



Township of
Monroe
Middlesex County, NJ

Township of Monroe COMMUNITY ENERGY PLAN

June 2026





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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 (NJBP).

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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 municipality can choose whether it wants to get certified and the actions it wants to do in order to achieve enough points to get certified.

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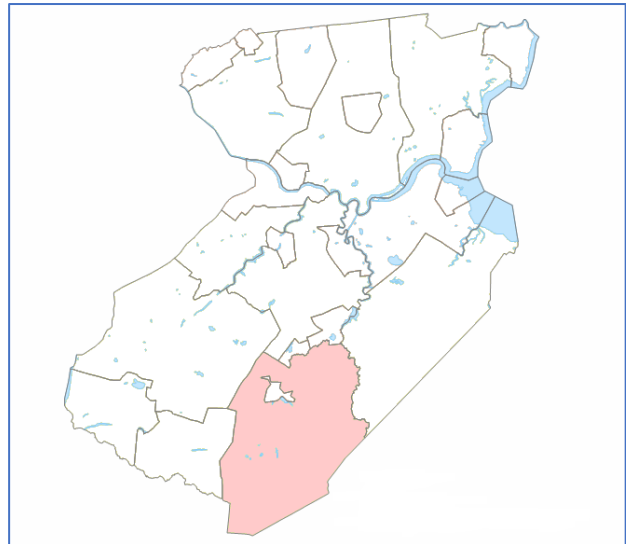
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Introduction

The Township of Monroe is committed to addressing climate change and reducing greenhouse gas emissions. This Community Energy Plan details the specific strategies Monroe will pursue in the coming years to reduce greenhouse gas emissions from the local energy system, and to better align with the goals of the State's Energy Master Plan. The initiatives recommended by this Plan should be incorporated into any future comprehensive climate action / sustainability planning efforts. Fuels used to generate electricity, provide heating, or for transportation are the largest sources of energy-related greenhouse gas emissions in Monroe and in New Jersey in general. 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 Township applied for and received a grant through the New Jersey Board of Public Utilities (BPU) Community Energy Plan Grant (CEPG) Program. The Township chose to use the grant to engage Gabel Associates (Gabel) to perform a planning process and create this “Township of Monroe Community Energy Plan”.

Starting in February 2026, members of the Township's Environmental Commission and Gabel (together referred to as the Planning 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](#). The planning process included creating a community energy profile, establishing goals to identify actions to reduce energy-related greenhouse gas emission sources,

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

recommending next steps and seeking potential incentive funding to implement the recommendations of this Plan.

The Planning Team presented the draft Community Energy Plan at a public meeting on May 11, 2026. The Team shared the final report with the Township Council prior to the Council's adaptation of the Plan. These activities provided opportunities for community input, which helped guide the selection of initiatives and the development of this Plan.

The final Community Energy Plan was adopted by municipal resolution on June 29, 2026.

Monroe'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 both locally and globally. New Jersey is 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 CO₂e to the atmosphere annually. New Jersey can mitigate the local and global 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 Township of Monroe received the Community Energy Plan Grant and completed this Plan as a participant of the grant program.

The complete list of initiatives from the CEP guidance documents can be found in the following table. The initiatives highlighted in green are new initiatives selected through this planning process, and the initiatives in grey are those that the Township already started and are ongoing or completed in the past.

Strategy	No.	Initiatives
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
	1.5	Improve Municipal Fleet Efficiency
	1.6	Install Public EV Charging Infrastructure
	1.7	Encourage Non-Municipal Fleets to Improve Efficiency
	1.8	Encourage Workplace EV Charging Infrastructure
	1.9	Community EV Outreach
	1.10	Anti-idling and Enforcement
Strategy 2: Accelerate Deployment of Renewable Energy and Distributed Energy Resources	2.1	Adopt Supportive Zoning and Permitting for Private Solar
	2.2	Post Solar Permitting Checklist
	2.3	Train First Responders on Solar
	2.4	Train Non-Emergency Staff on Solar
	2.5	Install On-Site Municipal Renewable Generation
	2.6	Buy Renewable Energy for Municipal Facilities
	2.7	Offer a Solar Employee Benefit Program
	2.8	Institute a Community-wide Solar Purchasing Program
	2.9	Implement Renewable Government Energy Aggregation (R-GEA)
	2.10	Support Community Solar as Project Ambassador
	2.11	Support Community Solar as Outreach Coordinator
	2.12	Host a Community Solar Project on Municipal Property
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
	3.3	Commercial Energy Efficiency Outreach Campaign
	3.4	Conduct Energy Efficiency Outreach to Large Energy Users
Strategy 4: Reduce Energy Consumption and Emissions from the Building Sector	4.1	Implement a Green Building Policy
	4.2	Construct New Municipal Buildings as Model Green Buildings
	4.3	Encourage Benchmarking and Commissioning for Existing Buildings
	4.4	Require Developers to Complete Green Development Checklist
	4.5	Conduct Outreach Targeting New Construction in the Community
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
	6.3.1	Support Shared Micro-Mobility Program (e.g. bicycles, scooters, etc.)
	6.3.2	Support E-mobility Transit Options (e.g. EV shuttle bus, carpool services)
	6.3.3	Support EV Car-Share Program
	6.4	Support Low- and Moderate-Income Community Solar Subscriptions
	6.5	Conduct Energy Efficiency Outreach to Community-Serving Institutions
Strategy 7: Expand the Clean Energy Innovation Economy	7.1	Adopt Energy Storage Policies
	7.2	Install an Energy Storage System
	7.3	Develop Local Microgrid
	7.4	Develop/Participate in a District Energy System

Table 1. Strategies Aligned with the New Jersey's Energy Master Plan

The Planning Team recommends that the initiatives with the highest priority level are started, and potentially completed, within a year. Likewise, the Planning Team recommends the initiatives with a medium priority level be started within 2-3 years. And lastly, initiatives with a low priority level should be started within 4- 6 years. The following table includes this representative schedule for each Selected Initiative.

No.	Initiative	Phase1	Phase 2		Phase 3		
		Year1	Year2	Year3	Year4	Year5	Year6
1.2	Train First Responders on EV's and EVSE						
1.3	Train Non-Emergency Staff on EV's and EVSE						
2.1	Adopt Supportive Zoning for Private Solar						
2.2	Post Solar Permitting Checklist						
2.3	Train First Responders on Solar						
2.4	Train Non-Emergency Staff on Solar						
2.5	Install On-site Municipal Renewable Generation						
2.9	Implement Renewable Government Aggregation (R-GEA)						
2.10	Support Community Solar as Project Ambassador						
2.11	Support Community Solar as Outreach Coordinator						
3.2	Residential Energy Efficiency Outreach Campaign						
6.2	Conduct Energy Efficiency Outreach to Low- and Moderate-Income Residents						
6.4	Support Low- and Moderate-Income Community Solar						

Community Overview

The Township of Monroe is in Middlesex County, New Jersey, an urban community incorporated in 1838. It has an area of 42 square miles and as of the 2020 United States census, the population of approximately 44,615.

Population Characteristics for Monroe, NJ

Population	Households	Median Household Income	Percent of Population in Poverty	NJ DCA MRI Score*	NJ DCA MRI Rank*
44,615	19,526	\$95,698	3.7%	23	323

Table 2. 2020 Population Characteristics

Source: Sustainable Jersey. Community Profile Data by Municipality

Original Source: U.S. Census, 2020 American Communities Survey

*MRI = Municipal Revitalization Index (MRI)

Electricity and Natural Gas Usage Data

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 schools and municipal buildings, as well as businesses.

As illustrated in the charts below, in 2023 Monroe’s residential sector accounts for most of the electricity use and natural gas use. In other words, buildings in these sectors present the greatest opportunity for energy use reductions.

End User	kWh	Percent of Total
Residential	223,141,207	54%
Commercial	153,736,771	38%
Industrial	29,932,016	7%
Street Lighting	3,128,449	1%
Total Electricity	30,212,719	100%

Table 3. Amount of Electricity Purchased by Sector (kWh) in 2023

Source: Sustainable Jersey. Aggregated Community-Scale Utility Energy Data

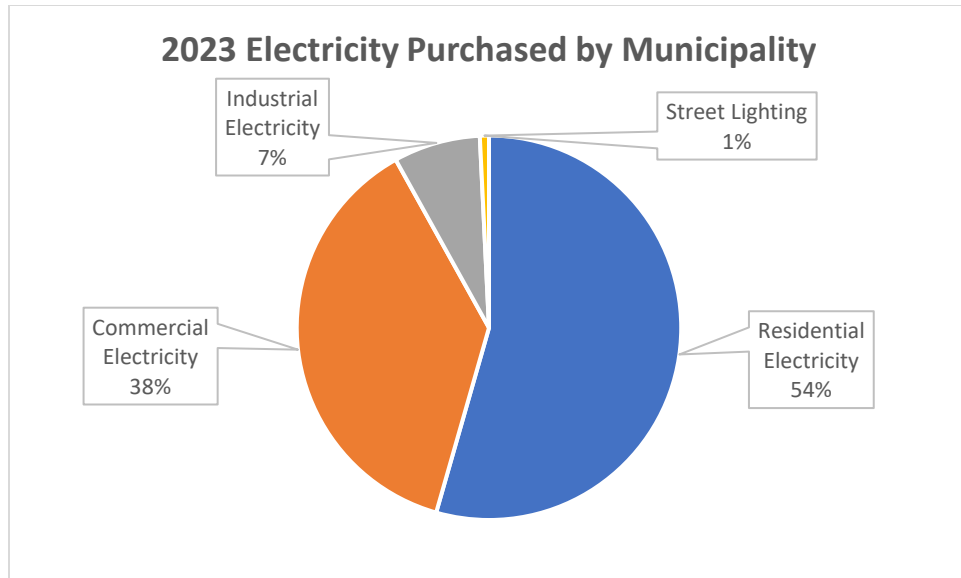


Chart 1. Amount of Electricity Purchased by Sector (kWh)

Source: Sustainable Jersey. Aggregated Community-Scale Utility Energy Data 2023

Note: electricity values represent purchased electricity and do not include customer-generated electricity, such as from rooftop solar.

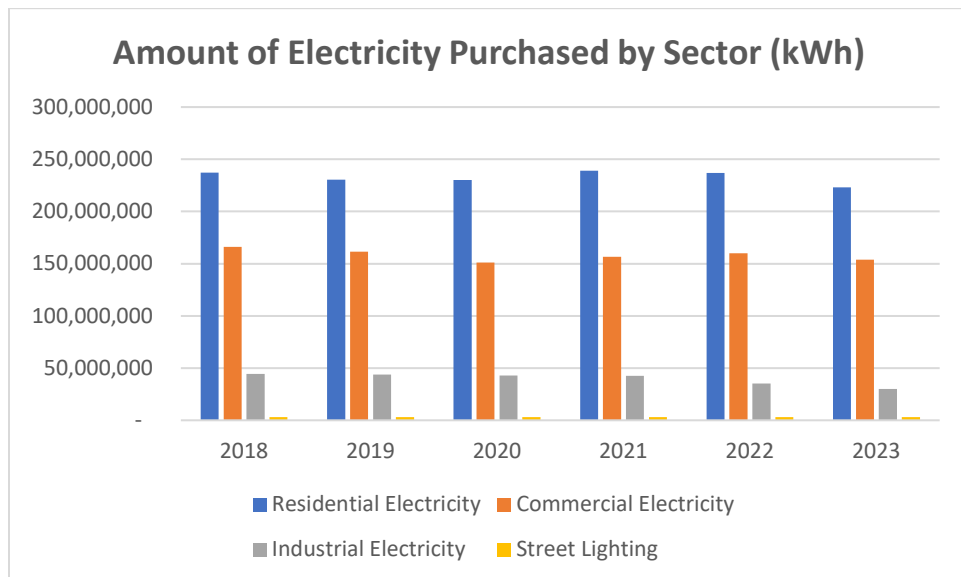


Chart 2. Amount of Electricity Purchased by Sector 2018-2023

Source: Sustainable Jersey. Aggregated Community-Scale Utility Energy Data

End User	Therms	Percent of Total
Residential	15,602,963	77.1%
Commercial	4,551,445	22.5%
Industrial	85,369	0.4%
Total	2,806,730	100.0%

Table 4. Amount of Natural Gas Purchased by Sector (Therms) in 2023
Source: Sustainable Jersey. Aggregated Community-Scale Utility Energy Data

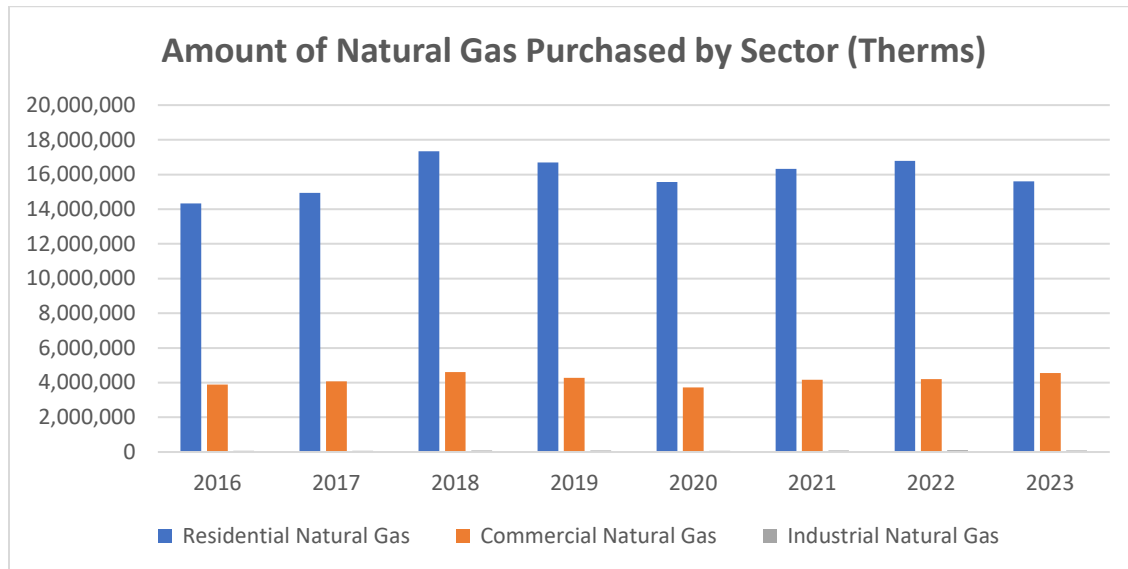


Chart 3. Amount of Natural Gas Purchased by Sector (Therms)
Source: Sustainable Jersey. Aggregated Community-Scale Utility Energy Data

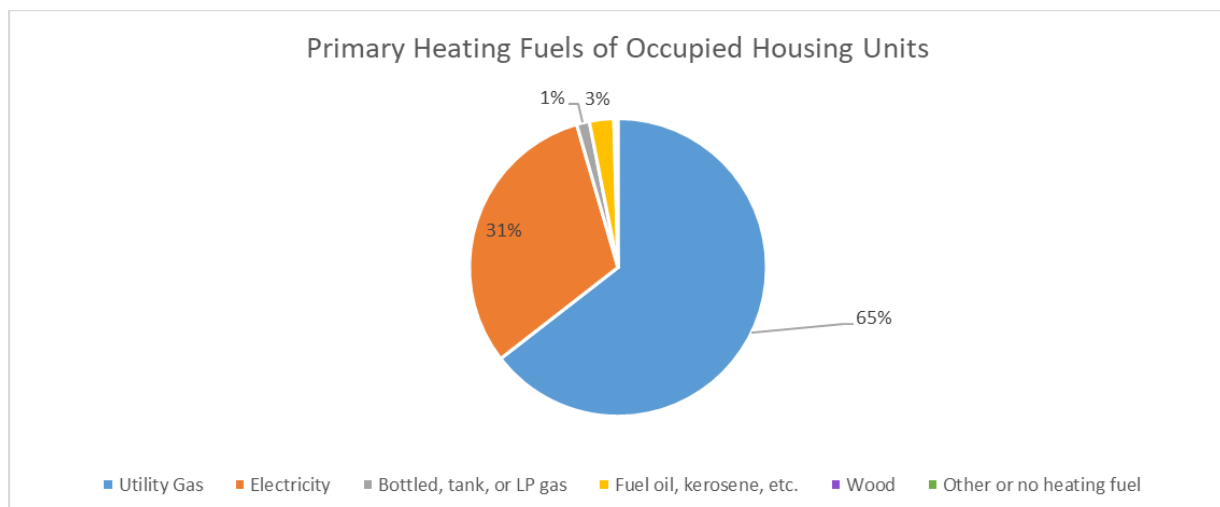


Chart 4. Heating Fuels Used
Source: U.S. Census. 2020. American Communities Survey

Transportation

Information related to miles driven by various vehicles registered in Monroe Township is based on the 2019 resources provided by Sustainable Jersey. Passenger cars and trucks (otherwise known as Light Duty Vehicles (LDV)), accounted for the largest percentage of total miles driven and transportation-based emissions in the Township, as shown in the following table and graph.

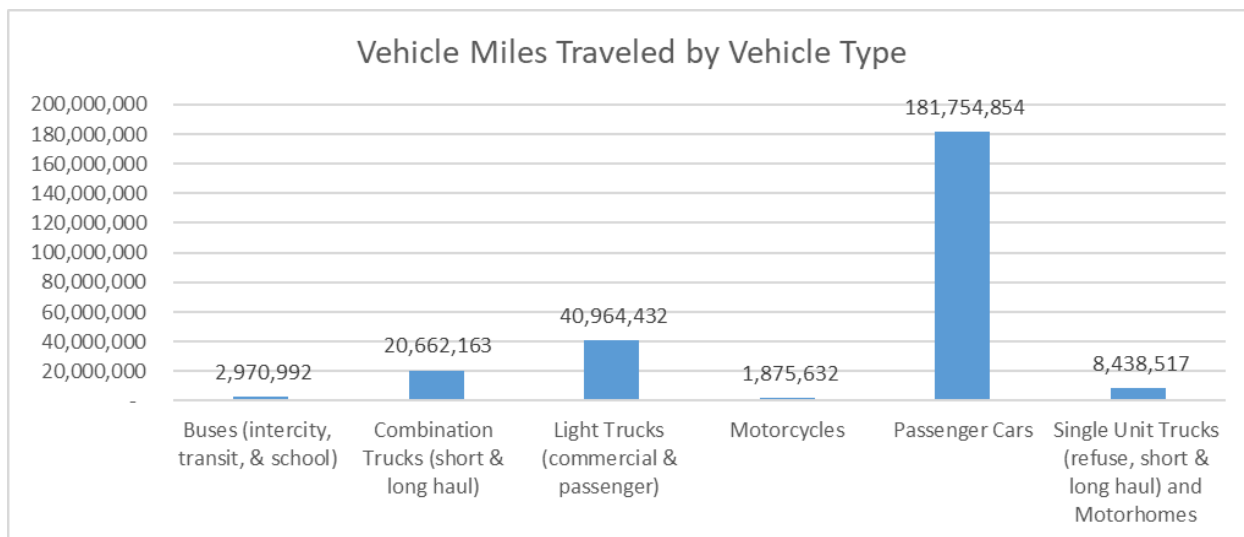


Chart 5. Total Miles Driven by Vehicle Type

Source: Sustainable Jersey. Vehicle Miles Traveled, 2019

Original Source: NJTPA On-Road VMT Data

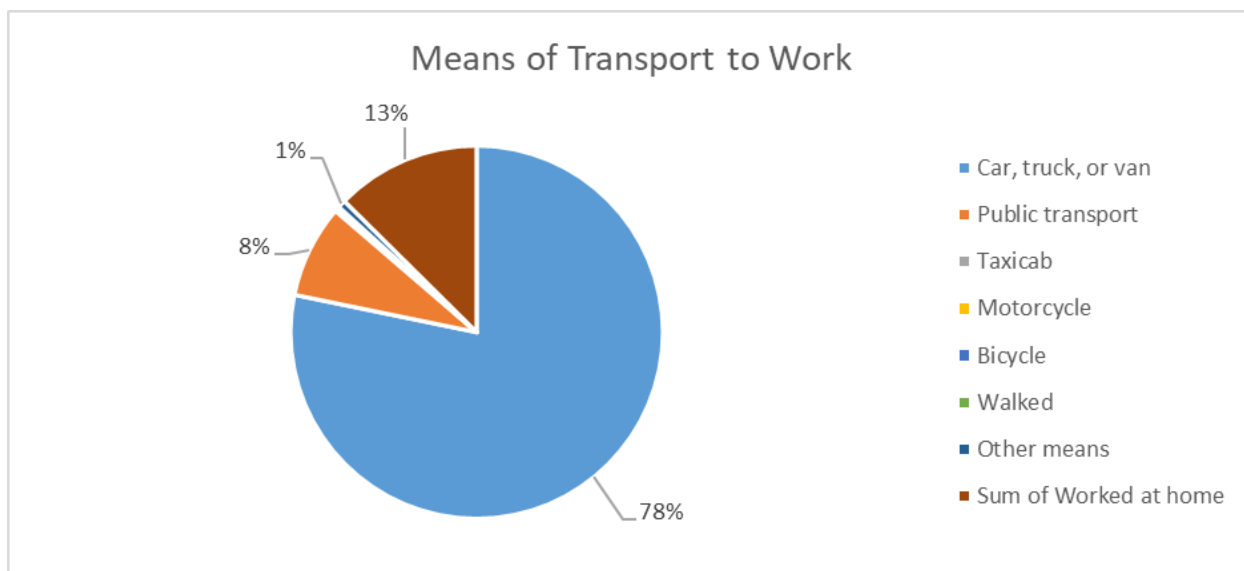


Chart 5. Total Miles Driven by Vehicle Type

Source: Sustainable Jersey. Vehicle Miles Traveled, 2019

Original Source: NJTPA On-Road VMT Data

Vehicle Type	Miles Traveled	% of Total Miles	GHG Emissions (MTCO ₂ e)	% of Total Vehicle Emissions
Combination Long-Haul Truck	16,535,917	6.4%	14,667.41	11.2%
Combination Short-Haul Truck	4,126,246	1.6%	3,510.26	2.7%
Intercity Bus	977,196	0.4%	1,057.79	0.8%
Light Commercial Trucks	9,602,759	3.7%	4,383.82	3.4%
Motor Home	352,447	0.1%	204.71	0.2%
Motorcycles	1,875,632	0.7%	675.30	0.5%
Passenger Cars	181,754,854	70.8%	83,323.01	63.8%
Passenger Trucks	31,361,673	12.2%	12,349.12	9.5%
Refuse Truck	556,611	0.2%	1,095.12	0.8%
School Bus	1,236,970	0.5%	1,032.01	0.8%
Single Unit Long-Haul Truck	2,183,559	0.9%	2,106.52	1.6%
Single Unit Short-Haul Truck	5,345,900	2.1%	5,319.54	4.1%
Transit Bus	756,826	0.3%	845.82	0.6%
Total	256,666,590	100.0%	130,570.43	100.0%

Table 5. Vehicle Miles Traveled (VMT) Data

Source: Sustainable Jersey. Vehicle Miles Traveled On-Road Vehicle Emissions Data, 2019

The information related to Electric Vehicles registered in Monroe Township is based on NJDEP EV registration data. Total number of registered vehicles in 2025 was approximately 35,339 out of which 3,301 were Electric Vehicles (EV). EVs comprised approximately 9.3% of total registered vehicles.

Vehicle Class					Vehicle Type	
# of EV's	Light Duty Vehicle (Class 1-2A)	Medium-Duty Vehicle (Class 2B-6)	Heavy-Duty Vehicle (Class 7-8)	Unknown	BEV	PHEV
3,974	3,237	2,857	0	12	2,878	423

Table 6. Electric Vehicles Registered in Municipality

Source: NJDEP. New Jersey State EV Registration Data, September 2025

Renewable Energy

As shown in the chart and table below, as of 2025, Monroe residents and businesses have installed 41,348 kilowatts (kW). For the same period, New Jersey has installed 5,384,539 kilowatts (kW) of solar statewide. Monroe's solar portfolio comprised approximately 0.77% of the New Jersey statewide installed solar as of 2025.

Sector	Total # of installations	Total System Size (kW)
Commercial	11	26,102.66
Non-Profit	1	10.88
Residential	1416	15,234.79

Table 7. Solar Installation by Sector

Source: New Jersey Clean Energy Program. Solar Activity Reports, December 2025

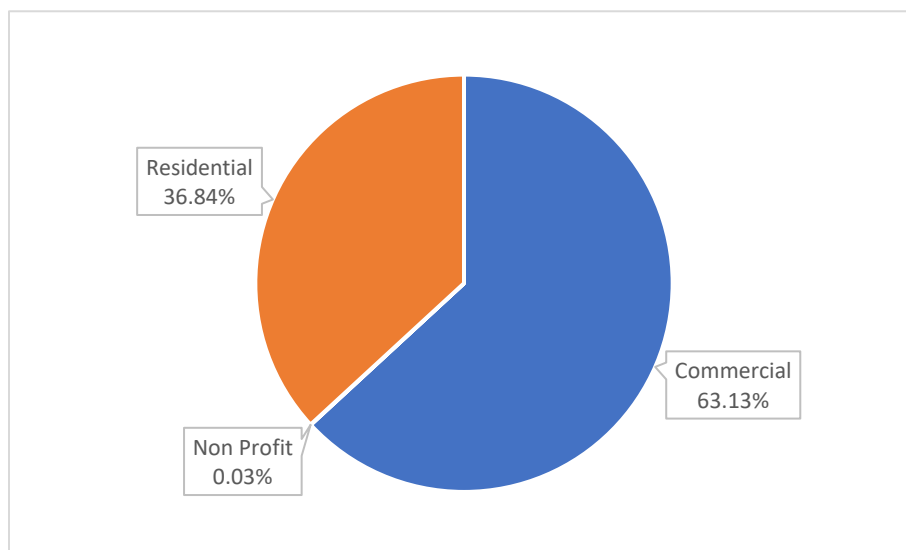


Chart 6. Monroe Twp Total Solar Installations

Source: New Jersey Clean Energy Program. Solar Activity Reports, December 2025

Energy Efficiency

Local government entities in Monroe, commercial properties, and residents had varying levels of participation in energy efficiency programs offered by the Board of Public Utilities (BPU). Data presented below is for the 2008 through 2021 period. The local government entities have utilized programs such as Direct Install (DI), Commercial and Industrial (C&I) and Local Government Energy Audit (LGEA) to implement energy efficiency projects and improvements at Monroe Township schools and other municipal buildings.

Between 2008 and 2021, a number of commercial and residential properties have participated

in energy efficiency programs to take advantage of the available incentives, as shown in the following graphic.

Units in Structures with Four Units or Less	Total Residential Project Participation	Lifetime Participation Rate %
18,558	1,019	5.49%

Table 8. Lifetime Participation in Residential Energy Efficiency Incentive Programs

Source: Sustainable Jersey. Energy Efficiency Program Participation (2008-2021) Lifetime Residential Participation Data

C&I Taxed Parcels	Total Completed Projects	Current Lifetime Rate %
248	27	11%

Table 9. Lifetime Participation in Commercial Energy Efficiency Incentive Programs

Source: Sustainable Jersey. Lifetime Commercial Energy Efficiency Program Participation Rate (2021)

Beginning in 2019 and continuing through 2024, the Township of Monroe implemented energy-efficiency upgrades in six municipal buildings at a total project cost of approximately \$2.1 million. Through New Jersey's Direct Install Program, more than 70% of the project cost—approximately \$1.5 million—was funded through incentive grants, significantly reducing the Township's capital investment while lowering long-term energy consumption and operating costs. In addition to these projects, Monroe Township has participated in other significant initiatives as follows:

Monroe Township Energy Aggregation Program (MTCEA)

In 2013, the Township Council approved an ordinance establishing the Monroe Township Community Energy Aggregation (MTCEA) Program, enabling the Township to procure electricity through a competitive process and contract with a third-party electric supplier on behalf of participating residents. The program operated until 2021, when third-party supplier pricing was no longer competitive with Jersey Central Power & Light's rates. During its operation, approximately 60% of Township households participated in the program, generating more than \$15 million in cumulative electricity cost savings for residents.

Electric Vehicles (EVs) and Charging Infrastructure

In 2024, the Township authorized the purchase of a hybrid-electric vehicle for use by the Department of Public Works (DPW). The Township also installed three public electric vehicle charging stations at the Senior Center, Community Center, and Library. These charging stations are available for resident use at a cost of \$1.50 for the first hour and \$5.00 per hour thereafter.

Community Solar Program

The Township Council approved a competitive procurement process to establish a Community Solar Program designed to provide clean-energy benefits to low- and moderate-income

households. The program is intended to deliver access to renewable energy and reduce electricity costs for participating residents while supporting the Township's sustainability objectives.

Energy Savings Improvement Program (ESIP)

In March 2026, Monroe Township initiated an Energy Savings Improvement Program (ESIP) to modernize energy infrastructure across multiple municipal facilities. The program is structured so that the energy savings generated by the improvements will fund the project costs over time, resulting in no additional tax burden on Township residents.

The ESIP includes:

- Interior and exterior LED lighting upgrades;
- HVAC system improvements and replacements;
- Building envelope enhancements, including insulation and weatherstripping;
- Installation of advanced building automation and energy management systems;
- Construction of solar photovoltaic carport canopies at municipal facilities; and
- Installation of rooftop solar systems on municipal buildings.

Upon completion, the ESIP is expected to reduce municipal energy consumption, lower operating costs, increase the use of renewable energy, and improve the long-term sustainability and resiliency of Township operations.

Community GHG Emissions from Energy Use

In 2020, the total community-wide greenhouse gas emissions from electricity, natural gas/heating fuel, and transportation energy use were 335,673 metric tons CO₂e. The largest share of community emissions came from On-Road Vehicles, followed by Residential Natural Gas sector.

New Jersey's total greenhouse gas (GHG) emissions in 2020 were 105.7 million metric tons (MT) of CO₂ equivalents (CO₂e). Accounting for 8.1 million MT of terrestrial sequestration, New Jersey had a net of 97.6 million MT of CO₂e emissions. Monroe's GHG emissions of 335,673 MT of CO₂e represent approximately 0.34% of total emissions in New Jersey.

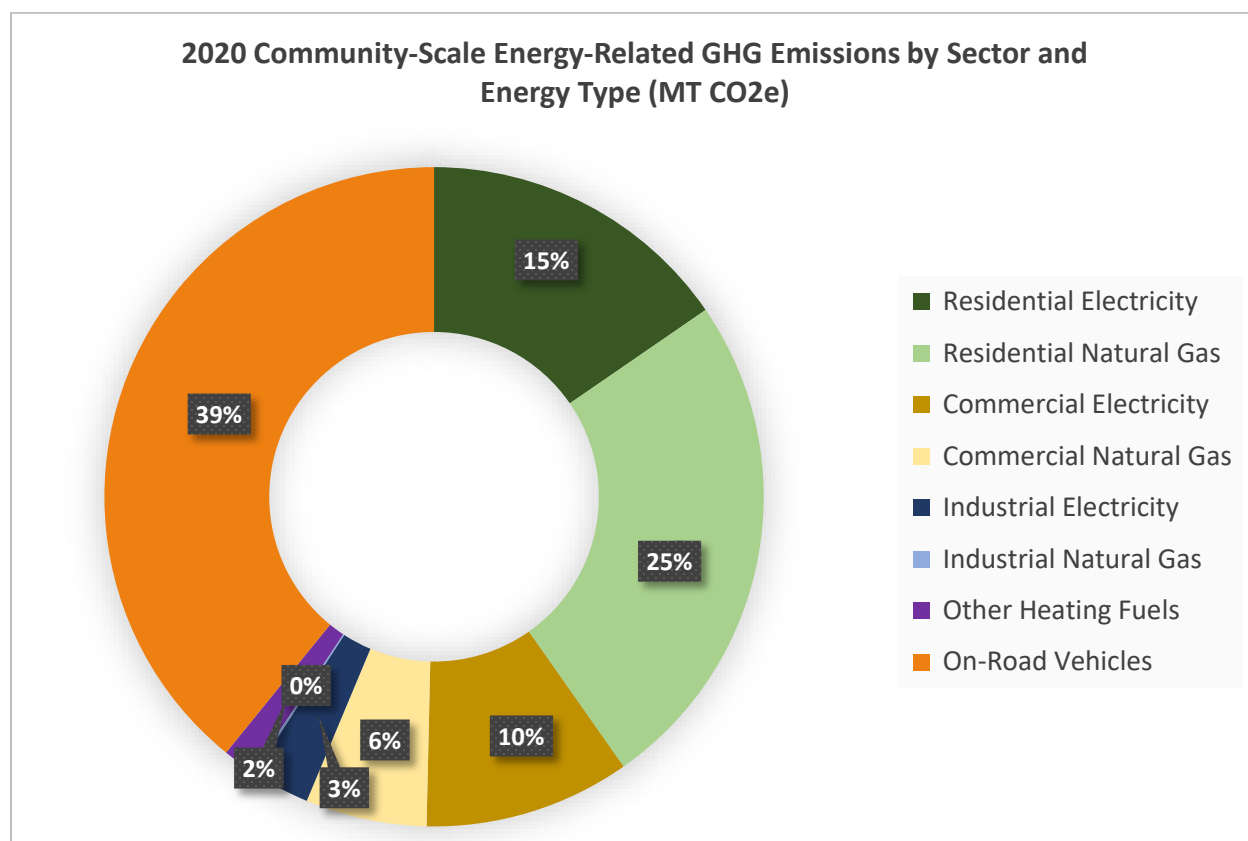


Chart 7. Overall GHG Emissions of Monroe Twp by Subsector

Source: Sustainable Jersey. Community-Scale Greenhouse Gas (GHG) Emissions Data

Municipal Operations GHG Emissions

Buildings and Facilities

All existing municipally owned buildings and facilities currently receive electricity from Jersey Central Power and Light Company (JCP&L) and natural gas from Public Service Electric and Gas Company (PSE&G). Total energy consumption used to calculate municipal GHG emissions was estimated from recent energy audits of municipally owned facilities, including the Emergency Medical Services Building, Police Headquarters, Library, Department of Public Works, Community Center and Roller Rink, Senior Center, Municipal Utilities Campus, Parks, Soccer and Softball Fields, Daniel Ryan Field and James Monroe Park.

Annual municipal energy consumption was estimated at approximately 3,928,053 kWh of electricity, 120,652 therms of natural gas and 2,390 gallons of propane.

Mobile Combustion

GHG emissions from Police vehicles and DPW equipment were calculated using fuel purchase records, totaling approximately 120,391 gallons of gasoline and 56,859 gallons of diesel fuel in 2025. In addition, the Monroe Township Utilities Department used 32,549 gallons of fuel last year.

Street Lighting and Traffic Signals

GHG emissions associated with street lighting and traffic signals were estimated using electricity and natural gas consumption data provided by Sustainable Jersey, including approximately 3,128,449 kWh of electricity.

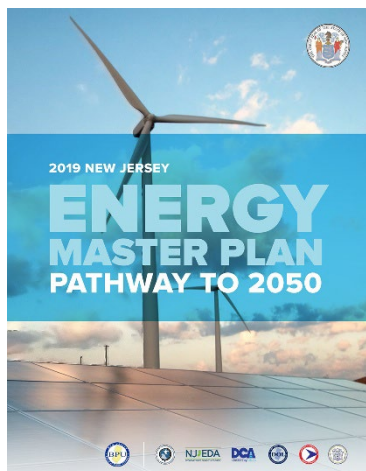
Total Municipal GHG Emissions

Based on the energy usage described above, municipal facilities produced approximately 1,344.9 metric tons of carbon dioxide equivalent (CO₂e), while the municipal fleet and equipment produced approximately 1,932.5 metric tons of CO₂e. Streetlights and traffic signals contributed approximately 548.5 metric tons of CO₂e.

In total, municipal operations in Monroe Township generated an estimated 3,825.9 metric tons of CO₂e annually.

Work Plan

The Monroe Township Community Energy Plan is primarily an implementation and action plan. This section details all the initiatives selected as priorities for the next **six** years. These initiatives will generate significant greenhouse gas emissions reductions for both municipal operations and the wider community while providing numerous local benefits such as improved air quality.



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. A summary of strategies is provided below, while the complete list of initiatives for each strategy can be found in the Appendices.

- Strategy 1: Reduce Energy Consumption and Emissions from the Transportation Sector
- Strategy 2: Accelerate Deployment of Renewable Energy and Distributed Energy Resources
- Strategy 3: Maximize Energy Efficiency and Conservation and Reduce Peak Demand
- Strategy 4: Reduce Energy Consumption and Emissions from the Building Sector
- 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
- Strategy 7: Expand the Clean Energy Innovation Economy

(EMP Strategy 5 is not included, as municipalities do not have jurisdiction over grid regulatory issues.)

Selection & Stakeholder Input Process

The first task of the Monroe CEP Team was to review all initiatives associated with the above Strategies, as provided by the Sustainable Jersey [Guide for Sustainable Energy Communities](#) and [Community Energy Plan Workplan Template](#) and filter out the initiatives the Monroe has already started or completed in the past.

No.	Initiative
1.1	Adopt Supportive Zoning and Regulations for EV infrastructure
1.6	Install Public EV Charging Infrastructure
2.6	Buy Renewable Energy for Municipal Facilities
2.9	Implement Renewable Government Energy Aggregation (R-GEA)
2.10	Support Community Solar as Project Ambassador
2.11	Support Community Solar as Outreach Coordinator
3.1	Upgrade Energy Efficiency for Municipal Facilities

Table 9. Initiatives already implemented or in progress

The Planning Team considered several factors such as opportunity, ability, availability of resources, time commitments, and other challenges to implementations when selecting the initiatives. The Planning Team also discovered that certain initiatives would require longer implementation timelines or would face specific barriers that would make progress difficult.

Based on this initial review, the Planning Team created a preliminary list of selected initiatives that are achievable for the Township facilities and wider Monroe community. The Planning Team then sought input from the general public. A public presentation and survey were conducted on May 11, 2026, to engage the general public to provide further input and prioritize these initiatives. The results were then aggregated to identify the priority levels to be incorporated into the Community Energy Plan.

Selected Initiatives

The following section lists initiatives selected to be part of this CEP and provides specific implementation details for each initiative, such as lead person/entity, the time frame for implementation, and any significant obstacles to successful implementation. A summary of the selected initiatives is provided in the table below:

No.	Initiative	Priority Rating
1.2	Train First Responders on EVs and EVSE	High
1.3	Train Non-Emergency Staff on EVs and EVSE	High
2.1	Adopt Supportive Zoning and Permitting for Private Solar	High
2.2	Post Solar Permitting Checklist	High
2.3	Train First Responders on Solar	High
2.4	Train Non-Emergency Staff on Solar	High
2.5	Install On-Site Municipal Renewable Generation	High
2.9	Implement Renewable Government Aggregation (R-GEA)	High
2.10	Support Community Solar as Project Ambassador	Medium to High
2.11	Support Community Solar as Outreach Coordinator	High
3.2	Residential Energy Efficiency Outreach Campaign	High
6.1	Make Community Energy Planning Inclusive	Medium
6.2	Conduct Energy Efficiency Outreach to Low- and Moderate-Income Residents	High

Table 10. Priority Level of Selected Initiatives

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. The Township of Monroe 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 1.2: Train First Responders on EVs and EVSE

DESCRIPTION:

To further public confidence and maintain emergency preparedness, require training on electric vehicles and associated infrastructure for local first responders.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Rich Morris – EMS Director	Fall 2026	High	Annual	Free through TEEX

DEPARTMENTS INVOLVED:

- Monroe EMS
- Police Department
- Fire Department

OBSTACLES/BARRIERS:

Staff schedules and participation depending on if education is virtual or in person

COMMUNITY NOTES:

This initiative is currently in planning stages. As of September 2025, there were 3,301 passenger electric vehicles registered in Monroe Township.

MEASURES OF SUCCESS:

1. Identify the correct make and model of an EV using badging, marking, and other forms of manufacturer identification.
2. Demonstrate the use of manufacturers' emergency response guides provided by EV companies.
3. Identify the layout of the high-voltage system within both full EVs and Hybrid Electric Vehicles (HEV).

NEXT STEPS:

- 1) Rich Morris will reach out for information on access for training
- 2) Rich Morris will send information to listed involved departments
- 3) Rich Morris will obtain dates for future training

Note:

TEEX: esti@teex.yamu.edu

(866) 878-8900

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
Rich Morris	Fall 2026	High	Annual	Township budget

DEPARTMENTS INVOLVED:

- Construction
- Department of Public Works

OBSTACLES/BARRIERS:

None

MEASURES OF SUCCESS:

- Training held for each relevant department
- Policy established for ongoing training

NEXT STEPS:

- 1) Work with the concerned departments to identify a list of all non-emergency personnel who need to undergo this training and education program.
- 2) Research available training and education programs on EV and EVSE and select one tailored for non-emergency personnel. (see resources section)
- 3) Document date/years of the training and education programs and the details of the personnel who have undergone the same.
- 4) Set a regular frequency for these training and education programs
- 5) Work with the departments concerned to integrate ongoing training and education programs on EVs and EVSE into the department policies and procedures.

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. Monroe Township can continue to refine local policies regarding solar and other renewable resources to promote local growth of renewable generation capacity.

How Solar Works



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. Amend the permitting fee structure of the ordinance that specifies the permitting fee structure for solar as described in the Sustainable Jersey Guidance Document.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
George Selah	Began 2025	High	Permanent	N/A

DEPARTMENTS INVOLVED:

- Planning staff
- Zoning Official

OBSTACLES/BARRIERS:

None

COMMUNITY NOTES:

Roof-mounted solar permitting does not include our general requirement for the applicant to submit a property survey. Total of 321 solar permits were processed in 2025.

NEXT STEPS:

- 1) Information about zoning and permitting for solar projects has been posted on the municipal website, and a point of contact has been established.

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 checklist based on comments.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
George Selah	Summer 2026	High	Annual	Township budget

DEPARTMENTS INVOLVED:

- Code Enforcement

OBSTACLES/BARRIERS:

None

COMMUNITY NOTES:

A permitting checklist has been developed by the Township

MEASURES OF SUCCESS:

- Permit requirement checklist available on municipal website

NEXT STEPS: These steps have already been established.

- 1) Review the draft checklist periodically with relevant stakeholders.
- 2) Continue to communicate to the community by posting this information on website and other municipal social media.

Initiative 2.3 Train First Responders on Solar

DESCRIPTION:

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

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Rich Morris	Fall 2026	High	Annual	N/A

DEPARTMENTS INVOLVED:

- Emergency Medical Services
- Fire Department
- Police Department

OBSTACLES/BARRIERS:

None

COMMUNITY NOTES:

As of 2025, Monroe residents and businesses have installed 1,428 solar systems with a total system size of approximately 41,348 kilowatts (kW).

MEASURES OF SUCCESS:

- Key emergency response personnel participate in training and education programs for local first responders
- Integrate training into department policies and procedures

NEXT STEPS:

- 1) Work with the first responders, including law enforcement, fire, and emergency response departments to create a list of key emergency response personnel who would need to undergo these training and education programs.
- 2) Identify the training and education programs on solar and allied infrastructure available for the first responders. e.g.:
 - a) New Jersey Division of Fire Safety & Kean University Fire Safety Training
 - b) Interstate Renewable Energy Council - Clean Energy Resources and Training
 - c) U.S. DOE. - SolSmart Standard Program Guide
- 3) Document date/years of the training and education programs and the details of the personnel who have undergone the same.
- 4) Set a regular frequency for these training and education programs e.g. once every 3 years.
- 5) Plan how ongoing training and education programs for First Responders on solar can be integrated into department policies and procedures.

Initiative 2.4 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
Rich Morris (EMS Director)	Fall 2026	High	Annual	Free online resources (NFPA.org)

DEPARTMENTS INVOLVED:

- Monroe EMS
- Police Department
- Department of Public Works
- Fire Department

OBSTACLES/BARRIERS:

Staff schedules and participation depending on if education is virtual or in person

COMMUNITY NOTES:

The township will provide permitting and inspection training materials for solar installations.

MEASURES OF SUCCESS:

- Training for relevant departments
- Crosstrain building, zoning, inspection, and permitting staff
- Rich Morris will set up the initial training. Any future training will be the responsibility of each Department Head if annual training is required.

NEXT STEPS:

1. Rich Morris will reach out for information on access for training
2. Rich will send information to listed involved departments
3. Rich Morris will obtain dates for future training.

Visit the program link below to learn more and register.

Use code MASSCEC2 to register for free!

Program Link: <https://www.nfpa.org/product/energy-storage-systems-and-solar-safety-19-ol/evt005>

Initiative 2.5 Install On-Site 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
Greg Slavicek	Fall 2026	High	1 year	Federal Tax Credits, Township Budget

DEPARTMENTS INVOLVED:

- Public Works Department

OBSTACLES/BARRIERS:

None

COMMUNITY NOTES:

The Township will have solar systems installed on various township buildings as part of the municipality-wide Energy Savings Improvement Program initiative.

MEASURES OF SUCCESS:

- Contract with a developer to purchase a renewable installation on municipal property
- Implement outreach to illustrate benefits of renewable energy to the community using the municipal project

NEXT STEPS:

Work began in April 2026 on this project to install renewable energy resources at various township buildings including the DPW, Library, Municipal Utilities Department, Emergency Services Buildings, and various baseball fields throughout the township.

Initiative 2.9 Implement Renewable Government Energy Aggregation (R-GEA)

DESCRIPTION:

Establish a Renewable Government Energy Aggregation (R-GEA) program. R-GEA is a third-party electric supply contract negotiated by a municipality (or group of municipalities) on behalf of its residents. Utilizing their population size, municipalities can negotiate for a supply that is more sustainable, often less expensive than can typically be achieved by individual residents.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Harold Klein	Initiative originally started in 2013	High	Ongoing	N/A

DEPARTMENTS INVOLVED:

- Administration

OBSTACLES/BARRIERS:

Third Party Supply (TPS) costs not cheaper than JCP&L charges

COMMUNITY NOTES:

The Township established the Monroe Township Energy Aggregation from 2013 to 2021. In 2021, the electric supply market changed, and the third-party suppliers were not cheaper than the JCP&L charges. Therefore, the Township could not award a contract to a third party. In 2024, the Township solicited proposals from third party suppliers, but the rates were not competitive.

MEASURES OF SUCCESS:

- During the eight years of the program participating residents saved \$15 million in electric supply costs.

NEXT STEPS:

- 1) The Township will try again to solicit proposals from third-party suppliers.
- 2) Select a consultant to manage the project via a competitive process.
- 3) Municipal staff promote the program via social media and direct mail to residents

Initiative 2.10 Support Community Solar as Project Ambassador

DESCRIPTION:

Facilitate connections between community solar developers and the local site owner, non-profit 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
Harold Klein	May-2025	High	Ongoing	None

DEPARTMENTS INVOLVED:

- Administrator's office
- Environmental Commission/Green Team

OBSTACLES/BARRIERS:

None

COMMUNITY NOTES:

The Township has worked with Solar Landscape in the past to promote Community Solar Program

MEASURES OF SUCCESS:

- Potential site managers are educated about community solar and/or introduced to developers

NEXT STEPS:

- 1) Make a list of potential sites for community solar in your municipality.

Initiative 2.11 Support Community Solar as an 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
Harold Klein	October 2026	High	Ongoing	Township budget

DEPARTMENTS INVOLVED:

- Administration
- Public Information Officer

OBSTACLES/BARRIERS:

Contract with qualified solar developer

COMMUNITY NOTES:

The Township Council approved a competitive procurement process to establish a Community Solar Program specifically for 80% low- and moderate- income Monroe Township residents

MEASURES OF SUCCESS:

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

NEXT STEPS:

1. If a contractor is selected by the Township through a competitive bidding process, the Township's consultant, Gabel Associates will develop and manage a Community Solar Program for Monroe Township.

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 generates local jobs, reduces local pollution, improves health and comfort, and adds resiliency to the energy system. The Township of Monroe can utilize energy efficiency to lower costs in municipal operations and encourage the community to follow suit to realize these many benefits.

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
Harold Klein	January 2027	High	Continuous	Township budget

DEPARTMENTS INVOLVED:

- Department of Administration
- Public Information Officer

OBSTACLES/BARRIERS:

None

MEASURES OF SUCCESS:

- Initiate a media campaign to promote energy efficiency incentive programs

NEXT STEPS:

- 1) Publish articles in the Township Newsletter which is mailed to all residents three times per year
- 2) Post information about energy efficiency incentive programs on the Township website and other social media

Strategy 6: Support Community Energy Planning and Action with Emphasis on Encouraging and Supporting Participation by Low- and Moderate-Income 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, The Township of Monroe can alleviate burdens on these communities caused by the current system while mitigating global climate change.

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

DESCRIPTION:

Promote state and utility energy efficiency programs for low- and moderate-income residents using community-serving institutions as messengers, using 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
Harold Klein	January 2027	High	Ongoing	Township budget

DEPARTMENTS INVOLVED:

- Business Administrator
- Environmental Commission/Green Team

OBSTACLES/BARRIERS:

None

MEASURES OF SUCCESS:

- 100% of eligible residents participate in income-qualifying state/utility energy efficiency programs.

NEXT STEPS:

- 1) Develop an outreach program targeting Low- and Moderate-Income (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 Low- and Moderate-Income (LMI) residents and/or a discount for LMI subscribers to the project.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Harold Klein	Fall2026	High	15 years	Solar Developer

DEPARTMENTS INVOLVED:

- Department of Administration
- Public Information Officer
- Affordable Housing Coordinator

OBSTACLES/BARRIERS:

Finding a qualified solar developer

COMMUNITY NOTES:

The Township will issue an RFP for a solar developer to develop a project for low- and moderate-income residents

MEASURES OF SUCCESS:

- Municipality implements a Municipal Community Solar Auto-Enrollment program for LMI Residents

NEXT STEPS:

- 1) Implement a municipal auto-enrollment community solar program

References

- EIA (U.S. Energy Information Administration). 2021. *New Jersey State Profile and Energy Estimates*. <https://www.eia.gov/state/analysis.php?sid=NJ>.
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- 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>.
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Appendix A – Financial Support for Energy Projects

NJ Energy Master Plan Strategy 1:

Reduce Energy Consumption and Emissions from the Transportation Sector

Support for Electric Vehicle Purchase

Links:

<https://chargeup.njcleanenergy.com>

Charge Up New Jersey—Incentives of up to \$4,000 for the purchase or lease of new, eligible battery electric vehicles

Support for Installation of EV Chargers

Links:

<https://chargeup.njcleanenergy.com>

<https://nj.myaccount.pseg.com/myservicepublic/electricvehicles>

New Jersey In-Home EV Charger Incentive—Residents can receive \$250 for the purchase and installation of an eligible Level 2 charger. Residents and businesses may also qualify for an up to \$1,000 tax credit from the federal government for an EV charger installation

New Jersey Multi-Unit Dwelling (MUD) Electric Vehicle Program—Up to \$4,000 toward the purchase of a dual-port, networked Level-Two EV charging station

PSE&G Residential Smart Charging—Customers can receive an on-bill credit of up to \$1,500 per charger toward the cost of upgrading Customer-Side Make-Ready (CSMR) assets for the installation of EV charging hardware

PSE&G Level 2 Mixed-Use Commercial Charging: Customers are eligible for an on-bill credit of up to \$30,000 toward the cost of upgrading Customer-Side Make-Ready (CSMR) assets for the installation of commercial, ENERGY STAR® certified, Level 2 smart chargers.

NJ ENERGY MASTER PLAN STRATEGY 2:

Accelerate Deployment of Renewable Energy and Distributed Energy Resources

PV Solar

Links:

<https://cleanenergy.nj.gov/programs/solar>

New Jersey Administratively Determined Solar Incentives for new solar installations—

- Residential--\$0.085 per kilowatt hour generated
- Non-residential, smaller than 1 MW—\$0.11 per kilowatt hour generated, \$0.09 for ground-mounted (\$0.13 per kilowatt hour generated, \$0.11 for ground-mounted respectively for Public Entities)

- Non-Residential, between 1 MW and 5 MW—\$0.10 per kilowatt hour generated (\$0.085 for ground-mounted). Public entities adder \$0.02 per kilowatt hour.
- Remote Net Metering - \$0.09 per kilowatt hour
- Community Solar - \$0.08 per kilowatt hour

New Jersey Community Solar—significant discounts on electricity cost for subscribers (typically 15-25%)

NJ ENERGY MASTER PLAN STRATEGY 3:

Maximize Energy Efficiency and Conservation and Reduce Peak Demand

Municipal Programs

Links:

<https://www.sustainablejersey.com/grants/sj-pseg-energy-efficiency-partnership-program/>

<https://cleanenergy.nj.gov/programs/energy-efficiency/local-government-energy-audit-lgea-program>

<https://cleanenergy.nj.gov/programs/energy-efficiency/utility-run-programs-for-state-and-local-government>

Sustainable Jersey-PSE&G Partnership Program—Free technical assistance, resources and funding for municipalities to prioritize energy efficiency in their buildings

Local Government Energy Audit Program – no cost energy audit available to local government agencies, state agencies, K-12 public schools, public agencies, state colleges and universities.

Residential Assessment and Upgrade Programs

Links:

<https://cleanenergy.nj.gov/programs/energy-efficiency/comfort-partners>

<https://cleanenergy.nj.gov/programs/energy-efficiency/utility-run-programs-for-homeowners>

<https://cleanenergy.nj.gov/programs/energy-efficiency/new-construction-program>

Comfort Partners Program (For Income Qualified Households)—Free program that helps income-eligible customers reduce their energy bills through energy efficiency measures.

Utility-Run Programs for Homeowners and Renters – Programs through PSE&G

- **Efficient Products** – provides rebates for eligible appliances, devices and products
- **Whole Home Energy Solutions** – A whole house approach to energy efficiency including installation of insulation, air sealing and replacement of high-efficiency equipment
- **Demand Response** – offers rewards to homeowners who reduce their electricity usage during high-demand hours
- **Moderate-income Home Weatherization** – weatherization upgrades for low-to-moderate income customers.

Home Weatherization (For Income Qualified Households) --Free energy efficiency assessment and up to \$7,500 in energy efficiency, health, and safety upgrades at no charge

New Construction Program – supports the design and development of energy efficient new construction residential homes

Commercial Programs

Link:

<https://cleanenergy.nj.gov/programs/energy-efficiency/utility-run-programs-for-businesses>

<https://cleanenergy.nj.gov/programs/energy-efficiency/combined-heat-and-power-fuel-cell-program>

Utility-Run (PSE&G) Programs for Businesses

- **Multifamily** – Energy efficiency and building decarbonization opportunities for multifamily properties
- **Prescriptive and Custom** – offers incentives for energy efficiency equipment. Eligible equipment includes heat pumps, HVAC systems, motors and drives, lighting, refrigeration, water heaters and food service equipment
- **Direct Install** – free energy assessment and installation of eligible equipment such as lighting, commercial refrigeration, HVAC systems and motors
- **Energy Solutions** – provides a comprehensive approach consisting of an investment-grade audit, design, construction and commissioning/M&V. Incentives are provided for domestic hot water, HVAC systems, insulation/air sealing, lighting and residential in-unit improvements if applicable.

Combined Heat and Power/Fuel Cell Program – provides incentives for gas internal combustion engines, gas combustion turbines, and microturbines. Incentive rates vary based on total system size.

Large Energy Users Program (LEUP) – designed to support energy efficiency projects for large energy users (total annual bill larger than \$5 million)

NJ ENERGY MASTER PLAN STRATEGY 4:

Reduce Energy Consumption from the Building Sector

Links:

<https://cleanenergy.nj.gov/programs/energy-efficiency/new-construction-program>

New Construction Program - supports the design and development of energy efficient new construction buildings including multifamily dwellings, commercial buildings and industrial buildings.

NJ ENERGY MASTER PLAN STRATEGY 7:

Expand the Clean Energy Innovation Economy

Battery Storage

Phase 1: Utility-Scale & Commercial – Approved by the NJ BPU in June 2025

Phase 2: Residential – Expected to launch during 2026

Appendix B - Data Sources

Most 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
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