



The CHRONICLE

A SOUTHERN NEW JERSEY DEVELOPMENT COUNCIL PUBLICATION

2017 VOL. 1

Cold Storage

*is Heating Up
the Economy in Vineland*

Education in the
New Economy

Hops To It: Craft Breweries
Expanding Their Economic
Impact in South Jersey

5 MW Data Center is
Coming to Gloucester
Township, NJ

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Decision makers attending the College's 2017 Business Leaders' Summit will also hear...

MICHELLE DROLET, CEO and Co-founder of Towerwall, a market leader in the data security industry. Michelle, an information security expert, was named one of the 10 most powerful women in the IT security industry by *VAR Business* magazine.



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The CHRONICLE

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President's Message

Seems economic development continues to move along in South Jersey and in this issue we explore five sectors making a contribution: Construction, Food Manufacturing, Higher Education, Technology and Tourism.

Our colleges continue to contribute to economic development by helping meet the workforce needs of a changing economy. In *Education in the News*, students at Camden County College earning an associate's degree are provided customized skills training, aligned with current industry needs and current technology, to match a growing demand of local employers.

Rutgers-Camden offers students from low to mid income families interested in a four-year bachelor's degree an innovative grant program designed to close the gap of federal and state financial aid programs to reduce student debt and ensure *Affordable Higher Education Sustains Economic Growth*.

Data centers boost tax revenues that help improve services and invest in improvements and equipment; in *A 5MW Green Data Center is coming to Gloucester Township*, Mayor Mayer tells why his community is at the center (literally) of this technology construction.

There is nothing easy about spending public funds for needed infrastructure construction – no matter the need. In addressing its county jail overcrowding, cost efficiency and new construction modalities has made *Cape May County Constructing New, Larger Jail* possible.

Diversifying South Jersey's tourism sector has taken off as a result of legislation sponsored by then State Senator Donald Norcross to modernize the state's craft beer industry laws. Lynda Hinkle outlines the brewing boom that resulted in *Hops To It: Craft Breweries Expanding Their Economic Impact in South Jersey*.

You may have noticed the Chronicle has a new look. In our cover story, we recognize how the *Growth in Cold Storage Helps Bring Vineland National Recognition*, an excellent example of the city's economic retention efforts to expand the city's food manufacturing industry and future economic growth.

We welcome your comments at marlene@snjdc.org. To learn more about the SNJDC, contact us (856) 228-7500 or visit our website snjdc.org.

Sincerely,



Marlene Z. Asselta
President
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Education in the New Economy

By Julie Yankanich, M.A., Office of Institutional Advancement, Camden County College

In today's economy, the correlation between degree and earning power appears to make attending a university the best choice for students. However, recent studies show that 66% of students enroll in college right after their high school graduation but only one-fourth finish their schooling. Of that remaining group, many find the degree they earned is not directly related to the job they obtain. Several economic and environmental factors led to this phenomenon and the result is a disconnection between education and career placement.

The fact that college degrees and job skills are misaligned causes half of college graduates to be underemployed in "gray collar jobs" which is defined as a well-educated person taking a job for which he or she is not prepared, at a cost that is more than they can afford. For instance, the English major who ends up selling textbooks for a publishing company or the Psychology major who is working a trading desk at a stock brokerage firm are both considered gray collar. Both of these workers are also often in student loan debt they cannot afford that will take over 10 years to pay off. If this individual marries another gray collar worker, the debt is now doubled, causing the couple to begin marriage with a whopping "mortgage" payment to the federal government.

That means the majority of available jobs require technical skills or training at the credential or associate's degree level. In fact, the ratio of jobs in our economy is 1:2:7. That means for every job that requires an advanced degree, there are two jobs requiring a four-year degree, but seven jobs that require a credential or two-year degree and skills that are in demand. This ratio is not expected to change in the future.

According to Lee Laurendeau, Director of Manufacturing for Holtec International, "manufacturing has come full circle and now we are in a position where things were outsourced and now we hear more about 'reshoring' and 'Made in America-type' initiatives." Holtec manufactures custom-built products for nuclear, solar, geothermal, and fossil power for the energy industry, and recently opened a plant in Camden, NJ.

More and more work is coming back to the United States and the work is not as labor-intensive as it was in the past. Manufacturers require automation, but they need skilled workers to operate the machinery. Holtec needs to hire 150 welders in the next six months to meet the needs of the business. However, it is difficult for employers to hire entry-level employees and bring them up to the skill level needed in this new economy. That is why more and more businesses work with Camden County College's Corporate Training Institute to align industry needs with academic excellence.

(continued on next page)

By the year 2018, Harvard

University predicts only

33% of jobs will require a

four-year degree or more.



It is important for potential students to find out what they do well and then to match those skills with available jobs.



The average income of a person with an associate's degree is between \$27,000 and \$68,000.

The average income of a person with a bachelor's degree is between \$34,000 and \$97,000.

The interesting point is that these facts pertain to the 25th to the 75th percentile of adult workers which means 25% of associate degree earners earn over \$68,000 and 25% of bachelor's degree earners earn less than \$34,000.

Education in the New Economy..

(continued from page 3)

Jack Champion, Corporate Recruiter for OPEX Corporation, hired students from Camden County College's Computer Numerical Control (CNC) program. CNC is a type of machine control that automates the motion of machines such as lathes and mills. CNC machines are used in today's job market to create precise parts at a globally competitive level. Today's machinists need to be well-versed in CNC technology in order to ensure upward mobility in the career path.

In our highly technical, knowledge-based economy, a postsecondary credential has become even more valuable than a general college degree. For more information about how Camden County College's Corporate Training Institute can assist you in training your employees for the new economy visit www.camdencc.edu/corporatetraining. For more information about CCC's certificate and degree programs visit www.camdencc.edu/programguide.



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The new Advanced Manufacturing Talent Development Center at Camden County College serves as a "Center of Excellence" to expand the capacity of the state's education in Advanced Manufacturing and will emphasize partnerships, career pathways and industry valued credentials. Training is available for incumbent and dislocated workers and is subsidized by the New Jersey Department of Labor and Workforce Development.

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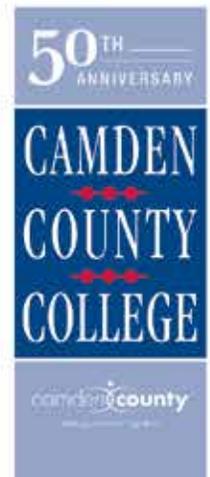
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5 MW Green Data Center is Coming to Gloucester Township, NJ

By David R. Mayer, Mayor of Gloucester Township, NJ
and Trish Pappano, Realtor®, KW Commercial



Surrounded by a 62-acre on-site 10 MW solar PV farm, this turn-key or build-to-suit and fully-approved 5 MW Data Center will feature extreme power and efficient cooling and will run centrally from a network operating center (NOC).

It comes as no surprise that Gloucester Township, NJ has always been enjoying its prime geographical location. Situated on over 23 square miles, it's just minutes away from Philadelphia, the Jersey Shore and New York. However, few know it is also located on the backbone of the United States Internet Network – the fact so tremendously valuable from an economical perspective.

Every fiber optic in America runs through Philadelphia, PA and Camden, NJ making Camden County one of the fastest-growing network traffic routes in the United States. Such a vital Internet backbone proves a strategic location to East Coast companies for disaster recovery operations as well as business continuity in the event of disruptive incidents. Furthermore, Camden County is a part of the Greater Philadelphia Region, commonly referred to as the Tri-State Area, Delaware Valley Region, and the Northeast Corridor of Mid-Atlantic USA. The Northeast Corridor and Interstate 95 link a contiguous sprawl of suburbs and cities comprising one of the world's most important concentrations of finance, media, communications, education, medicine, and technology.

Just 15 miles away from Philadelphia and within minutes from five major highways, it's no wonder why Camden County's Gloucester Township became an obvious choice for Renewable Energy Capital, LLC to establish a 5 MW state-of-the-art Gloucester Data Center. The municipally-approved 55,000 square foot data center will have on-site solar power and will be constructed to offer energy efficient designs to reduce electricity consumption, cooling costs, and power usage effectiveness (PUE) with reclaimed water-based cooling methods.

Situated on 5.1 acres adjacent to a solar energy farm, the site features a 100 Gigabit Ethernet network and multi-independent fiber loops. The Gloucester Data Center will be built as a Tier-3 facility which will be concurrently maintainable and will allow for any planned maintenance activity of power and cooling systems to take place without disrupting the operations of the data center. The facility will be private, secured and isolated from the public with 5 MW of available redundant power, a PSE&G interconnection via two independent 13.2 kV circuits and two separate electrical and fiber feeds on both north and south points of the building.

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Cape May County Constructing New, Larger Jail

by Tricia M. McCunney, Hill International, Inc.

Work is underway in Cape May Court House, New Jersey, on a new county jail that will ease overcrowding, help the county meet tightening state and federal corrections standards, and realize significant cost savings with a more efficient building that is safer to operate.

The Cape May County Jail is one of 21 county jails in New Jersey. It was built in 1976 to house 168 inmates. Today, at 45,589 square feet, the one-story jail houses an average of 240 inmates per day. In the summer in this seaside county, the jail's daily population can spike to more than 300. Since most detainees are awaiting trial, their average stay is 17-20 days. Although some inmates may stay longer, none are allowed to remain for more than 364 days.

Like other jails throughout New Jersey and the nation, Cape May County Jail is under federal mandate to expand and modernize its facilities. The cells no longer meet federal standards. At 30 to 35 square feet, the forty-year-old cells are now half the required size of 70 square feet. Overcrowding often leads to three inmates occupying a cell built for two. The jail's plumbing, electrical and HVAC systems also are aging, and need near-constant attention by county staff to keep them in good order.

Cape May County has been weighing suitable, cost-effective options for either rebuilding or closing the jail for the past decade, said Freeholder Director Gerald M. Thornton. The choices considered included new construction, a just-as-costly renovation, and closing

the jail entirely and relying on other jails within the state to house the county's inmates—while Cape May County continued to foot the bill for its inmates' incarceration, transportation and medical needs.

Bids to renovate the jail solicited four years ago totaled more than \$29 million, and still would not have made the jail fully compliant, Thornton said. Closing the jail and moving inmates elsewhere, along with the inherent housing, medical and transportation costs, still would have cost the county \$12 million a year.

Doing nothing wasn't cost-effective, either, said AnnMarie McMahon, Director of Facilities and Services. McMahon oversees some 100 county buildings on more than 250 acres, including the jail. The jail, she said, costs about \$500,000 a year to maintain, and far outweighs the other facilities in terms of the attention it requires every day.

In addition, while the county has been praised for its maintenance of the aging masonry facility, its timeline for compliance with current state and federal regulations was running out. "Federal judges don't look kindly on jails that don't comply," said Warden Donald J. Lombardo. Lombardo oversees inmates and a staff of nearly 90 at the facility.

The county made the decision to build a new jail next to the existing one, at the county's expansive governmental complex in Cape May Court House. Work began in late Summer 2016 and is expected to be completed in the Summer of 2019.

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Cape May County is building a new county jail that will replace its existing facility, built in 1976. The new jail, to be completed in 2019, features modular construction and "direct supervision" design and will include a larger, more comprehensive medical facility.



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To help the new jail pay for itself, the facility will include a large laundry, which will service the jail and other county facilities, including the Crest Haven Nursing and Rehabilitation Center and the county Animal Shelter and Adoption Center. In addition, if the number of inmates drops, space at the jail can be rented out to other counties, to the U.S. Immigration and Naturalization Service or to the U.S. Marshal's Service.

Modular construction is helping to shave millions off the construction cost. The old jail was built of hollow concrete block, with utilities, HVAC and furniture, fixtures and equipment installed after construction. Modular pre-cast concrete units, however, are built at the factory with all furnishings and systems tie-ins already installed. "Each cell contains HVAC, plumbing, a toilet, sink and bed. When it's placed on-site, the room is already there," said Vincent J. Pawlowski, a Hill International Senior Construction Manager who is helping the county oversee and manage the project.

Once the new jail is completed and fully tested, and inmates and staff moved in, the existing jail will be demolished. "There are a lot of moving parts, but the project is progressing very smoothly," McMahon said.

Thornton is pleased as well. He knows full well that the new jail wasn't everyone's favorite capital project. Some critics would rather see county money spent elsewhere.

"The people of this county elected us to make tough decisions like this. No elected official wants to build a jail and spend \$37 million to do it. But, they elected us to make these kinds of tough decisions, and we've done everything we can to make sure that this jail is being constructed as cost-effectively as possible," Thornton said. "We've looked at this from every conceivable angle. I have no qualms about this decision. It's the right one."



For details on the new jail's design and construction and other information on this innovative project, see the full, unabridged version of this article on Hill International's website at www.hillintl.com/en/articles/2017/cape-may-county-constructing-a-new-larger-jail





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Affordable Higher Education Sustains Economic Growth

By Phoebe A. Haddon, Chancellor of Rutgers University–Camden

For many high school students and their families, choosing a university or college means picking the right school that will give students the best chance to succeed upon graduation.

Increasingly, some students face a more daunting decision, weighing the benefits of a college degree with the persistent financial burdens that they will continue to carry with them long after they graduate. Many years later, students find themselves facing a future financially strapped despite promising job prospects.

This is especially true for students from low- to mid-income families. Even with financial aid, these students must still find a way to finance remaining college costs and, for some, attending may simply be out of the question.

At Rutgers University–Camden, we are giving them the answer, offering an innovative financial support program for working families that dramatically reduces tuition or eliminates it altogether, depending on income requirements.

Launched in October 2015, the groundbreaking Bridging the Gap program at Rutgers–Camden is demonstrating how public universities can fulfill their commitment to access and affordability. A first of its kind among New Jersey's four-year colleges and universities, the initiative has resulted this semester in 58 percent more first-year undergraduate students; 48 percent more first-year, first-generation students; 85 percent more first-year African-American undergraduate students; and 64 percent more first-year Hispanic undergraduate students.

Bridging the Gap goes right to the heart of the state's focused and concerted efforts to make college more affordable for New Jersey students and their families. In 2015, through the sponsorship of New Jersey Senate President Steve Sweeney and Higher Education Committee Chair Sandra Cunningham, the College Affordability Study Commission was created by state law and tasked with finding ways to reduce these costs.

Based on the commission's recommendations, Senate President Sweeney and Senator Cunningham introduced a series of bills, including one that requires high school students to receive instruction on financial literacy before graduation and another that provides a state income tax deduction on student loans.

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Growth in Cold Storage Helps Bring Vineland National Recognition

By Sandy Forosisky, Vineland City Economic Development Director

In December, the City of Vineland was recognized as a “Top Five” location for Food Processing and Production by Expansion Solutions magazine as part of their 2016 Awards of Excellence. The 10th Annual Awards recognize locations and economic development organizations that have demonstrated progress in business retention, expansion, and relocation. Vineland was the only New Jersey community or development organization recognized in any of the seven categories selected by the magazine. Other locations that were recognized with Vineland in the Food Processing category included Jerome, Idaho; Windsor, Ontario, Canada; Maricopa, Arizona; and Oswego, New York.

“Locations and organizations were chosen because of the support systems they offer to businesses, recent growth activity, and future growth potential that can be created in each area,” said Expansion Solutions spokeswoman Nicole Cornett. “Strategic locations,

pro-business climates, investments made in improving infrastructure, and the availability of buildings and sites were also considered by the editorial staff in choosing these locations.”

“Vineland truly does have a lot to offer in terms of location and accessibility to major markets, municipal infrastructure, support services, state and local incentives, and very competitive operating costs, all of which are necessary ingredients for a healthy and profitable business environment,” said Mayor Anthony Fanucci. “These factors, along with our rich agricultural history, including hosting the largest farmers’ cooperative on the east coast in the Vineland Produce Auction, have helped draw international brands like Archer Daniels Midland, Hanover Foods, Rich Products, AdvancePierre Foods, and the AGRO Merchants Group to Vineland.”



Bridor's line of more than 100 croissants, sweet and savory pastries and breads are made by Master Bakers who have earned this distinguished title by completing extensive apprenticeships and training in Europe. (Photo: Bridor, Inc.)

In fact, over the past three years Vineland has seen nearly \$90 million invested by cold storage and food processing operations including Bridor USA, Townsend Farms, Allied Specialty Foods, Mamacita Foods, Lucca Freezer & Cold Storage, Safeway Fresh Foods, First Choice Freezer & Cold Storage, RLS Logistics, and Davy Cold Storage. As a result, Vineland is now able to offer nearly 30 million cubic feet of freezer capacity. According to the most recent USDA report released in 2016, New Jersey currently ranks 10th nationally with 108 million cubic feet of gross capacity. With nearly 30% of that in Vineland, the city is certainly a key player.

Business development is a collaborative effort. We worked closely with all of these companies to help them through the permitting and licensing process. Additionally, we were able to provide support through our successful Urban Enterprise Zone revolving loan fund when additional capital was required to move the project forward.

For example, Oregon-based Townsend Farms, a leading grower, buyer, processor, and shipper of frozen fruits throughout the United States was looking to expand their operations. “We were doing a lot of business with blueberry packers in Hammonton, buying their fruit and shipping it to the west coast for processing,” said Vice President Margaret Townsend. “But as we began to outgrow our facilities and shipping costs were increasing, we wanted to set up a permanent east coast operation.” The company found a reasonable location in Vineland with an existing 215,000 square-foot building. Additionally, the city was able to provide a \$4 million Urban Enterprise Zone loan to assist with renovation costs which included installing the large freezers required for frozen storage.

(continued on page 23)



Townsend Farms Vice President Margaret Townsend (L) and Vineland Development Corporation Board Member Mario Ruiz-Mesa (R) tour the company's Vineland re-packing operation which processes approximately 14 million pounds of frozen fruit per year. (Photo: City of Vineland)

The Bridor Vineland facility expansion introduced a state-of-the-art production line, which was developed in France, that has doubled production of their signature croissants and pastries. (Photo: Bridor, Inc.)



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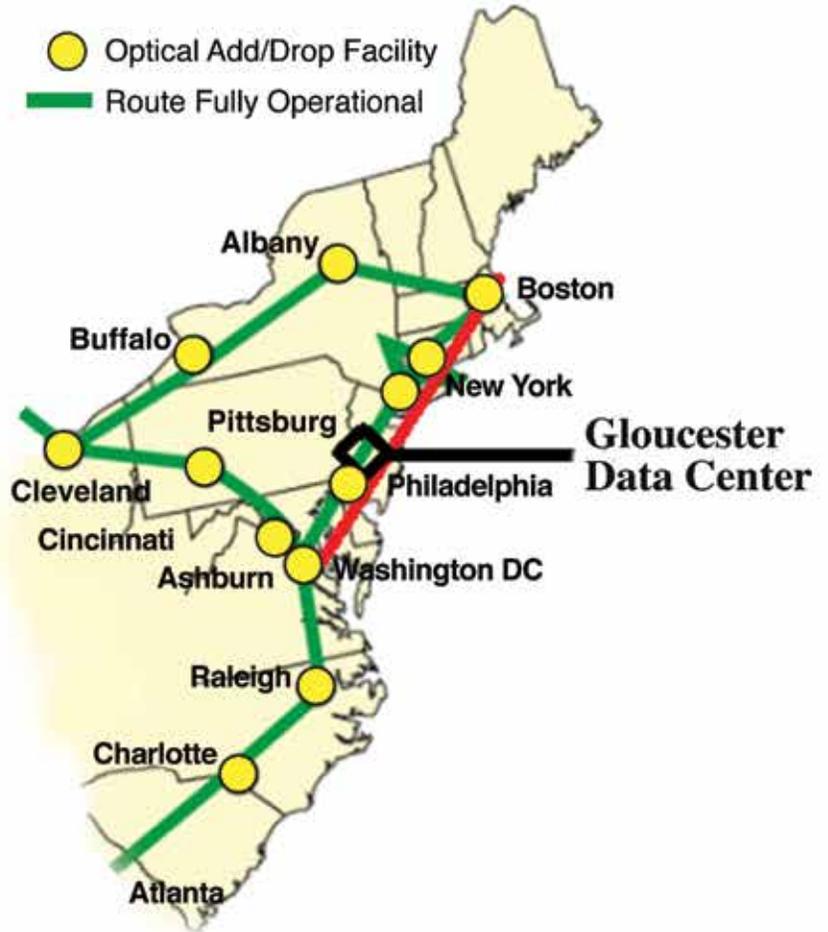
5 MW Green Data Center...

(continued from page 6)

The 9.75 MWdc solar system sits on 62 acres and is estimated to generate over 12,000,000 kWh of net-metered electricity annually and the host customer can expect a reduction of electricity costs by approximately \$.04 per kWh with a fixed long term contract in PSE&G territory. This major cost reduction will result in an estimated annual electricity savings of \$500,000 just in the first year alone. The property is also located in Gloucester Township's Redevelopment Zone and qualifies for a 5 year graduated tax abatement program which phases in property taxes over a 5 year period. In addition to that, the solar power purchase agreements provide a fixed, predictable cost of electricity for the duration of the agreement which in turn can substantially reduce electricity costs and lower operating expenses for businesses; both facilities are planned to be placed into service during the fourth quarter of 2017.

(continued on page 27)

U.S. Internet2 Network



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Affordable Higher Education ... *(continued from page 13)*

Joining Senators Sweeney and Cunningham is a growing chorus of elected leaders throughout the country who are sounding the alarm and taking bold approaches to solving this national epidemic. In early January, New York Gov. Andrew Cuomo unveiled a plan that would cover tuition expenses to state and city colleges for all state residents whose families earn \$125,000 or less. A week later, Florida Gov. Rick Scott announced a college affordability plan that would include a freeze on state college tuition at current rates.

The possibilities and promise envisioned by leaders such as Sweeney and Cunningham are here and now at Rutgers–Camden. Bridging the Gap is currently the only initiative that helps New Jersey families realize immediate savings on college expenses and gain invaluable research university experience from day one.

The program works by closing the gap between federal and state sources of financial support and the balance of tuition and the general campus fee. Rutgers–Camden then automatically applies the Bridging the Gap grant to the remaining tuition.

Families with an adjusted gross income (AGI) of \$60,000 or less receive a grant covering all of their tuition and the general campus fee not already covered by federal Pell Grants and/or state-funded Tuition Aid Grants.

Families with an AGI of \$60,001 to \$80,000 receive a grant covering 75 percent, and families with an AGI of \$80,001 to \$100,000 receive a grant covering 50 percent of their remaining tuition and the general campus fee.

The program is offered exclusively to New Jersey residents who will be new first-year undergraduate students enrolling full-time in degree programs on the Rutgers University–Camden campus. And starting this year, students at Camden County College who wish to transfer to Rutgers–Camden upon earning their associate’s degree also will be eligible.

By focusing on reducing and eliminating debt, every student – regardless of socioeconomic status – now has a pathway to the same world-class Rutgers degree in South Jersey that has earned a national reputation for its unique combination of quality, access, and affordability.

As evidenced by its success, Bridging the Gap is a smart partnership between Rutgers and the federal and state governments to serve disadvantaged and underrepresented communities – and one that can serve as a national model for higher education institutions for years to come.



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Growth in Cold Storage... *(continued from page 15)*

Bridor USA, a leader in manufacturing authentic European bread and Viennese pastry for the retail and food service industry, to include Starbucks and Dunkin Donuts, also received funding through the UEZ program to help finance a 47,000 square-foot expansion to their existing Vineland facility. Chief Executive Officer Jean-Francois Duquesne called city officials “true work partners” and said, “The Vineland plant is key to the company’s strategy to grow in North America by turning out the highest quality products with a very strong proximity to customers.”

Bridor stores and ships its products from an adjacent RLS Logistics temperature controlled facility. In order to keep up with their growing demand, RLS recently constructed a new 2 million-cubic-foot warehouse in the Vineland Industrial Park North. According to company officials, “The (Vineland) economy is on an upturn in food service and additional warehouse space is needed in our region. It’s a good sign that manufacturers are building inventory, it shows confidence in future sales.”

Likewise, Lucca Freezer and Cold Storage, which serves as the flagship United States perishable facility for the AGRO Merchants Group, recently completed a major 100,000 square-foot addition to their existing operation. The location serves customers in the United

States and abroad including New Zealand, Italy, Peru, Argentina, Spain, Morocco, and South Africa. “We are pretty diverse now on the different products coming into our warehouse,” said Company President Rusty Lucca. “There is steady growth here. That is why we’ve made another addition.”

Lucca Cold Storage is the largest produce import facility in the United States. When companies are making commitments and investments of this kind, it shows they have a real interest in our community. We look forward to working with them on any future needs they may have.

“We are optimistic about the future and our ability to keep the momentum going,” Mayor Fanucci continued. “There are new projects in the pipeline. We have acquired 68 additional acres to expand our industrial park, and our municipal electric and water utilities provide among the lowest rates in the state, which is especially critical to the food processing industry. Whether it is an existing company looking to expand, someone looking to relocate here, or a brand new start-up, we are excited to be their partner and will do all we can to help their business succeed.”



First Choice Freezer and Cold Storage, which has completed the planning process for another major 60,000 square-foot expansion, uses their dedicated fleet of refrigerated trucks to pick-up and deliver customer products along the eastern seaboard. (Photo: First Choice Freezer)





TONEWOOD Brewing

Hops To It: Craft Breweries Expanding Their Economic Impact in South Jersey

By Lynda L. Hinkle, Esq.

Microbreweries are multiplying in South Jersey due to changes in the law, increasingly positive public perception and the creativity of microbrew entrepreneurs.

In 2012, New Jersey law changed to issue expanded limited licenses to craft breweries that allowed them to sell beer for on-site consumption in connection with a tour, allowed up to 15.5 gallons to be sold at the brewery for off-premise consumption, and locked in the amount of samples permitted to be given away in a 24 hour period to a consumer. Prior to the law change, there was no onsite consumption sales allowed and sales for off-premise consumption and samples were undefined. Sales for off-premise were limited to two 6 packs. Restricted brewery licenses are also available, allowing the creation of brew pubs, where the holder can not only produce but sell for on-site enjoyment but require a regular consumption license as well.

Very quickly, brewers and entrepreneurs began to expand the industry in South Jersey, to the delight of beer aficionados. Jason Carty, the Executive Director of the Garden State Craft Brewers Guild, says, “Many elected officials have come full circle and now embrace local breweries. Initially, there was uncertainty and even some resistance by municipalities concerned about breweries being ‘just another bar.’ Municipal leaders are now inquiring how to attract a brewery to their town. Breweries have become viable destinations for towns and local officials recognize their value to the community.”

There are now 32 limited license breweries in the South Jersey region, and 3 licensed brew pubs, with six new pubs slated to open in 2017. Every Southern county but Salem has at least one brewery, and Camden County has a total of 8, with one in planning and one brew pub.

Breweries can bring tourism and new customers to towns and spur revenue for surrounding businesses. Says Carty, “One example is Mount Holly where Village Idiot Brewery opened in a vacant building in December 2012. Since then the brewery has generated additional foot traffic that other businesses benefit from. A second brewery, Spellbound Brewing, opened two years later and now Mt. Holly is a destination. Other towns such as Medford, Hammonton and Pitman have all become beer destinations with each having two breweries within walking distance from each other. “

In Oaklyn, Tonewood Brewery’s Eli Facchinei spent many years working for others as a brewmaster in Colorado before opening his facility in June 2016. Colorado has over 230 breweries, which represent 10% of the entire nation’s craft breweries, compared to New Jersey’s running total of 68. Mayor Robert Forbes, understanding the potential economic development impact of breweries, courted the Brewery. Many other towns have begun to understand that too.

Kathy and Anthony Abate of Devil’s Creek Brewery in Collingswood took Anthony’s passion for home brewing and turned it into opportunity when they opened their facility in the center of the dry town (since 1873!) in May of 2016. Initially, Collingswood outlawed microbreweries, responding to pressures from the skeptical business and surrounding community about

(continued on page 28)



Above: Jason Carty, Executive Director of Garden State Craft Brewers Guild





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Realistically priced at \$2,499,000



Voorhees/Sturbridge Estates
Beautiful contemporary home with 5 bedrooms 4.5 baths, 3 car garage on a wooded lot backing to green acres. Newer kitchen with state of the art appliances open to family room. The foyer has marble flooring & 20 ft ceilings, & curved stair-case. Newer hardwood flooring in living and dining room. There are 4 fireplaces, finished walkout basement with media room. 1st floor in-law or au pair suite. 1st floor study with cathedral ceilings. Master bath has marble floors & countertops. The roof, heaters, a/c, & kitchen have all been replaced within the last 6 years. This home is truly a gem.
Realistically priced at \$949,900.



Medford/Pendleton Ridge
Magnificent Custom 4 BR, 4.5 baths w/3 car garage on a private lot on a quiet cul-de-sac. The Eat in gourmet kitchen has HW floors, lg center island, granite counter tops, stainless steel appl., & glass doors to the covered patio overlooking the private backyard. There is a 1st floor office, family Rm, dining Rm, & living Rm w/gas fireplace. The Master suite has a 2 sided gas FP open to sitting area & bedroom area, huge walk in closet and bath w/marble floors, stall shower, Jacuzzi tub & double vanity. The 2nd bedroom suite has a private bath with soaking tub/shower. The unfinished basement is the footprint of the home w/high ceilings.
Realistically Priced at.....\$739,900



Mount Laurel Magnificent all brick and stucco custom built home on a cul de sac with a walkout basement which includes a 2nd full kitchen, wine room, gym, home theater, custom built bar area, bedroom & full bath. State of the art kitchen with upgraded cabinets & commercial grade appliances. Luxurious 1st floor Master Suite with his & her bathrooms, large closets, and private access to deck & pool area. Resort like living in your own backyard with a gorgeous pool house with a beautiful salt water pool with waterfalls. This lovely home is in exquisite condition with 10 ft plus ceilings, 6 Bedrooms, all with their own private baths, outdoor full bath, 2 powder rooms, surround sound throughout, 3 fireplaces, custom built-ins in study, 2 staircases, 3 car garage, fenced yard.
Realistically Priced at \$2,985,000.



MOORESTOWN
Magnificent estate on 7 acres with it's own private pond. Long, private drive takes you to this 6BR, 6 full bath custom home w/ 3 FP. Gourmet Kitchen. Master Suite w/ private balcony & spiral stair-case to Main floor Atrium, indoor pool/spa & 10 person Jacuzzi. Library w/ built-ins & FP. Great Room/LR w/pass-thru FP & custom built-ins. Main floor Gym. Blue stone & brick patio, 3 car heated garage & detached barn w/ kitchenette & 1/2 bath. Brand new Cedar Shake roof, new AC.
...Realistically priced at \$1,900,000



Voorhees/Alluvium
This Magnificent Tudor style home has 4 Bedrooms, 2.5 Bath, 2 car garage, first floor office, full finished basement, large Multi-level back deck and is located on a corner lot in Alluvium. The eat in Kitchen has beautiful Faux paint, ceramic floors, stone decorative backsplashes, granite counter-tops and Stainless steel appliances. The cozy step down living room has a gas fireplace w/stone wall, cathedral ceilings, ceiling fan, and doors to the deck. Formal living room and dining room have custom wood work and plank wood flooring. The master has a large walk in closet and private bath. The hall bath has been newly updated with custom stone tiles. The finished basement has a custom bar and pool table room that makes you feel like you are in a Tavern in Europe without leaving your home.
Realistically priced at \$394,000.



Haddonfield
Beautiful colonial home within walking distance to town with 4 bedrooms, 2.5 baths, finished basement & 2 car detached garage. The Lovely 1st floor has Hardwood floors throughout, the cozy study has cathedral ceilings & skylight with 2 sided fireplace with French doors opening to the formal living room. The Kitchen has stainless steel appliances, granite counter tops and built-ins for additional storage. The backyard has a paver patio & privacy fence. This home is move in ready.
Realistically priced at \$589,900



CHERRY HILL/HUNT TRACT
7 BR home with 6 car garage and finished, walk out lower level. Stunning 2 story foyer & living room have an abundance of windows and allows the rooms to be filled with natural light. Gourmet Kitchen. Main floor master suite. Lower level has wet bar, theater, walk in wine cellar, cigar room & gym. In-ground pool. All of this on 4.73 acres.
Realistically priced at \$2,999,999



Wenonah
Historical Victorian Mansion located 20 mins from Philadelphia, 6 Bedrooms 4.5 baths, 18 inch granite wall master-piece, built in 1884 w/12 ft ceilings, 3 stories of living space with a partial finished basement, and 2 additional buildings all situated on a 2 acre lot enclosed by wrought iron fencing. The magnificent foyer and formal rooms are prime examples of wood craftsmanship that is envied by todays stand-ards. The Library, Dining rm and Living rm all have unique Fireplaces along with the 4 oversized bedrooms on the 2 floor. The kitchen has granite counter-tops with 42 in cherry cabinets, and center island. The formal dining room has French doors to the brick patio. Convenient to all major highways.
Realistically priced at \$799,000.



Cherry Hill/The Maples 2 Story home w/4 Bedrooms, 2.5 Baths, 2 car garage & finished basement is located on a large lot. This well maintained home is in move in condition with updated kitchen & newer carpet throughout. It has a formal living rm dining rm, family rm & large laundry rm. Kitchen has newer cabinets, w/granite counter-tops & back-splash. Family rm has a wood fireplace & patio doors to the large wood deck. The master bedroom has its' own private bath with shower/tub, ceramic walls and floors, 2 large closets. This home is located on a quiet street and close to major shopping and restaurants.
Realistically Priced at \$278,594



Cherry Hill/Wilderness Run
Custom brick home w/circular driveway, 5 BR, 4.5 baths, 2 car garage, newer kitchen and newer hardwood floors throughout. The kitchen has commercial stainless steel appliances, center island, granite countertops & ceramic decorative backsplash. A first floor study with access to deck and 1st floor bedroom with full bath. Large family room with stone fireplace which leads out to fenced in backyard with 2 tier mahogany deck. The master has 3 walk in closets, hardwood floors, updated marble bath w/ whirlpool tub, stall shower & double vanity.
Realistically priced at \$639,900.



Cherry Hill/Hunt Tract This Magnificent builder's home is a masterpiece of architecture nestled on over 9 acres with 8 Br 6 baths and 2 powder rms. The Mstr suite includes a sitting room, bedroom, luxurious bath, 2 Fpls & 4 WICs. The 3 year old gourmet kitchen has Smallbone cabinets, Tumble Limestone fl, Viking stove w/additional double ovens, warmer, subzero refrigerator, granite counter-tops & back splash, w/Large Center Island. The great room features a custom bar, wine/ humidifier room. French doors to the outdoor veranda, and tennis ct. This home has a four car garage and a separate detached garage which can hold an additional 10 cars. **...Realistically Priced at \$3,499,000.**

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5 MW Green Data Center... *(continued from page 17)*

“It is a win-win situation for both parties: the developers of the data center as well as for Gloucester Township,” said Mayor David R. Mayer. One of the exciting features of the Gloucester Data Center is the addition of connectivity infrastructure improvements which is a direct economic benefit to the Gloucester Township community. The advantages of a high-speed fiber network infrastructure will result in a faster internet which will help create jobs, attract new businesses, better serve existing businesses, keep critical jobs in town, advance healthcare, education and research, initiate tech booms, incubate start-ups, support home-based productivity, and increase home values. “More fiber gives a solid incentive for businesses to relocate to Gloucester Township resulting in a strong economic growth for the Township and surrounding areas,” stated Mayor David R. Mayer.



**For additional information about the Gloucester Data Center, please contact
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Hops To It... *(continued from page 25)*

the competition and impact on the neighborhood. The Abates challenged local government to take a look at the success and demographic of other breweries in South Jersey.

Says Anthony, “We basically assured them by talking to them about other breweries that the plan was to be a brewery, not a bar. The brewery attracts a different type of crowd, a crowd that is here to enjoy their beer, not to get drunk.” In 2015, the town quickly passed the required ordinance and planning/zoning approvals necessary to permit the project to move forward.

Kathy says, “We were worried at first that if we didn’t move quickly the market would become saturated and we’d miss our chance, but I now don’t think this is a fad that is going away. The fire is lit and microbreweries are here to stay.”



Right: Anthony Abate, Owner of Devil's Creek Brewery, Collingswood, NJ



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