Make Your Town EV Friendly
New Statewide Model EV Ordinance, New Sustainable Jersey Actions, New Funding Webinar

December 7, 2021
Presenters (in speaking order)

Cathleen Lewis
E Mobility Program Manager, New Jersey Board of Public Utilities
*Building an EV Future in New Jersey*

Maria Connolly
Principal Planner, New Jersey Department of Community Affairs
*DCA Statewide Model Municipal EV Ordinance*

Anne Heasly
Program Manager for Policy and Planning, Sustainable Jersey
*Sustainable Jersey EV Resources*

David Kois
Sustainability Director, Deputy Zoning Official, Hillsborough, NJ
President, New Jersey Association of Planning and Zoning Administrators
*Permitting of EV Infrastructure*
What is Sustainable Jersey?

- **Certification program** for municipalities and schools
- **Tools, resources, and guidance** to help municipalities and schools become more sustainable
- **Grants and funding** for municipalities and schools
- **Regional Hubs**
Program Participants

Municipal Program
- 460 (81%) participating
- 219 Certified
  - 155 Bronze
  - 64 Silver

Schools Program
- 374 (54%) of school districts
- 1025 schools participating
- 335 schools certified
  - 292 Bronze
  - 43 Silver
### Municipal Energy Actions

<table>
<thead>
<tr>
<th>Energy Efficiency</th>
<th>Renewable Energy</th>
<th>Alternative Fuel Vehicles</th>
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<tr>
<td>• Energy Efficiency for Municipal Facilities</td>
<td>• On-Site Geothermal System                                                    • Fleet Inventory</td>
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<td>• Energy Tracking and Management</td>
<td>• On-Site Solar System                                                          • Purchase Alternative Fuel Vehicles</td>
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<td>+10 pt storage/resilience                                                        • Meet Green Fleet Targets</td>
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<td>+ 5 pt solar thermal</td>
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<td>• Buy Renewable Energy</td>
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#### Municipal Operations
- Energy Efficiency for Municipal Facilities
- Energy Tracking and Management

#### Community Energy Use
- Energy Assistance Outreach
- Commercial Energy Efficiency Outreach
- Residential Energy Efficiency Outreach

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<td>• Make Your Town Electric Vehicle (EV) Friendly</td>
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<td>• Municipally Supported Community Solar</td>
<td>• Public EV Chargers</td>
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<td>• Electric Vehicle Outreach</td>
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<td>• Renewable Government Energy Aggregation (R-GEA)</td>
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Building an EV Future in New Jersey

Presented By
Cathleen Lewis
Federal Priorities

• Funding for charging stations across the country
• Funding for federal fleet electrification
• Incentives for personal EVs
• Incentives for replacing diesel vehicles with ZEZs

New Jersey's Got That!

• It Pay$toPlug, Clean Fleet, utility programs
• Clean Fleet
• Charge Up New Jersey
• NJZIP, RGGI diesel replacement program
2025 EV Charging Goals

- At least **400** DC Fast Chargers shall be available for public use at no fewer than **200** charging locations.
- At least **1,000** Level Two chargers shall be available for public use.
- At least **15 percent** of all multi-family residential properties in the State shall be equipped with EVSE for the routine charging of plug-in electric vehicles.
- At least **30 percent** of all multi-family properties shall be equipped for electric vehicle charging.
- At least **20 percent** of all franchised overnight lodging establishments shall be equipped with EVSE for routine electric vehicle charging by guests of the establishment by providing Level Two EVSE.
Public Charging

**Utility Filings**
Make Ready Incentives
- Public
- Workplace
- MUD

**Fast Charging**
PSEG 1200
ACE 100

**Level 2**
PSEG 3500
ACE 1500+
MHD Charging

Straw Proposal for the Medium Heavy Duty EV EcoSystem was released on June 30, 2021. Six stakeholder meetings were scheduled and comments were due on October 5, 2021.

How do we encourage EV adoption for fleets?

- Light duty
- Medium duty
- Heavy Duty

What will charging look like?

- Public charging
- On-site charging

What role will energy storage and renewable energy play?
Clean Fleet

• $2,000 for a public L2 charger
• $1,500 for a fleet L2 charger
• 50% (up to $5,000) for the Make-Ready for an L2 charger
• 50% (up to $75,000) for the Make-Ready and charger for a Fast Charger.

njcleanenergy.com/ev
Clean Fleet Program

• Electric vehicles are now included on the State Purchasing Contract under AwardT0099

• $4,000 per battery electric vehicle

• Grants awarded on rolling basis until funding expended

• Questions? EV.programs@bpu.nj.gov
EV Goals

- At least 330,000 registered light duty EV by December 2025
- At least 2 million registered light-duty EVs by December 2035;
- At least 85 percent of all new light-duty vehicles sold or leased in the State shall be plug-in EVs by December 2040
- At least 25 percent of State-owned non-emergency light-duty vehicles shall be EVs by December 2025
- 100 percent of State-owned non-emergency light-duty vehicles shall be plug-in electric vehicles by December 2035
It Pay$ to Plug In

DEP’s Grant Program for EV Charging Stations

• Level 2 chargers
  ◦ Up to $4,000 per port for Level 2 chargers at public places, multi-family homes and workplaces (including fleets).
  ◦ First-come first-served. We are accepting applications now for the waiting list.

• Fast Chargers
  ◦ Up to $200,000 per location for public fast chargers.
  ◦ Competitive solicitation.
  ◦ Stay tuned for future funding rounds.

www.drivegreen.nj.gov/plugin.html
NJ ZIP NJEDA’s
Zero Emission Incentive Program

Voucher program for zero-emission medium duty vehicles
• Vehicles Class 2b – Class 6
• For businesses and institutions -- including local governments and schools
• $25,000 - $100,000 voucher
• Institutions and businesses in the greater Camden, Newark, New Brunswick, and Shore areas.

www.njeda.com/njzip
Charge Up New Jersey

Up to $5,000 for EVs
- $25 per e-mile
- MSRP must be under $55,000
- tiered incentive to prioritize incentive essential buyers and leesors

$30 million funding pot
- Funding required each year for 10 years through the EV ACT

Program currently paused
- Following a public stakeholder process NJBPU is reviewing feedback and considering changes to the program, including increased funding.

chargeup.njcleanenergy.com
Year 1 Program Summary

The Charge Up New Jersey post-purchase incentive program is driving Electric Vehicle (EV) adoption in New Jersey.

New Jersey residents received up to $5,000 for the purchase or lease of a new EV in the state.

OVER 7,500 NEW EVs ON THE ROAD
$36 MILLION IN INCENTIVES APPROVED
Contact info

Cathleen Lewis
E-Mobility Programs Manager
Cathleen.Lewis@nj.bpu.gov

Visit
NJCleanEnergy.com

Newsletter
NJCleanEnergy.com/NEWSLETTER

Listservs
NJCleanEnergy.com/LISTSERVS

@NJCleanEnergy
DCA Statewide Model Municipal EV Ordinance (Effective Sept. 1, 2021)
Model Municipal EV Ordinance

• Written with support from the DEP and BPU to comply with P.L. 2021, c. 171, which Governor Phil Murphy signed into law on July 9, 2021.
  • Law requires that Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready parking spaces be designated as a permitted accessory use in all zoning or use districts and establishes associated installation and parking requirements related to EVSE in New Jersey’s 565 municipalities. Requires DCA publish a model land use ordinance to implement the law.
  • DCA published Model EV Ordinance on September 1, 2021, that includes mandatory provisions from the law. Municipalities cannot change these provisions.
  • Model EV Ordinance also addresses sightline, installation and setback requirements and other health- and safety-related specs for EVSE & Make-Ready parking spaces (“Reasonable Standards”). Municipalities can change this part of the ordinance.
  • Effective immediately in each municipality. Supersedes any existing ordinances.
  • Provisions must be incorporated into RSIS and UCC.
  • Intent of the Model EV Ordinance is to ensure that municipalities are requiring installation in a consistent manner and to provide an ordinance that can be easily used by every municipality with no or minimal amendments.
Mandatory Provisions: Approvals & Parking

- All Applications for installation of EVSE (charging station) or Make-Ready parking spaces shall be considered permitted accessory use and permitted accessory structure in all zoning or use districts and shall not require a variance.

- Applies to existing buildings and new buildings. If existing, it shall not require site plan approval and shall be approved through issuance of zoning permit.

- Parking spaces with EVSE and Make-Ready equipment shall be included in the calculation of minimum required parking spaces.

- Parking spaces with EVSE or Make-Ready shall count as at least 2 parking spaces (no more than 10% reduction of total).
Mandatory Requirements for chargers and Make-Ready parking spaces for new construction

- As a condition of preliminarily site plan approval, applications involving new multiple dwelling with \( \geq 5 \) units:
  - Immediately: 15% of parking spaces shall be make-ready and 1/3 of those shall have EVSE installed;
  - Within 3 years: install EVSE in an additional 1/3 of the original 15%
  - Within 6 years: install EVSE in the final 1/3 of the original 15%
  - Overall, at least 5% of EVSE must be accessible for people with disabilities
  - Can install EVSE at a faster pace

- Applications involving new garage or parking lot not covered above:

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<th># of Make-Ready Required (can be EVSE)</th>
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<tr>
<td>76-100</td>
<td>3</td>
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<tr>
<td>101-150</td>
<td>4</td>
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<td>&gt; 150</td>
<td>4%</td>
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- Exempt: a retailer that provides 25 or fewer off-street parking spaces
- Municipality may encourage (but not require) additional EVSE or Make-Ready parking spaces.
Reasonable Standards

• Municipalities may deviate from the Reasonable Standards (Section F) of the model ordinance by changing this section of the ordinance through the normal ordinance approval/amendment process. However, this does not authorize a municipality to require site plan review for the installation of EVSE or Make-Ready parking spaces.

• This Section of the ordinance covers the following:
  • Accessible EVSE and Make-Ready parking spaces (size, location)
  • EV only parking, violations, use of time limits (public vs. private)
  • Safety Issues (ID of EV spaces, lighting, setbacks, EVSE protection, mounting of EVSE, cord management system, maintenance)
  • Signage (regulatory and wayfinding/directional)
  • Usage Fees

• Location and layout of EVSE and Make-Ready parking spaces is expected to vary based on the design and use of the primary parking area. It is expected flexibility in this Section will be required to provide the most convenient and functional service to users.
What’s Next?

• Model Ordinance on DCA and LPS website: https://www.nj.gov/dca/dlps/home/modelEVordinance.shtml

• Changes can be made to the ordinance in the future. Changes to the EVSE and Make-Ready requirements must go through rule making. Changes to other parts of the ordinance do not.

• DEP & DCA working on BMP as companion to model ordinance.
Additional laws

1. P.L. 2019, c. 362 sets aggressive goals for New Jersey EV sales and public charging stations, requiring the establishment of rebates for EV purchases, and directing the state to electrify its fleet. [https://www.njleg.state.nj.us/2018/Bills/PL19/362_.PDF](https://www.njleg.state.nj.us/2018/Bills/PL19/362_.PDF)

2. P.L. 2021, c. 168 [1653_R1a.PDF (state.nj.us)](https://www.njleg.state.nj.us/2021/Bills/PL21/168_.PDF) encourages municipalities to identify appropriate locations for the development of publicly-available infrastructure for fueling or charging zero-emission vehicles when adopting redevelopment plans.

3. P.L. 2020, c. 108 prohibits common interest communities from adopting rules that prohibit or unreasonably restrict the installation or use of EVSE in the designated parking space of a unit owner. [https://www.njleg.state.nj.us/2020/Bills/PL20/108_.PDF](https://www.njleg.state.nj.us/2020/Bills/PL20/108_.PDF).

4. P.L. 2020, c. 80 [80_.PDF (state.nj.us)](https://www.njleg.state.nj.us/2020/Bills/PL20/80_.PDF) requires a developer to offer to install, or to provide for the installation of, an electric vehicle charging station into a dwelling unit when a prospective owner enters into negotiations with the developer to purchase a dwelling unit.

5. P.L. 2019, c. 267 [267_.PDF (state.nj.us)](https://www.njleg.state.nj.us/2019/Bills/PL19/267_.PDF) encourages local units to plan for EVSE.
FLYER:
EV resources for local government

Includes:
Incentives
Procurement Tools
Policy & Planning Support
Sustainable Jersey Resources
Resources for Residents

Download from
www.drivegreen.nj.gov/local
resources.pdf
Contact Information

• Maria Connolly, Principal Planner
  Local Planning Services, NJDCA: maria.connolly@dca.nj.gov
Make Your Town EV Friendly:
New Statewide Model EV Ordinance, New Sustainable Jersey Actions, New Funding

December 7, 2021
# Framework for EV Ready Communities

**Categories of action with best practices**

Source: Great Plains Institute (GPI)

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<th>Category of action</th>
<th>EV Policy, Goals and Metrics</th>
<th>Regulation</th>
<th>Utility Engagement</th>
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Sustainable Jersey EV Actions

**Fleet Inventory**
- Assists municipalities in completing municipal fleet inventory
- Includes spreadsheet that automatically calculates carbon emissions of municipal fleet

**Public EV Charging Infrastructure**
- Awards points for installation of municipally-supported public EV charging stations

**Purchase Alternative Fuel Vehicles**
- Awards points for purchase of electric and other alternative fuel fleet vehicles

The Borough of Runnemede added a Chevy Bolt to its fleet.
Resource

Sustainable Jersey
Alternative Fuel Vehicle Procurement Guide

Sustainable Jersey
Sustainability Institute at The College of New Jersey
Forcina Hall, 3rd Floor
2000 Pennington Rd.
Ewing, NJ 08628-0718
# Framework for EV Ready Communities

## Categories of action with best practices

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• Adopt Model Statewide EVSE Ordinance
  o Must comply with SJ guidance on “reasonable standards”
    ▪ ADA Accessibility
    ▪ Lighting
    ▪ Parking Enforcement
    ▪ Safety (bollard, cord management, etc)
    ▪ Signs

DCA Model Statewide EVSE Ordinance
www.nj.gov/dca/dlps/home/modelEVordinance.shtml
Update land use code
First responder training
• Choose one of three options:
  
  o Information about EVSE permitting on municipal website
  
  o Information about EVSE inspection on municipal website
  
  o Amend master plan to incorporate electric vehicles
Document implementation of EVSE requirements.

- **When certificate of occupancy is issued**
  - Make-Ready 15% of required parking spaces
  - EVSE in one-third of 15 percent of Make-Ready parking spaces

- **Three years following issuance of certificate of occupancy**
  - EVSE in additional one-third of original 15% Make-Ready parking spaces

- **Six years following issuance of certificate of occupancy**
  - EVSE in final one-third of original 15% of Make-Ready parking spaces

- **Throughout installation of EVSE**
  - At least 5% EVSE accessible for people with disabilities
Forthcoming Resources

Guidance Documents under Development

- Charge Up Your Town: Best Management Practices for Ensuring Your Town is EV Ready
- Permit Checklist Template
Electric Vehicle Outreach Action

Select two audience types

- Residential
- Commercial fleets
- Commercial
- Workplaces
- Multifamily
- Auto dealerships

For each selected audience, complete 2 outreach activities such as:

- Webpage on green team or municipal website
- Create & distribute a brochure, flyer, and/or newsletter
- Table and/or present at local events
- Social media and/or email campaign
- Award recognizing individuals/businesses for EV/EVSE accomplishments
- “Ride and drive” or other EV-centric event
Anne Heasly, Program Manager for Policy and Planning, Sustainable Jersey

heaslya@tcnj.edu  609 771-2865
The Make Your Town EV Friendly: New Statewide Model EV Ordinance, New Sustainable Jersey Actions, New Funding December 7, 2021
The Model Ordinance 101

❖ Approvals & Permits - Installation of EVSE or Make-Ready Spaces
   ❖ EVSE or Make-Ready Parking Spaces are now a permitted accessory use in ALL Zones in New Jersey's 565 municipalities!
   ❖ No site plan or other land use board review required
   ❖ No variance required
   ❖ Applies to Existing building and new buildings
The Model Ordinance 101

❖ Approvals & Permits - Installation of EVSE or Make-Ready Spaces (Cont.)

❖ Existing Buildings:
  ■ Gasoline Service Station
  ■ Retail Establishment
  ■ Any other existing building
The Model Ordinance 101

❖ Zoning Permit Required
❖ Completeness Review Requirements (20 Day Maximum Review Time)
❖ Permit Fee
❖ All necessary documentation
  ■ Location & layout plan
  ■ Sightline / Installation / Setback requirements
  ■ Other Health & Safety Related Specifications
    ● Parking space identification / Wayfinding signage
    ● Adequate site lighting and landscaping
    ● EVSE outlet/connector design/cord management system
    ● Accessibility
❖ Note: Not subject parking requirements
Completeness Review (Cont.)

- A notice of incompleteness must be provided within 20 days after the filing of the application or it shall be deemed complete.
- A one-time written correction notice is not issued within 20 days after filing of the application detailing all deficiencies and identifying any information explicitly necessary to complete a review of the permit application.

Compliance Review

- Does not violate bulk requirements & conditions of approval
- All other conditions of prior approvals to be met
- Complies with UCC
Sample Zoning Permit Language:

This Certifies that an application for the issuance of a Zoning Permit has been examined:

Work Description: Accessory structure - EVSE - two (2) dual (4 parking spaces) level 2 charging station (Electrical Vehicle Supply Equipment) as per proposed plan. All conditions of prior approvals shall be met. Shall comply with the construction codes (UCC).

Upon review it was determined that the Zoning Permit is permitted by 40:55D-70 (MLUL) & DCA Model Ordinance dated 9/1/21

APPROVED
The Model Ordinance 101

❖ Requirements for New Installation:
  ❖ Multiple Dwelling
    ■ As a condition of preliminary site plan approval, applications involving **NEW multiple dwelling with \( \geq 5 \) units:**
      ● Immediately: 15% of parking spaces shall be make-ready and 1/3 of those shall have EVSE installed
      ● 3 years: 1/3 of original 15%
      ● 6 years: Final 1/3 of the original 15%
    ■ Other:
      ● Overall, at least 5% of EVSE must be accessible for people with disabilities
      ● Can install EVSE at faster pace
Requirements for New Installation: Garage or Parking Lot

As a condition of preliminary site plan approval, each application involving a parking lot or garage:

<table>
<thead>
<tr>
<th># of Parking</th>
<th>Minimum # of Make-Ready Required (can be EVSE)</th>
<th>Minimum # of Make-Ready parking spaces accessible for people with disabilities</th>
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<tbody>
<tr>
<td>≤ 50</td>
<td>1</td>
<td>0</td>
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<tr>
<td>51 - 75</td>
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The Model Ordinance 101

❖ Requirements for New Installation: Garage or Parking Lot - Continued
❖ Other:
  ■ In lieu of installing Make-Ready parking spaces, a parking lot or garage may install EVSE to satisfy the requirements
  ■ Can install EVSE at faster pace
  ■ Exemptions (Shall not be required to provide or install any EVSE or Make-Ready parking spaces):
    ● Retailer (25 or fewer off-street parking spaces)
    ● Developer or Owner of Single Family Home
The Model Ordinance 101

❖ Effective Date Requirements for New Installation per Department of Community Affairs (DCA):
  ❖ July 9th, 2021 (Bill S3223)
    ■ Time of Application Rule DOES NOT APPLY!
    ● DCA to release clarification
Thank You
Sustainable Jersey Supporters & Sponsors

Program Underwriters

Grants Program

Corporate Sponsors

PLATINUM

GOLD

SILVER

BRONZE
• Fund a project relating to Sustainable Jersey actions
• $2,000, $10,000, $20,000
• Informational webinar Monday, December 13 at 1:00pm - bit.ly/2022SJPSEGWebinar
• Application due Friday, February 11, 2022
• www.sustainablejersey.com/grants
There are two grant award levels

- All New Jersey municipalities
  - Eligible for a $10,000 grant
- Overburdened Municipalities
  - Eligible for a $25,000 grant
  - Technical assistance
    - develop and submit application
    - assistance in creation of Plan

**Application Deadline:**
Friday March 18, 2022
Upcoming Sustainable Jersey Events

**Complete Streets Technical Assistance Project Types Webinar**
Dec 09, 2021, 12:00 PM to 1:00 PM

**2022 Sustainable Jersey Grants Cycle Funded by the PSEG Foundation**
Dec 13, 2021, 1:00 PM to 2:00 PM

**New Resources for Sustainable Jersey Arts & Creative Culture Actions**
Dec 14, 2021, 1:00 PM to 2:00 PM

**Complete Streets Technical Assistance Application Process Webinar**
Dec 15, 2021, 12:00 PM to 1:00 PM

**Creating a Community Energy Plan: Resources and Technical Assistance**
Jan 12, 2022, 1:00 PM to 2:30 PM

**Funding for Transitioning Fleets to EVs**
January 26, 2022, 1:00 pm – 2:30pm

[www.sustainablejersey.com/nc/events](http://www.sustainablejersey.com/nc/events)
Thank You!

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President, New Jersey Association of Planning and Zoning Administrators  
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