



Township of Manchester Community Energy Plan

June 2026

Prepared by



Engineering
& Design

Made possible through a grant from New Jersey's Clean Energy Program™, a program brought to you by the New Jersey Board of Public Utilities.



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About The New Jersey Board Of Public Utilities

The New Jersey Board of Public Utilities ("NJBP" 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, 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 Township of Manchester is committed to addressing climate change and reducing greenhouse gas emissions. This Community Energy Plan details the specific strategies Manchester will pursue in the coming years to reduce greenhouse gas emissions from the local energy system.

The Plan covers municipal operations such as municipal building efficiency, as well as public policies and programs designed to support the community in reducing emissions.

The Township ratified this Community Energy Plan on July 13, 2026. During the creation of this plan, the Township provided opportunity for public input with an in-person and comment session on June 30th, 2026.

Starting in October 2024, the Manchester Township Environmental Commission began reviewing the Sustainable Jersey Guide for Sustainable Energy Communities and Community Energy Plan Workplan Template and meeting with municipal staff to determine how to prioritize and implement the high-impact initiatives.

Relevant community data was gathered from the Sustainable Jersey Data Center. The draft Community Energy Plan was presented at a public meeting on June 30, 2026, and again on July 13, 2026 when the final community Energy Plan was adopted by municipal resolution.

Manchester's Community Energy Plan establishes how the municipality will promote the transition to sustainable energy over the next several years.

Initiatives were selected based on demonstrated effectiveness, unique local opportunities, and co-benefits for the community as a whole, such as improved local air quality, energy savings for residents, and workforce development.

Climate change is one of the greatest threats to our future prosperity in Manchester, and globally. New Jersey is both a significant source of greenhouse gas (GHG) emissions and a state particularly vulnerable to climate change. Increasing heat waves, intense storms, and sea-level rise caused by climate.

Co-Benefits of Sustainable Energy

The sustainable energy transition offers an opportunity to realize various co-benefits in our community and beyond. Besides reducing GHG emissions, implementing this plan will improve:

Public health

- Lower concentrations of ground-level outdoor air pollutants
- Removal of indoor air pollution sources

Social equity

- Better affordable transportation
- More affordable renewable energy

Resiliency

- More dependable electric grid
- Decreased reliance on imported energy

According to the New Jersey Department of Environmental Protection's NJ Greenhouse Gas Emissions Inventory Report, New Jersey adds almost 100 million metric tons of CO₂e to the atmosphere annually.

New Jersey can mitigate the local and global impacts of climate change with a rapid transition from the current GHG-intensive energy system to one that optimizes energy use and produces energy with minimal GHG emissions.

Recognizing New Jersey's role in climate change mitigation, the State of New Jersey has established a goal of 100% clean energy in the state by 2050.

The New Jersey Energy Master Plan: Pathway to 2050 outlines the state's strategies for achieving that goal while also addressing issues of social and economic inequity.

To promote action at the local level in support of the state's goals, the New Jersey Board of Public Utilities (NJBPUB) launched the Community Energy Plan Grant Program, offering support and funding for municipalities to develop a Community Energy Plan.

Manchester Township received the Community Energy Plan Grant and completed this plan as a participant of the grant program.



II. Community Overview

According to the New Jersey Department of Environmental Protection's NJ Greenhouse Gas Emissions Inventory Report, New Jersey adds almost 100 million metric tons of CO₂e to the atmosphere annually.

New Jersey can mitigate the local and global impacts of climate change with a rapid transition from the current GHG-intensive energy system to one that optimizes energy use and produces energy with minimal GHG emissions.

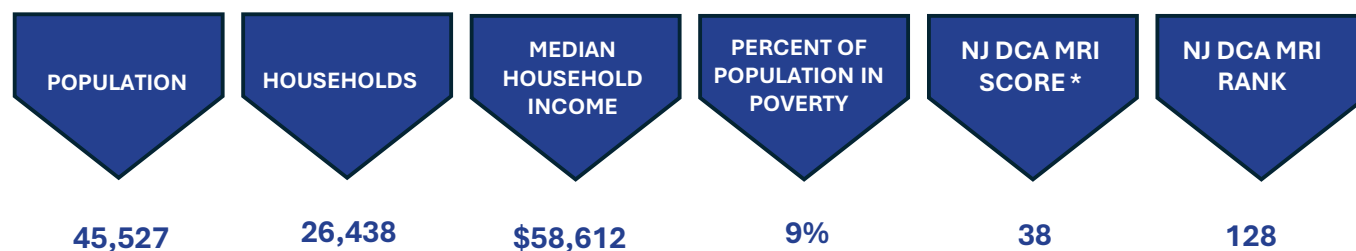
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Figure 1. Population Characteristics for Manchester Township



Demographic Source: 2023 US Census American Community Survey Population Characteristics (BO2001, DP05, DP03, DP02, S1701, S1901) MRI Source: New Jersey Department of Community Affairs * MRI = Municipal Revitalization Index

Electricity and Natural Gas Usage

Most electricity and natural gas use is currently associated with buildings. Utility companies generally organize electricity and natural gas use into four sectors – residential, commercial, industrial, and street lighting. The commercial sector includes nonprofits and government entities such as schools and municipal buildings, as well as businesses.

As illustrated in Figures 2 and 3 below, the commercial sector accounts for the majority of electricity, while the residential sector accounts for the majority of natural gas use in Manchester. In other words, both residential and commercial buildings present opportunity for energy use reductions.

Figure 2. Amount of Electricity Purchased by Sector [KWH]

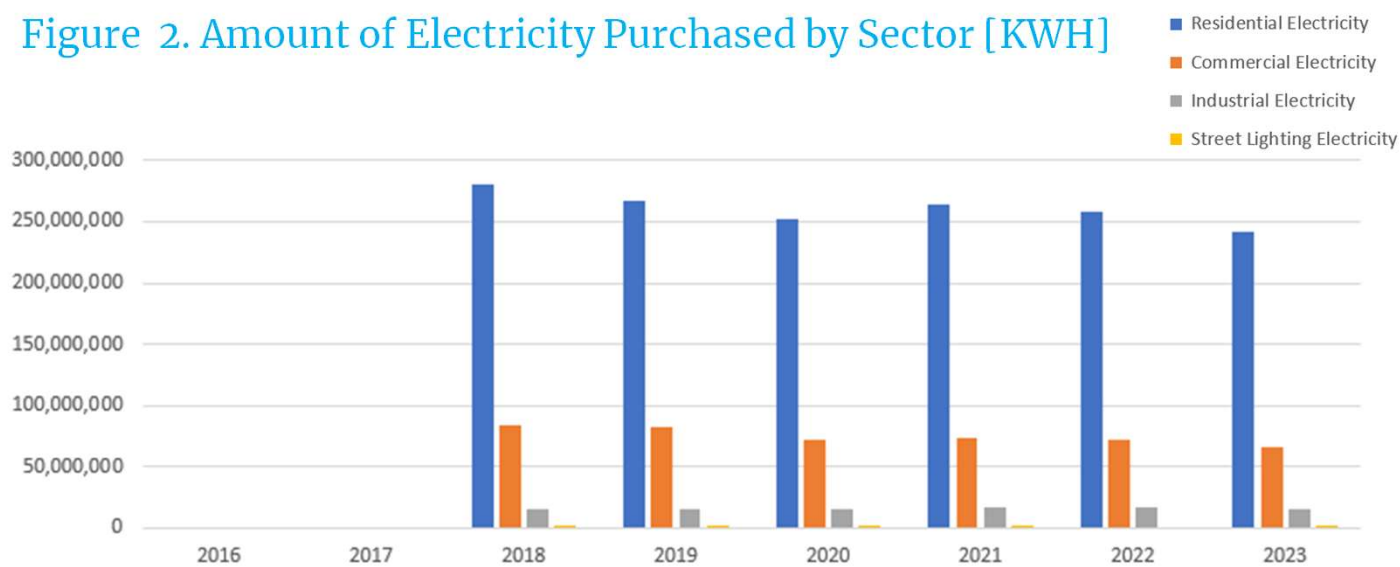
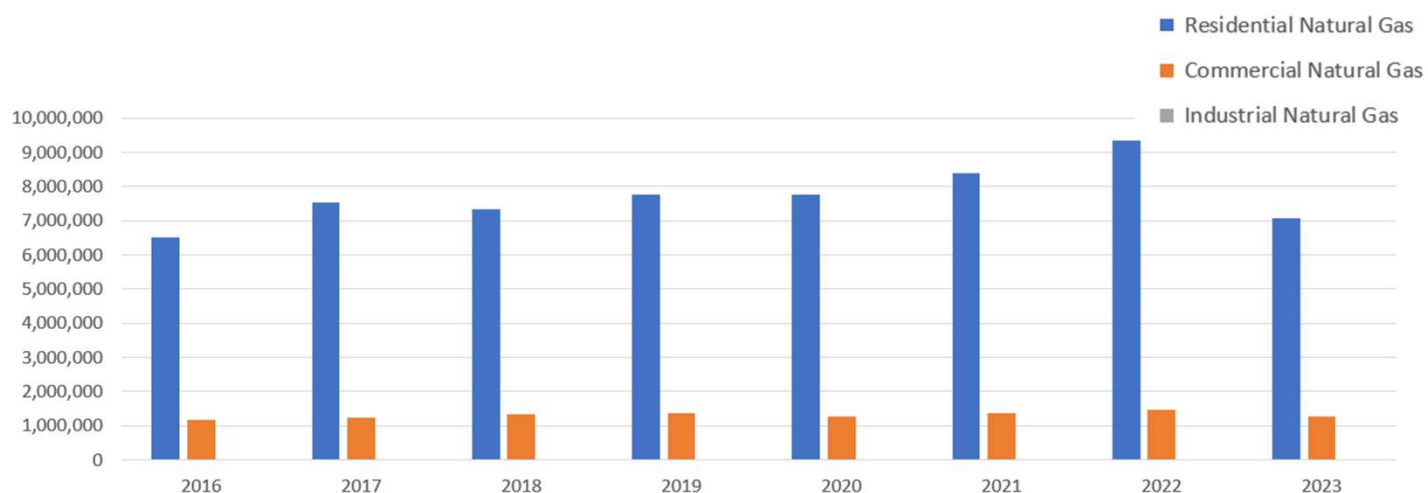


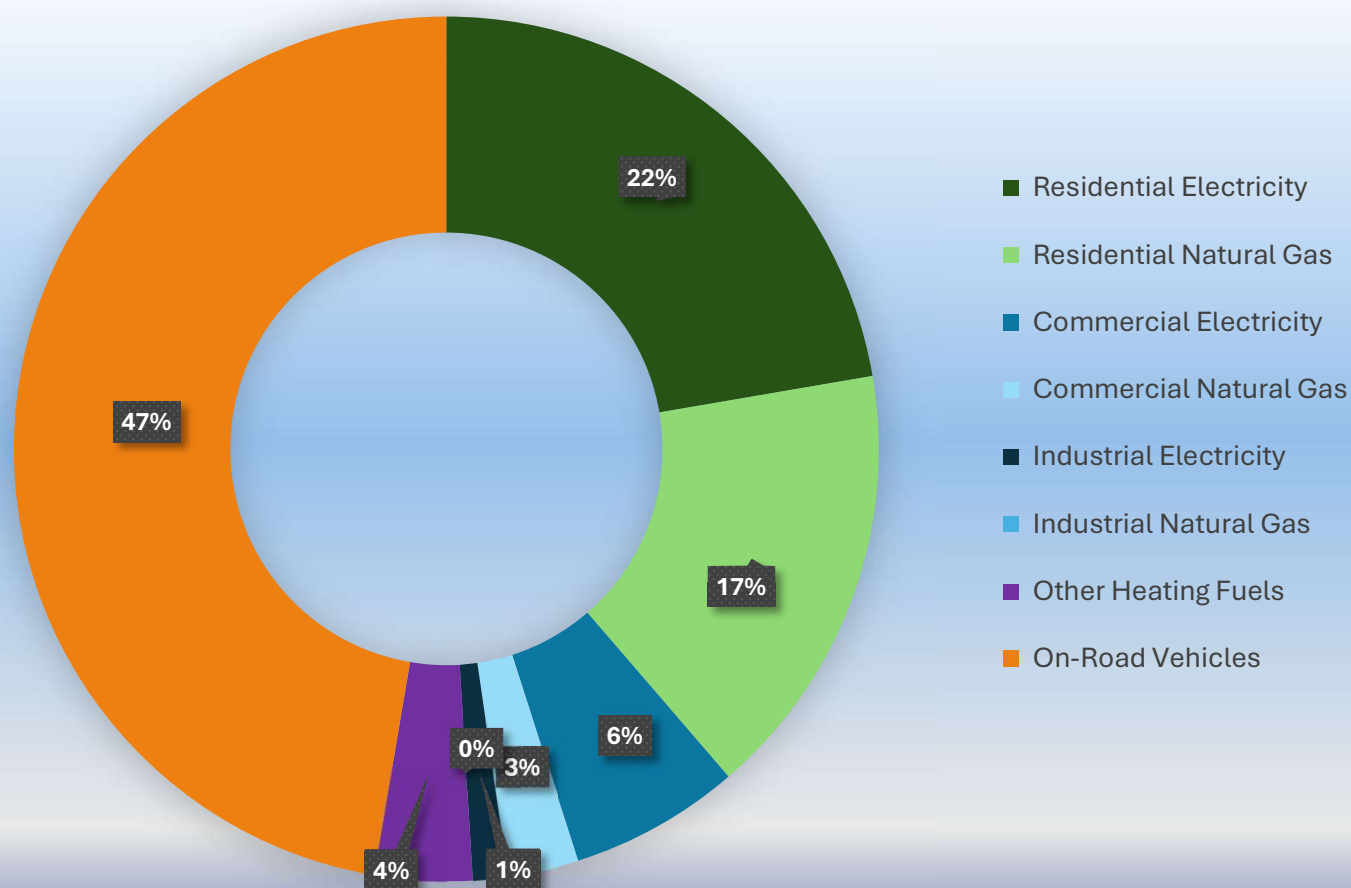
Figure 3. Amount of Natural Gas Purchased by Sector [THERMS]



Community GHG Emissions from Energy Use

In 2020, the total community-wide greenhouse gas emissions from electricity, natural gas/heating fuel, and transportation energy use in Manchester was 252,700 metric tons CO₂e. The largest share of community emissions came from on-road vehicles, followed by residential electricity usage.

Figure 4. Community-Scale Energy-Related GHG Emissions by Sector and Energy Type (MT CO₂E)



III. Work Plan

The Manchester Township Community Energy Plan is primarily an implementation and action plan. This section details the initiatives selected as Township priorities for the next four years (2026-2030). These initiatives will generate significant greenhouse gas emissions reductions for both municipal operations and the wider community while providing numerous local co-benefits, such as improved air quality and creation of local jobs.

The initiatives selected are listed below, 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.

1 STRATEGY 1

Reduce Energy Consumption & Emissions from the Transportation Sector

- 1.4 Purchase Alternative Fuel Vehicles
- 1.6 Install Public EV Charging Infrastructure
- 1.10 Anti-idling and Enforcement

2 STRATEGY 2

Accelerate Deployment of Renewable Energy & Distributed Energy Resources

- 2.5 Install On-Site Municipal Renewable Generation

3 STRATEGY 3

Maximize Energy Efficiency and Conservation and Reduce Peak Demand

- 3.2 Residential Energy Efficiency Outreach Campaign
- 3.3 Commercial Energy Efficiency Outreach to Large Energy Users

4 STRATEGY 4

Reduce Energy Consumption and Emissions from the Building Sector

- 4.4 Require Developers to Complete Green Development Checklist

1 STRATEGY 1

Reduce Energy Consumption & 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. Manchester 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.



Photo Credit: Arturs Laucis Adobe Stock

Purchase Alternative Fuel Vehicles

LEAD

DPW

PRIORITY

Medium

FUNDING

Municipal Budget
NJBPUEV Tourism Grant

DESCRIPTION

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

START Q3 2027 | ANTICIPATED LENGTH Six Months

DEPARTMENTS INVOLVED	OBSTACLES / BARRIERS	POTENTIAL SOLUTIONS
- Public Works - Finance - Borough Administrator - Governing Body - Mayor’s Office	- Assessing which vehicles would be most effective to replace. - Having adequate charging ports readily available. - There may be objections by taxpayers regarding funding.	The Township can own EV chargers that are available for the electrified fleet vehicles.

COMMUNITY NOTES
Manchester Township has already electrified some of the municipal fleet.

MEASURES OF SUCCESS
The goal of this initiative is to establish a list of vehicles in the municipal fleet to replace with AFVs and to integrate these vehicles to the township's municipal fleet.

- NEXT STEPS**
1. Look at the existing municipal fleet and identify possible vehicles that can be replaced with EV’s.
 2. Build support among the intended user of the vehicle.
 3. Shop for the AFV and determine how this vehicle will be purchased.
 4. Identify funding opportunities and apply for incentives for purchase.

Install Public EV Charging Infrastructure

LEAD

DPW

PRIORITY

Medium

FUNDING

Municipal Budget
NJBPU EV Tourism Grant

DESCRIPTION

Install electric vehicle charging infrastructure, including chargers, signage, and safety and accessibility features, for public use.

START Q1 2027 | ANTICIPATED LENGTH Six Months

DEPARTMENTS INVOLVED

- Public Works
- Finance
- Borough Administrator
- Governing Body
- Mayor’s Office

OBSTACLES / BARRIERS

- Choice of parking space relies on the ability to connect to electricity that is strategically located for frequent use
- There may be objections by taxpayers regarding funding

POTENTIAL SOLUTIONS

The Township may charge a fee for use of the charging station to gradually recuperate the costs.

COMMUNITY NOTES

There are six Level 2 EV chargers in Manchester. Additional nearby chargers are in Toms River and Lakehurst.



STATION NAME

Manchester Township
Municipal Complex
1 Colonial Dr.



STATION NAME

KWEV – 101-103 Lacey Rd
101-103 Lacey Rd.

MEASURES OF SUCCESS

The goal of this initiative is to provide one public EV charging stations per 10,000 residents.

NEXT STEPS

1. Inventory possible public parking lots and/or lots on municipal property to install EV Chargers.
2. Scope and price out project for installation as demonstration projects.
3. Evaluate usage levels.

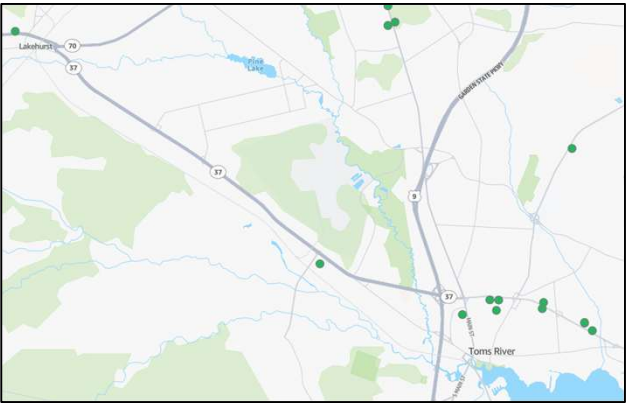


Figure 5. Public EV Charging Stations Near Manchester

Anti-idling and Enforcement

LEAD

DPW

PRIORITY

Low

FUNDING

Municipal Budget
NJBPUEV Tourism
Grant

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.

START Q4 2028 | ANTICIPATED LENGTH Six Months

DEPARTMENTS INVOLVED	OBSTACLES / BARRIERS	POTENTIAL SOLUTIONS
- Public Works - Finance - Borough Administrator - Governing Body - Mayor’s Office	Community awareness of new enforcement.	The Township educates the community on the importance of anti-idling.

COMMUNITY NOTES
Along with state-wide idling laws, there are currently 13 anti-idling signs within Manchester Township.

MEASURES OF SUCCESS
The goal of this initiative is to adopt and enforce an anti-idling policy. Anti-idling locations within Manchester should be mapped out and signages are to be installed.

- NEXT STEPS**
1. Identify the idle-frequent locations within Manchester and select priority locations to target the program.
 2. Raise awareness of the effects of idling through promotional material. Encourage compliance by posting signs in respective areas.
 3. Establish and enforce protocol and train officials to ensure compliance with the policy.

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



Photo Credit Saman Kouretchian, US Dept. of Energy

Install On-Site Municipal Renewable Generation

LEAD

Green Team

PRIORITY

Low

FUNDING

Municipal Budget

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.

START Q4 2028 | ANTICIPATED LENGTH One Year

DEPARTMENTS INVOLVED

- Green Team
- Administration
- DPW

OBSTACLES / BARRIERS

- Identifying appropriate location for renewable energy installation

POTENTIAL SOLUTIONS

- Applying for grants and additional funding mechanisms.
- Staff will consider alternative ownership models that minimize upfront costs.

COMMUNITY NOTES

Incentive programs through the utilities and others such as the SREC-II (Solar Renewable Energy Certificate II) should be explored.

MEASURES OF SUCCESS

The goal of this initiative is to generate a contract with a developer to buy or lease a renewable installation on municipal property. Additional outreach would be effective in illustrating the benefits of renewable energy to the community.

NEXT STEPS

1. Identify appropriate hosting sites in Manchester for the installation of renewable energy.

2. Assess the site’s solar potential to determine if the site has grid capacity to host a solar project.
3. Identify the purchasing model the municipality wants to utilize. See the On-Site Solar action for details.

4. Issue a solicitation to select a vendor. The vendor is to complete a detailed design, obtain permits, procure equipment, and install the system.

3 STRATEGY 3

Maximize Energy Efficiency & Conservation and Reduce Peak Demand

Energy efficiency and conservation are the most cost-effective methods of reducing greenhouse gas emissions from the energy system. Improving energy efficiency also generates local jobs, reduces local pollution, improves health and comfort, and adds resiliency to the energy system. Manchester can utilize energy efficiency to lower costs in municipal operations and encourage the community to follow suit to realize these many benefits.



Residential Energy Efficiency Outreach Campaign

LEAD

Green Team

PRIORITY

Medium

FUNDING

Municipal Budget
Utility Partners
Grants

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

START Q1 2027 | ANTICIPATED LENGTH Six Months

DEPARTMENTS INVOLVED	OBSTACLES / BARRIERS	POTENTIAL SOLUTIONS
- Green Team - Administration - Health Department - Municipal Clerk	14% of Manchester residents rent their homes.	Outreach campaign will emphasize that renters must work with building owners to get enrolled in utility incentive programs.

COMMUNITY NOTES
Figure 4: 2020 Community-scale Energy-related GHG Emissions by Sector on page 5 shows that the residential building sector is the second most significant source of emissions for Manchester (39%), behind transportation (47%). This includes residential electricity (22%) and residential natural gas (17%).

JCP&L offers a Whole Home Energy Assessment. The Whole Home Energy Assessment Program is a no-cost in-home assessment program. An Energy Advisor will review the home’s energy efficiency, provide a report with recommendations for energy saving improvements, discuss other energy efficiency programs available to you, and may install energy-saving products. All residential single-family and single-family attached (1 to 4-unit properties) who are active JCP&L customers are eligible. The municipal BA should have contact information for the local JCP&L representative.

MEASURES OF SUCCESS

The goal of this initiative is to implement an outreach campaign promoting residential utility energy efficiency incentive programs. Ultimately, the Township should aim to get 25% of residents to participate in Home Energy assessment during the campaign. Having already made considerable progress (17.04% of residents), only an additional 6.96% participation is needed to meet this goal.

NEXT STEPS

1. Identify utility partner points of contact for electric and natural gas.
2. Work with utility representative to create an outreach plan focused on whole home energy assessment programs.
3. Identify residents that have already utilized residential energy efficiency programs to be advocates in outreach campaign.
4. Green Team schedules community workshop, in partnership with utility reps.
5. Information about residential incentive programs is published on municipal website.

Commercial Energy Efficiency Outreach Campaign

LEAD

Green Team

PRIORITY

Medium

FUNDING

Municipal Budget
Utility Partners
Grants

DESCRIPTION

Implement an outreach effort to help local businesses take advantage of energy efficiency incentive programs offered by New Jersey's electric and natural gas utilities.

START Q4 2026 | ANTICIPATED LENGTH Six Months

DEPARTMENTS INVOLVED	OBSTACLES / BARRIERS	POTENTIAL SOLUTIONS
- Green Team - Administration - Municipal Clerk	Gaining buy-in from homeowners and landlords.	Outreach campaign will emphasize that renters must work with building owners to get enrolled in utility incentive programs.

COMMUNITY NOTES

Figure 4: 2020 Community-scale Energy-related GHG Emissions by Sector on page 5 shows that commercial electricity and natural gas encompass 23% of GHG emissions within Manchester Township.

Figure 6: Lifetime Commercial Energy Efficiency Program Participation Rate (2021) shows that 7.43% of businesses in Manchester Township participate in the lifetime commercial energy efficiency program, exceeding the 5% program minimum.

Commercial Energy Efficiency Outreach Campaign

Figure 6. Lifetime Commercial Energy Efficiency Program Participation Rate (2021)

Municipality	County	# C&I Taxed Parcels	Total Completed Projects	Current Lifetime Rate %	# of Projects Needed to get to 5%
Mahwah Township	Bergen	246	58	23.58%	
Manalapan Township	Monmouth	398	25	6.28%	
Manasquan Borough	Monmouth	211	8	3.79%	3
Manchester Township	Ocean	148	11	7.43%	
Mannington Township	Salem	40	4	10.00%	
Mansfield Township	Burlington	94	2	2.13%	3
Mansfield Township	Warren	74	13	17.57%	

MEASURES OF SUCCESS

The goal of this initiative for local businesses to participate in Small Business Direct Install program during the campaign.

NEXT STEPS

1. Identify utility partner points of contact for electric and natural gas.
2. Work with utility representative to create an outreach plan focused on whole home energy assessment programs.
3. Identify residents that have already utilized residential energy efficiency programs to be advocates in outreach campaign.
4. Green Team schedules community workshop, in partnership with utility reps.
5. Information about residential incentive programs is published on municipal website.

4 STRATEGY 4

Reduce Energy Consumption & Emissions from the Building Sector

According to New Jersey's Energy Master Plan, 62% of the state's total end-use energy consumption is associated with buildings, with space heating, water heating, appliances, and industrial uses accounting for 28% of New Jersey's greenhouse gas emissions. Decisions made during new construction and building retrofits have significant and long-lasting impacts on this energy use. Manchester Township can reduce energy use and emissions from buildings by prioritizing green design in new construction and utilizing municipal buildings as models for the community.



Require Developers to Complete Green Development Checklist

LEAD

Green Team

PRIORITY

High

FUNDING

Municipal Budget

DESCRIPTION
Pass a Green Building Policy or Resolution that requires developers to submit a completed Green Development Checklist with Site Plan Applications. Checklist should refer developers to New Jersey’s Clean Energy Program’s New Construction Energy Efficiency programs.

START Q2 2027 | ANTICIPATED LENGTH Six Months

DEPARTMENTS INVOLVED	OBSTACLES / BARRIERS	POTENTIAL SOLUTIONS
- Green Team - Municipal staff - Housing agencies	- Additional work will be mandatory with all Site Plan Applications. - Initial review fees from municipal planning consultants.	- Educate developers on green building and long-term savings and impacts on projects. - Gaining support from community groups as green building enhances employee productivity and health.

COMMUNITY NOTES

Manchester Township does not currently implement a Green Development Checklist.

MEASURES OF SUCCESS

The goal of this initiative is to publish a Green Development Checklist and enabling ordinance as a part of the Site Plan/Subdivision process.

NEXT STEPS

1. Develop a green building policy for Manchester. Details can be found using Sustainable Jersey’s Green Building Policy/Resolution action resource.
2. Review policy draft with departments involved.
3. Present final ordinance to Planning Board and Governing Body for adoptions.
4. Publicize the checklist and highlight the community benefits for municipal sustainability goals.

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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State of New Jersey. 2020. 2019 New Jersey Energy Master Plan: Pathway to 2050. State of New Jersey, https://nj.gov/emp/docs/pdf/2020_NJBPU_EMP.pdf.

V. Data Sources

Almost all data used in this plan is sourced from the Sustainable Jersey Data Center.

Community Overview

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	U.S. Census ACS	SJ Community Profile Data by Municipality
Number of Units by Structure Type Chart	U.S. Census ACS	SJ Community Profile Data by Municipality
Commercial & Industrial Properties Map	NJ MOD IV Tax Data	Commercial & Industrial Properties Map
Commercial & Industrial Properties Data	NJ MOD IV Tax Data	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	Solar Installation Data
Commercial Energy Efficiency Program Participation Data	New Jersey Clean Energy Program (NJCEP) Data	SJ Energy Efficiency Program Participation 92008-2021) Data-Lifetime Commercial Participation
Residential Program Participation Data	NJCEP Data	SJ Community Profile Data by Municipality
Energy Efficiency Projects Completed by Municipality Data	NJCEP Data	SJ NJCEP Local Government Projects 2008-2021