

WASHINGTON TOWNSHIP COMMUNITY ENERGY PLAN

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—

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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).

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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 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.

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I. INTRODUCTION

Washington Township is committed to reducing greenhouse gas emissions, improving local resilience, and supporting a transition to cleaner, more affordable energy. This Community Energy Plan outlines the strategies Washington Township will pursue over the coming years to reduce emissions from municipal operations—including buildings, fleet vehicles, and public facilities—as well as township-wide energy use across residential, commercial, and community sectors.

Washington Township began developing this Community Energy Plan after receiving a Community Energy Plan Grant from the New Jersey Board of Public Utilities (NJBPU). Throughout the planning process, the Township provided opportunities for municipal staff, stakeholders, and residents to participate, ensuring that the Plan reflects local priorities and supports equitable access to clean energy benefits. The Township reviewed guidance from the Sustainable Jersey "Guide for Sustainable Energy Communities," NJBPU program materials, and relevant community energy datasets while identifying high-impact actions.

This Community Energy Plan establishes a roadmap for how Washington Township will support energy efficiency, renewable energy adoption, transportation electrification, and resiliency improvements. Initiatives were selected based on demonstrated emissions-reduction potential, alignment with local needs, funding availability, and their ability to provide co-benefits such as cost savings, improved air quality, and enhanced public health.

Like communities across New Jersey, Washington Township faces the challenges associated with climate change—including increasing temperatures, extreme weather, and the economic impacts of rising energy costs. According to the New Jersey Department of Environmental Protection's NJ Greenhouse Gas Emissions Inventory, the state contributes nearly 100 million metric tons of CO_2e annually. Transitioning from fossil-fuel-dependent systems to cleaner, more modern energy infrastructure is essential to protecting the township's long-term economic and environmental vitality.

In support of the State of New Jersey's goal of achieving 100% clean energy by 2050, Washington Township has committed to advancing local strategies that reduce emissions, support renewable energy, and strengthen energy resilience. This Community Energy Plan represents the Township's coordinated effort to take meaningful action while providing cost-effective, achievable steps toward a cleaner future.



II. Community Overview

Washington Township is a large suburban municipality located in Gloucester County, New Jersey. With a population of approximately 49,000 residents, the Township is one of the county's major population centers and a regional hub for education, commerce, and community services. Washington Township is characterized by a mix of residential neighborhoods, commercial corridors, schools, recreational facilities, and municipal buildings that contribute to its diverse energy profile.

According to the U.S. Census American Community Survey, Washington Township's population is predominantly White, with growing Black, Asian, and Hispanic/Latino communities. The community includes a mix of middle-income and moderate-income households, with a Municipal Revitalization Index (MRI) score that places it near the mid-range of New Jersey municipalities. The Township's size, housing composition, and commercial activity make it an important participant in statewide clean-energy efforts.

Electricity and Natural Gas Usage Data

As in most New Jersey communities, electricity and natural gas consumption in Washington Township is primarily driven by building use. Utility data typically categorizes energy usage by sector:

- Residential
- Commercial

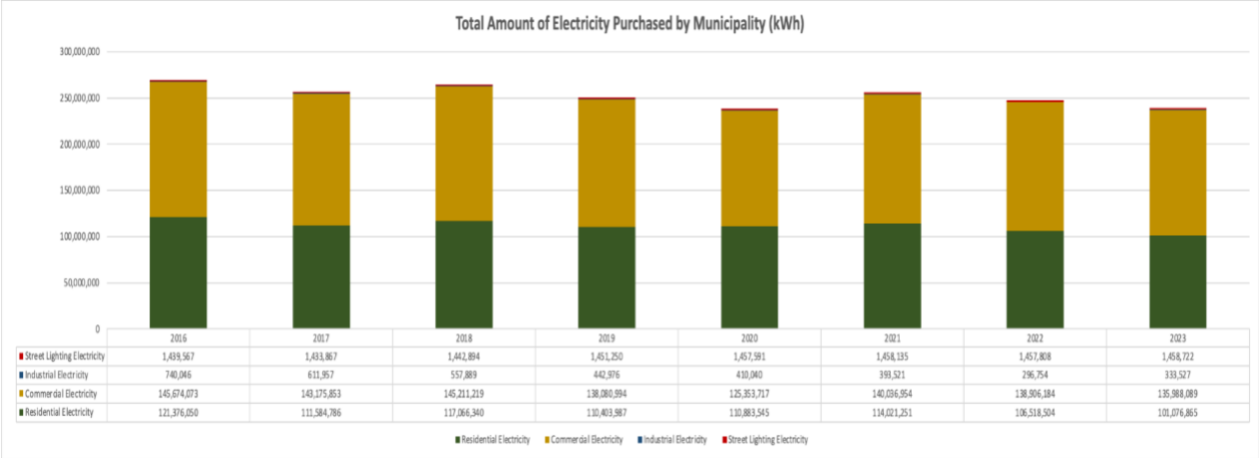
- Industrial
- Streetlighting

The residential sector accounts for the largest share of electricity and natural gas usage, reflecting the Township's substantial year-round population and varied housing stock. Commercial buildings—including schools, medical facilities, retail centers, and municipal operations—also contribute significantly to total community energy demand.

Amount of Electricity Purchased by Sector

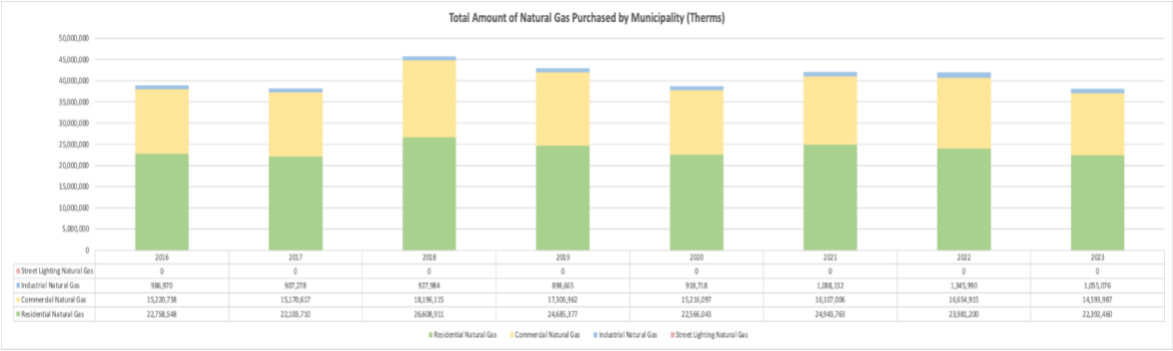
Source: Sustainable Jersey. Aggregated Community-Scale Utility Energy Data

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



Amount of Natural Gas Purchased by Sector

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

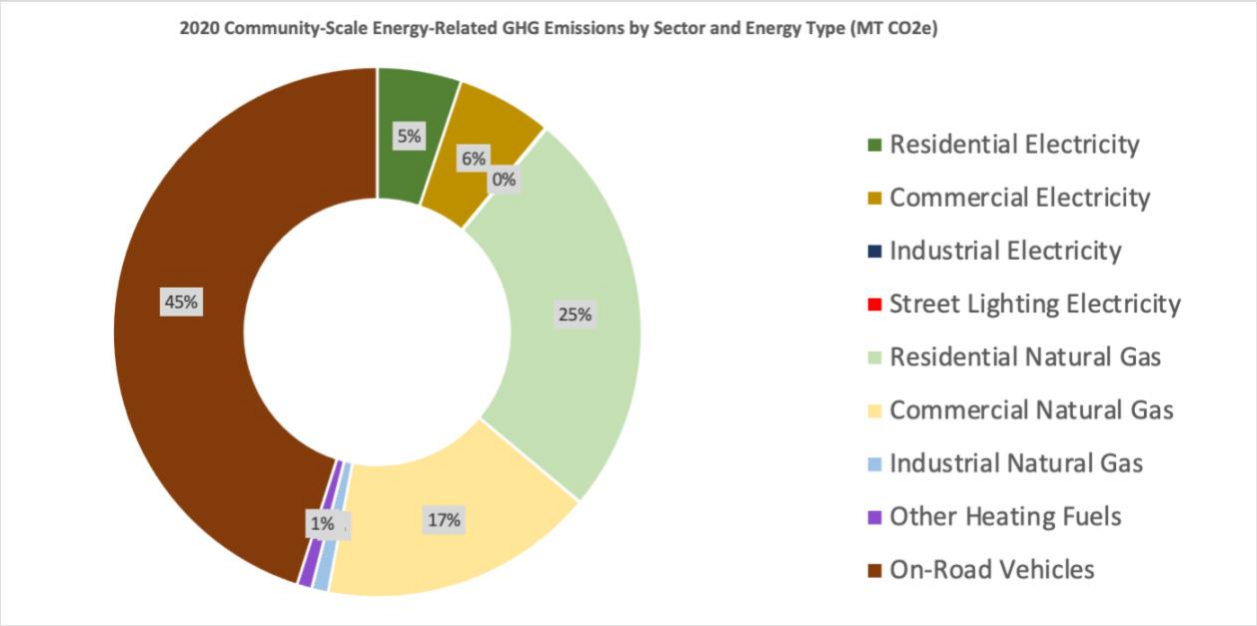


Community GHG Emissions from Energy Use

Greenhouse gas emissions in Washington Township stem from electricity consumption, natural gas/heating fuel, and transportation energy use. Residential electricity and natural gas are typically the largest contributors, followed by emissions from on-road transportation. These emissions trends highlight the importance of energy efficiency in homes, increased access to renewable energy, and continued expansion of EV readiness and charging infrastructure.

Overall GHG Emissions by Subsector

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



Together, this energy usage and emissions profile underscores the need for targeted municipal and community actions that improve building energy performance, promote renewable energy adoption, transition vehicles to cleaner technologies, and support a more resilient local energy system.

Washington Township- CEPG Priorities

Initiatives		Priority			
Status		High	Medium	Low	Currently Implementing
Initiative included in plan	1.1 Adopt Supportive Zoning and Regulations for EV Infrastructure				
Initiative already being implemented	1.2 Train First Responders on EVs and EVSE				
Initiative already being implemented	1.3 Train Non-Emergency Staff on EVs and EVSE				
Initiative already being implemented	1.4 Purchase Alternative Fuel Vehicles				
Initiative included in plan	1.5 Improve Municipal Fleet Efficiency				
Initiative included in plan	1.6 Install Public EV Charging Infrastructure				
Initiative already being implemented	1.9 Community EV Outreach				
Initiative included in plan	2.1 Adopt Supportive Zoning and Permitting for Private Solar				
Initiative included in plan	2.2 Post Solar Permitting Checklist				
Initiative already being implemented	2.3 Train First Responders on Solar				
Initiative already being implemented	2.4 Train Non-Emergency Staff on Solar				
Initiative included in plan	2.5 Install On-Site Municipal Renewable Generation				
Initiative included in plan	2.10 Support Community Solar as Project Ambassador				
Initiative included in plan	2.11 Support Community Solar as Outreach Coordinator				
Initiative already being implemented	3.1 Upgrade Energy Efficiency for Municipal Facilities				
Initiative included in plan	3.2 Residential Energy Efficiency Outreach Campaign				
Initiative included in plan	3.3 Commercial Energy Efficiency Outreach Campaign				
Initiative included in plan	4.1 Implement a Green Building Policy				
Initiative included in plan	4.3 Encourage Benchmarking and Commissioning for Existing Buildings				
Initiative included in plan	4.4 Require Developers to Complete Green Development Checklist				
Initiative included in plan	4.5 Conduct Outreach Targeting New Construction in the Community				
Initiative included in plan	6.1 Make Community Energy Planning Inclusive				

Initiative included in plan	6.2 Conduct Energy Efficiency Outreach to Low- and Moderate-Income Residents				
Initiative included in plan	6.4 Support Low- and Moderate-Income Community Solar Subscriptions				
Initiative included in plan	6.5 Conduct Energy Efficiency Outreach to Community-Serving Institutions				



III. Work Plan

Washington Township's Community Energy Plan is primarily an implementation and action plan. This section details all of the initiatives selected as township priorities for the next four years (2025-2029). 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
1.5 Improve Municipal Fleet Efficiency
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
2.3 Train First Responders on Solar
2.4 Train Non-Emergency Staff on Solar
2.5 Install On-Site Municipal Renewable Generation
2.10 Support Community Solar as Project Ambassador
2.11 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
3.3 Commercial Energy Efficiency Outreach Campaign

Strategy 4: Reduce Energy Consumption and Emissions from the Building Sector
4.1 Implement a Green Building Policy
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 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
6.4 Support Low- and Moderate-Income Community Solar Subscriptions
6.5 Conduct Energy Efficiency Outreach to Community-Serving Institutions

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. Washington Township 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.

Total Electric Vehicles Registered in Municipality.
Source: Sustainable Jersey. Electric Vehicle Ownership Data

Total Electric Vehicles Registered in Municipality								
			Vehicle Class **				Vehicle Type **	
Estimated Total Passenger Vehicles	# of EVs Registered	% Electric	Light Duty Vehicle (Class 1-2A)	Medium-Duty Vehicle (Class 2B - 6)	Heavy-Duty Vehicle (Class 7-8)	Unknown	BEV	PHEV
33,968	860	2.5%	836	22	0	2	659	201

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
Joseph Petrongolo, Township Planner	Q1 2027	Medium	3-4 months	N/A

Departments involved:

- Planning Staff
- Legal Department
- Zoning Official

Potential Stakeholders:

- Township Administration
- Planning Board
- Zoning Board
- Solicitor

Obstacles/Barriers:

- No significant obstacles identified

Measures of Success/Community Notes:

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 Washington Township's land-use code and permitting documents.

BlueSky Power will provide a draft ordinance.

Next steps:

1) Review the NJDCA's Model Statewide Municipal EV Ordinance and schedule meeting with municipal officials and stakeholders identified to explain the reasoning of the ordinance.

2) Adopt the NJDCA's Model Statewide Municipal EV Ordinance modified to the municipalities needs.

3) Work with the municipal zoning officer or administrator to update the relevant sections of the zoning/land use code to reflect the EVSE zoning ordinance.

4) Communicate to the community by posting this information on the municipal website and providing a point of contact.

Initiative 1.2: Train First Responders on EVs and EVSE

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

Community Notes:

Both Initiatives 1.2 and 1.3 are already being implemented in Washington Township. The Independent Fire Commission and Police Department have already undertaken training. The Public Works staff and Auto Technicians have also been trained on the current hybrid vehicles in the Township.

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
Frank Altamuro	Q1/2 2027	Low	24 months	Capital funds, Funding Resources: DEP, BPU

Departments involved:

- Public Works Department
- Purchasing Dept. or Officer
- Finance Department

Potential Stakeholders:

- DPW
- Township Administrator
- Zoning Officer
- CFO

Obstacles/Barriers:

- Funding

Measures of Success/Community Notes:

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.

The Township currently has F-150 hybrid pickup trucks, driven by the DPW supervisors. The Township would like to apply for BPU funding for future fleet purchases, specifically Code Enforcement vehicles, if funding is available.

Next steps:

1) Look at the existing municipal fleet and identify possible vehicles that could be replaced with EVs, typically vehicles that are driven more/use more fuel are more cost-effective to electrify.
2) Think about how the vehicle will be charged, see initiative 1.6.
3) Build support among the intended user of the vehicle.
4) Shop for the EV (will it be purchased through a co-op, contract, go out to bid) See AFV Procurement guide in resources.
5) Identify funding opportunities and apply for incentives, if applicable to leasing.

Initiative 1.5: Improve Municipal Fleet Efficiency

Description: Implement strategies such as interdepartmental coordination to right-size the municipal fleet (vehicle replacement or retirement), and optimize fuel use with improved route planning, driver efficiency, and reduced idling to reduce operational costs and GHG emissions from municipal fleets – public works, police, fire, etc.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Frank Altamuro	Q1/2 2027	Medium	Low	Capital funds, Funding Resources: DEP, BPU

Departments involved:

- Public Works Department

- Purchasing Dept. or Officer
- Finance Department

Potential Stakeholders:

- DPW
- Township Administrator
- Zoning Officer
- CFO

Obstacles/Barriers:

- Funding

Community notes:

Excel spreadsheets are kept regarding maintenance. There is an unofficial anti-idling expectation in place. The Township would like to tie this initiative in with 1.4 to procure EVs for supervisors.

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) Create a fleet inventory using the resources in the Sustainable Jersey Fleet Inventory action

2) Use the Atlas Public Policy DRVE Tool to identify vehicles that can be cost-effectively replaced with electric vehicles

3) Look at the Sustainable Jersey Meet Targets for Green Fleets action to identify additional fleet efficiency measures (fleet tracking tools, idle reduction technology, etc.) that make sense for the municipal fleet.

4) Set up scheduled maintenance for all fleet vehicles

5) Coordinate with all departments to consider shifting to non-motorized transport options wherever possible.

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
Nancy Mozzachio, Joe Russo	Q1/2 2027	Medium	24 months	Utility DEP and BPU. Capital, state & utility incentives. Potential private funding

Departments involved:

- Transportation Department
- Public Works
- Purchasing Department

Potential Stakeholders:

- Electric utilities(ACE, PSE&G)
- Businesses with capacity to install
- Nancy Mozzachio

Obstacles/Barriers:

- Location Scouting

Community notes:

This initiative is being considered moving forward. Locations have been discussed and strategizing to create an EV infrastructure plan.

Next steps:

1) Determine areas with the highest potential for EV usage and the greatest need for charging infrastructure using heat mapping (NJTPA. AFV Readiness Plans and Guide in Resources)

2) Work with the utility to understand the current electrical infrastructure. Do the location(s) selected have sufficient electrical capacity to support the installation, or does new equipment needs to be installed?

3) Determine the number of chargers and charger type(s) to be installed based on community needs.

4) Identify method for covering the costs of charger equipment purchase and installation.

5) Identify and apply for incentive programs that could help fund the installation.

6) Consider the regulations the municipality may want to implement regarding the usage of the charging infrastructure (usage fees, time limits, etc.)

1.9 Community EV Outreach

Description: Outreach to residents, businesses, and other entities to encourage adoption of electric vehicles (EVs) and electric vehicle charging infrastructure (EVSE) within your municipality.

Washington Township is already implementing this initiative and will provide information at the Township's Community Events.

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. Washington Township 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
Joseph Petrongolo	Q1 2027	Medium	3-4 Months	N/A

Departments involved:

- Township Administration
- Planning Board
- Zoning Board

Potential Stakeholders:

- Resident organizations (e.g., homeowners associations)
- Local businesses/business associations
- Historic Preservation Commission

Obstacles/Barriers:

- None Identified

Community notes:

The Township will have BlueSky Power draft the ordinance for review.

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. Township Clerk writes and publishes notice in Township 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
Janette Naylor	Q1 2027	Medium	1-2 months	N/A

Departments involved:

- Code Enforcement
- Municipal Webmaster

Potential Stakeholders:

- Construction Office
- Zoning Office
- Solar Installers

Community notes:

BlueSky Power will draft and send samples from other towns for review.

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 Township website.

Initiatives 2.3 & 2.4: Train First Responders and Non-Emergency Staff on Solar

Both initiatives are already being implemented in Washington Township and will be followed up and continued as needed.

Initiative 2.5 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
Joe Russo	2027/28	Low	1 year	PPA, Grant funding

Departments involved:

- Purchasing staff
- Township Administrator
- Public Works

Potential Stakeholders:

- DPW Director
- Township Administrator
- Environmental Commission
- School district

Community Notes:

The Township is having a feasibility study performed on the Police Dept. building as first building to consider. Solar is potentially being added to the School District buildings. Joe Russo will be setting up a meeting with the school district and BlueSky Power to discuss solar potential.

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. Identify appropriate and feasible hosting sites for the solar installations.
2. Identify the purchasing model the municipality wants to utilize. Options include a direct purchase or a Power Purchase Agreement
3. Issue a solicitation to select a vendor.
4. The selected vendor completes a detailed design, obtains permits and other needed approvals (including from the utility and the NJ Board of Public Utilities), procures the equipment, and installs the system.

2.10: Support Community Solar as Project Ambassador Initiative

2.11: Support Community Solar as Outreach Coordinator

These two initiatives will be consolidated and addressed as one effort.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Joe Russo	Q1 2027	Medium	4-6 months	N/A

Departments involved:

- Communications team
- Township Administrator
- Environmental Commission

Potential Stakeholders:

- Community solar developers
- Township Admin
- Environ Comm
- Seniors/Affordable housing organizations

Obstacles/Barriers:

- None identified

Community Notes:

Pair with other outreach programs to be available at community events. The Township would like to consider Community Solar Program to allow residents to save money with bill credits under a voluntary Township-wide solar subscription offering.

Measures of Success:

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

Next Steps:

1. The outreach team will work with the elected body to decide what criteria community solar projects should meet to be included in the municipal community solar outreach campaign (see Municipally Supported Community Solar action for more details).
2. Decide if the outreach team will work to promote one or more specific projects or conduct a more general outreach and education campaign.
3. Develop relevant and up-to-date outreach materials to distribute. If you are working with a specific project, the subscriber organization may have outreach materials to help your campaign. The New Jersey Community Solar Project Finder is an outreach tool that features all the community solar projects.
4. Create an outreach campaign plan:
    a. List existing community events that Community Solar outreach could be included in
    b. Consider social media and other outreach channels
    c. Identify outreach partners, like community organizations and business organizations

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. Washington Township can utilize energy efficiency to lower costs in municipal operations and encourage the community to follow suit to realize these many benefits.
Efforts to increase efficiency for municipal facilities are already being implemented and in process of being audited for further changes.

Initiative 3.1 Upgrade Energy Efficiency for Municipal Facilities

The Township is already implementing this Initiative, including the updating of lighting sources to LED, sensors and thermostats at the municipal building and DPW. HVAC system being considered for an upgrade. Further energy audits (LGEA) to improve EE for Municipal Facilities will be scheduled in the future. These initiatives will be led by Frank Altamuro with the Township Administrator and Environmental Commission as additional stakeholders.

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
Vicky Binetti	Q1 2027	Medium	9-12 months	N/A

Departments involved:

- Township Administrator
- Mayor's Office

- Environmental Commission Chairperson

Potential Stakeholders:

- Economic Development
- Natural gas or electric utility
- Neighborhood organizations
- Faith-based organizations
- Environmental Commission

Obstacles/Barriers:

- No major obstacles identified

Community Notes:

Coordinate with other outreach programs. The Environmental Commission will head up outreach and collaborate on this plan. Information for this and other outreach initiatives will be made available at Community Events, including Super Saturday, Earth Month celebrations. Also information will be made available on the Township website.

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:

Coordinate all outreach initiative campaigns together.

Initiative 3.3 Commercial Energy Efficiency Outreach Campaign

Description: Implement an outreach effort to help residents and local businesses 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
Vicky Binetti	Q2 2027	Medium	4-5 months	Utilities, NJCEP

Departments involved:

- Township Administrator
- Environmental Commission
- Economic Development

Potential Stakeholders:

- Natural gas or electric utility
- Local Small Business Direct Install contractor
- Local business associations
- Minority business association
- Environmental Commission

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, information posted on the Township's website and have information available at community events like Super Saturday and Earth Month celebrations.

Strategy 4: Reduce Energy Consumption and Emissions from the Building Sector

4.1 Implement a Green Building Policy

Description: Implement a policy encouraging or requiring consideration of green building practices for any new municipal construction project.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Frank Altamuro, DPW	Q1 2027	Medium	3 months	N/A

Departments involved:

- Elected Body
- Administration
- Legal Department

Potential Stakeholders:

- Environmental Commission
- DPW
- Engineering Firm/Township Engineer
- Solicitor
- Twp Administrator
- Planner - Torek Consulting- Jay Petrangelo

Obstacles/Barriers:

- No major obstacles identified

Measures of Success:

Pass resolution or ordinance encouraging/requiring that new municipal buildings follow green building practices

Next steps/Community Notes:

The Township Council will consider a resolution creating a green building policy. The policy will encourage but not require the use of the Green Building practices. There are no immediate plans for new municipal construction but may want to consider Green Building for any retrofits.

4.3 Encourage Benchmarking and Commissioning for Existing Buildings

Description: Educate local building managers about benchmarking (comparing energy use to similar facilities) and commissioning (optimizing energy equipment to reduce energy use).

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Nancy Mozzachio, Economic Development Coordinator	Q1 2027	Medium	2 months	N/A

Departments involved:

- DPW
- Communications team

Potential Stakeholders:

- Commercial building managers
- Natural gas or electric utility
- Local Business Organizations
- Environmental Commission

Obstacles/Barriers:

- No major obstacles identified

Measures of Success:

- Information about benchmarking and commissioning posted to municipal website

Next steps/Community Notes:

Coordinate outreach with commercial energy outreach.

4.4 Require Developers to Complete Green Development Checklist

Description: Pass a Green Building Policy or Resolution that requires developers to submit a completed Green Development Checklist with Site Plan Applications.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Green Team, Tourek Consulting- Jay Petrongelo	Q1 2027	High	6 months	N/A

Departments involved:

- Municipal staff
- Zoning Official
- Construction Code Official
- Planning staff

Potential Stakeholders:

- Zoning Board and Office
- Environmental Commission
- Building architects and developers
- Financial institutions
- Planning Board

Obstacles/Barriers:

- No major obstacles identified

Next steps/Community Notes:

Create and implement Model Green Checklist for residential and warehouse construction.

4.5 Conduct Outreach Targeting New Construction in the Community

Description: Reach out to project owners/developers to encourage participation in New Jersey's Clean Energy Program's New Construction Energy Efficiency incentive programs.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Nancy Mozzachio, Jay Petrongelo	Q1 2027	High	ongoing	N/A

Departments involved:

- Municipal staff
- Zoning Official
- Construction Code Official
- Planning staff

Potential Stakeholders:

- Planner: Jay Petrongelo (Turek Consulting)
- Zoning Office
- Building architects and developers
- Commercial property holders
- Local businesses/business associations
- Resident organizations (e.g., homeowners associations)
- Environmental Commission

Obstacles/Barriers:

- No major obstacles identified

Next steps/Community Notes:

Build on current informal communication between Economic Development and applicants for Development Review Committee

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, Washington Township 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.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Lori Morello	Q1 2027	Medium	4 months	TBD

Departments involved:

- Township Administrator
- Affordable Housing
- Municipal Information Technology Staff
- Planning Staff
- Zoning Department
- Workforce & Economic Development

Potential Stakeholders:

- Affordable Housing Owners
- Faith-based organizations
- Community-serving institutions
- Local leaders and influencers
- Meeting hosts (libraries, businesses)
- Environmental Commission
- Township Web Developer

Obstacles/Barriers:

- No major obstacles identified.

Community Notes:

Coordinate with other outreach programs, ensuring that everyone is represented in CEP process from all groups within the Township, especially LMI and senior communities, as well as have information posted to the Township Website.

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
Vicky Binetti	Q1 2027	Medium	Ongoing	ACE utility

Departments involved:

- Township Administrator
- Mayor's Office
- Economic Development

Potential Stakeholders:

- Low- and Moderate-Income and Environmental Justice Communities

- Faith-based organizations
- Community-serving institutions
- Local leaders and influencers
- Utility serving the territory
- Local media
- Meeting hosts (libraries, businesses)
- Environmental Commission

Obstacles/Barriers:

- No major obstacles identified.

Community Notes:

Coordinate with other outreach programs to make available for LMI communities.

6.4 Support Low- and Moderate-Income Community Solar Subscriptions

The Township will match this initiative with 2.10 to ensure that LMI residents are included in solar subscription outreach.

6.5 Conduct Energy Efficiency Outreach to Community Serving Institutions

This initiative will be coordinated with the other outreach programs, particularly initiative 3.2 with the goal of making information readily available to all members of the community to help with energy efficiency and economic sustainability.