



**SOUTHERN  
NEW JERSEY**  
DEVELOPMENT  
COUNCIL

# *Regional Outlook*

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3 7 0 0 S Q U A R E M I L E S O F O P P O R T U N I T Y



# Delivering an Exceptional Customer Experience

At South Jersey Gas, our commitment to providing safe, reliable, affordable service while prioritizing customer satisfaction is unwavering.

In 2018, South Jersey Gas successfully completed 152 miles of infrastructure improvements and upgrades for greater assurance of safe, reliable service. Safety continues to be our top priority, and the investments we make help to ensure the safety of our employees, customers and the communities we serve.

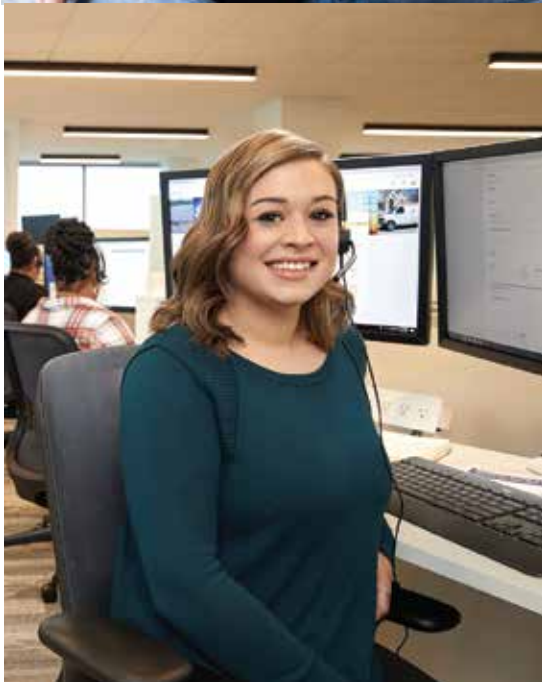
To support our customers, we continued to partner with providers to promote financial assistance for those in need, advocating for programs as well as other grants and relief funds administered by our state and federal agency partners. In 2018, these programs provided over 30,000 eligible households in our service territory with payments.

Our Energy Efficiency program, Smart Energy Partners<sup>SM</sup> offers financial incentives to help South Jersey Gas customers reduce their energy costs. South Jersey Gas has long prioritized energy efficiency programs to help customers reduce energy usage and save money. To date, more than 15,000 customers have participated in these programs. In 2018, South Jersey Gas received approval for an expanded energy efficiency program, offering rebates, financing and home energy audits as well as solutions for commercial customers.



At South Jersey Gas, providing our customers with an exceptional experience is extremely important. Since we launched our Customer Experience Initiative in 2016, we've listened to our customers and implemented improvements they asked for – an updated website, a new customer bill layout, expanded access to customer service centers and more.

We embody the spirit of Southern New Jersey and are driven by our commitment to our customers and community.





Marlene Z. Asselta

*Welcome*

## South Jersey – A Leader in Innovation

Southern New Jersey is emerging as a leader in innovation, fostering the creation of high-quality, high-wage, sustainable jobs and continued economic growth crucial to our region. An increasing number of industries are taking advantage of our central location between New York City and Washington D.C., to access over 100,000 million consumers, representing 40% of the country's population and a \$2 trillion market (not to mention the draw of our natural splendors from State Parks to the Jersey Shore) all within a day's drive.

Innovation begins with education collaborations including expanded STEM programs, technical training and other graduate programs designed to prepare the future workforce of South Jersey in technology, manufacturing and production, and the health and bioscience industries.

Energy infrastructure advancements and transportation investments underway promote the long-term growth and sustainability of our local economy and facilitate efficiencies in workers' access to employers, consumers' access to shopping and recreational activities, and businesses' access to capital, labor and customers.

South Jersey is a great place to live and play. It's also a great place to do business. We invite you to peruse these pages of our Regional Outlook and see for yourself a snapshot of the developing innovative landscape that is occurring in South Jersey today.

The Southern New Jersey Development Council actively promotes initiatives that increase economic opportunity in South Jersey to improve our certain quality of life and supports project-specific activities that will create a positive impact on the region. The Development Council is the regional organization to connect you to the resources you need and the opportunities available.

Contact us to see how we can help.

Sincerely,

A handwritten signature in dark ink that reads "Marlene Z. Asselta".

Marlene Z. Asselta, President  
Southern New Jersey Development Council



## South Jersey Gas Returns Home to Atlantic City

In November 2018, South Jersey Gas opened the doors to its new headquarters in Atlantic City, its original home. Today, more than 200 employees report to the state-of-the-art facility. The headquarters features the first South Jersey Gas Customer Service Center in Atlantic City, where customers can receive in-person assistance with their bill, energy assistance and energy efficiency. Together, the headquarters and customer service center support the continued growth and economic diversity of Atlantic City.



## National Aviation Research & Technology Park

The National Aviation Research and Technology Park (NARTP) is a 501 (c) (3) non-profit auxiliary organization of Stockton University. It is a collaboration of industry, academia and government dedicated to the advancement of aviation sciences through private and public research and development.

NARTP plans to develop 400,000 square feet of aviation related space just outside the grounds of the FAA's William J. Hughes Technical Center at Atlantic City Airport. The first state-of-the-art 66,000 square-foot aviation research and education building is currently in lease negotiations with multiple potential tenants.





## Cumberland County Technical Education Center NEW HEALTH, SCIENCE, MEDICINE ACADEMY

In 2019, CCTEC begins construction of a \$24 million, 53,000 square-foot expansion dedicated to their STEM program. The facility will enable the school to increase the number of students in the health and medical programs. Additionally, the new wing is adjacent to Cumberland County College and will serve as a feeder program to higher education. Cumberland County Improvement Authority is the project developer.

## Offshore Wind Energy

Ocean Wind is a proposed offshore wind project located 15 miles off the coast of Atlantic City, to be developed by Ørsted, the world leader in developing, constructing and operating offshore wind farms. The project would create up to 1,000 jobs each year during a two- to three-year construction cycle, and an additional 100 permanent jobs. In addition to driving economic growth and providing cost-competitive clean energy, the Ocean Wind Project will contribute to New Jersey's aggressive goal of developing 3,500 MWs of offshore wind power by 2030.



COUNTY	FY-19 COUNTY AID ALLOCATION
Atlantic	\$6,698,456
Burlington	\$10,160,448
Camden	\$9,506,278
Cape May	\$3,391,034
Cumberland	\$7,876,914
Gloucester	\$7,522,862
Ocean	\$12,677,467
Salem	\$4,842,538
<b>TOTAL</b>	<b>\$62,675,997</b>

## Transportation Infrastructure Investments

The New Jersey Department of Transportation (NJDOT) announced it will provide nearly \$63 million of aid to South Jersey counties for local infrastructure improvements, including transportation projects and repair work to roads and bridges. The grants are funded through the New Jersey Transportation Trust Fund.

The New Jersey Transportation Infrastructure Bank (NJTIB) is a partnership between the New Jersey Infrastructure Bank (I-Bank) and the New Jersey Department of Transportation (NJDOT) established to make low interest loans for local transportation capital infrastructure projects to reduce financing costs for critical transportation projects for New Jersey counties and municipalities.

Conceptual rendering of Park showing amenities



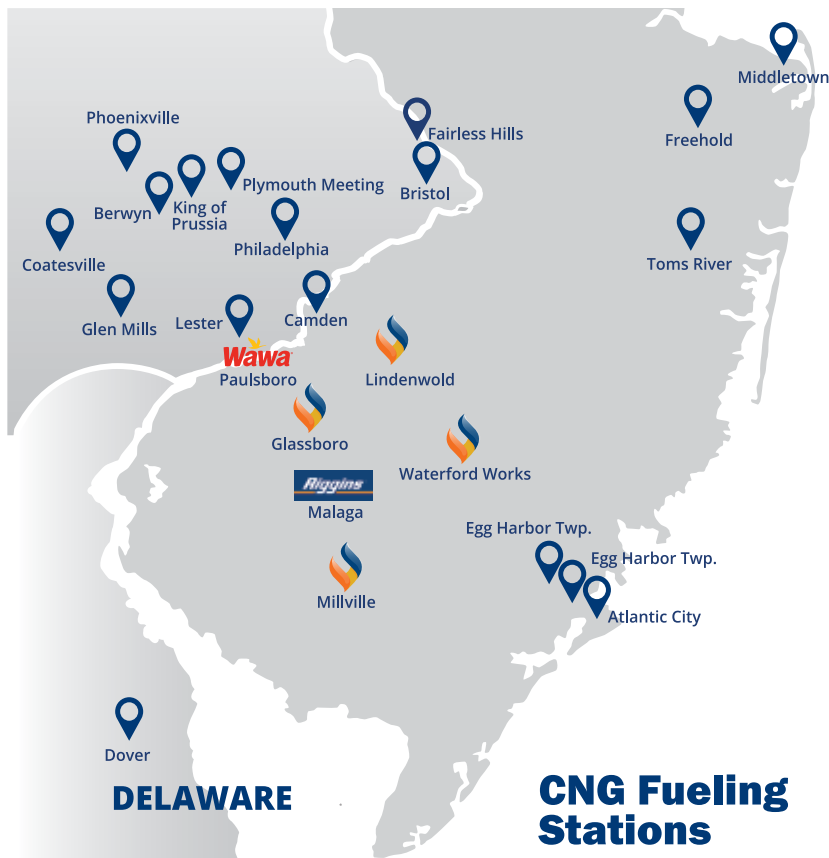
## Cramer Hill Waterfront Park

The Kroc Community Center, which sits on 24 acres of a former landfill in the Cramer Hill neighborhood of Camden, opened in 2014 and serves over 8,000 residents each year. Since 2006, the NJ Department of Environmental Protection has provided \$26 million to remediate the landfill. With another \$47 million in natural resource damage settlement money, 62 acres of the landfill is set to be transformed into the Cramer Hill Waterfront Park, which is tentatively scheduled for completion in April 2021.



## goPuff Announces New Distribution Center in New Jersey

goPuff, a digital convenience retailer, is building a new technology and distribution center in Gloucester County that is expected to open in late 2019. The 299,750 square-foot facility center will support the company’s continued growth and expansion while creating more than 600 new jobs over the next three years. goPuff operates in more than 50 U.S. markets and delivers thousands of products directly to customers from centrally located warehouses. The company was approved in November by NJEDA for Grow NJ tax credits of up to \$39.1 million over 10 years to encourage its expansion.



## South Jersey Gas – Driving our Region Forward with Compressed Natural Gas

Compressed Natural Gas (CNG) is the cleanest-burning commercially available alternative fuel, and with zero-emission engines now available, CNG offers New Jersey a practical option for reducing greenhouse gas emissions. As a transportation fuel, CNG has grown significantly in the last decade. In the US alone, there are approximately 230,000 natural gas fueled vehicles on the road. Here in South Jersey we are committed to the expansion and development of this clean fuel, making significant strides to build fueling infrastructure throughout the southern portion of the state. Companies like South Jersey Gas, Wawa, Riggins and the Atlantic County Utilities Authority are playing an active role in this effort. As of February 2019, New Jersey has 15 public access CNG stations and more on the way.

**For more information call 1.844.851.7205**





## Newcomb Senior Apartments

In a partnership between the City of Vineland and Eastern Pacific Development, a formerly blighted area in the city's downtown is being redeveloped to include 140 new affordable senior apartments. The two phases include 66 one-bedroom and four two-bedroom units for seniors age 55 and older. Completion of phase one is scheduled for late 2019, with phase two slated for completion in 2020.

## Rutgers-Camden Bio-Meds

As part of New Jersey's flagship research university, Rutgers University-Camden professors attract significant research funding to the region, amplifying South Jersey's growing profile as a global center for the biosciences. Rutgers University-Camden is an essential element of the #CamdenRising movement, serving as an anchor institution attracting retail to the city and spurring such construction growth as the Rutgers Nursing and Science Building and the Joint Health Sciences Center in partnership with the Rowan University/Rutgers-Camden Board of Governors.

**RUTGERS**  
UNIVERSITY | CAMDEN







## Relax at The Cape May County Shore

Cape May County's natural splendors are a large draw for businesses relocating or expanding to the Jersey Shore. With the therapeutic qualities of the area's salt air, visitors and residents enjoy these natural beauties with a variety of amenities and experiences offered by local businesses.

Outdoor enthusiasts can try outdoor yoga – known as SUP Yoga – under the full moon, in a park and on one of the county's seaside or bayside beaches. For those interested in kayaking and nature trails, calm inland waterways and unspoiled nature trails are available to be explored, photographed and enjoyed with family and friends. Local lodging establishments offer exciting amenities like swimming pools, common areas to barbeque and action-packed boardwalks.



## Stockton University: A New Wave of Opportunity

Established in 1969, Stockton University offers more than 40 undergraduate degree programs, 14 advanced degree programs, seven educational endorsement programs, seven certificate and preparation programs and a vast array of minors. The university's 2,000-acre setting is New Jersey's largest campus which includes a Galloway location and satellite centers in Atlantic City, Hammonton, Manahawkin and Woodbine. Approximately 3,165 students reside in university housing, which include apartment complexes, residence halls and affiliated properties. With the new Stockton University Atlantic City, students enjoy beachfront living and learning, along with shuttle service between campuses.



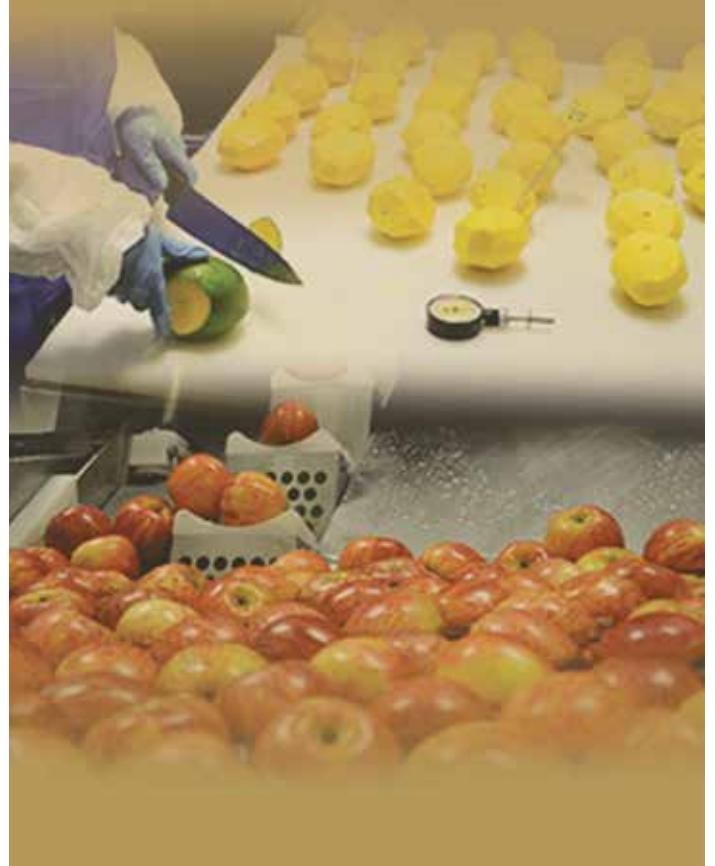


## Salem Community College Glass Education Center

This state of the art, 20,000 square-foot facility is scheduled to open in fall 2019 as the new home to SCC's Scientific Glass Technology and Glass Art programs. The new facility features two flame-working studios with 20 student work spaces and one instructor bench. Additionally, it includes an expanded hot shop area, with four glassblowing benches, an expanded cold-working and kiln area, and a dedicated fabrication studio with metal and woodworking equipment.

## F&S Produce

F&S Produce, a leading supplier of fresh-cut and individually quick frozen (IQF) produce, purees, and specialty prepared refrigerated foods, processes over 100 million pounds of produce annually from their state-of-the-art facilities. F&S Produce services retail, food service, and industrial customers with the finest, fresh-cut produce to communities through the Mid-Atlantic region. Sister company Pipco Transportation, a 50-plus trucking operation, ensures quality and freshness are delivered seven days a week. By working with local, national and international growers, F&S ensures consistent quality in its produce.





## Dermodity Logistics Center

In seeking to turn Logan Township, Gloucester County, into a top industrial submarket, Dermody Properties and Great Point Investors broke ground on two buildings in LogistiCenter Logan, a 1,100-acre logistics space near many regional interstate highways and ports. The project will add 563,000 square feet to the park's portfolio and push the complex above five million square feet.

The smaller of the buildings, which is roughly 194,000 square feet, drew significant attention last year when Amazon signed a one million-square-foot lease for the space. The deal was another source of validation for the park, building on the success that Dermody found with South Jersey's large base of food companies and other businesses.

## Virtua's Mobile Farmers Market

With the goal of improving health and ensuring good nutrition in under-served areas that lack reliable access to affordable, nutritious food, known as food deserts, Virtua's Mobile Farmers Market is a 23-foot bus brimming with fresh produce. The program sells fruits and vegetables at significantly reduced prices in communities throughout Burlington and Camden counties four days a week.





## Rowan University

With enrollment topping 19,500 students in fall 2019, Rowan University is the sixth fastest-growing research university in the nation. As one of the region's most important economic drivers, the university, along with private companies, have invested \$1.2 billion in projects that include academic buildings, housing and a \$400 million mixed-use corridor.

By mid-2019, Rowan will have initiated an additional \$407 million of projects in construction and \$540 million of projects in design, including the Jean & Ric Edelman Fossil Park and Science Center in Mantua Township, academic buildings on the main campus and at Rowan College at Gloucester County and a 300-acre West Campus sports complex.



## Inspira Health Creates Gloucester County's First New Hospital In 45 Years



In an effort to ensure Gloucester County residents have access to the highest-quality medical services in a cutting-edge facility close to home, Inspira Health is completing construction in 2019 on the new \$356 million Inspira Medical Center Mullica Hill. The 465,000 square-foot facility sits on a 100-acre campus near the intersection of Routes 322 and 55 and will be the first new hospital built in Gloucester County in nearly 45 years.

Inspira Medical Center Mullica Hill was designed to focus on safety and efficiency while delivering the ultimate patient experience. This includes a comprehensive cancer program, robotic surgery services, a cardiac catheterization lab and emergency angioplasty, state-of-the-art surgical suites, smart room technology, a homelike maternity center, pediatric emergency department and inpatient unit, and much more.



## Oatly AB Processing Facility

Oatly AB, a Swedish company that makes oat-based liquid milk products, is opening its first US-based plant in a 19,000 square-foot former warehouse building at the Lascarides Industrial Park in Millville. The facility will be renovated to produce the proprietary oat base used in Oatly's vegan milk products. The project is expected to employ 20 workers in the project's first phase, with acquisition and renovations estimated to be \$2 million.



## Cumberland Dairy Plant Expansion

At their current site within the City of Bridgeton, Cumberland Dairy, owned by the cooperative Dairy Farmers of America, has been approved for a multi-phase expansion. Cumberland Dairy specializes in extended shelf life dairy products and currently has 175 employees. The first two phases of the expansion are scheduled for 2019 and represent an investment of \$26 million to increase operational efficiencies and expand production. Two remaining phases of more than \$50 million are also planned, which will create 25 new full-time jobs and increase production to 35 million gallons per year.



## AtlantiCare Expands, Enhances Services to Serve Community

In 2018, AtlantiCare Physician Group (APG) welcomed two new family medicine centers: APG Primary Care Plus Family Medicine Center Mathistown and APG Primary Care Plus Family Medicine Center Manahawkin. AtlantiCare relocated its Tuckerton primary and urgent care services and opened a new location as part of Atlantic City's Gateway project inside Stockton University's Atlantic City Campus.



## Premiere Northeast Destination Sports and Entertainment Complex

Adventure Sports & Entertainment, LLC, is preparing to build a \$21 million state-of-the-art youth sports and entertainment complex that will bring an influx of athletes, visitors and revenue to the region. The new facility is slated to open in spring 2019. Set on 87 acres, this unique indoor/outdoor facility features a recreational facility, multi-use indoor and outdoor turf fields, five full-sized convertible basketball/volleyball courts, a rock-climbing wall, laser tag, a full arcade area, as well as multiple party rooms, sports bar, food concession areas and retail space.



**Atlantic County** (567 sq. miles)

Atlantic County Improvement Authority  
1333 Atlantic Avenue  
Atlantic City, NJ 08401  
609-343-2390

**[www.atlanticcountyimprovementauthority.org](http://www.atlanticcountyimprovementauthority.org)**

**Burlington County** (819 sq. miles)

Burlington County Bridge Commission  
1300 Route 73 North  
Palmyra, NJ 08065  
856-829-1900

**[www.bcbridges.org](http://www.bcbridges.org)**

**Cape May County** (454 sq. miles)

Cape May County Division of Economic Development  
4 Moore Road  
Cape May Court House, NJ 08210  
609-465-1085

**[www.capemaycountynj.gov](http://www.capemaycountynj.gov)**

**Camden County** (222 sq. miles)

Camden County Improvement Authority  
2220 Voorhees Town Center  
Voorhees, NJ 08043  
856-751-2242

**[www.ccia.camdencounty.com](http://www.ccia.camdencounty.com)**

**Cumberland County** (489 sq. miles)

Cumberland County Improvement Authority  
2 North High Street  
Millville, NJ 08332  
856-825-3700 x 1233

**[www.ccia-net.com](http://www.ccia-net.com)**

**Gloucester County** (329 sq. miles)

Gloucester County Economic Development  
115 Budd Boulevard  
West Deptford, NJ 08096  
856-384-6963

**[www.co.gloucester.nj.us](http://www.co.gloucester.nj.us)**

**Ocean County** (638 sq. miles)

Ocean County Department of Planning  
129 Hooper Avenue, PO Box 2191  
Toms River, NJ 08754  
732-929-2054

**[www.planning.co.ocean.nj.us](http://www.planning.co.ocean.nj.us)**

**Salem County** (338 sq. miles)

Salem County Economic Development Council  
110 Fifth Street, Suite 400  
Salem, NJ 08079  
856-935-7510 x 8384

**[www.salemcountynj.gov](http://www.salemcountynj.gov)**



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O F O P P O R T U N I T Y





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