

New Statewide Model EV Ordinance, New Sustainable Jersey Actions, New Funding Webinar





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*



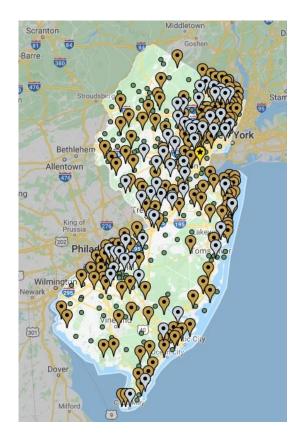
What is Sustainable Jersey?

- 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

Schools Program

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

	Energy Efficiency	Renewable Energy	Alternative Fuel Vehicles
Municipal Operations	 Energy Efficiency for Municipal Facilities Energy Tracking and Management 	 On-Site Geothermal System On-Site Solar System +10 pt storage/resilience + 5 pt solar thermal On-Site Wind System Buy Renewable Energy 	 Fleet Inventory Purchase Alternative Fuel Vehicles Meet Green Fleet Targets
Community Energy Use	 Energy Assistance Outreach Commercial Energy Efficiency Outreach Residential Energy Efficiency Outreach 	 Make Your Town Solar Friendly Municipally Supported Community Solar Community-Led Solar Initiatives Renewable Government Energy Aggregation (R-GEA) 	 Make Your Town Electric Vehicle (EV) Friendly Public EV Chargers Electric Vehicle Outreach



Building an EV Future in New Jersey

NJ League of Municipalities Sustainable Jersey EV Session

December 7, 2021

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



Clean Fleet EV Incentive

Award Caps

Local governments, entities, schools	EVs	Charging stations
serving populations < 20,000	2	1
serving populations > 20,000	5	2
serving populations > 50,000	7	4
Local governments		
serving populations > 100,000	10	4
State agencies, boards, commissions, universities, and counties	10	4

www.NJCleanEnergy.com/EV





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 lightduty vehicles shall be plug-in electric vehicles by December 2 035

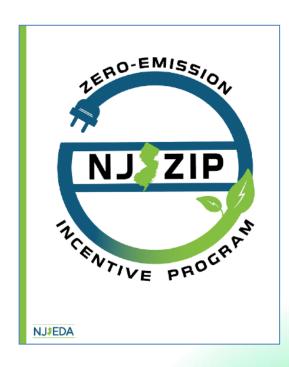
It Pay\$ to Plug In

DEP's Grant Program for EV Charging Stations

- Level 2 chargers
 - Up to \$4,000 per port for Level 2 chargers at public places, multifamily 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 priortize 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







@NJCleanEnergy





Contact info

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Cathleen.Lewis@nj.bpu.gov

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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 <u>></u>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:

# of Parking Spaces	# of Make-Ready Required (can be EVSE)	
<u><</u> 50	1	
51-75	2	
76-100	3	
101-150	4	1 accessible
> 150	4%	5% accessible

- 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
- 2. P.L. 2021, c. 168 1653 R1a.PDF (state.nj.us) encourages municipalities to identify appropriate locations for the development of publicly-available infrastructure for fueling or charging zero-emission vehicles when adopting redevelopment plans.
- 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).
- 4. P.L. 2020, c. 80 80 .PDF (state.nj.us) 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 <u>267 .PDF (state.nj.us)</u> 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





New Statewide Model EV Ordinance, New Sustainable Jersey Actions, New Funding





Framework for EV Ready Communities

Categories of action with best practices

Source: Great Plains Institute (GPI)

	Category of action	EV Policy, Goals and Metrics	Regulation	Utility Engagement	Education and Incentives	Public Sector Leadership	Shared Mobility
Best Practices	P. 1 - Address EVs and EvSE in Comprehensive Plans	R. 1 - Enable EV and EVSE in land use regulations	U. 1 - Joint education and marketing with utility	E. 1 - Host public education events and	L. 1 - Electrify public fleet	S. 1 - Deploy electric transit, school buses	
		P. 2 - Address EVs and EVSE in Specific-Area Plan	R. 2 - Incorporate EV and EVSE in parking standards	U. 2 - Work with utility on interconnection process	E. 2 - Create EV/EVSE education of commercial property owners	L. 2 - Provide public chargers	S. 2 - Deploy electric paratransit vehicles
		P. 3 - Address EVs and EVSE in Functional Plan	R. 3 - Incorporate EV and EVSE in the building code	U. 3 - Work with utility to promote or deploy managed charging	E. 3 - Financial incentives for EVSE installation	L. 3 - ROW charging deployment	S. 3 - Develop electric bike or scooter opportunities
		P. 4 - Establish a deployment benchmark and goals	R. 4 - Streamline EVSE permitting	U. 4 - Create or promote utility incentives for EV and/or EVSE	E. 4 - Expand local access to EV models, options	L. 4 - Install employee-reserved EVSE	S. 4 - Develop car sharing program
			R. 5 - Require EVSE in multi-family housing	U. 5 - Work with utility to integrate renewable energy			



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

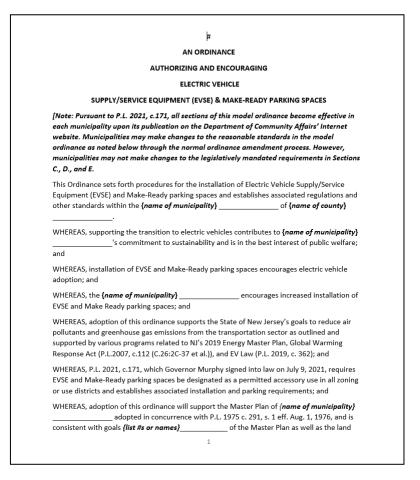
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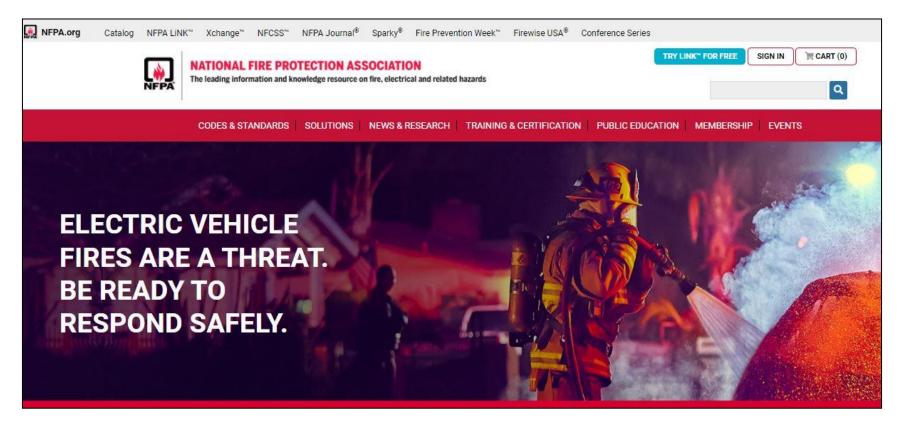
- Adopt Model Statewide EVSE Ordinance
 - Must comply with SJ guidance on "reasonable standards"
 - ADA Accessibility
 - Lighting
 - Parking Enforcement
 - Safety (bollard, cord management, etc)
 - Signs



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:
 - Information about EVSE permitting on municipal website
 - Information about EVSE inspection on municipal website
 - Amend master plan to incorporate electric vehicles





Make Your Town EV Friendly Resubmission Requirement

Document implementation of EVSE requirements.

- When certificate of occupancy is issued
 - Make-Ready 15% of required parking spaces
 - o 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 O Commercial fleets
- Commercial
 Workplaces
- Multifamily O 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



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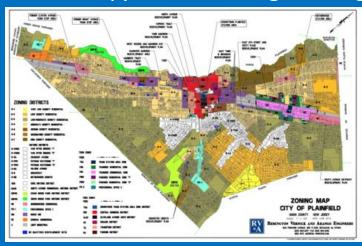




The Make Your Town EV Friendly: New Statewide Model EV Ordinance, New Sustainable Jersey Actions, New Funding December 7, 2021



- 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







- Approvals & Permits Installation of EVSE or Make-Ready Spaces (Cont.)
 - ***** Existing Buildings:
 - **■** Gasoline Service Station
 - Retail Establishment

Any other existing building







- 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





- Requirements for New Installation:
 - Multiple Dwelling
 - As a condition of preliminary site plan approval, applications involving <u>NEW multiple dwelling with ≥5 units</u>:
 - Immediately: 15% of parking spaces shall be makeready 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:

# of Parking	Minimum # of Make-Ready Required (can be EVSE)	Minimum # of Make-Ready parking spaces accessible for people with disabilities
≤ 50	1	0
51 - 75	2	0
76 - 100	3	0
101 - 150	4	1
> 150	4%	5%



- 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



- 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

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Grants Program





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- 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



New Jersey Board of Public Utilities Community Energy Plan 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

Overburdened Municipalities

Millville City
New Brunswick City
Newark City
North Wildwood City
Passaic City
Paterson City
Paulsboro Boro
Penns Grove Boro
Perth Amboy City
Phillipsburg Town
Plainfield City
Pleasantville City
Prospect Park Boro
Salem City
Seaside Heights Boro
Trenton City
Union City
Victory Gardens Boro
Vineland City
West New York Town
Wildwood City
Woodbine Boro
Woodlynne Boro
Wrightstown Boro



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, 1:00pm – 2:30pm

www.sustainablejersey.com/nc/events



Thank You!

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