



LGEA Presentation DEP – Hopatcong State Park & GCB Sites

April 4, 2024

New Jersey's Clean Energy Program

Lighting the way to New Jersey's Clean Energy Future

Introductions

- DEP Hopatcong State Park
 - Jeffrey MacMullen
 - Laura Petrangeli
 - Laura Franek
 - Patrick O'Brien
- NJ Clean Energy Program
 - Sarah Walters LGEA Project Manager
 - Moussa Traore LGEA Technical Manager
 - Juno Romanick LGEA Project Auditor

- NJ BPU
 - Alisia Quaccoo

- Utility Energy Efficiency Programs
 - John Sousa JCP&L
 - Andrew Doss JCP&L



AGENDA

- The audit process overview
- Energy use & existing conditions
- Review of Energy Conservation Measures (ECMs) identified
 & other recommendations
- Energy Savings Improvement Program (ESIP)
- Energy Efficiency Incentive Programs
- Questions regarding the draft audit report
- Next steps for Hopatcong State Park and GCB Sites



LGEA PROCESS

- Application Approval
- Initial Call
- Facility Interviews
- Audit
- Benchmarking & Analysis
- Draft Reports
- LGEA Presentation
- Final Reports



SITE VISIT & UTILITY ANALYSIS

Overview of Systems, Baseline & Existing Conditions:

- Building Envelope
- Lighting System
- HVAC and Mechanical Systems
- Plug Load Equipment
- Process Equipment

Utility Consumption:

- Electric Consumption and Costs
- Natural Gas Consumption and Costs
- Fuel Oil #2 Consumption and Costs
- Propane Consumption and Costs
- Water Consumption and Costs

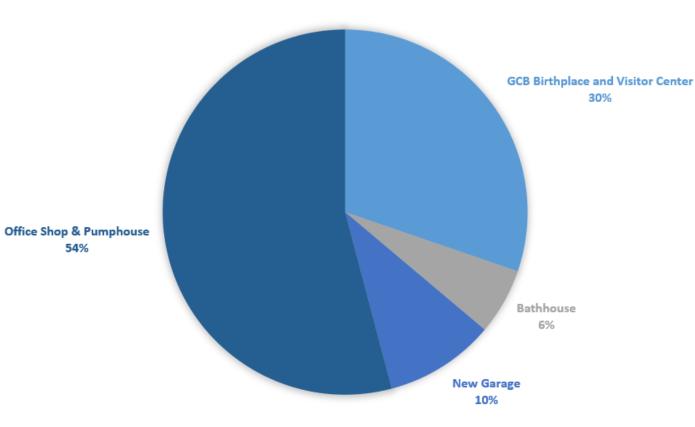
Sites Visited/Analyzed

- Bathhouse
- Office/Shop
- Pumphouse / Well
- New Garage
- GCB Birthplace (Museum)
- GCB Visitor Center

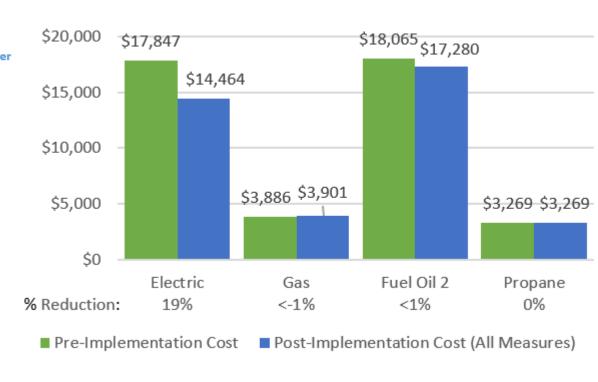


UTILITY BREAKOUT

Percent of Total Annual Energy Costs

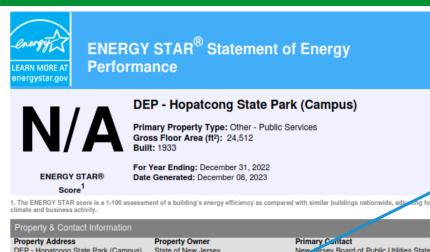


Pre & Post Implementation Cost





BENCHMARKING



Property Address DEP - Hopatcong State Park (Campus) 260 Lakeside Boulevard Landing, New Jersey 07850 Property ID: 29009137	Property Owner State of New Jersey 428 East State Street Trenton, NJ 08625 (609) 940-4129	Primary Contact New Sersey Board of Public Utilities State Energy Services 44 South Clinton Ave Trenton, NJ 08625 6096339666 BPU.EnergyServices@bpu.nj.gov
Friergy Consumption and Energy U	se !:ensity (EUI)	
Site EUI Annual Energy by ru		Median Comparison Median Site EUI (kBtu/ft²) 59.5

Source EUI

ural Gas (kBtu) 261,094 (18%) uel Oil (No. 2) (kBtu) 650,504 (45%) 88.2 kBtu/ft

Signature & Stamp of Verifying Professional (Name) verify that the above information is true and correct to the best of my knowledge.

Licensed Professional

Professional Engineer or Registered Architect Stamp (if applicable)

National Median Source EUI (kBtu/ft²)

Annual Emissions

(Metric Tons CO2e/year)

Diff from National Median Source EUI

Total (Location-Based) GHG Emissions

Site EUI 58.9 kBtu/ft²

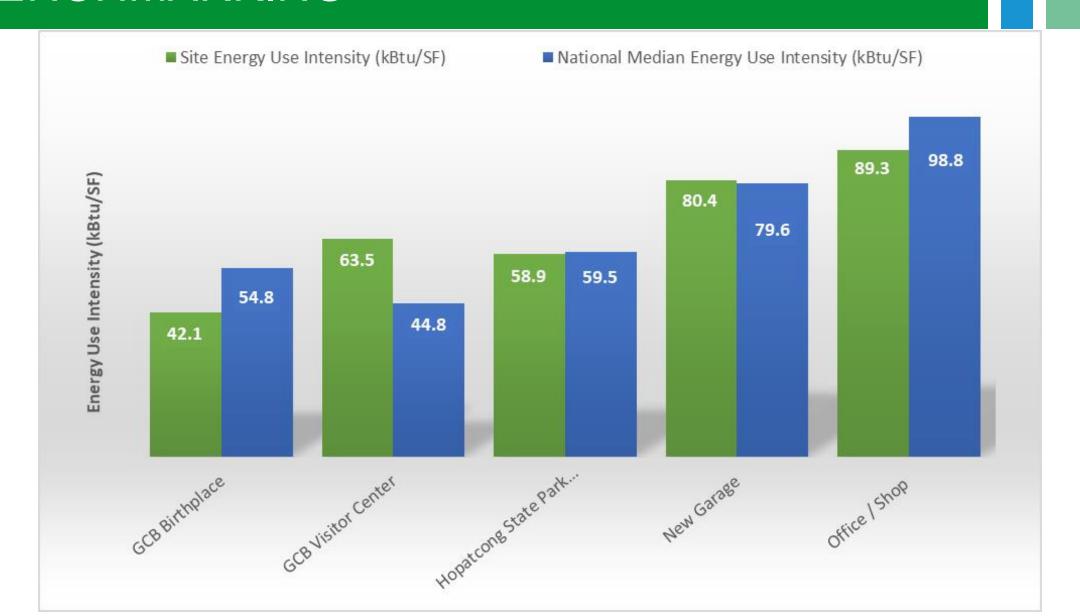
Source EUI 88.2 kBtu/ft²

Site Name	ENERGY STAR® Score
Hopatcong State Park - Campus	N/A
Office / Shop & Pumphouse	57
New Garage	N/A
Grover Cleveland Birthplace (Museum)	N/A
Grover Cleveland Birthplace Visitor Center	N/A

	National Median Comparison	
	National Median Site EUI (kBtu/ft²)	59.5
Ì	National Median Source EUI (kBtu/ft²)	89.3
	% Diff from National Median Source EUI	-1%

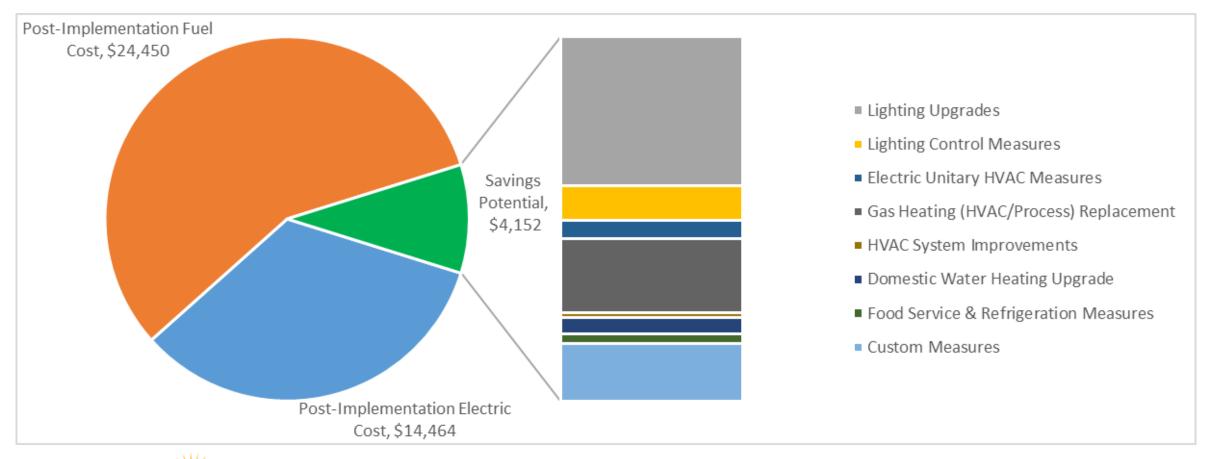
ENERGY STAR® scores are percentile ranking from 1 (least efficient) to 100 (most efficient). It compares your building's energy performance to similar buildings nationwide.

BENCHMARKING



ALL OPPORTUNITIES

Savings Potential





ALL OPPORTUNITIES

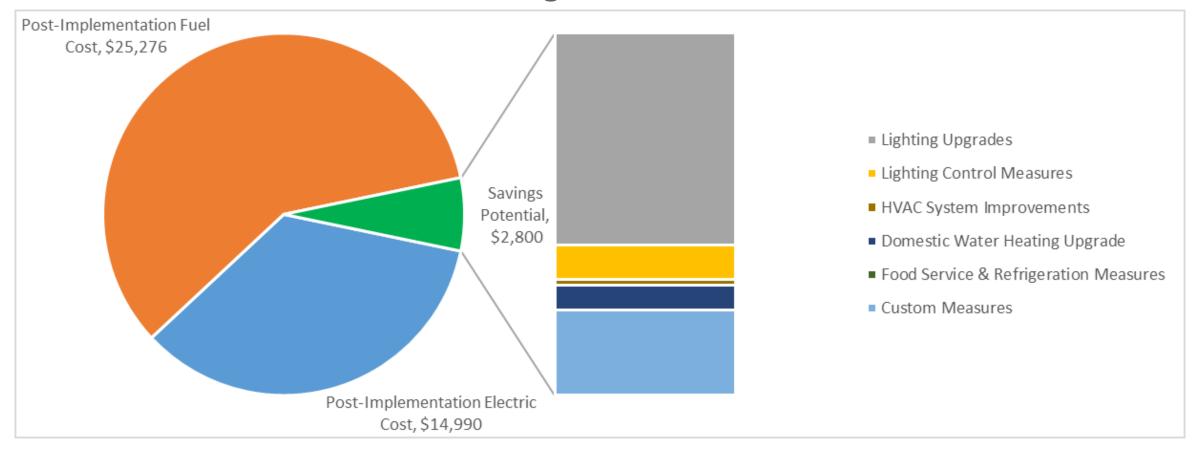
#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting	Upgrades	10,192	4.8	-2.2	\$1,700	\$10,560	\$1,690	\$8,870	5.2	9,941
ECM 1	Install LED Fixtures	2,861	0.0	0.0	\$497	\$4,620	\$700	\$3,920	7.9	2,881
ECM 2	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	1,315	1.3	-0.5	\$218	\$2,090	\$320	\$1,770	8.1	1,247
ECM 3	Retrofit Fixtures with LED Lamps	6,017	3.5	-1.7	\$985	\$3,850	\$670	\$3,180	3.2	5,813
Lighting	Control Measures	2,404	1.2	-0.6	\$394	\$9,640	\$1,840	\$7,800	19.8	2,330
ECM 4	Install Occupancy Sensor Lighting Controls	1,890	1.0	-0.5	\$310	\$8,160	\$1,100	\$7,060	22.8	1,833
ECM 5	Install High/Low Lighting Controls	513	0.1	-0.1	\$84	\$1,480	\$740	\$740	8.8	497
Unitary I	HVAC Measures	1,220	1.5	0.0	\$203	\$10,800	\$500	\$10,300	50.6	1,229
ECM 6	Install High Efficiency Air Conditioning Units	1,220	1.5	0.0	\$203	\$10,800	\$500	\$10,300	50.6	1,229
Gas Hea	ting (HVAC/Process) Replacement	0	0.0	30.7	\$849	\$21,700	\$1,000	\$20,700	24.4	5,021
ECM 7	Install High Efficiency Hot Water Boilers	0	0.0	30.7	\$849	\$21,700	\$1,000	\$20,700	24.4	5,021
HVAC Sy	stem Improvements	303	0.0	0.0	\$51	\$200	\$30	\$170	3.4	305
ECM 8	Install Pipe Insulation	303	0.0	0.0	\$51	\$200	\$30	\$170	3.4	305
Domesti	c Water Heating Upgrade	1,107	0.0	0.0	\$193	\$160	\$40	\$120	0.6	1,115
ECM 9	Install Low-Flow DHW Devices	1,107	0.0	0.0	\$193	\$160	\$40	\$120	0.6	1,115
Food Ser	vice & Refrigeration Measures	602	0.4	0.0	\$107	\$6,400	\$500	\$5,900	55.3	607
ECM 10	Replace Refrigeration Equipment	602	0.4	0.0	\$107	\$6,400	\$500	\$5,900	55.3	607
Custom	Measures	3,720	0.0	0.0	\$656	\$7,800	\$0	\$7,800	11.9	3,746
ECM 11	Replace Electric Water Heater with Heat Pump Water Heater	3,720	0.0	0.0	\$656	\$7,800	\$0	\$7,800	11.9	3,746
	TOTALS (ALL MEASURES)	19,549	7.9	27.8	\$4,152	\$67,260	\$5,600	\$61,660	14.9	24,295

^{* -} All incentives presented in this table are included as placeholders for planning purposes and are based on previously run state rebate programs. Contact your utility provider for details on current programs.

^{** -} Simple Payback Period is based on net measure costs (i.e. after incentives).

COST EFFECTIVE OPPORTUNITIES

Savings Potential





COST EFFECTIVE OPPORTUNITIES

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting	Upgrades	9,844	4.5	-2.2	\$1,638	\$8,300	\$1,390	\$6,910	4.2	9,591
ECM 1	Install LED Fixtures	2,567	0.0	0.0	\$445	\$2,640	\$400	\$2,240	5.0	2,585
ECM 2	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	1,315	1.3	-0.5	\$218	\$2,090	\$320	\$1,770	8.1	1,247
ECM 3	Retrofit Fixtures with LED Lamps	5,963	3.2	-1.7	\$975	\$3,570	\$670	\$2,900	3.0	5,759
Lighting	Control Measures	1,608	0.5	-0.3	\$263	\$5,030	\$890	\$4,140	15.7	1,579
ECM 4	Install Occupancy Sensor Lighting Controls	1,256	0.5	-0.3	\$206	\$4,470	\$540	\$3,930	19.1	1,234
ECM 5	Install High/Low Lighting Controls	352	0.1	-0.1	\$58	\$560	\$350	\$210	3.6	346
HVAC Sy	stem Improvements	303	0.0	0.0	\$51	\$200	\$30	\$170	3.4	305
ECM 8	Install Pipe Insulation	303	0.0	0.0	\$51	\$200	\$30	\$170	3.4	305
Domesti	ic Water Heating Upgrade	1,107	0.0	0.0	\$193	\$160	\$40	\$120	0.6	1,115
ECM 9	Install Low-Flow DHW Devices	1,107	0.0	0.0	\$193	\$160	\$40	\$120	0.6	1,115
Custom Measures		3,720	0.0	0.0	\$656	\$7,800	\$0	\$7,800	11.9	3,746
ECM 11	Replace Electric Water Heater with Heat Pump Water Heater	3,720	0.0	0.0	\$656	\$7,800	\$0	\$7,800	11.9	3,746
	TOTALS		5.0	-2.6	\$2,800	\$21,490	\$2,350	\$19,140	6.8	16,336

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BATHHOUSE

#	Energy Conservation Measure	Cost Effective?	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO₂e Emissions Reduction (lbs)
Lighting	Upgrades		538	0.7	0	\$95	\$3,040	\$420	\$2,620	27.5	542
ECM 1	Install LED Fixtures	No	294	0.0	0	\$52	\$1,980	\$300	\$1,680	32.2	296
ECM 2	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	Yes	190	0.5	0	\$34	\$780	\$120	\$660	19.6	192
ECM 3	Retrofit Fixtures with LED Lamps	No	54	0.3	0	\$10	\$280	\$0	\$280	29.4	54
Lighting	Control Measures		66	0.2	0	\$12	\$1,350	\$200	\$1,150	98.0	67
ECM 4	Install Occupancy Sensor Lighting Controls	No	66	0.2	0	\$12	\$1,350	\$200	\$1,150	98.0	67
Domesti	c Water Heating Upgrade		581	0.0	0	\$103	\$50	\$20	\$30	0.3	585
ECM 5	Install Low-Flow DHW Devices	Yes	581	0.0	0	\$103	\$50	\$20	\$30	0.3	585
Food Ser	vice & Refrigeration Measures		602	0.4	0	\$107	\$6,400	\$500	\$5,900	55.3	607
ECM 6	Replace Refrigeration Equipment	No	602	0.4	0	\$107	\$6,400	\$500	\$5,900	55.3	607
Custom	Measures		1,779	0.0	0	\$315	\$5,700	\$0	\$5,700	18.1	1,791
ECM 7	Replace Electric Water Heater with Heat Pump Water Heater	Yes	1,779	0.0	0	\$315	\$5,700	\$0	\$5,700	18.1	1,791
TOTALS (COST EFFECTIVE MEASURES)		2,550	0.5	0	\$452	\$6,530	\$140	\$6,390	14.1	2,568	
	TOTALS (ALL MEASURES)		3,566	1.3	0	\$632	\$16,540	\$1,140	\$15,400	24.4	3,591

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OFFICE / SHOP & PUMPHOUSE-WELL

#	Energy Conservation Measure	Cost Effective?	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO₂e Emissions Reduction (lbs)
Lighting	Upgrades		4,902	2.0	-1	\$827	\$4,680	\$700	\$3,980	4.8	4,740
ECM 1	Install LED Fixtures	Yes	1,761	0.0	0	\$309	\$1,840	\$200	\$1,640	5.3	1,773
ECM 2	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	Yes	1,124	0.8	0	\$184	\$1,310	\$200	\$1,110	6.0	1,055
ECM 3	Retrofit Fixtures with LED Lamps	Yes	2,016	1.1	-1	\$334	\$1,530	\$300	\$1,230	3.7	1,912
Lighting	Control Measures		729	0.5	0	\$120	\$3,260	\$750	\$2,510	21.0	684
ECM 4	Install Occupancy Sensor Lighting Controls	No	568	0.4	0	\$93	\$2,340	\$360	\$1,980	21.3	533
ECM 5	Install High/Low Lighting Controls	No	161	0.1	0	\$26	\$920	\$390	\$530	20.1	151
Gas Hea	ting (HVAC/Process) Replacement		0	0.0	31	\$849	\$21,700	\$1,000	\$20,700	24.4	5,021
ECM 6	Install High Efficiency Hot Water Boilers	No	0	0.0	31	\$849	\$21,700	\$1,000	\$20,700	24.4	5,021
Domesti	c Water Heating Upgrade		213	0.0	0	\$37	\$30	\$0	\$30	0.8	214
ECM 7	Install Low-Flow DHW Devices	Yes	213	0.0	0	\$37	\$30	\$0	\$30	0.8	214
Custom	Measures		1,941	0.0	0	\$341	\$2,100	\$0	\$2,100	6.2	1,955
ECM 8	Replace Electric Water Heater with Heat Pump Water Heater	Yes	1,941	0.0	0	\$341	\$2,100	\$0	\$2,100	6.2	1,955
TOTALS (COST EFFECTIVE MEASURES)		7,055	2.0	-1	\$1,205	\$6,810	\$700	\$6,110	5.1	6,909	
	TOTALS (ALL MEASURES)		7,784	2.4	29	\$2,173	\$31,770	\$2,450	\$29,320	13.5	12,615

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NEW GARAGE

#	Energy Conservation Measure	Cost Effective?		Peak Demand Savings (kW)		Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)		CO ₂ e Emissions Reduction (Ibs)
Lighting	Upgrades		1,612	0.6	0	\$264	\$1,700	\$440	\$1,260	4.8	1,575
ECM 1	Install LED Fixtures	Yes	806	0.0	0	\$136	\$800	\$200	\$600	4.4	812
ECM 2	Retrofit Fixtures with LED Lamps	Yes	806	0.6	0	\$128	\$900	\$240	\$660	5.2	763
TOTALS (COST EFFECTIVE MEASURES)		1,612	0.6	0	\$264	\$1,700	\$440	\$1,260	4.8	1,575	
TOTALS (ALL MEASURES)		1,612	0.6	0	\$264	\$1,700	\$440	\$1,260	4.8	1,575	

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GCB Museum and Visitor Center

#	Energy Conservation Measure	Cost Effective?	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting	Upgrades		3,140	1.5	-1	\$514	\$1,140	\$130	\$1,010	2.0	3,084
ECM 1	Retrofit Fixtures with LED Lamps	Yes	3,140	1.5	-1	\$514	\$1,140	\$130	\$1,010	2.0	3,084
Lighting	Control Measures		1,608	0.5	0	\$263	\$5,030	\$890	\$4,140	15.7	1,579
ECM 2	Install Occupancy Sensor Lighting Controls	Yes	1,256	0.5	0	\$206	\$4,470	\$540	\$3,930	19.1	1,234
ECM 3	Install High/Low Lighting Controls	Yes	352	0.1	0	\$58	\$560	\$350	\$210	3.6	346
Unitary	HVAC Measures		1,220	1.5	0	\$203	\$10,800	\$500	\$10,300	50.6	1,229
ECM 4	Install High Efficiency Air Conditioning Units	No	1,220	1.5	0	\$203	\$10,800	\$500	\$10,300	50.6	1,229
HVAC Sy	stem Improvements		303	0.0	0	\$51	\$200	\$30	\$170	3.4	305
ECM 5	Install Pipe Insulation	Yes	303	0.0	0	\$51	\$200	\$30	\$170	3.4	305
Domesti	c Water Heating Upgrade		314	0.0	0	\$52	\$80	\$20	\$60	1.1	316
ECM 6	Install Low-Flow DHW Devices	Yes	314	0.0	0	\$52	\$80	\$20	\$60	1.1	316
TOTALS (COST EFFECTIVE MEASURES)		5,366	2.0	-1	\$880	\$6,450	\$1,070	\$5,380	6.1	5,285	
	TOTALS (ALL MEASURES)		6,586	3.5	-1	\$1,083	\$17,250	\$1,570	\$15,680	14.5	6,514

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ENERGY EFFICIENT BEST PRACTICES



- Reduce Air Leakage
- Close Doors and Windows
- Develop a LightingMaintenance Schedule
- Ensure Lighting Controls
 Are Operating Properly
- Use Fans to Reduce Cooling Load
- Use Window Treatments/Coverings

- Clean and/or Replace HVAC filters
- Check and Seal Duct Leakage
- Perform Proper Boiler
 Maintenance
- Perform Proper Water Heater Maintenance
- Plug Load Controls
- Water Conservation

See individual reports for specific EE Best Practices by building



WATER BEST PRACTICES





- Leak Detection and Repair
- Toilets and Urinals
- Faucets and Showerheads
- Commercial Kitchen Equipment
- Laundry Equipment
- Cooling Towners
- Steam Boiler System
- Pools and Spas

- Laboratory and Medical Equipment
- Water Metering and Submetering
- Vehicle Washing
- Single Pass Cooling System
- Landscaping and Irrigation
- On-Site Alternative Water Sources

See individual reports for specific Water Best Practices by building



MEASURES FOR FUTURE CONSIDERATION

High Speed Insulated Overhead Doors



EV CHARGING STATION POTENTIAL

NJCleanEnergy.com/EV

Know your EV Charging Stations











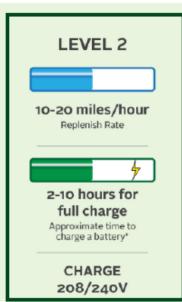
4-6 miles/hour Replinish Rate

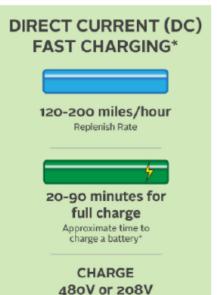


7-30 hours for full charge

Approximate time to charge a battery*

> CHARGE 110/120V





	Hopatcong State Park
Potential:	Medium / High (Bathhouse)



FINANCING MECHANISM: ESIP

NJCleanEnergy.com/ESIP

ENERGY SAVINGS IMPROVEMENT PROGRAM (ESIP)

- Energy Performance Contracting = NJ ESIP Program
- A creative tool and financing mechanism that allows public entities to make energy efficiency improvements without impacting their budgets
- Administered by the NJBPU
- Project is paid for with the value of its own energy savings
- 2 Options: Lease Purchase Loan or Bond
- 15 or 20 year pay back term
- NJBPU Approved Incentive Programs
 - Utility or NJCEP
- Can be combined with Federal/State Grants
- No upfront capital expenses
- No referendum or impact to tax payers



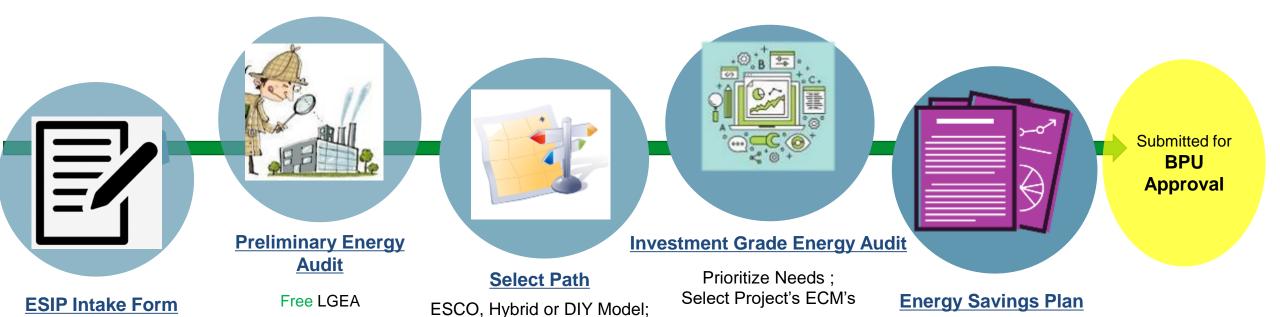
ENERGY SAVINGS IMPROVEMENT PROGRAM

Local Public Contract Law

Public School Contract Law

Compliance

NJCleanEnergy.com/ESIP





Get informed;

Begin the process

or

other ASHRAE Level II

Audit

Must be Cash Flow Positive;

Purchase Savings Guarantee?

Third Party Verification

ENERGY SAVINGS IMPROVEMENT PROGRAM

NJCleanEnergy.com/ESIP

FOR MORE INFORMATION

Michelle Rossi

ESIP Coordinator

ESIP@bpu.nj.gov

o: 609.913.6295

c: 609.915.0903



STATE FACILITIES INITIATIVE (SFI)

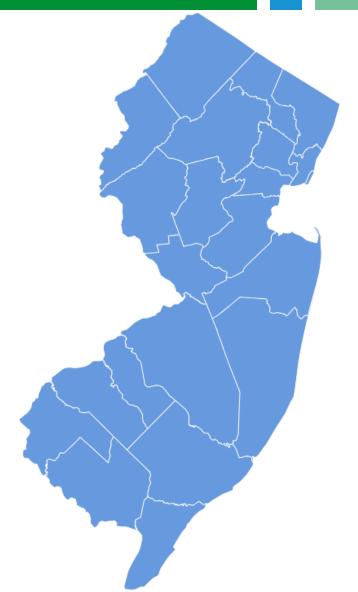
The State Facilities Initiative (SFI)

This program is for State-owned facilities.

The program identifies and implements Energy Efficiency projects in State-owned facilities or State-sponsored projects with the objective of producing energy and cost savings. The funding provided to the SFI is directly in line with EMP Goals 3.3.5 and 4.1.1.

EMP Goal 3.3.5 seeks to "[i]mprove energy efficiency in, and retrofit state buildings to, a high performance standard."

EMP Goal 4.1.1 addresses electrifying State facilities.



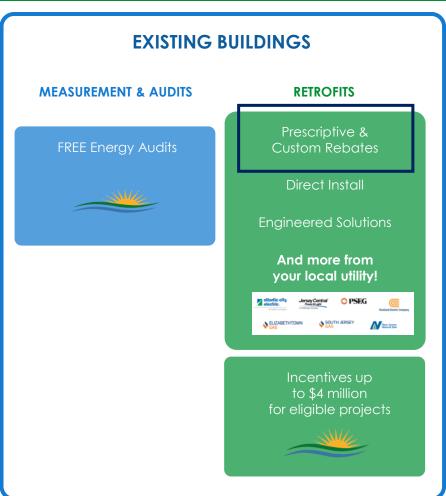
C&I ENERGY EFFICIENCY PROGRAMS

NJCleanEnergy.com

LOCAL GOVERNMENT CUSTOMERS

COMMERCIAL & INSTITUTIONAL CUSTOMERS

LARGE ENERGY CUSTOMERS

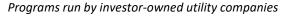
















UTILITY RUN ENERGY EFFICIENCY PROGRAMS*

NJCleanEnergy.com/Transition

PRESCRIPTIVE & CUSTOM REBATES:

- Individual high efficiency equipment rebates for renovation, remodeling, and equipment replacement
- Flexibility to do a little or a lot
- No size requirement

DIRECT INSTALL:

- Turn-key retrofit program to replace outdated and inefficient equipment including, lighting, HVAC, refrigeration, etc.
- The facility must have an average electric peak demand <200kW in the previous year to qualify

ENERGY MANAGEMENT:

• Includes the Building Tune-up (BT), Retro-commissioning (RCx), and Strategic Energy Management (SEM) subprograms. These subprograms offer a comprehensive mix of custom energy-savings measures such as basic HVAC tune-ups, building systems tune-ups, controls' calibration, diagnostic testing, and installation of measures to enhance your building's energy performance and savings.



ENGINEERED SOLUTIONS:

- Comprehensive, whole-building approach to saving energy
- The facility must have an average electric peak demand >200kW in the previous year to qualify

*Other programs may be available to you. Check with your Utility Provider to see a full list of offering and what you may be qualified for.

UTILITY RUN ENERGY EFFICIENCY PROGRAMS

JCP&L

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John Sousa - <u>JSousa@trccompanies.com</u>
Andrew Doss - <u>ADoss@willdan.com</u>

PSE&G

Dave Kirsch – <u>David.Kirsch@pseg.com</u> Steve Barba – <u>Steven.T.Barba@pseg.com</u>



LARGE ENERGY USERS

NJCleanEnergy.com/LEUP

WHO

Large C&I entities who have paid a minimum of \$5,000,000 in the previous 12 months of utility bills

SIZE TO QUALIFY

The average peak demand of all facilities submitted ≥400kW and/or 4,000 DTh

ABOUT

- Encourages large C&I utility customers to self-invest in energy efficiency, combined heat & power, and fuel cell projects
- Must have ability to "bank" funds for up to two fiscal years

INCENTIVE CAP

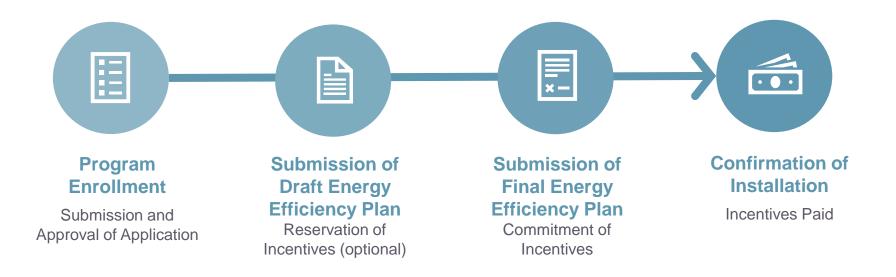
Maximum incentive per entity is the lesser of:

- •\$4 million,
- 75% of total project cost, or
- 90% of NJCEP contribution or annual energy saving caps (\$0.33/kWh and \$3.75/therm)



LARGE ENERGY USERS

NJCleanEnergy.com/LEUP





FOR MORE INFORMATION

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