The Borough of Cape May Point Community Energy Plan

November 2023

This report was made possible through a grant from New Jersey's Clean Energy Program™. New Jersey's Clean Energy Program is brought to you by the New Jersey Board of Public Utilities.

ABOUT THE NEW JERSEY BOARD OF PUBLIC UTILITIES (NJBPU)

The New Jersey Board of Public Utilities ("NJBPU" or "Board") is the state agency with authority to oversee the regulated utilities, which provide critical services such as natural gas, electricity, water, telecommunications, and cable television. The law requires the Board to ensure safe, adequate, and proper utility services at reasonable rates for customers in New Jersey.

ABOUT THE NEW JERSEY CLEAN ENERGY PROGRAM (NJCEP)

NJCEP, established on January 22, 2003, in accordance with the Electric Discount and Energy Competition Act (EDECA), provides financial and other incentives to the State's residential customers, businesses and schools that install high-efficiency or renewable energy technologies, thereby reducing energy usage, lowering customers' energy bills and reducing environmental impacts. The program is authorized and overseen by the New Jersey Board of Public Utilities (NJBPU).

ABOUT SUSTAINABLE JERSEY

Sustainable Jersey is a certification program for municipalities in New Jersey. Launched in 2009, Sustainable Jersey is a nonprofit, nonpartisan organization that supports community efforts to reduce waste, cut greenhouse gas emissions, and improve environmental equity. It provides tools, training and financial incentives to support and reward communities as they pursue sustainability programs. Sustainable Jersey is one hundred percent voluntary and each town can choose whether it wants to get certified and the actions it wants to do in order to achieve enough points to get certified.

Table of Contents

*Strategy 4 of the New Jersey Energy Master Plan has not been included in Cape May Point's Community Energy Plan because the Borough is built out and there is not sufficient new construction to undertake Strategy 4.

*Strategy 5 of the New Jersey Energy Master Plan has not been included in Cape May Point's Community Energy Plan because Strategy 5 encourages changes to state-level energy distribution.

Figures

I. Introduction

Cape May Point is committed to addressing climate change and reducing greenhouse gas emissions. This Community Energy Plan details the specific strategies Cape May Point will pursue in the coming years to reduce greenhouse gas emissions from the local energy system. The Plan covers municipal operations such as the municipal vehicle fleet and buildings, as well as public policies and programs designed to support the community in reducing emissions.

The Borough of Cape May Point ratified this Community Energy Plan in November of 2023. During the creation of this plan, the Borough provided several opportunities for public input, taking care to enable low- and moderate-income residents to participate.

Starting in November 2023, the Cape May Point Energy Team and BlueSky Power green team began reviewing the Sustainable Jersey Guide for Sustainable Energy Communities and Community Energy Plan Workplan Template and meeting with municipal staff to determine how to prioritize and implement the high-impact initiatives. Relevant community data was gathered from the Sustainable Jersey Data Center. BlueSky Power presented the draft Community Energy Plan at a public meeting on December 7th. The final community Energy Plan was adopted by municipal resolution on January 4, 2024.

Cape May Point's Community Energy Plan establishes how the municipality will promote the transition to sustainable energy over the next several years. Initiatives were selected based on demonstrated effectiveness, unique local opportunities, and co-benefits for the community as a whole, such as improved local air quality, energy savings for residents, and workforce development.

Climate change is one of the greatest threats to our future prosperity in Cape May Point, and globally. New Jersey is both a significant source of greenhouse gas (GHG) emissions and a state particularly vulnerable to climate change. Increasing heat waves, intense storms, and sea-level rise caused by climate change will dramatically alter our coastal state for many years to come (NJDEP, *Scientific Report on Climate Change*). According to the New Jersey Department of Environmental Protection's NJ Greenhouse Gas Emissions Inventory Report, New Jersey adds almost 100 million metric tons of CO_2e to the atmosphere annually. New Jersey can mitigate the local and global

Co-benefits of Sustainable Energy

The sustainable energy transition offers an opportunity to realize various co-benefits in our community and beyond. Besides reducing GHG emissions, implementing this plan will improve:

- Public health
  - Lower concentrations of ground-level outdoor air pollutants
  - Removal of indoor air pollution sources
- Social equity
  - Better affordable transportation
  - More affordable renewable energy
- Resiliency
  - More dependable electric grid
  - Decreased reliance on imported energy

impacts of climate change with a rapid transition from the current GHG-intensive energy system to one that optimizes energy use and produces energy with minimal GHG emissions.

Recognizing New Jersey's role in climate change mitigation, the State of New Jersey has established a goal of 100% clean energy in the state by 2050. *The New Jersey Energy Master Plan: Pathway to 2050* outlines the state's strategies for achieving that goal while also addressing issues of social and economic inequity. To promote action at the local level in support of the state's goals, the New Jersey Board of Public Utilities (NJBPU) launched the Community Energy Plan Grant Program, offering support and funding for municipalities to develop a Community Energy Plan. The Borough of Cape May Point received the Community Energy Plan Grant and completed this Plan as a participant of the grant program.

II. Community Overview

Cape May Point is a .3 square mile residential community of over 600 households located in Cape May County. According to the 2020 US Census American Community Survey, the racial composition of Cape May Point's 250 - 300 year round residents is 98% White, 1% Black, and 1% Asian or Pacific Islander.

Cape May Point's median household income is $71,902, with 21.2% of households below the U.S. poverty threshold. Cape May Point's Municipal Revitalization Index (MRI) score, a measure of a municipality's economic conditions, is 32 out of a possible 100, which ranks 183rd of New Jersey's 564 municipalities (Sustainable Jersey Community Profile Data by Municipality).

Electricity and Natural Gas Usage Data

Most electricity and natural gas use is currently associated with buildings. Utility companies generally organize electricity and natural gas use into four sectors – residential, commercial, industrial, and street lighting. The commercial sector includes nonprofits and government entities such as municipal buildings.

As illustrated in the charts on the next page, the residential sector accounts for the majority of electricity and natural gas use in Cape May Point. In other words, residential buildings present the greatest opportunity for energy use reductions.

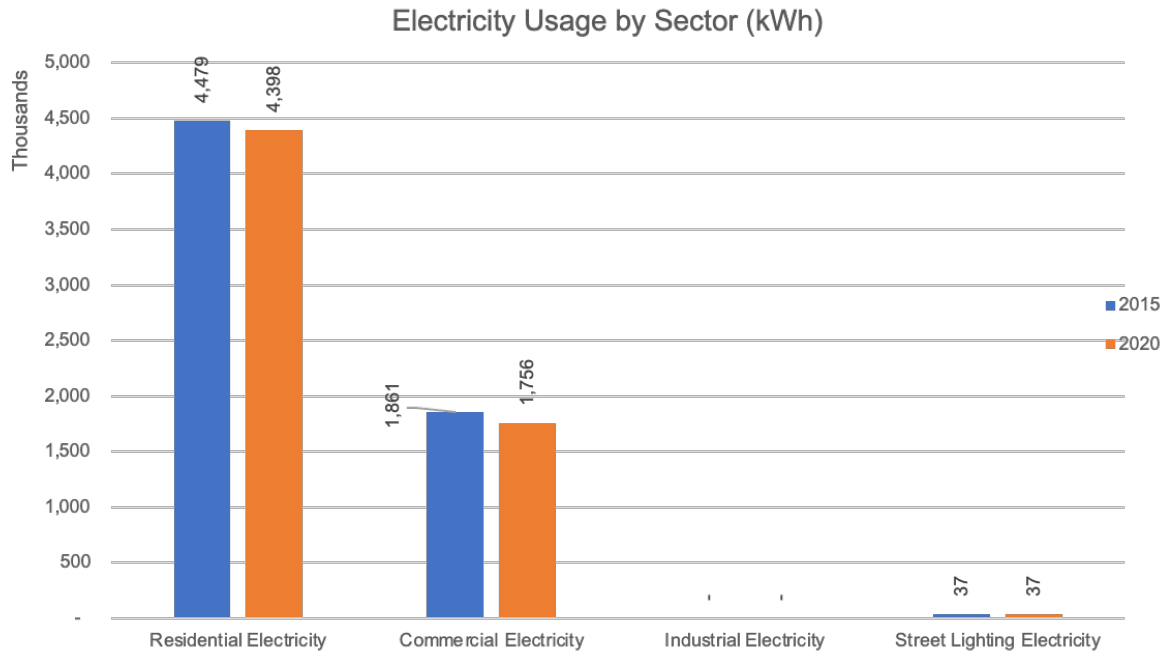

Chart 1. Amount of Electricity Purchased by Sector (kWh)
Source: Sustainable Jersey. Aggregated Community-Scale Utility Energy Data
Note: electricity values represent purchased electricity and do not include customer-generated electricity, such as from rooftop solar.

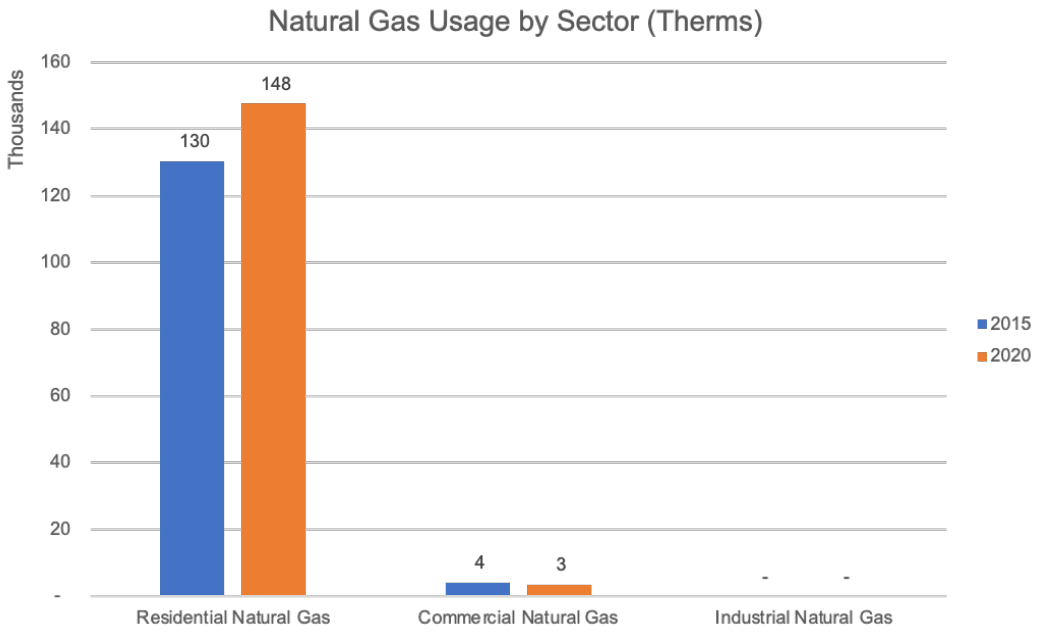

Chart 2. Amount of Natural Gas Purchased by Sector (Therms)
Source: Sustainable Jersey. Aggregated Community-Scale Utility Energy Data

Community GHG Emissions from Energy Use

In 2020, the total community-wide greenhouse gas emissions came from electricity, natural gas/heating fuel, and transportation energy use in Cape May Point. The largest share of community emissions came from Residential Electricity, followed by Residential Natural Gas Use.

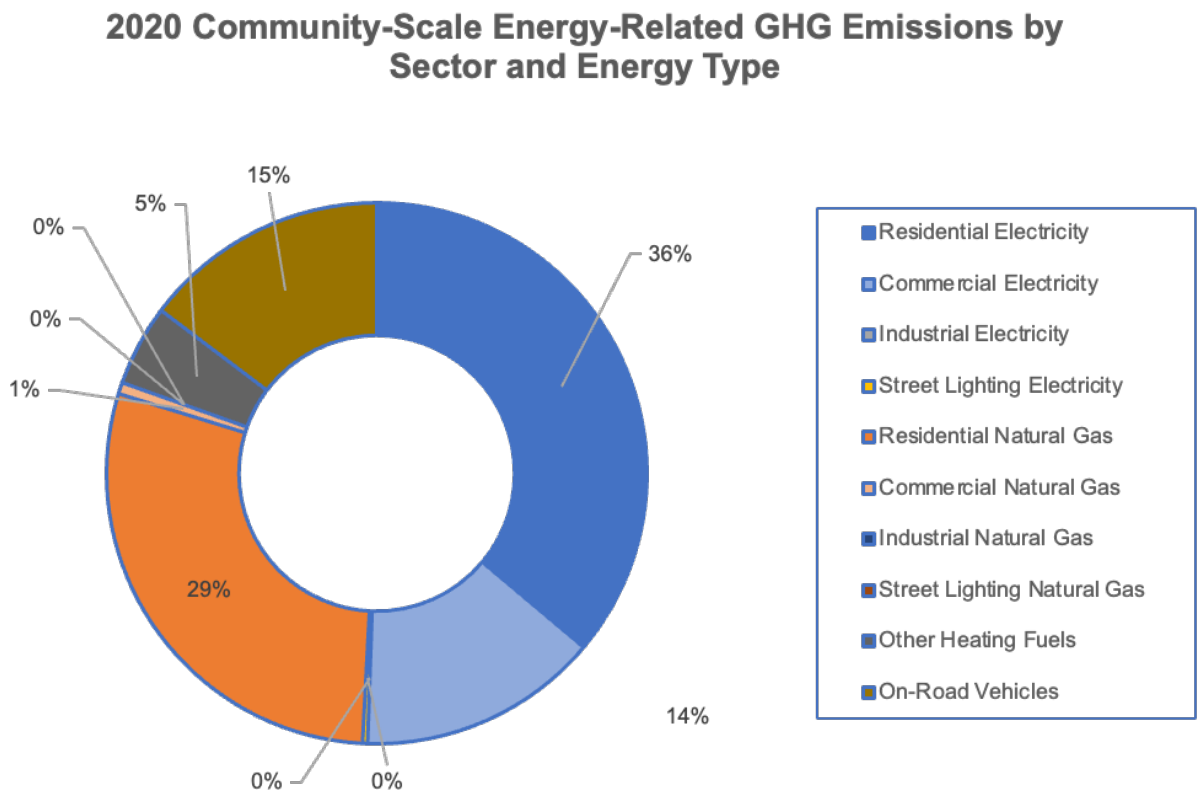

Chart 3. Overall GHG Emissions of Cape May Point by Subsector
Source: Sustainable Jersey. Community-Scale Greenhouse Gas (GHG) Emissions Data

III. Work Plan

The Cape May Point Community Energy Plan is primarily an implementation and action plan. This section details all of the initiatives selected as borough priorities for the next four years (2024-2028). These initiatives will generate significant greenhouse gas emissions reductions and improved air quality for both municipal operations and the wider community.

The initiatives are organized by the Strategies of the *New Jersey Energy Master Plan: Pathway to 2050*. Each Strategy section includes one or more initiatives. Implementation details are provided for each initiative, including the initiative lead person/entity, the time frame for implementation, and any significant obstacles to successful implementation.

Strategy 1: Reduce Energy Consumption and Emissions from the Transportation Sector
1.1 Adopt Supportive Zoning and Regulations for EV Infrastructure
1.2 Train First Responders on EVs and EVSE
1.3 Train Non-Emergency Staff on EVs and EVSE
1.4 Purchase Alternative Fuel Vehicles
1.6 Install Public EV Charging Infrastructure
1.9 Community EV Outreach

Strategy 2: Accelerate Deployment of Renewable Energy and Distributed Energy Resources
2.1 Adopt Supportive Zoning and Permitting for Solar
2.2 Post Solar Permitting Checklist
2.4 Train First Responders on Solar
2.5 Train Non-Emergency Staff on SOlar
2.6 Install On-Site Municipal Renewable Generation
2.9 Institute a Community-wide Solar Purchasing Program
2.11 Support Community Solar as Project Ambassador
2.12 Support Community Solar as Outreach Coordinator

Strategy 3: Maximize Energy Efficiency and Conservation and Reduce Peak Demand
3.1 Upgrade Energy Efficiency for Municipal Facilities
3.2 Residential Energy Efficiency Outreach Campaign

Strategy 6: Support Community Energy Planning and Action with an Emphasis on Encouraging and Supporting Participation by Low- and Moderate-Income and Environmental Justice Communities
6.1 Make Community Energy Planning Inclusive
6.2 Conduct Energy Efficiency Outreach to Low- and Moderate-Income Residents
6.4 Support Low- and Moderate-Income Community Solar Subscriptions

Strategy 7: Expand the Clean Energy Innovation Economy
7.1 Adopt Energy Storage Policies
7.2 Install an Energy Storage System

Strategy 1: Reduce Energy Consumption and Emissions from the Transportation Sector

Transportation accounts for over 40% of New Jersey's greenhouse gas emissions, primarily due to on-road gasoline consumption (NJDEP, "Transportation & Emissions"). Fossil fuel-powered transportation also produces local air pollution that significantly harms the health and quality of life of residents. Cape May Point can electrify municipal fleet vehicles and promote transportation electrification in the community to lessen the negative impact of our transportation system on our community and the world.

Initiative 1.1: Adopt Supportive Zoning and Regulations for EV Infrastructure

Description: Pass NJDCA's Model Statewide Municipal EV Ordinance specifying electric vehicle charging stations as a permitted accessory use, establishing the permitting process for charging stations, and requiring Make-Ready and EVSE (Electric Vehicle Supply Equipment) parking in new multifamily developments and parking lots. Modify the model ordinance standards for safety, signage, etc. as needed.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Borough Commissioners	Nov 2023	HIgh	5- 6 Months	N/A

Departments involved:

Vehicles and Electric Vehicles in Cape May Point			
Year Updated	Estimated Total Passenger Vehicles	# of EVs	% Electric
2015	185	0	0%
2020	135	7	5.19%

- Borough Solicitor
- Borough Engineer
- Zoning Officer
- Planning Board

Obstacles/Barriers:

- Time and other commitments

Community notes:

The Model Statewide Municipal EV Ordinance went into effect in September 2021 as specified by state law, but the policies in the ordinance are not integrated into Cape May Point's municipal code. Code Enforcement currently requires applications for new developments to comply with the Model Ordinance.

As of 2020, 5.19% of passenger vehicles in Cape May Point were electric. As EV adoption accelerates, demand for charging infrastructure will also accelerate, especially in summer months.

Measures of Success:

The goals for this initiative are new regulations regarding EVSE site design, such as accessibility and signage, and integration of the Model Statewide Municipal EV Ordinance into Cape May Point's land-use code and permitting documents.

Next steps:

1. Commissioner Busch directs municipal attorney to add Cape May Point-specific information to Model Statewide Municipal EV Ordinance and edit the "Reasonable Standards" section to fit municipal needs.
2. Commissioner Busch introduces ordinance to the elected body for review and approval.
3. Borough Administrator, Ed Grant, works with code officials to post permitting application and inspection processes on the municipal website.

Initiative 1.2: Train First Responders on EVs and EVSE

Description: Require training for local first responders on electric vehicles and associated infrastructure, furthering public confidence and maintaining emergency preparedness.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Borough Administrator	TBD : 2024	Medium	First training event, less than one month	N/A

Departments involved:

- Borough Administrator
- Volunteer Fire Department

Obstacles/Barriers:

- Lack of local training resources

Community notes:

No first responder departments have undergone training specific to electric vehicles and EV charging equipment. As of 2020, there were 7 passenger electric vehicles in Cape May Point; the number of EVs in town has likely increased since then, however, due to the seasonal status of many residents, this number fluctuates throughout the year.

Measures of Success:

The goal of this initiative is that all first responders will be trained in how to deal with emergencies involving electric vehicles and EV infrastructure, with a policy established for ongoing training as needed.

Next steps:

1. Meet with Volunteer Fire Co. Officers.
2. Volunteer Fire Co. Chief distributes training to First Responders and works with department heads to determine the deadline for all staff to complete it. Messaging emphasizes the unique danger presented by EV and EVSE emergencies.
3. Safety training link EV Community Preparedness Online Training. https://cleanenergytraining.org/firefighter-operations : Free courses for Firefighters/First Responders.

Initiative 1.3: Train Non-Emergency Staff on EVs and EVSE

Description: Initiate electric vehicle cross-training for non-emergency staff such as code officials, automotive technicians, and electricians.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Public Works Manager	TBD : 2024	Medium	First training event, less than one month	N/A

Departments involved:

- Borough Administrator
- Public Works

Obstacles/Barriers:

- Lack of local training resources
- Time and other Commitments

Measures of Success:

The goal of this initiative is that all relevant departments will be trained in how to deal with emergencies involving electric vehicles and EV infrastructure, with a policy established for ongoing training as needed.

Next steps:

1. Meet with Public Works to coordinate for training listed in 1.2.
2. safety training link EV Community Preparedness Online Training. https://cleanenergytraining.org/firefighter-operations : Free courses for Firefighters/First Responders.

Initiative 1.4: Purchase Alternative Fuel Vehicles

Description: Replace existing municipal fleet vehicles with plug-in hybrid, battery electric, or other sustainable alternative fuel vehicles, using fleet analysis to inform purchases.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Public Works Manager	Started 2023	High	1 - 2 years	Capital funds, Funding Resources : DEP, BPU

Departments involved:

- Borough Administrator
- Grant consultant
- CFO
- Public Works

Obstacles/Barriers:

- Funding.
- Demand for Ford F-150 Lightning trucks
- Lack of alternative fuel options for beach vehicles

Community notes:

Cape May Point is already on the waitlist for the Ford F-150 Lightning Truck. Capital funds to be budgeted for purchase in '23-'24. The U.S. Department of Energy Alternative Fuel Data Center (AFDC) has a complete database of state and federal incentives and laws related to alternative fuels and vehicles, air quality, fuel efficiency, and other transportation related topics.

Measures of Success:

The goal of this initiative is to create a strategic list prioritizing vehicles in fleet to replace with AFVs, adding the first heavy-duty, battery electric vehicle to municipal fleets, with supporting charging infrastructure.

Next steps:

1. Already on the waitlist for Ford F-150.
2. Budget capital funds for purchase in 2024.
3. Identify and apply for grant funding.
4. Identify other alternative fuel vehicles for purchase to replace current fleet vehicles.

Initiative 1.6: Install Public EV Charging Infrastructure

Description: Install electric vehicle charging infrastructure, including chargers, signage, and safety and accessibility features, for public use.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Public Works Commissioner	TBD : 2024	Medium	1-2 years	It Pay$ to Plug In, Cape May Point's Electric Make-Ready Incentives, Utility DEP and BPU. Capital, state & utility incentives. Potential private funding

Departments involved:

- Department of Public Works
- Borough Administrator
- Grant Consultant
- CFO

Obstacles/Barriers:

- Limited parking facilities in town.
- Limited funds.

Community notes:

No in-town charging facilities.

Measures of Success:

The goal of this initiative is to install the first public charging station in Cape May Point.

Next steps:

1. Borough Administrator sets up a meeting with DPW, Energy Team, and borough engineer to discuss charger type and siting options.
2. DPW and borough engineers determine which aspects of installation can be completed in-house and report to the Borough Administrator.
3. CFO finalizes analysis of costs and consults with Borough Administrator to determine site selection.
4. Grant writer applies for It Pay$ to Plug In grant and other potential funding sources.
5. Borough Administrator finalizes purchase of charging station.

Initiative 1.9: Community EV Outreach

Description: Outreach to residents, multi-family property owners, community and faith organizations to encourage adoption of electric vehicles (EVs) and electric vehicle charging infrastructure (EVSE) within your municipality.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Energy Team	TBD : 2024	Medium	Less than 6 months	Sustainable Jersey

Departments involved:

- Borough Administrator
- Energy Team

Obstacles/Barriers:

- Time and interest.

Community notes:

Seasonal draw of Cape May Point may determine level of interest.

Measures of Success:

The goal of this initiative is to reach out to potential audiences - residents, multifamily property owners and community and faith organizations.

Next steps:

Plan EV outreach webinar and announce via email and on social media.

Strategy 2: Accelerate Deployment of Renewable Energy and Distributed Energy Resources

Expanding renewable energy generation is necessary to eliminate greenhouse gas emissions from our energy system. New Jersey's most readily available renewable resource is sunlight, which more and more utility customers can now access thanks to declining prices and new systems like community solar. Cape May Point can continue to refine local policies regarding solar and other renewable resources to promote local growth of renewable generation capacity.

Initiative 2.1 Adopt Supportive Zoning and Permitting for Solar

Description: Provide clear guidance/standards for solar developers and limit barriers to solar adoption such as lengthy permitting and multiple reviews.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Borough Commissioner	Intro. Early 2024	Medium	Four Months	N/A

Departments involved:

- Borough Solicitor
- Zoning Officer
- Borough Engineer
- Planning Board

Obstacles/Barriers:

- Some residents may want to keep aesthetic regulations on rooftop solar PV.
    - Borough press release will cite studies that show solar panels create less glare than other common building materials such as steel and glass (NREL).

Community notes:

The Borough has drafted a solar-friendly ordinance and is reviewing it for introduction.

Measures of Success:

The goal of this initiative is a new solar-friendly ordinance that expedites or eliminates zoning permits and establishes a flat fee for permitting.

Next steps:

1. Commissioner updates municipal ordinance to remove restrictions of rooftop solar systems and establish flat fees for solar permitting.
2. Solicitor and planning board review and send ordinance to Town Council for approval, adapting any zoning issues to reflect community standards if needed..
3. New permitting fees implemented.
4. Borough Clerk writes and publishes notice in Borough newsletter explaining new regulations.

Initiative 2.2 Post Solar Permitting Checklist

Description: Provide clear guidance/standards for solar developers with a permitting checklist that can be easily found on the municipality's website. After a set amount of time, solicit feedback from users and revise the checklist based on comments.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Consultant, Zoning Officer	Spring 2024	Low	Minimal	N/A

Departments involved:

- Borough Administrator
- Zoning Officer

Obstacles/Barriers:

- Time and knowledge, other commitments.

Community notes:

The Borough has drafted a solar-friendly ordinance and is reviewing it for introduction. Visit guide for checklist link : https://irecusa.org/publications/a-guide-to-preparing-solar-permitting-checklists/

Measures of Success:

The goal of this initiative is to include a permit requirement checklist online, revised based on user feedback.

Next steps:

1. Consultant drafts checklist.
2. Zoning officer to review checklist.
3. Post on Borough website.

Initiative 2.4: Train First Responders on Solar

Description: To further public confidence and maintain emergency preparedness, require training on solar infrastructure for first responders.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Borough Administrator, Fire Chief	TBD : 2024	High	First training event, less than six month	N/A

Departments involved:

- Borough Administrator
- Volunteer Fire Department

Obstacles/Barriers:

- Lack of local training resources, time

Measures of Success:

• Training for relevant departments
• Cross-train building, zoning, inspection, and permitting staff
• Policy for ongoing training

Next steps:

1. Meet with Volunteer Fire Co. Officers.
2. Volunteer Fire Co. Chief distributes training to First Responders and works with department heads to determine the deadline for all staff to complete it. Messaging emphasizes the unique danger presented by solar emergencies.
3. safety training link EV Community Preparedness Online Training. https://cleanenergytraining.org/firefighter-operations : Free courses for Firefighters/First Responders.

Initiative 2.5: Train Non-Emergency Staff on Solar

Description: To ensure municipal staff are prepared to deal with permitting, inspection, etc. for solar installations in the community, require training on solar infrastructure for municipal staff.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Borough Administrator	Second half of 2024	Medium	First training event, less than six months	N/A

Departments involved:

- Borough Administrator
- Zoning Officer

Obstacles/Barriers:

- Lack of local training resources
- Time and other Commitments

Measures of Success:

The goal of this initiative is that all relevant departments will be trained in how to deal with emergencies involving solar equipment, with a policy established for ongoing training as needed.

Next steps:

Work with Sustainable Jersey on what resources are available for training on permitting and inspections.

Initiative 2.6 Install On-Site Municipal Renewable Generation

Description: Host a solar, wind, or geothermal project on municipal property to generate renewable energy for municipal facilities. Such projects can be leased from a developer or purchased and owned outright.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Consultant. Engineer	Dec 2023	High	18 months	PPA, Grant funding

Departments involved:

- Department of Public Works
- CFO

Obstacles/Barriers

- Funding, Potential sites need renovation and new roof first, Community may have concerns regarding appearance.

Measures of Success:

The goal of this initiative is a contract with a developer to buy or lease a renewable installation on municipal property and implement outreach to illustrate benefits of renewable energy to the community using the municipal project.

Next steps:

1. Consultant evaluate Borough facilities for solar array.
2. Prepare Layouts, economic and energy analysis.
3. Build community support for project
4. Identify funding sources.
5. Draft RFP
6. Analyze bids received
7. Award project

Initiative 2.9 Institute a Community-wide Solar Purchasing Program

Description: Partner with solar installers or a solar marketplace to offer special pricing on solar installations to residents and/or businesses for a limited time. Solicit bids for a solar installer partner with a Request for Proposals, then award the contract and advertise the offering to the community. Alternatively, partner with a competitive online solar marketplace to offer residents a custom online webpage to receive quotes.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Energy Team, Consultant	Spring 2026	Medium	6 months	PPA

Departments involved:

- Borough Administrator
- Energy Team
- Consultant

Obstacles/Barriers:

- Resident Interest

Community notes:

As of 2020, there were 23 existing residential solar arrays in the municipality.

Measures of Success:

The goal of this initiative is for 5% of residents to receive quotes for solar installations and 2% of those residents install solar as part of the campaign .

Next steps:

1. Energy Team contacts neighboring towns to seek collaborators on the initiative, creating a multi-municipality campaign if possible.
2. Energy Team creates a draft plan for the campaign. Commission members reach out to EnergySage to inquire about updating the 2016-17 campaign website (or creation of new website).
3. Energy Team drafts municipal resolution of support for the outreach campaign and sends to Town Council for approval.
4. Energy Team creates outreach plan involving multiple forms of media.

Initiative 2.11 : Support Community Solar as Project Ambassador

Description: Facilitate connections between community solar developers and the local site owner, anchor subscribers, nonprofit sponsors, and/or affordable housing property owners. Municipalities can lend credibility to the multi-benefit opportunity of a potential community solar project.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Consultant	TBD	Medium	TBD	Community Solar Owners

Departments involved:

- Borough Administrator

Obstacles/Barriers:

- None identified

Measures of Success:

1. Anchor Subscribers established
2. Project Partner underwrites subscription fees for LMI residents.

Next Steps:

1. Find Community Solar projects in neighboring towns to subscribe to(ie. Millville and other surrounding participants)..
2. Email blast to residents to inform.

Initiative 2.12 : Support Community Solar as Outreach Coordinator

Description: Use municipal resources and networks (mailing lists, websites, etc.) to educate the community about community solar in general and the details of local projects (e.g., subscription rates and requirements).

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Consultant, Administrator	TBD	Medium	TBD	Minimal Cost

Departments involved:

- Borough Administrator

Obstacles/Barriers:

- Historical/ shade restrictions

Measures of Success:

- Local community solar information posted to municipal website.
- Community solar promoted by outreach partners via their networks

Next Steps:

1. Reach out to community solar owners for interest in providing Community Solar to Cape May Point residents.
2. Consider ways to conduct outreach to LMI residents in CMP.

Strategy 3: Maximize Energy Efficiency and Conservation and Reduce Peak Demand

Energy efficiency and conservation are the most cost-effective methods of reducing greenhouse gas emissions from the energy system. Improving energy efficiency also reduces local pollution, improves health and comfort, and adds resiliency to the energy system. Cape May Point can utilize energy efficiency to lower costs in municipal operations and encourage the community to follow suit to realize these many benefits.

Initiative 3.1 Upgrade Energy Efficiency for Municipal Facilities

Description: Upgrade municipal facilities to be more energy efficient. New Jersey's Clean Energy Program and electric and natural gas utilities offer incentive programs that guide municipalities through the upgrade process, starting with free audits to establish the most effective measures to reduce energy use. Following implementation, showcase upgrades in energy efficiency outreach to local businesses.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Consultant, Engineer, Administrator, Commissioner	TBD	High	TBD	NJCEP Incentive Programs

Departments involved:

- Administrator
- Commissioner

Obstacles/Barriers:

- Time, knowledge and other commitments

Measures of Success:

1. Apply for Local Government Energy Audit or Engineered Solutions audit, if eligible
2. Realize 20% annual energy savings for one building
3. Realize 20% annual energy savings across the municipal building portfolio

Next steps:

1. Assess usage and drawings to see where improvements can be made.
2. Reach out to utility muni reps to schedule free energy audits
3. Apply for grants and incentives for retrofitting, if needed.

Initiative 3.2 Residential Energy Efficiency Outreach Campaign

Description: Implement an outreach effort to help residents take advantage of energy efficiency incentive programs offered by New Jersey's electric and natural gas utilities, including Home Performance with ENERGY STAR and Comfort Partners.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Consultant, Administrator	2024	High	Four months	Utilities, NJCEP

Departments involved:

- Borough Administrator

Obstacles/Barriers:

- No major obstacles identified

Measures of Success:

The goal of this initiative is to implement outreach training with Sustainable Jersey, promoting the utilities' residential energy efficiency incentive programs. 5% of residents participate in Home Performance with ENERGY STAR program during the campaign.

Next steps:

Email blast for Webinar session.

Strategy 6: Support Community Energy Planning and Action with an Emphasis on Encouraging and Supporting Participation by Low- and Moderate-Income and Environmental Justice Communities

New Jersey's Energy Master Plan calls for Community Energy Plans like this one to drive a rapid shift to a clean energy system that specifically benefits low- and moderate-income (LMI) and environmental justice (EJ) residents. Under the current system, low- and moderate-income residents often struggle to afford energy resources such as electricity and gasoline. Meanwhile, environmental justice communities suffer from health problems caused by pollution from the fossil-fuel-based energy system. By integrating the needs of LMI and EJ communities with local energy initiatives, Cape May Point can alleviate burdens on these communities caused by the current system while mitigating global climate change.

Initiative 6.1 Make Community Energy Planning Inclusive

Description: Ensure low- and moderate-income residents are represented in energy planning processes, both on the core planning team and among those contributing via public comment. Methods include scheduling meetings at convenient times (varying meeting time if needed), engaging with community organizations who can bring in underrepresented voices, and advertising planning meetings in appropriate media.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Consultant	Dec 2023	Medium	Ongoing	Minimal Costs

Departments involved:

- Administrator

Obstacles/Barriers:

- No major obstacles identified.

Measures of Success:

The goal of this initiative is to create awareness in Cape May Point of the energy efficiency and utility assistance resources available to low- and moderate-income residents, having public comment meetings well attended with demographics of the entire community represented on the planning team. .

Next steps:

Identify LMI resident groups that can encourage attendance at Stakeholder presentation of the Community Energy Plan

Initiative 6.2 Conduct Energy Efficiency Outreach to Low- and Moderate-Income Residents

Description: Promote state/utility energy efficiency programs for low- and moderate-income residents using community-serving institutions as messengers, providing non-English promotional materials where appropriate, and emphasizing co-benefits of energy efficiency upgrades (health, safety, and comfort).

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Consultant	TBD	Medium	TBD	Incentive Programs

Departments involved:

- Administrator

Obstacles/Barriers:

- No major obstacles identified.

Measures of Success:

The goal of this initiative is to create awareness in Cape May Point of the energy efficiency and utility assistance resources available to low- and moderate-income residents by holding an event specifically targeting this demographic, with the goal of 5% of eligible residents participating in income-qualifying/utility energy efficiency programs.

Next steps:

1. Research incentive programs.
2. Hold webinar or in-person session for information regarding EE for LMI residents .

Initiative 6.4 Support Low- and Moderate-Income Community Solar Subscriptions

Description: As a partner in a community solar project, implement a policy that reserves some project capacity for LMI residents and/or a discount for LMI subscribers to the project.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Consultant	TBD	Low	TBD	Community Solar Owners

Departments involved:

- Administrator

Obstacles/Barriers:

- Getting the word out to obtain interest from LMI residents.
- No community solar projects currently in the Borough.

Community notes:

No community solar projects currently exist in Cape May Point.

Measures of Success:

The goal of this initiative is to offer a discount of 15% or more to LMI subscribers of community solar project

Next steps:

Search MIllville and other neighboring community solar projects for potential to collaborate for the benefit of LMI residents.

Strategy 7: Expand the Clean Energy Innovation Economy

Clean energy industries already employ thousands of residents in the state and will employ thousands more to implement the transition to 100% clean energy. Innovation in clean energy technology can generate further high-quality job growth while developing new tools for tackling greenhouse gas emissions. Cape May Point can lead the charge in developing New Jersey's clean energy innovation economy through forward-thinking policies and development of clean energy resources.

Initiative 7.1 Adopt Energy Storage Policies

Description: Adopt standards and establish requirements for permitting battery energy storage systems. Post information about energy storage regulations to the municipal website and ensure appropriate municipal staff are informed.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Consultant, Engineer	TBD	Low	TBD	Incentives, grants

Departments involved:

- Administrator

Obstacles/Barriers:

Space for storage.

Measures of Success:

The goal of this initiative is to establish a permitting process for battery energy storage systems and adopt regulations addressing battery energy storage.

Next steps:

Assess municipal-owned buildings for Battery Energy Storage.

Initiative 7.2 Install an Energy Storage System

Description: Install on-site energy storage, such as batteries, compressed air, or thermal storage, for municipal facilities. Following construction, showcase the project with on-site kiosks and municipal webpages to encourage others to follow suit.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Administrator, Consultant, Engineer	TBD	Medium	TBD	Incentives, grants

Departments involved:

- Administrator

Obstacles/Barriers:

- Storage sites available.
- Cost without NJ BESS incentive available.

Measures of Success:

The goal of this initiative is to post an RFP for municipal energy storage system to have energy storage project installed and operational.

Next steps:

1. Engineers to assess Municipal-owned buildings: Town Hall, Public Works and Water buildings, prioritizing DPW, Water Utility and Maintenance buildings.

IV. References

EIA (U.S. Energy Information Administration). 2021. *New Jersey State Profile and Energy Estimates.* https://www.eia.gov/state/analysis.php?sid=NJ.

NJDEP (New Jersey Department of Environmental Protection). 2020. *New Jersey Scientific Report on Climate Change At-A-Glance.* https://www.nj.gov/dep/climatechange/pdf/scientific-report-on-climate-change-at-a-glance.pdf.

NJDEP. 2020. "Transportation and Emissions." https://www.nj.gov/dep/aqes/opea-trans-emissions.html.

NJDEP. 2021. *New Jersey Environmental Justice Mapping Tool.* https://njdep.maps.arcgis.com/apps/webappviewer/index.html?id=34e507ead25b4aa5a5051dbb85e55055.

NJDEP. 2022. *NJ Greenhouse Gas Emissions Inventory Report Years 1990-2019.* https://dep.nj.gov/wp-content/uploads/ghg/2022-ghg-inventory-report_final-1.pdf

NREL (National Renewable Energy Laboratory). 2018. "Research and Analysis Demonstrate the Lack of Impacts of Glare from Photovoltaic Modules." https://www.nrel.gov/state-local-tribal/blog/posts/research-and-analysis-demonstrate-the-lack-of-impacts-of-glare-from-photovoltaic-modules.html.

SEIA (Solar Energy Industries Association). 2022. "Top 10 Solar States." https://www.seia.org/research-resources/top-10-solar-states-0.

State of New Jersey. 2018. *New Jersey's Railroad Network.* https://www.state.nj.us/transportation/refdata/gis/maps/RailRoadlines.pdf.

State of New Jersey. 2020. *2019 New Jersey Energy Master Plan: Pathway to 2050.* State of New Jersey. https://nj.gov/emp/docs/pdf/2020_NJBPU_EMP.pdf.

Appendix. Data Sources

Almost all data used in this plan is sourced from the Sustainable Jersey Data Center.

Community Overview Data		
Section, Map, or Table	**Original Source(s)**	**Link to data**
General Information Section	U.S. Census American Community Survey (ACS)	SJ Community Profile Data by Municipality
Current Housing Units by Year Built Chart	U.S. Census ACS	SJ Community Profile Data by Municipality
Number of Units by Structure Type Chart	U.S. Census ACS SJ Community Profile Data by Municipality	SJ Community Profile Data by Municipality
Commercial & Industrial Properties Map	NJ MOD IV Tax Data	SJ Commercial & Industrial Properties Map
Commercial & Industrial Properties Data	NJ MOD IV Tax Data	SJ Commercial & Industrial Properties Data

Energy Use Data		
Section, Map, or Table	**Original Source(s)**	**Link to data**
Amount of Electricity Used by Sector (kWh) Chart	NJ Investor-Owned Utilities	SJ Aggregated Community-Scale Utility Energy Data
Amount of Natural Gas Used by Sector (Therms) Chart	NJ Investor-Owned Utilities	SJ Aggregated Community-Scale Utility Energy Data
Number of Occupied Housing Units by Primary Heating Fuel	U.S. Census ACS	SJ Community Profile Data by Municipality
Greenhouse Gas (GHG) Emissions Charts	SJ GHG Emissions by Municipality	SJ Community-Scale Greenhouse Gas (GHG) Emissions Data

Energy Efficiency and Renewable Energy Data		
Section, Map, or Table	**Original Source(s)**	**Link to data**
Solar Installations Chart	NJCEP Solar Installation Data	SJ Solar Installation Data
Commercial Energy Efficiency Program Participation Data	New Jersey Clean Energy Program (NJCEP) Data	SJ Energy Efficiency Program Participation (2008-2021) Data - Lifetime Commercial Participation
Residential Program Participation Data	NJCEP Data	SJ Energy Efficiency Program Participation (2008-2021) - Lifetime Commercial Participation
Energy Efficiency Projects Completed by Municipality Data	NJCEP Data	SJ NJCEP Local Government Projects 2008-2021