



BOROUGH OF PINE HILL COMMUNITY ENERGY PLAN

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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 (NJBP).

ABOUT SUSTAINABLE JERSEY

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

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

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I. INTRODUCTION

The Borough of Pine Hill is committed to advancing clean energy, improving local resilience, and reducing greenhouse gas emissions across both municipal operations and the broader community. This Community Energy Plan outlines the strategies Pine Hill will pursue over the coming years to reduce emissions from buildings, transportation, and energy use, while supporting residents and businesses in the transition to a more efficient and affordable energy future.

The Borough of Pine Hill initiated development of this Community Energy Plan after receiving support from the New Jersey Board of Public Utilities' Community Energy Plan Grant Program. During the planning process, the Borough provided opportunities for local input and coordination with municipal staff, community stakeholders, and technical partners to ensure that the final plan reflects the community's priorities and long-term goals.

Work on the Plan began in 2024, with Pine Hill's administrative staff and planning partners reviewing the Sustainable Jersey Guide for Sustainable Energy

Communities, the Community Energy Plan Workplan Template, and relevant community-scale data from the Sustainable Jersey Data Center. This information informed the selection of high-impact initiatives and supported the Borough in identifying opportunities for energy savings, long-term cost reductions, and improved air quality. The draft Community Energy Plan was shared for public feedback before being finalized and adopted by the Borough Council.

Pine Hill's Community Energy Plan provides a structured approach for promoting sustainable energy practices across all sectors. Initiatives were selected based on feasibility, cost-effectiveness, and alignment with Borough priorities such as reducing energy burden, supporting economic development, and improving the health and safety of Pine Hill residents. The Plan also recognizes the importance of equity—ensuring that benefits of clean energy, including cost savings and improved environmental quality, are accessible to all households.

Climate change poses significant risks to communities across New Jersey, including increased heat waves, more intense storms, and flooding. As a landlocked community within Camden County, Pine Hill is not vulnerable to sea-level rise but is increasingly at risk from extreme rainfall, stormwater impacts, and rising summer temperatures. According to the New Jersey Department of Environmental Protection, statewide greenhouse gas emissions total nearly 100 million metric tons of CO₂e annually, and reducing these emissions is essential to long-term environmental, economic, and public-health resilience.

In alignment with the State of New Jersey's goal of achieving 100% clean energy by 2050, Pine Hill is committed to implementing actions that support local sustainability while contributing to broader statewide climate goals. This Community Energy Plan serves as a roadmap to achieve those outcomes through coordinated municipal leadership, community outreach, and targeted energy investments.



II. COMMUNITY OVERVIEW

The Borough of Pine Hill is a suburban community located in Camden County, covering approximately 4 square miles. According to the 2020 U.S. Census, Pine Hill is home to approximately 10,400 residents living in a mix of single-family homes, townhouses, and multi-unit residential buildings. The community has a diverse population, with racial composition approximately 53% White, 34% Black or African American, 5% Hispanic/Latino, 3% Asian, and small percentages of residents identifying with two or more races.

Pine Hill's median household income is approximately \$58,000, with a portion of residents facing economic constraints that may pose barriers to energy-efficiency upgrades or the adoption of clean energy technologies. The Borough's Municipal Revitalization Index (MRI) score reflects moderate socioeconomic vulnerability compared with other New Jersey communities, underscoring the importance of programs that reduce energy costs and increase access to clean energy resources.

Electricity and Natural Gas Usage

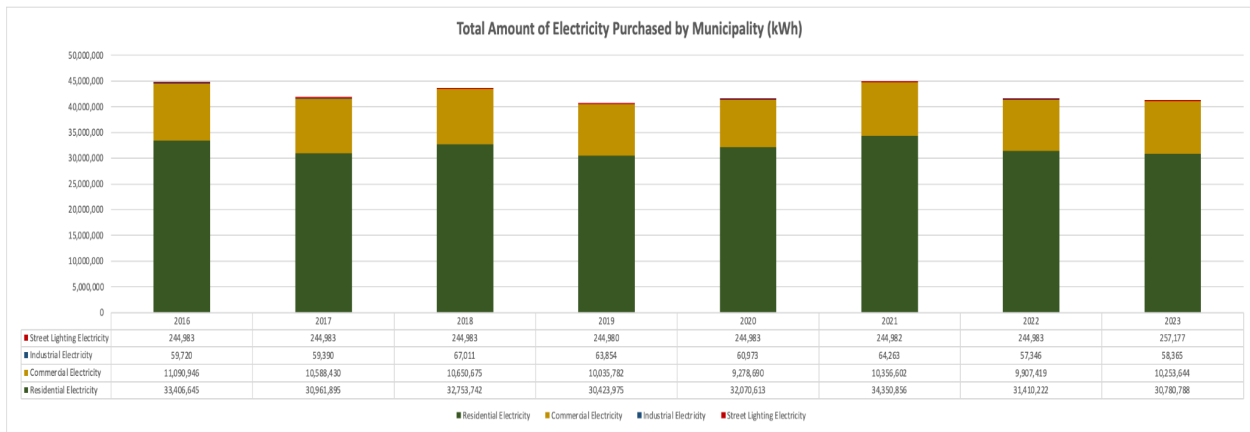
Most of Pine Hill’s energy consumption is associated with buildings in the residential and commercial sectors. Utility data—typically categorized into residential, commercial, industrial, and streetlighting sectors—shows that residential buildings account for the majority of electricity and natural gas usage within the Borough. This pattern indicates that improvements to household energy efficiency, heating systems, and appliance performance represent some of the Borough’s most significant opportunities for reducing energy consumption and lowering greenhouse gas emissions.

Charts illustrating electricity and natural gas usage by sector would be placed here in the final document, consistent with the formatting in other Community Energy Plans.

Amount of Electricity Purchased by Sector

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

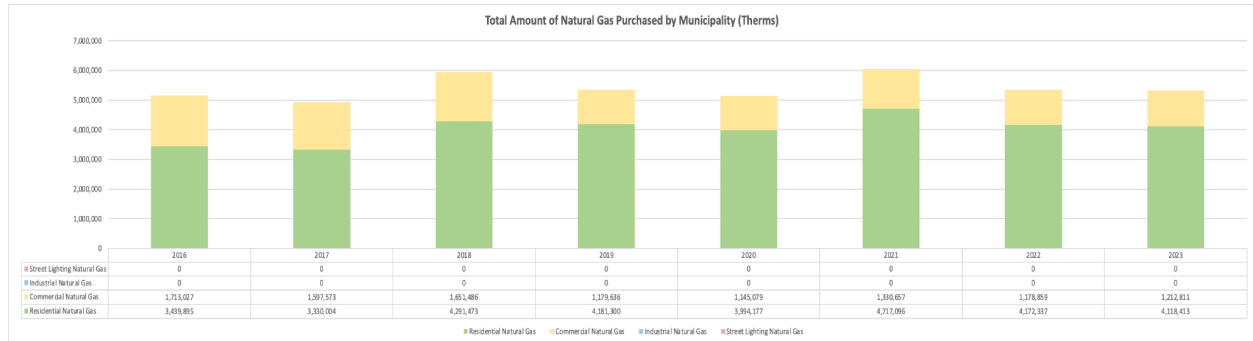
Note: electricity values represent purchased electricity and do not include customer-generated electricity, such as from rooftop solar.



Amount of 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.



Community Greenhouse Gas Emissions

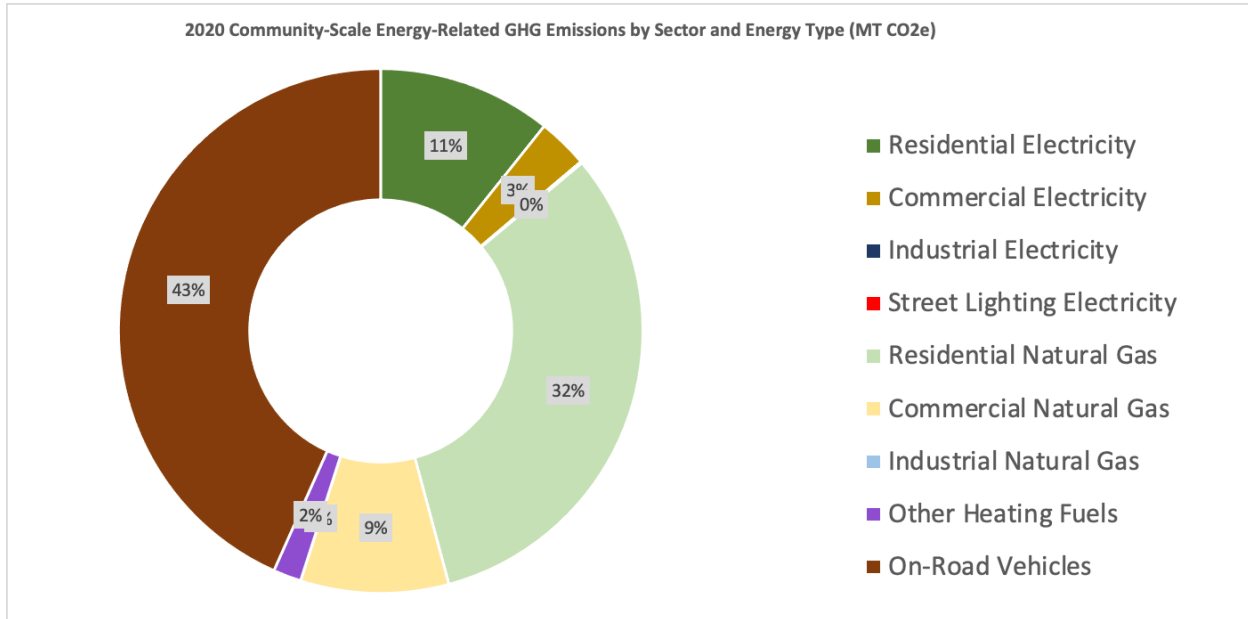
Greenhouse gas emissions in Pine Hill are primarily driven by three major sources:

1. Residential electricity consumption
2. Residential and commercial natural gas/heating fuel usage
3. On-road transportation emissions

As in many New Jersey municipalities, residential energy consumption is among the largest contributors to Pine Hill's community-wide emissions. Expanding access to energy-efficiency programs, providing clear information on available incentives, and supporting renewable energy adoption—such as rooftop or community solar—can meaningfully reduce costs and emissions for households.

Overall GHG Emissions by Subsector

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





III. WORK PLAN

The Borough of Pine Hill's Community Energy Plan is primarily an implementation and action plan. This section details all of the initiatives selected as borough priorities for the next four years (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.

Pine Hill Borough- CEPG Priority List

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 included in plan	1.3 Train Non-Emergency Staff on EVs and EVSE				
Initiative included in plan	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 included in plan	1.7 Encourage Non-Municipal Fleets to Improve Efficiency				
Initiative included in plan	1.8 Encourage Workplace EV Charging Infrastructure				
Initiative included in plan	1.9 Community EV Outreach				
Initiative included in plan	1.10 Anti-Idling and Enforcement				
Initiative already being implemented	2.1 Adopt Supportive Zoning and Permitting for Private Solar				
Initiative already being implemented	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	2.6 Buy Renewable Energy for Municipal Facilities				
Initiative included in plan	2.9 Implement Renewable Government Energy Aggregation (R-GEA)				
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	4.1 Implement a Green Building Policy				
Initiative included in plan	4.4 Require Developers to Complete Green Development Checklist				
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				
Initiative included in plan	7.1 Adopt Energy Storage Policies				

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
- 1.10 Anti-idling and Enforcement

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
- 2.6 Buy Renewable Energy for Municipal Facilities
- 2.9 Implement Renewable Government Energy Aggregation
- 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

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

- 4.1 Implement a Green Building Policy
- 4.4 Require Developers to Complete Green Development Checklist

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 7: Expand the Clean Energy Innovation Economy

- 7.1 Adopt Energy Storage Policies

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 Borough of Pine Hill 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.

Alternative Fuel Vehicles Owned by Municipality	
Total AFV	<i>Neighborhood Electric Vehicle</i>
	<i>Low Speed Vehicle</i>
1	1

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
7,185	96	1.30%	94	2	0	0	69	27

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
Director of Public Works, Council Member	Q2 2026	High	3 months	N/A

Departments involved:

- Public Works
- Borough Administrator
- Council
- Zoning Officer

Potential Stakeholders:

- Borough Administrator and Council
- DPW

Obstacles/Barriers:

- No significant obstacles identified

Measures of Success:

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

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

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

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Fire Chief	Ongoing	High	Ongoing	N/A

Departments involved:

- Emergency Medical Services
- Police Department
- Fire Department
- Borough Administrator

Potential Stakeholders:

- Fire Department
- Police Department
- Borough Administrator

Measures of Success:

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

Community Notes:

EV training for First Responders has already taken place and continued training in effect.

Next steps:

1. Training distributed to First Responders, work with department heads to determine the deadline for all staff to complete it. Messaging emphasizes the unique danger presented by EV and EVSE emergencies.
2. Safety training link EV Community Preparedness Online Training.
<https://cleanenergytraining.org/firefighter-operations> : Free courses for Firefighters/First Responders.

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

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

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Director of DPW	Q2 2026	Medium	ongoing	N/A

Departments involved:

- Fire Department
- Public Works
- Instruction Official

Potential Stakeholders:

- Fire Department
- DPW
- Instruction Official

Obstacles/Barriers:

- None identified

Measures of Success/Community Notes:

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

Next steps:

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

Initiative 1.4: Purchase Alternative Fuel Vehicles

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

Lead	Start Date	Priority	Anticipated Length	Funding Sources
John Greer, Borough Administrator	Q3 2026	Medium	18-24 months	Capital funds, Funding Resources: DEP, BPU

Departments involved:

- Council
- Borough Administrator

- Public Works
- Code Officials

Potential Stakeholders:

- Council
- Administrator(John Greer)
- DPW
- Code Officials

Obstacles/Barriers:

- Funding.

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) 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.
Note: Because of the Inflation Reduction Act's Direct Pay Program, municipalities and other non-profits can now receive tax credits for EV purchases, see the Sustainable Jersey Direct Pay webpage for more information.

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
Borough Administrator	Q3 2026	Medium	12 months	Capital funds, Funding Resources: DEP, BPU

Departments involved:

- Borough Administrator
- Police Chief
- Public Works

Potential Stakeholders:

- Borough Administrator
- Police Chief
- DPW

Obstacles/Barriers:

- Funding.

Community notes:

Logs are currently being recorded and filed monthly for fleet data.

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) 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.
Note: Because of the Inflation Reduction Act's Direct Pay Program, municipalities and other non-profits can now receive tax credits for EV purchases, see the Sustainable Jersey Direct Pay webpage for more information.

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
Borough Administrator	2026- grant depending	Medium	12-18months	Utility DEP and BPU. Capital, state & utility incentives. Potential private funding

Departments involved:

- Public Works
- Borough Administrator
- Council

Obstacles/Barriers:

- Grant approval

Community notes:

While the Borough is not at this time ready to purchase municipal EVs, they are open to revisiting the chargers when that comes into play. Will be dependent on whether grants can be found and applied to for funding.

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.

Note: Because of the Inflation Reduction Act's Direct Pay Program, municipalities and other non-profits can now receive tax credits for EV charging infrastructure depending on the location, see the Sustainable Jersey Direct Pay webpage for more information.

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

Initiative 1.7. Encourage Non-Municipal Fleets to Improve Efficiency

Description: Contact local commercial fleet managers to start conversation about strategically replacing (or retiring) vehicles and improving driver efficiency to reduce their fleet GHG footprint. Offer resources to ease the process, such as procurement tools and incentive information.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Environmental Commission	TBD	Medium	TBD	N/A

Departments involved:

- Communications Team
- Public Works Department
- Environmental Commission
- Planning staff

Potential Stakeholders:

- Environmental Commission

Obstacles/Barriers:

- Time and interest.

Measures of Success:

- Outreach campaign to local businesses to create awareness of incentives available for fleet electrification
- Municipal-led recognition program for local leaders in fleet efficiency

Next steps:

- 1) Work with BID or other local business organizations to compile a list of business contacts.
- 2) Create a list of incentives from the state and utilities that are available for fleets, both for vehicles and EV charging, see the Sustainable Jersey EV Community Outreach action.
- 3) Meet with business leaders to evaluate opportunities for shared fleet EV charging.
- 4) Conduct an outreach campaign to businesses to create awareness of fleet incentives.

Initiative 1.10: Anti-idling and Enforcement

Description: Adopt and implement an anti-idling policy, which establishes an enforcement protocol and penalties for non-compliance. Implement an ongoing outreach campaign to create awareness about the policy and train enforcement officers to ensure compliance.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Borough Administrator	Q4 2026	Medium	6 months	N/A

Departments involved:

- Police Department
- Code Official
- Business Owners

- Economic Development Committee

Potential Stakeholders:

- Business Owners
- Police Chief/Department
- Code Official
- Economic Development Committee(Chaired by Councilmember)

Obstacles/Barriers:

- None identified

Community notes:

While this process is currently underway, with some businesses having anti-idling signs, the Borough has a sign shop and can work with local businesses to post signs and the PD and Code Officials to enforce.

Measures of Success:

Adoption and enforcement of anti-idling policy.

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. The Borough of Pine Hill can continue to refine local policies regarding solar and other renewable resources to promote local growth of renewable generation capacity.

Initiatives 2.1 – 2.4

Community Notes:

The Borough of Pine Hill is already implementing actions from Initiatives 2.1 – 2.4, regarding the zoning and permitting for private solar, posting the solar permitting checklist, as well as training for both First Responders and non-First Responders on solar.

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
John Greer	Q3 2026	High	12-24 months	PPA, Grant funding

Departments involved:

- Purchasing staff
- Borough Administrator
- Public Works
- OEM

Potential Stakeholders:

- Municipal
- Emergency Management
- DPW

Community Notes:

The Borough would like to include solar, battery storage and generator back up at the Community Center as a priority and look at solar for the DPW and other municipal facilities, utilizing grants and other funding resources.

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; however, using Power Purchase Agreements can impact the municipality's ability to receive Direct Pay tax credits, see the On-Site Solar action for details.
3. 4) Issue a solicitation to select a vendor.
4. 5) 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.

Initiative 2.6 Buy Renewable Energy for Municipal Facilities

Description: Buy renewable electricity for municipal facilities directly from a green energy supplier or participate in a buying pool that supplies electricity with high renewable content. The accompanying renewable energy credits (RECs) should be certified as PJM Class I.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
John Greer, Blue Sky Power	Q2 2026	High	3-4 months	PPA, Grant funding

Departments involved:

- Borough Administrator
- Purchasing Staff

Potential Stakeholders:

- Energy consultant
- Borough Administrator
- Purchasing Agent

Community Notes:

The Borough of Pine Hill and Blue Sky Power will look at current supply contracts and explore bidding out future supply contracts with high percentage of renewable and would be open to collaborating with MUA.

Measures of Success:

Contract with third-party supplier or buying pool with a greater proportion of renewable content than current Renewable Portfolio Standard.

Next steps:

- 1) Engage with municipal leadership to introduce the concept and gain support for the purchase of renewable energy.
- 2) Determine what pathway would best fit the municipality's needs and complete necessary procurement efforts. Options include:
 - Join an existing aggregation pool offered by a purchasing cooperative (refer to the "Buy Electricity from a Renewable Source" action for more details)

- Execute a third-party supply agreement independently, a full procurement process may be required.

3) Pass a municipal resolution to proceed with the renewable energy purchase.

4) Formally sign a renewable energy purchase contract to finalize the commitment.

Initiative 2.9 Implement Renewable Government Energy Aggregation

Description: Establish a Renewable Government Energy Aggregation (R-GEA) program to negotiate for an electric supply that is more sustainable for its residents

Lead	Start Date	Priority	Anticipated Length	Funding Sources
John Greer, Blue Sky Power	Q2 2026	Medium	4-6 months	TBD

Departments involved:

- Administration
- Elected Body
- Clerk's Office

Potential Stakeholders:

- Energy Consultant
- Local Media
- Borough Administrator

Community Notes:

The Borough would like to sponsor a voluntary program to offer to residents, managed by the awarded solar developer

Measures of Success:

Find a third-party supplier that bids below the default utility electricity rate

Next steps:

- 1) Form a working group with representatives from the elected body, administration, and other desired representatives. Green Team and/or Environmental Advisory Commission members can be helpful to this working group as R-GEA has an outreach component.
- 2) Review RGEA resources, particularly the Sustainable Jersey's How-To Guide: Renewable Government Energy Aggregation.
- 3) Decide if there is enough support in the elected body for RGEA to warrant taking further action. The elected body will need to approve any consultant and/or electric supply contract put forward as part of the program.
- 4) Select a consultant to manage the project via a competitive process. Sustainable Jersey provides a template RFP for this purpose. Instructions and a link to the RFP are in the guidebook.
- 5) Once the energy consultant is selected, they will guide the municipal team through the rest of the process.
- 6) Once the consultant has secured an energy contract for the residents, the green team and municipal staff should work together to promote the program.

Initiative 2.11 : Support Community Solar as Outreach Coordinator

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

Lead	Start Date	Priority	Anticipated Length	Funding Sources
John Greer, Blue Sky Power	Q2 2026	Medium	4-6 months	N/A

Departments involved:

- Communications team
- Mayor's Office

Potential Stakeholders:

- Community solar developers
- Local media
- Affordable housing organizations

Obstacles/Barriers:

- None identified

Community Notes:

Pair with other outreach programs to be available at community events. Link with R-GEA to save residents money

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:

- List existing community events that Community Solar outreach could be included in
- Consider social media and other outreach channels
- 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. The Borough of Pine Hill 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 Borough is already implementing this Initiative, including the updating of lighting sources to LED and the new HVAC system being installed at the Police Department. Further audits to improve EE for Municipal Facilities will be scheduled in the future.

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
Patricia Corry-Graft	Q2 2026	Medium	9-12 months	N/A

Departments involved:

- Borough Administrator
- Mayor's Office
- Environmental Commission Chairperson

Potential Stakeholders:

- Natural gas or electric utility
- Environmental Commission/Green Team

Obstacles/Barriers:

- No major obstacles identified

Community Notes:

Coordinate with other outreach programs. The Council member heading the Environ. Commission with head up outreach and collaborate on this plan. Information for this and other outreach initiatives will be made available at Community Events, including National Night Out and the Independence Day Fireworks Extravaganza.

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.

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
John Greer	Q3 2026	Low	3 months	

Departments involved:

- Elected Body
- Administration
- Legal Department

Potential Stakeholders:

- Borough Administrator
- Borough Solicitor
- Council

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 Borough Council will consider the resolution and the green building policy.

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
John Greer	Q3 2026	Low	3-4 months	N/A

Departments involved:

- Municipal staff
- Zoning Official
- Construction Code Official
- Planning staff
- Environmental Commission
- Council

Potential Stakeholders:

- Borough Council
- Environmental Commission
- Planning Board
- Building Architects and developers

Obstacles/Barriers:

- No major obstacles identified

Next steps/Community Notes:

Create and implement Model Green Checklist.

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, the Borough of Pine Hill 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
John Greer	Q1/2 2026	High	1-2 months	TBD

Departments involved:

- Borough Administrator
- Housing Authority
- Municipal Information Technology Staff

Potential Stakeholders:

- Senior Citizens

- Volunteers of America
- LMI Community
- Faith-based and community-serving organizations
- Local leaders and influencers
- Local media
- Environmental Commission: Chair Patty Corry-Graft

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 Borough.

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
Patricia Corry-Gaft	Q2 2026	Medium	9-12 months	ACE utility

Departments involved:

- Borough Administrator
- Mayor's Office
- Environmental Commission Chairperson

Potential Stakeholders:

- LMI and Environmental Justice Communities
- Faith-based and community-serving institutions
- Environmental Commission

Obstacles/Barriers:

- No major obstacles identified.

Community Notes:

Coordinate with other outreach programs.

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.

Community Notes:

This initiative is being undertaken and combined with Initiative 2.9. See 2.9 for reference.

Initiative 6.5 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
John Greer, BlueSky Power	Q2 2026	Medium	4-6 months	Solar Developers

Departments involved:

- Administration
- Elected Body
- Clerk's Office

Potential Stakeholders:

- Affordable housing owners/managers
- Environmental Commission
- Electric Utility
- Faith-based and community-serving institutions

Community notes/Next Steps:

Coordinate with other outreach programs.

Strategy 7: Expand the Clean Energy Innovation Economy

7.1 Adopt Energy Storage Policies

Description: Adopt standards and establish requirements for permitting battery energy storage systems.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Fire Chief	Q3 2026	Mediem	3-4months	N/A

Departments involved:

- Fire Department
- Governing Body

- Planning Staff

Potential Stakeholders:

- BPU Energy Program
- Fire Department
- Electric Utility
- Planning Board
- Code Official

Obstacles/Barriers:

- Potential permitting issues

Community Notes:

BlueSky Power will check for regulations draft for other clients and create regulations for permitting for battery storage.

Next steps:

- I. Put on the radar to start discussion, then coordinate discussion with Planning and Zoning regarding generators.
- II. Check with construction office if they've received permit requests for battery storage.



IV. References

- EIA (U.S. Energy Information Administration). 2021. *New Jersey State Profile and Energy Estimates*. <https://www.eia.gov/state/analysis.php?sid=NJ>.
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<https://www.state.nj.us/transportation/refdata/gis/maps/RailRoadlines.pdf>.

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Appendix. Data Sources

Almost all data used in this plan is sourced from the [Sustainable Jersey Data Center](#).

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

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

Energy Efficiency and Renewable Energy Data		
Section, Map, or Table	Original Source(s)	Link to data
Solar Installations Chart	NJCEP Solar Installation Data	SJ Solar Installation Data

Commercial Energy Efficiency Program Participation Data	New Jersey Clean Energy Program (NJCEP) Data	SJ Energy Efficiency Program Participation (2008-2021) Data - Lifetime Commercial Participation
Residential Program Participation Data	NJCEP Data	SJ Energy Efficiency Program Participation (2008-2021) - Lifetime Commercial Participation
Energy Efficiency Projects Completed by Municipality Data	NJCEP Data	SJ NJCEP Local Government Projects 2008-2021