



CASE STUDY

Morgan Properties/The Pines Apartments Lindenwold, New Jersey

Morgan Properties is a real estate investment, development and management company that owns and manages 126 apartment communities with 28,680 units in Pennsylvania, Delaware, New Jersey, New York, Ohio, Indiana, Maryland, South Carolina, Virginia and Nebraska. Morgan has hired GreenTech Energy Services to implement energy efficiency projects throughout many of these complexes.

At The Pines apartments in Lindenwold, New Jersey, obsolete T10 and T12 fluorescent lights in the laundry were retrofitted with state-of-the-art T8s. In closets, storage areas and the workshop, 60-watt incandescent lights were replaced by 13-watt compact fluorescent lights. Sensors were installed throughout these areas to assure that lights are off when the rooms are unoccupied. In addition, exterior 150-watt metal halide wallpacks were replaced by 80-watt induction flood lights, a more energy efficient technology that is resistant to temperature extremes and vibration and has a lifetime of 100,000 hours.

The upgrade brought all the lights into compliance with federal energy standards, significantly lowered energy consumption, and reduced operation costs, particularly with regard to exterior lights that are more difficult to access. The appearance, safety and security of the complex have also been improved. The project is expected to pay for itself in a little over 4 years.

Energy & Cost Savings:

- Program Cost.....\$94,751
- Utility Rebate.....\$17,200
- Payback Period..... 4.1
- KW Saved.....29
- KWH Saved.....124,269
- Energy Cost Savings.....\$16,155
- Operational Savings.....\$2,843
- Total Savings.....\$18,997



Environmental Impact:

- Reduction in Carbon Dioxide (pounds)....186,403
- Reduction in Sulfur Dioxide (grams)..... 695,904
- Reduction in Nitrogen Oxide (grams).....310,671

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