DIANNE SOLOMON  
COMMISSIONER

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

  
\_\_\_\_\_  
ROBERT M. GORDON  
COMMISSIONER

ATTEST:   
\_\_\_\_\_  
AIDA CAMACHO-WELCH  
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 PROGRAM ENERGY EFFICIENCY INCENTIVES EXCEEDING \$500,000 –  
DIGITAL REALTY TRUST, LP  
DOCKET NO. QG18080943

SERVICE LIST

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*The undersigned preparer attests that, to the best of their knowledge and belief, the above information is accurate and the subject project application adheres to the current terms and conditions of the Large Energy Users program.*

  
Signature of Preparer

8/23/18  
Date

Brian De Luca  
Name of Preparer

51567  
App#

1. Application Number: **51567**
2. Application Received Date and Fiscal Year: **FY18 Large Energy Users Program**
3. Compliance Filing: **FY18 Compliance Filing dated 1/26/2018**
4. Customer Contact (name, company, address, phone #):

**Tim Griffin  
Data Center Manager  
Digital Realty Trust, LP  
100 Delawanna Ave Unit B  
Clifton City, NJ 07104-1553  
917-284-6439**

5. Project Name and Address:  
**Lighting Upgrade at Multiple Locations**
  - 1) **100 Delawanna Ave, Clifton City, NJ 07104**
  - 2) **2 Peekay Drive, Clifton, NJ 07104**
  - 3) **300 JFK Boulevard East, Weehawken, NJ**
6. Rebate amount: **\$714,673.46**
7. Brief description of measures:  
**Interior and exterior lighting upgrades at data center and office facilities. The existing exterior lighting consists of high pressure sodium and metal halide fixtures in parking lot pole lights, wall packs, flood lights and other locations. These fixtures will be removed and replaced with LED fixtures. Interior lighting in the three buildings consist of fluorescent strip, screw-in, metal halide and incandescent technology and will also be replaced with LED fixtures. Savings are as a result of reduced fixture wattage draw.**
8. Annual Estimated Energy Savings:  
**2,170,961 kWh  
177.7 kW peak demand  
0 therms**
9. Annual Estimated Energy Cost Savings: **\$217,096.09**
10. Project cost: **\$952,897.95**
11. Operational and Maintenance Savings: **\$25,227.50**
12. Simple Payback Period: **3.93 years without incentive; 1.00 years with incentive**

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

I, **Maura Watkins**, TRC Solutions 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.

*Maura H Watkins*

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

Date: 08-22-2018

**Maura Watkins**

Quality Control – TRC Solutions

Application No.: 51567

Applicant: Digital Realty Trust, LP

Payee: Digital Realty Trust, LP

Committed Amount: \$714,673.46