

Efficiency Upgrades Improve Tenant Comfort

Affordable housing becomes more affordable thanks to energy savings

Northgate I

19% reduction in electricity costs

33% reduction of natural gas costs

“The success of every project exists in the details. MaGrann Associates’ dedication to detail assured the success of the Northgate energy efficiency project.”

- Marc Wolfe, Property Manager

An Energy Transformation Across the Delaware River

Northgate I

Camden, NJ

About the Project

Northgate I is an existing, affordable, mixed-use development located in Camden, NJ. It is a 21 story building with 321 apartments. The Northgate project is funded by the PSE&G Residential Multifamily Housing Program.

Owner David Bildrici and the management team worked closely with PSE&G and MaGrann to identify opportunities to improve the building from an energy, comfort and safety perspective.

MaGrann Associates came up with energy saving measures to provide maximum savings, meeting a 15 year or better payback.



Green Features

- Energy efficient interior and exterior lighting including CFL's, T8's and LED's
- Low flow showerheads and aerators
- ENERGY STAR refrigerators
- New thermostats with control valves on radiators in apartments
- Improved domestic hot water (DHW) and steam boiler heating controls
- Basement steam trap repair
- Steam, condensate and DHW pipe insulation
- Efficient motors for rooftop exhaust fans
- Improved control of the domestic cold water (DCW) pump



Certifications/Recognition

- Finalist for the Powergrid International Project of the Year

Owner: Camden 7 Realty, LLC.
Manager: Rock Creek Management
Energy Consultant: MaGrann Associates
Contractors: GreenLife, Eli's Electric
Construction Manager: Innova
Program: PSE&G Residential Multifamily Housing Program
Project Style: Existing Multifamily High Rise
Project Size: 315,789 square feet

