



Agenda Date: 10/28/21  
Agenda Item: 8B

**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 ) ORDER  
INDUSTRIAL PROGRAM ENERGY EFFICIENCY )  
INCENTIVES EXCEEDING \$500,000 – MONROE )  
TOWNSHIP BOARD OF EDUCATION ) DOCKET NO. QG21081099

**Parties of Record:**

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

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 incorporating energy efficiency 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 commercial and industrial 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 milestones.

By this Order, the Board considers the application of the 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 Williamstown High School, 700 North Tuckahoe Road, Williamstown, New Jersey 08094. The applicant requests a total financial incentive of \$615,450.73 for a project that will cost \$6,672,036.

The full list of EE measures to be installed includes an interior LED lighting retrofit, lighting occupancy controls, building envelope improvements, a new building management system, a new air handling unit and air conditioner for its gym, improved ventilation units, high efficiency boilers, new premium efficiency motors, a variable speed drive on hot water pumps, an air-cooled chiller replacement, a variable speed drive on chilled water pumps, roof insulation, exterior LED lighting, a variable frequency drive on a domestic water booster pump, and a transformer replacement. This is an enhanced incentive project and is included as part of a larger Energy Savings Improvement Program ("ESIP") scope of work for the Board of Education.

The estimated first incentive, for submitting a complete energy reduction plan prepared by an approved program partner, is \$20,542.73. The estimated second incentive, for the installation of recommended measures per the energy reduction plan, is \$297,454.00. The estimated third incentive, for completing the Post-Construction Benchmarking Report demonstrating achieved energy savings, is \$297,454.00. These incentive amounts are within entity cap guidelines. The project is anticipated to save 1,329,845 kWh of electricity and 8,660 therms of natural gas annually. The proposed project will have an estimated annual energy cost savings of \$187,781. This value is based on this project's energy savings and costs as accepted by the P4P-EB program, but this project is part of a larger ESIP project whose energy savings plan has been previously approved. The payback period without incentives is 35 years; when factoring in the incentives, the payback period is reduced to 32 years.

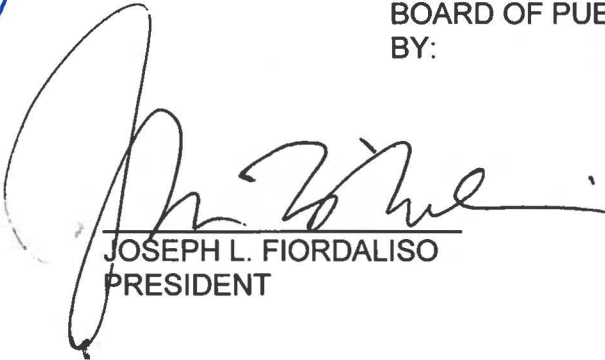
TRC Environmental Corporation (TRC), the Program Manager engaged by the Board to manage the NJCEP P4P-EB program, attested to the accuracy of certain information regarding the project and that the project application adheres to the current terms and conditions of the program. Further, TRC, in its role 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 the 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") recommended 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 \$615,450.73 for the Monroe Township Board of Education and **AUTHORIZES** issuance of a standard commitment letter to the applicant, setting forth the terms and conditions of this commitment.

The effective date of this Order is November 4, 2021.

DATED: 10/28/2021

BOARD OF PUBLIC UTILITIES  
BY:



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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 –  
MONROE TOWNSHIP BOARD OF EDUCATION

DOCKET NO. QG21081099

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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: **08-25-2021**

**Maura Watkins**

Quality Control – TRC Companies

Application No.: **62196**

Applicant: **Monroe Township Board of Education**

Payee: **Monroe Township Board of Education**

Committed Amount: **\$615,450.73**