

GLOUCESTER COUNTY

NEW JERSEY



CLOSE TO EVERYTHING...FAR FROM IT ALL

An
Economic
Resource
Guide



With nationally ranked colleges of business and engineering, two medical schools, three vibrant campuses and a tech park in southern New Jersey, innovation doesn't just happen here,



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**Gloucester County, New Jersey
An Economic Resource Guide**

CLOSE TO EVERYTHING... FAR FROM IT ALL

Sponsored by:

Gloucester County
Board of Chosen Freeholders

Gloucester County Department
of Economic Development

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Welcome

On behalf of the Board of Chosen Freeholders, we would like to take this opportunity to welcome you to Gloucester County, New Jersey.

This publication is a showcase of Gloucester County's economic assets and natural resources that support its growing reputation as one of the most desirable regions for businesses to locate.

Aside from its strategic location and a strong partnership with the business community, Gloucester County offers developed transportation networks, well-planned infrastructure, development opportunities and proximity to capital markets.

Gloucester County has consistently been cited as one of the top areas of industry growth in the nation. Through strategic planning we maintain our record of business attraction, retention and job growth. In 2017, Gloucester County opened the Paulsboro Marine Terminal, the first deep-water port to be built on the Delaware River in 50 years. Gloucester County has always maintained a pro-business attitude while continuing to maintain the tranquil scenery through the county's successful farmland preservation program.

Gloucester County leaders realize that companies need good schools, hospitals, places of worship, and safe places for their families to relax and enjoy a superior quality of life—all of which are abundant within the community.

With its superb location, developable land and an excellent quality of life, Gloucester County is a premier business site. We are close to everything, yet far from it all. In the following pages you will discover why our beautiful county is unique and why you will want to join the growing Gloucester County community.

Robert M. Damminger
Freeholder Director

Heather Simmons
Freeholder



Facts
At A
Glance

**GLOUCESTER
COUNTY
NEW JERSEY**

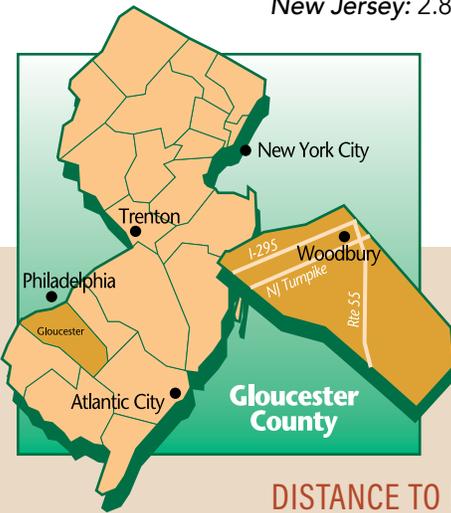
Established: 1686
Land area: 329 square miles
Population: 292,330

Projected Growth 2017–2022
Gloucester County: 5.2%

Growth since 2010
Gloucester County: 1.3%
Municipalities: 24
Housing units: 113,015
Households: 103,876

Income (in 2015 inflation-adjusted dollars)
Per capita income: \$35,497
Median household income: \$79,879

Projected Employment Growth, 2008-2018
Gloucester County: 4.6%
New Jersey: 2.8%



DISTANCE TO MAJOR CITIES

City	Miles
Philadelphia, Pa.....	7
Wilmington, Del.....	18
Trenton	40
Atlantic City.....	47
Baltimore, Md.	74
New York City, N.Y.	93
Washington, D.C.....	115

LAND USE (in acres, 2015)

Vacant: 215,013
Water: 11,597
Wooded: 75,044
Preserved farmland: 17,892 (2017)
Preserved open space: 3,221 (2014)

Space Availability

Type	Volume	Occupancy Cost
Land	6751 acres	\$0.96/sq. ft.
Industrial	3,966,000 sq. ft.	\$4.21/sq. ft.
Office	567,000 sq. ft.	\$14.84/sq. ft.



LABOR FORCE

Civilian labor force	143,071
Educational services; health care and social assistance.....	38,423
Professional, scientific and management; administrative and waste management services	16,823
Retail trade	16,599
Arts, entertainment, and recreation; accommodation and food services	12,432
Manufacturing.....	10,120
Finance and insurance; real estate/rental/leasing.....	9,749
Construction.....	9,638
Transportation and warehousing; utilities	9,134
Other services	6,114
Public administration	5,804
Wholesale trade.....	4,727
Information.....	2,735
Agriculture, forestry, fishing and hunting, mining.....	773

UTILITIES

Atlantic City Electric an Exelon Company – Electricity
Public Service Electric and Gas (PSE&G) – Natural gas/electricity
South Jersey Gas – Natural gas
Gloucester County Utilities Authority
– Regional wastewater collection and treatment system
Gloucester County Improvement Authority – Solid waste disposal
New Jersey American Water – Water and wastewater services
Aqua New Jersey – Water

- More than 600 food processing and manufacturing companies located within a 50-mile radius of Gloucester County.
- Gloucester County is halfway between New York City, N.Y., and Washington, D.C.
- Gloucester County is within reach of 40 percent of the U.S. population within one day.
- Gloucester County is within one hour of nearly 100 accredited colleges and universities.
- Gloucester County is home to the Cooper Medical School at Rowan University, the first new medical school in New Jersey in 35 years.
- Gloucester County is one of the fastest-growing counties in New Jersey and has one of the fastest-growing municipalities on the East Coast, Woolwich Township.
- Gloucester County has achieved an Aa2 Moody rating, reflecting the county's substantial tax base, strong financial management, healthy reserves and affordable debt burden.
- Gloucester County is home to the largest industrial park on the East Coast.
- Gloucester County has a rich colonial heritage and an excellent, affordable quality of life.
- Gloucester County is home to Rowan University, which has entered a new category – national research university – with 27 patents projected for 2017.
- In 2016, Gloucester County median income per worker was \$58,382 in contrast to the New Jersey median earnings of \$55,600.

Local. National. Global.

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or call (856) 384-6930

GLOUCESTER COUNTY New Jersey

Gloucester County, New Jersey is where you'll find top industry leaders and diverse business incentives, as well as convenient regional and international access. Join the likes of Pureland Industrial Park, the second largest industrial park on the East Coast, and Paulsboro Marine Terminal, the first port to be built on the Delaware River in 50 years. You'll find easy access to major highways, railways and international airports that minimize travel costs, and more than 200 colleges and universities to fuel your workforce. If your business is ready for the next level, let Gloucester County's offerings in site selection, workforce recruitment, training and financing take you there.



**Gloucester County Board
of Chosen Freeholders**

Robert M. Damminger, *Freeholder Director*
Heather Simmons, *Freeholder Liaison*



Gloucester County is an equal opportunity / ADA compliant government agency

**GLOUCESTER
COUNTY
NEW JERSEY**

Gloucester County, New Jersey, has managed to balance agriculture, industry, commercial, and residential into a desirable area that families and businesses are calling home.

We are located close to the Philadelphia market and not too far from Atlantic City. As one of the fastest growing counties in the region, Gloucester County offers a network of new and improved highways, public transportation, excellent school systems, places of worship, and an abundance of county services. Gloucester County is indeed a vibrant, vigorous place to work and live.

This alluring county in the Delaware Valley is characterized by its superior location, which is within a day's drive of 40 percent of the U.S. population; rich colonial heritage; resplendent farmland and green spaces; strong and expanding educational system; large inventory of properties; a well-trained workforce; and a focused pro-business environment. Moreover, the cost of living in Gloucester County is lower than in most other major U.S. metro areas, and the county boasts one of the lowest property tax rates in New Jersey.



Rowan Boulevard

In short, Gloucester County encapsulates an ideal mix of opportunity and quality of life. That is the key advantage of being close to everything and far from it all.

Businesses within the county benefit from many outstanding geographic and community assets.

Situated midway between New York City and Washington, D.C., and seven miles outside Philadelphia, Gloucester County offers companies the ability to decrease their logistics costs and increase their distribution market. The riverfront county has ease of access to many major highways; several airports; national, regional and local railways; and multiple ports, including the recently opened Paulsboro Marine Terminal.

Gloucester County has always maintained a pro-business attitude, which is why the county is home to 21 business and industrial centers encompassing more than 6,000 acres,

including the largest industrial park on the East Coast.

With ample development and redevelopment opportunities and an aggressively proactive Department of Economic Development and Improvement Authority, public-private partnerships thrive in Gloucester County.

A regional Comprehensive Economic Development Strategy (CEDS) is updated annually and the goals are to develop a workforce to meet evolving needs of county employers, create attractive communities for employers and their families, and to support business attraction, expansion and retention.

Those efforts are helping to produce remarkable growth. Investment in everything from new products to new businesses to new developments within the county has been progressing at a steady pace for years. In fact, Rowan Boulevard, a \$350 million project





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- **Access to Atlantic City Expressway**
- **50,000 residents**
- **Over 900 registered businesses**

WASHINGTON TOWNSHIP is attracting residents and businesses from all over New Jersey because it has a lot to offer: great location, quality infrastructure and strong community spirit.

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We look forward to hearing from you!



that broke ground in 2008, is close to completion, and the much-anticipated Paulsboro Marine Terminal officially opened in 2017.

In addition, employers will find a skilled and educated workforce here. Gloucester County is within one hour of nearly 100 accredited colleges and universities and has two acclaimed higher-learning institutions within its borders, both of which are investing millions in their facilities and programs.



Jersey Fresh

The county's workforce continues to evolve due to the partnerships established with the county's business community. The American Job Center of Gloucester County provides services to both job seekers and businesses; while the Gloucester

County Workforce Development Board is developing a workforce system that ensures the local economy a skilled labor pool that meets the demands of the business community.

These services are more important than ever. Our region is projected to add 31,550 jobs and is expected to grow by 5.3 percent by 2024.

When it comes to development and infrastructure, the county goes above and beyond to get the job done, the right way.

As an example, the county collaborates with municipalities on their redevelopment and master plans to assure that the right growth is planned for the right areas. The county pays particular attention to zoning policies and enforcement to make sure that development occurs in a way that is consistent with the county's master plan for maintaining a desirable quality of life.

One indication of a community's well-being is population growth. Gloucester County's population is expected to increase by 87,829 by 2040, which is a whopping 30.5 percent. Woolwich Township alone is estimated to have a 127 percent increase in population by 2040.

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Commercial Property Available





In spite of the growth, Gloucester County has remained true to its roots in agribusiness, with more than 100 producing farms — including 10 for grape production for the county's blossoming wine industry. Gloucester County has preserved 17,700 acres of farmland and a total of 21,274 acres has been set aside for preservation within the county.

There is an abundance of industries that excel in Gloucester County. Food processing, agribusiness, chemical refining and processing, health care, logistics and other industries are all well-established, offering a broad variety of co-location and numerous job opportunities.

Among the leading and expanding industries is logistics, with numerous warehousing, distribution and manufacturing facilities, thanks to the easy access to road, rail, water and air transportation. In the last decade, Gloucester County has added over 10 million square feet of industrial space. It is also home to two Amazon fulfillment centers, which consist of over 1 million square feet and employ more than 1,500 employees. An anticipated third Amazon facility is on the horizon.

An important addition to this inventory is the Paulsboro Marine Terminal, the first new marine terminal facility built on the Delaware River in more than 50 years. This estimated \$250 million, 190-acre project includes warehousing opportunities and will accommodate a range of export, import and domestic products and boasts one-day delivery to 100 million consumers. This facility gives the county another means of importing and exporting products.

Chemical refining and processing continue to be big business in the county, as well as food processing and distribution. In fact, Gloucester

County is a hub for food manufacturing: there are more than 650 food-related companies in the county — not including the agriculture, agri-tourism and wine industries — and four out of the 20 largest companies in the county are food processing businesses.

The Gloucester County Department of Economic Development's (GCDED) efforts in this field have earned the department the National Top 5 Award of Excellence in Food Processing award from Expansion Solutions Magazine in 2012 and 2013. The awards recognize economic development organizations that have shown exceptional progress and potential in the area of development by successfully recruiting, retaining and/or assisting growing businesses.

Fueling the Future of Gloucester County



with Compressed Natural Gas

South Jersey Gas is committed to expanding compressed natural gas (CNG) fueling sites across South Jersey. With eight public fueling stations open now, and more on the way, we are excited about the role natural gas is playing as a reliable, cost-effective and environmentally friendly vehicle fuel source.

South Jersey CNG fueling stations:

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- 1211 N. 2nd Street, Millville, NJ 08332
- 2500 Old Egg Harbor Road, Lindenwold, NJ 08021
- Wawa 51 Berkeley Road, Paulsboro, NJ 08066
- 6700 Dellilah Road, Egg Harbor Township, NJ 08234
- 1100 N. Albany Avenue, Atlantic City, NJ 08401
- 6821 Dellilah Road, Egg Harbor Township, NJ 08234
- 1001 Fairview Street, Camden, NJ 08104

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In 2014, Gloucester County had the largest increase of tourism growth in the state of New Jersey. Wineries, breweries, theaters, and local produce are some of the reasons the county experienced this growth in tourism. The Edelman Fossil Park at Rowan University is becoming a world-class tourism destination for STEM education and academic research. Since 2012, more than 15,000 people visited the facility to dig for fossils.



Healthy growth is also evident in health care.

Medical services and facilities in Gloucester County are always getting better. Recent developments include Inspira breaking ground on a new \$349 million state-of-the-art hospital with 204 rooms that should be completed in 2019; Kennedy Health merging with Thomas Jefferson University and Jefferson Health in Philadelphia and creating a 13-hospital network that will continue expansion in Gloucester County with a \$225 million construction project at their Washington Township location; and Nemours duPont Pediatrics, which built a 63,500-square-foot pediatric outpatient facility in Deptford.

The diversity does not end there. The county is attracting a number of high-tech industries and has an incubator facility to give startup technology companies laboratory space and class A office space to get their ideas off the ground.

Small business is also big business here, making up 93 percent of all businesses in the county. In 2014, Gloucester County started a Small Business Revolving Loan Fund. In 2017, the fund partnered with the Pascale Sykes Foundation, CBAC, and New Jersey Community Capital

to lend over \$3.5 million to small business owners in Gloucester County. The GCDED offers assistance, networking, referrals, and small business summits in partnership with the Gloucester County Chamber of Commerce. Additionally, the Rutgers Small Business Development Center (SBDC) provides free counseling from the GCDED office. Also, Gloucester County along with the Gloucester County Chamber sponsors the "Best Of" event annually to spotlight small business owners within the county.

Excellent quality of life. Exemplary workforce.
Exceptional business environment. Extraordinary opportunity.

**Close to everything and far from it all,
Gloucester County is the place to be for your business!**



With an optimal mix of opportunity and assistance, Gloucester County is the place for business in southern New Jersey and the customer-rich Philadelphia/New York/Wilmington metro markets.

GLoucester COUNTY NEW JERSEY

Accordingly, many major projects are under way in the county, where businesses and developers are bolstered by supportive local economic development agencies and numerous incentives.

Gloucester County has a coveted Aa2 Moody rating, a reflection of its substantial tax base, healthy reserves and affordable debt burden. The county benefits from strong financial management and routinely prepares five-year projections to help prevent spikes in property taxes.



Ivy Hill Farm

The **Gloucester County Department of Economic Development**, or **GCDED**, provides business support and coordinates county programs and initiatives. GCDED serves as a gatekeeper for organizations seeking to access state and local programs for business financing, workforce training, technical assistance, and information about available business locations throughout the county.

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WHERE INNOVATION MEETS EXCELLENCE





**Paulsboro
Marine Terminal**



Rowan University



**The Edelman Fossil Park
at Rowan University**

The GCDED also works with the **Small Business Administration**, the **Gloucester County Improvement Authority** and local banks to help individuals, businesses and organizations to secure necessary financing to start a business or expand existing operations. Small and large businesses alike will find an array of financing programs suited to their needs, and GCDED personnel serve to assist businesses in navigating the maze of options.

With multiple groundbreaking projects under way, development is thriving in Gloucester County.

The **Paulsboro Marine Terminal**, the eagerly anticipated, 190-acre expansion project by the South Jersey Port Corp, began port operations on March 2, 2017, and is the first new general-cargo marine terminal constructed on the Delaware River in more than 50 years. Phase 1 of the terminal project included an 850-foot marginal berth, state-of-the-art on-terminal rail, and a dedicated roadway and bridge link to Interstate 295. The project was also bolstered by a multimillion-dollar federal grant for rail improvements. Phase 2 has commenced, which will add two new marginal berths, a barge berth, additional on-terminal rail, and terminal upland improvements. At full build-out, public and private investment at the Paulsboro Marine Terminal will exceed \$350 million.

Likewise, the county is seeing historic levels of investment in its education infrastructure.

At **Rowan College of Gloucester County (RCGC)**, construction

is currently underway on a new 18,627-square-foot Math and Academic Center and an expansion to the Scott Hall STEM Center, bringing the total to 16 buildings on RCGC's campus. The new Math and Academic Center represents an investment of \$7 million as the school continues to invest in Gloucester County and its residents.

In 2014, RCGC (formerly Gloucester County College) entered into a premier partnership with Rowan University — the first-of-its-kind in New Jersey — closely aligning the two institutions to make higher education opportunities more accessible and affordable to students in New Jersey. The college awards both certificate and associate degrees, leading to immediate career and transfer opportunities. Last year, RCGC's nursing and computer graphic arts programs were ranked #1 in the state. The college's Workforce and Professional Development Institute provides career training, personal enrichment courses and outreach programs to community residents.

In 2017, **Rowan University** was designated as a national research university. Recently ranked 171 of 311 national institutions, Rowan prides itself in fostering research that focuses on practical solutions and staying committed to undergraduate education. Rowan has grown by 7,000 students in the past six years — enrollment is 18,500 students. In addition to its nationally ranked engineering program, Rowan has two medical schools — one of only two institutions nationwide that offer M.D. and D.O. medical degree programs.

Because of its strong economic development strategy, the county has been able to assist with the revitalization and repurposing of various sites in the county through redevelopment and Brownfield repurposing:

- **Atrium Post-Acute Care of Woodbury** — Atrium Health and Senior Living opened a new post-acute care facility in 2016. The center was built on the former site of the Woodbury Country Club, which closed in 2009. It has 124 private rooms for short-term rehabilitation. Other parts of the center include a 70-bed memory care unit, a 60-bed long-term nursing facility, two cul de sac developments with 20 single-family homes, and 15 acres of public access space. All three phases of the site are expected to be completed by 2019. The developer, Burris Construction Co. of Moorestown, N.J., purchased the site from Parke Bank for \$3.2 million in 2014.
- **Meredith Farms in Franklin Township** — Plans are moving forward to actively market this more than 50-acre site on Route 40, a former poultry processing plant that was abandoned in 1999 by its previous owner. To date, nearly \$3 million has been invested at the site, enabling the township to develop the infrastructure, demolish existing structures, and remediate and market the property.
- **Struthers Dunn in Mantua Township** — \$1.8 million has been invested by the state, Gloucester County and the U.S. Environmental Protection Agency to remediate this 13-acre brownfield. The property is now ready for new development.
- **Total Turf Experience in Mantua** — Located adjacent to the Struthers Dunn property, this 22-acre site is another redevelopment project that has transformed a brownfield property.

Today, it is a premier sports complex with six professional-style indoor sports fields as well as outdoor athletics fields and 5 acres of parking. The site was developed at a cost of \$6.8 million and includes a sports medicine facility, sporting goods store and a restaurant.

In 2017, the sports complex is in the process of expanding its facilities by increasing the amount of parking and constructing a 45,000-square-foot building for soccer, basketball, volleyball, pickleball and dance.

- **Riverwinds Phase 2** — A redevelopment project in West Deptford comprised of four parcels of ground that have potential for uses associated with recreation, retail, entertainment, and housing.
- **Former DuPont Repauno works in Greenwich** — Located along the Delaware River, the project entails redevelopment of a former industrial facility with multi-functional berths being converted into a single berth, deep-water marine terminal and logistics facility.
- **Jean & Ric Edelman Fossil Park at Rowan University** — Edelman's made a sizeable gift to Rowan University to convert the 65-acre fossil park from the Cretaceous Period into a world-class destination for scientific discovery and citizen science. The redevelopment project includes a museum, visitor's center, nature trail, paleontology-themed playground, and social spaces. Community and school dig days will continue at the site.
- **Camp Salute in Clayton** — a 76-unit veteran's preference affordable redevelopment project with 25 percent of the units set aside for disabled veterans. The facility will have trained veteran's advocates and also offer social services for the residents of the facility.

ECONOMIC DEVELOPMENT CONTACTS

Gloucester County Department of Economic Development (GCDED)

www.gloucestercountynj.gov/depts/e/ed/
 115 Budd Blvd.
 West Deptford, NJ 08096
 856-384-6963
 email: tbianco@co.gloucester.nj.us

Gloucester County Improvement Authority

www.gcianj.com
 109 Budd Blvd.
 West Deptford, NJ 08096
 856-848-4002
 email: info@gcianj.com

New Jersey Economic Development Authority

www.njeda.com
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Gloucester County has a wealth of commercial real estate choices to house a broad spectrum of business operations, whether the need is for industrial, manufacturing, warehousing, distribution, office, or research and development space.

A location within the county assures companies of unbeatable highway and rail access and proximity to ports and airports — all crucial to commerce in today's global marketplace.

Often, location is the key difference between success and failure for a business. Given the fact that Gloucester County is a part of the greater Philadelphia market, yet less than 100 miles from the New York metro market, a business can hardly go wrong in locating here. Ports on the Delaware River, I-295, the New Jersey Turnpike, proximity to major airports in Philadelphia, Atlantic City and the New York metro area, wrap this location package up with a bow, a present for your business.

The following alphabetized list describes some of the commercial properties that Gloucester County has to offer.

LogistiCenter® at Logan

2310 Center Square Road, Logan Township, NJ
Marc Isdaner, Colliers International
marc.isdaner@colliers.com
(856) 414-4900
www.dermody.com/logan

LogistiCenter at Logan is Southern New Jersey's premier 1,100-acre, master-planned Class A business park planned for over 5.5 million square feet of warehouse, distribution and manufacturing space. With sites available from 5 to 100 acres and build-to-suit opportunities from 35,000 to 368,000 square feet.

A 368,000-square-foot spec building will be completed in 2018 with 36-foot ceilings, ESFR sprinkler, tailgate and drive-in loading, and trailer parking.

A 193,000-square-foot spec building will be completed in 2018 with 32-foot ceilings, ESFR sprinkler, tailgate and drive-in loading, and trailer parking.

395 Pedricktown Road has 80,750 square feet available December 2017 with 36-foot ceilings, ESFR sprinkler, and tailgate and drive-in loading.

Pureland Industrial Complex

The Pureland Group
Charlie Walters
545 Beckett Rd., Suite 204
Bridgeport, NJ
(856) 467-2333
www.purelandindustrialcomplex.com

Pureland Industrial Complex is a 3,000-acre center with over 16.5 million square feet offering exceptional opportunities for a wide range of business and industry. Pureland is the largest industrial park on the East Coast. While situated within the heart of the nation's most active commercial market, Pureland nevertheless boasts a quiet environment conducive to productivity, progress and profit.



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Home to numerous firms of national and international prominence, Pureland comprises a variety of superior facilities used for manufacturing, assembly, warehousing, distribution, research and development, and offices.

South Jersey Technology Park at Rowan University

Shreekanth Mandayam,
Executive Director
107 Gilbreth Parkway
Mullica Hill, NJ 08062
(856) 256-4099
www.sjtechpark.org

The South Jersey Technology Park at Rowan University (SJTP), located in the Greater Philadelphia region with easy access to New York City and Washington, D.C., provides a hub of growing companies in the defense, healthcare, information technology and medical devices sectors and hosts research centers in the areas of bioengineering, materials science, orthopedics, transportation and virtual reality.

Companies locating at the SJTP have access to a pipeline of highly qualified students who can serve on research projects, as interns and full-time future employees. With 200+ acres available, SJTP offers the opportunity to develop office, R&D and advanced manufacturing facilities on its growing campus, aided by New Jersey's new Garden State Create Zone tax credit incentives.

Whitesell Construction Co.

One Underwood Ct.
Delran, NJ 08075
(856) 764-2600
leasing@whitesellco.com
www.whitesellco.com

As one of the first builders in the Pureland Industrial Complex, Whitesell Construction Co. owns more than a half-million square feet of industrial space varying from as small as 2,000 square feet to as large as 185,000 square feet. Facilities designed, owned and managed by Whitesell Construction Co. at Pureland can accommodate a wide variety of corporate needs,



from manufacturing to distribution centers or light assembly plants.

Whitesell provides construction services and staff includes architects

and property managers, enabling the firm to offer turnkey projects done in a timely manner and within a reasonable budget.

Gloucester County
Department of Economic Development
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GLOUCESTER

Gloucester County Board of Chosen Freeholders
Freeholder Director Robert M. Damminger
Freeholder Liaison Heather Simmons
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OTHER INDUSTRIAL PARKS IN GLOUCESTER COUNTY:

Clayton Corporate Centre (Clayton)
Commodore Business Center (Swedesboro)
Crown Point Industrial Park (West Deptford Township)
Five Points Business Center (Deptford)
Forest Park Corporate Center (West Deptford Township)
Harrison Business Center (Mullica Hill)
Hollydell Business Park (Hurffville)
I-295 Industrial Center (Westville)
Kings Point Park (Thorofare)
MidAtlantic Corporate Center (Thorofare)
Monroe Business Center (Williamstown)
Monroe Business Park (Williamstown)
Monroe Commerce Center (Williamstown)
Northeast Business Center (Logan Township)
Route 55 Industrial Center (Glassboro)
Sandy Hill Business Center (Swedesboro)
Southgate Industrial Center (East Greenwich Township)
Westgrove Industrial Park (Westville)

For more information, please contact the Gloucester County Department of Economic Development at (856) 384-6930.

Education

**GLOUCESTER
COUNTY
NEW JERSEY**

Expanding programs, expanding facilities, expanding opportunities — this is higher education in Gloucester County! Here, you will find acclaimed and respected institutions of higher learning, and an established and evolving educational infrastructure that reflects local and regional business, professional and community needs.

Rowan University (www.rowan.edu) is a comprehensive, nationally ranked public research institution dedicated to excellent undergraduate education, with approximately 18,500 students between its main campus in Glassboro and facilities in Camden and Stratford. Recognized as a higher education leader and innovator, Rowan University is committed to increasing affordability and access to its programs and encouraging regional economic development.

The university is in the midst of a major transformation, attracting generous private support and collaborating with partners to develop new academic, research and residential facilities. Over the past seven years, the university has grown by 8,000 students, has seen \$1.5 billion worth of construction and has plans for another \$1.2 billion in construction to be completed over the next few years.

The university is also partnering with the borough of Glassboro and private developers on the \$400 million Rowan Boulevard project, a mixed-use corridor that connects the main campus to Glassboro's historic downtown. Rowan Boulevard features market rate and student housing, a Barnes & Noble Collegiate Superstore and a Courtyard by Marriott, as well as retailers, restaurants and professional services.

While its Henry M. Rowan College of Engineering is ranked 19th in the country for undergraduate engineering, the university will see major growth in the health sciences, particularly as it relates to its two medical schools.

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Register for classes at **RCGC.edu**

U.S. News & World Report has ranked Rowan among the Top 90 public research universities in the country.

Rowan College at Gloucester County (www.rcgc.edu) is celebrating 50 years of student success! In collaboration with premier partner Rowan University, Rowan College at Gloucester County offers more pathways than ever to affordable and accessible higher education opportunities.

The college awards both certificates and associate degrees, leading to immediate career and transfer opportunities. Rowan College continues to offer students a variety of four-year degree options through seamless transfer agreements with university partners, including Rowan Choice and Rowan 3+1 in partnership with Rowan University, in addition to an extensive listing of articulation agreements for students pursuing baccalaureate and master's degree programs. Students also have the option to complete advanced degrees without leaving the Rowan College campus through partnership agreements with Rowan University, Fairleigh Dickinson University and Wilmington University.

Rowan College is a publicly supported, co-educational two-year institution, fully accredited by the Middle States Commission on Higher Education. Enrollment for Fall 2017 was 7,158 students. The college offers more than 70 academic programs in a full spectrum of career fields. A number of selective admission programs related to the allied-health field, including nursing, diagnostic medical sonography and nuclear medicine technology are available.

Rowan College also maintains a well-rounded cultural, artistic and sports calendar of events. In addition, the college's Workforce and Professional Development Institute provides numerous educational, career training and personal enrichment courses as well as outreach programs to community residents.



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Gloucester County wants to help your company grow.

Many advantageous services and incentive programs are available to employers through the Gloucester County Department of Economic Development (GCDED) and the county's Workforce Development Board (WDB).

Training Services: Free computer training, basic skills training, customer service training, and other training opportunities are offered through Rowan College at Gloucester County.

Hiring Incentives: Through our on-the-job training (OJT) incentives, businesses can train workers for available positions and receive reimbursement for training expenses. These programs provide jobseekers employment and training opportunities and employers qualified workers for their businesses.

Free Job Postings: Available through New Jersey Career Connections, the OnRamp link allows employers to post job opportunities and have candidates prescreened — for free.

Talent Networks: The state Talent Networks play an active role in connecting jobseekers and employers. Talent Networks create partnerships with employers, educators and workforce development professionals to strengthen the workforce for key industries in the state. Network partners identify skills gaps and design educational and training programs to address them.

Business Retention: Business retention is a top priority of the Gloucester County Workforce Development Board. WDB staff is directly involved in retention efforts on a daily basis and provide support, information, ideas and resources. In addition, Talent Network representatives have become integral partners in the county's business attraction and retention efforts.

For more information, contact:

Gloucester County Workforce Development Board

www.gcwdb.org

115 Budd Boulevard

West Deptford, NJ 08096

(856) 384-6963



*Innovation Center
at South Jersey Technology Park
at Rowan University*

Gloucester County is not only “close to everything.” Its exceptional transportation network puts nearly everything within easy reach — and it’s only getting better. Halfway between New York City and Washington, D.C., Gloucester County’s strategic location allows businesses to reach 40 percent of the nation’s population within one day.

**GLOUCESTER
COUNTY
NEW JERSEY**

ROADS

Trucking is the most prominent freight mode, with an estimated 520,000 miles logged on Gloucester County roadways on an average day, according to the Delaware Valley Regional Planning Commission.

Running parallel to the region’s vital waterway — the Delaware River — is **Interstate 295**, a busy 74-mile stretch between Trenton, and Wilmington, Delaware, and the **New Jersey Turnpike**. Other important thoroughfares include **Route 42** and the **Atlantic City Expressway** — which traverse east-west — as well as **U.S. Routes 130** and **322** and state Routes **45, 47, 77, 44, 41** and **55**.

RAIL

Railroads are another important facet in the county’s transportation network. Freight transportation is provided along the more than 60 miles of rail within Gloucester County, which are served by **CSX, Norfolk Southern, Conrail, SMS** and a short line railway owned by neighboring Salem County.

WATER

Gloucester County also offers ease of transportation via water. The Delaware River has long served the county and surrounding communities in New Jersey and Pennsylvania, with several port facilities along its shores, including the **South Jersey Port Corp.**, the **Salem Port Authority**, the **Delaware River Port Authority** and the **Port of Wilmington**, Delaware.

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The **Paulsboro Marine Terminal**, administered by the South Jersey Port Corp. and operated by Holt Logistics, LLC, is the first new marine terminal on the Delaware River in more than a half century. It provides 1,500 linear feet of deepwater berths and includes warehouse space and an access overpass connecting the terminal to I-295. The estimated \$274 million project opened in March of 2017, although ongoing improvements are being made to the facility continuously.



Paulsboro Marine Terminal

AIR

Gloucester County is 15 minutes away from the **Philadelphia International Airport**, where 30 airlines offer more than 550 daily departures to 128 cities, including more than 80 nonstop flights to 40 international destinations.

The **Atlantic City International Airport** conducts commercial and general aviation operations, offering

air travel to support commerce, tourism and the general public. The airport is managed by the South Jersey Transportation Authority and can accommodate more than 3 million passengers a year.

Wilmington Airport and **Newark Liberty International** are also nearby, as is **Cross Keys Airport**, a small commuter airport facility in Williamstown, Gloucester County. The privately owned **Southern**

Cross Airport, also near Williamstown, is a small, public-use airport.

TRANSIT

Public transit is also readily accessible in the county. **NJ Transit** connects to Philadelphia via **PATCO**, a light rail service between Center City Philadelphia and Lindenwold, N.J.

PATCO and the Delaware River and Port Authority are pursuing a new passenger rail line between Glassboro and Camden that could carry an estimated 18,000 riders daily by 2030. The proposed 18-mile corridor, which is along an existing railroad right of way used by Conrail for freight service, would include about 14 new stations, mostly within Gloucester County. Known as the **Glassboro-Camden Line (GCL)**, the entity is expected to issue an environmental impact statement in the spring of 2018 and receive final approval to begin construction of the project in the fall of 2018.

NJ Transit also manages and maintains public bus transportation throughout Gloucester County. The South Jersey Transit Authority (SJTA) through its Cross County Connection operates the **Pureland East West Community Shuttle**. This program provides regular weekday transportation services from the Pureland Industrial Complex through the heart of Gloucester County, with stops in Swedesboro, Mullica Hill, Glassboro, Williamstown, and terminating at the Avandale Park and Ride.



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GLOUCESTER COUNTY NEW JERSEY

Gloucester County is home to a strong business community woven from a diverse list of industries: agribusiness, food processing, chemical refining and processing, logistics, health care, education and service, among others. This select list of businesses provides a feel for the types of businesses that have found success with a Gloucester County location.

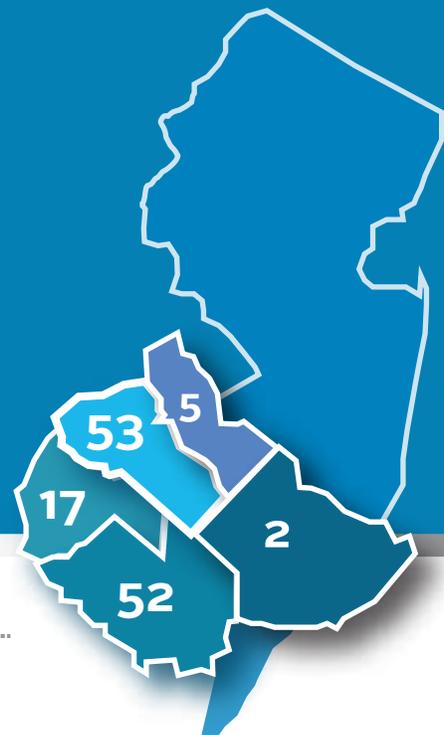
Major Employers

- AA Duckett, Inc.
- Arm-Accounts Receivable Mgmt.
- Aryzta LA Brea Bakery, Inc.
- Checkpoint Systems, Inc.
- Coperion K-Tron Pitman, Inc.
- GGB Bearing Technology
- Gloucester County Personnel
- Heritage's Dairy Stores
- Inspira Medical Center, Woodbury
- Jefferson Washington Twp. Hospital
- Rowan University
- United Methodist Community at Pitman
- Xylem Dewatering Solutions, Inc.

Source: Reference USA (2018)

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Living in Gloucester County means having so many community amenities so close to home.

The crown jewels are the county's four parks, each with its own distinctive features and all overseen by the Gloucester County Parks and Recreation Department. The largest is the more than 1,000-acre Scotland Run Park, offering boating, a nature center, fishing and more. The centerpiece of Greenwich Lake Park is a 40-acre lake stocked twice a year with trout. The family-friendly James G. Atkinson Memorial Park is equipped with 66 acres of developed recreation areas. Finally, the riverside Red Bank Battlefield Park includes the remains of Fort Mercer, the site of a Revolutionary War battle; and the historic James and Ann Whitall House, which is open for tours and hosts special events. The house, built in 1748, exudes 18th century Georgian architecture and was occupied by the Whitall family for 114 years.

Gloucester County also owns and operates the 18-hole Pitman Golf Course, a hometown classic with a full-service clubhouse restaurant and bar.

Another shining example of Gloucester County's sense of community is its veterans' clinic in Sewell. The county is committed to honoring and caring for its servicemen and women through the Gloucester County VA Health Clinic, which has been expanded by the county three times. The building houses a full-time office as well as the Gloucester County Office of Veterans Affairs.

Another service to the community is the Gloucester County Library System (www.gcls.org),

serving more than 84,000 residents in 14 of Gloucester County's municipalities through five branches and one independent association library. In 2016, the system recorded about 387,925 patron visits and circulated more than 439,000 items.



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DREAM Park is a 277-acre premier equestrian facility located along the Delaware River.



GLOUCESTER COUNTY DEPARTMENTS

co.gloucester.nj.us

Gloucester County Board of Chosen Freeholders

2 South Broad St.
P.O. Box 337
Woodbury, NJ 08096
Freeholder Director's office:
(856) 853-3390

County Administrator

2 South Broad St.
P.O. Box 337
Woodbury, NJ 08096
(856) 853-3275

Cultural and Heritage Commission

(856) 464-5214

Department of Economic Development

Route 45 and Budd Blvd.
West Deptford, NJ 08096
(856) 384-6930
gloucestercountynj.gov/depts/e/ed/

D.R.E.A.M. Park

400 U.S. Route 130 South
Logan Township, NJ 08085
(856) 241-1415
dreamparknj.com

Gloucester County Improvement Authority

109 Budd Blvd.
West Deptford, NJ 08096
(856) 848-4002
gcianj.com

Gloucester County Library System

389 Wolfert Station Rd.
Mullica Hill, NJ 08062
(856) 223-6000
gcls.org

Gloucester County Utilities Authority

2 Paradise Rd.
West Deptford, NJ 08066
(856) 423-3500
gcuanj.com

Health, Senior and Disability Services

204 East Holly Ave.
Sewell, NJ 08080
(856) 218-4101

Parks and Recreation

Shady Lane Complex
254 County House Rd.
Clarksboro, NJ 08020
(856) 251-6710

Public Works

1200 N. Delsea Dr.
Clayton, NJ, 08312
(856) 307-6400

Superintendent of Schools

115 Budd Blvd.
West Deptford, NJ 08096
(856) 686-8370

Treasurer's Office

(856) 853-3353

Veterans Affairs

211 County House Rd.
Sewell, New Jersey 08080
(856) 401-7660

Workforce Development Board

115 Budd Blvd.
West Deptford, NJ 08096
(856) 384-6963



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GLoucester COUNTY NEW JERSEY

Municipalities

		Population
Clayton Borough	claytonnj.com	8,179
Deptford Township	deptford-nj.org	30,561
East Greenwich Township	eastgreenwichnj.com	9,555
Elk Township	elktownshipnj.gov	4,216
Franklin Township	franklintownship.org	16,820
Glassboro Borough	glassboro.org	18,579
Greenwich Township	greenwichtwp.com	4,899
Harrison Township	harrisontwp.us	12,417
Logan Township	logan-twp.org	6,042
Mantua Township	mantuatownship.com	15,217
Monroe Township	monroetownshipnj.org	36,129
National Park Borough	nationalparknj.com	3,036
Newfield Borough	newfieldboro.net	1,553
Paulsboro Borough	paulsboronj.org	6,097
Pitman Borough	pitman.org	9,011
South Harrison Township	southharrison-nj.org	3,162
Swedesboro Borough	historicswedesboro.com	2,584
Washington Township	twp.washington.nj.us	48,559
Wenonah Borough	boroughhofwenonah.com	2,278
West Deptford Township	westdeptford.com	21,677
Westville Borough	westville-nj.com	4,288
Woodbury City	woodbury.nj.us	10,174
Woodbury Heights Borough	bwhnj.com	3,055
Woolwich Township	woolwichtwp.org	10,200

**GLOUCESTER
COUNTY
NEW JERSEY**

Gloucester County’s utility providers deliver quality, reliable service to business, industry and residents, with a focus on efficiency, new and green technology, and affordability.

Atlantic City Electric (ACE) (www.atlanticcityelectric.com), a public utility owned by Exelon and Pepco Holdings Inc. provides safe, reliable and affordable regulated electric delivery services to about 91,000 customers in Gloucester County. ACE serves approximately 547,000 customers in a 2,700-square-mile territory in eight counties in southern New Jersey.

ACE has provided its customers safe and reliable electric service for more than a hundred years and is committed to ensuring that its customers continue to receive the highest quality service available. ACE’s mission is to conduct its business responsibly and in a manner designed to protect the health and safety of its employees, customers, the general public and the environment.

South Jersey Gas (SJG) (www.southjerseygas.com) provides natural gas service to customers in 113 municipalities, spanning 2,500 square miles. The company, which is the principal subsidiary of South Jersey Industries, serves more than 381,000 customers in Atlantic, Cape May, Cumberland and Salem counties and significant portions of Gloucester, Burlington and Camden counties.

Public Service Electric and Gas, or PSE&G, is one of the largest combined electric and gas companies in the United States and is New Jersey’s oldest and largest publicly owned utility.

PSE&G serves 1.8 million gas customers and 2.2 million electric customers in more than 300 urban, suburban and rural communities, including New Jersey’s six largest cities. About 50,000 PSE&G customers are in Gloucester County.

Portions of the county are served by **New Jersey American Water**, a wholly owned subsidiary of American Water. The utility serves customers in Harrison, Logan, and parts of East Greenwich and Woolwich, and sells bulk water to Deptford, East Greenwich, Elk, Glassboro, Mantua, National Park, Pitman, West Deptford, Woodbury and Woodbury Heights.



Atlantic City Electric



**GLOUCESTER
COUNTY
NEW JERSEY**

You are never far from first-class health care in Gloucester County. Health care options here have been regarded as outstanding for years, and they keep getting better as new services, new facilities and new programs are added to meet the community's needs.

Jefferson Health New Jersey (www.KennedysJefferson.org) is the South Jersey hub of Jefferson Health, one of the nation's premier health care organizations. Formerly Kennedy Health, Jefferson Health New Jersey has three acute care hospitals: Jefferson Cherry Hill Hospital, Jefferson Stratford Hospital and Jefferson Washington Township Hospital. Jefferson Health New Jersey provides a full continuum of services through these three hospitals and various outpatient and wellness programs.

Jefferson Washington Township Hospital, a 230-bed facility, is a state-designated comprehensive stroke center, and houses a comprehensive



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neurosurgery program. The hospital, located in Turnersville, also offers acute-care inpatient services; an Emergency Department with 24-hour pediatric coverage; a maternity center; and Gloucester County's only neonatal intensive care unit (NICU).

The hospital is also home to Jefferson's Robotic Surgery program and is the centerpiece of the Washington Township campus, which also includes the Sidney Kimmel Cancer Center in Washington Township, home of the Comprehensive Breast Center and the Lung Nodule Center.

Other services located on the Washington Township campus include a free-standing surgery center; a long-term care facility with a sub-acute unit; a dialysis center; a wound care center; a diagnostic medical imaging center; family health services; and a Kennedy Health Alliance medical practice. In addition, Kennedy is the principal teaching affiliate of Rowan University School of Osteopathic Medicine (RowanSOM).

Plans are currently in the development phase for two major construction projects on the Jefferson Health New Jersey Washington Township campus, both aimed at enhancing services and improving the patient experience. These projects represent a more than \$200 million investment in the community: an enclosed parking facility with 700 spaces and an 180,000-square-foot, multilevel patient tower with planned all-private patient rooms.

Inspira Health Network's (inspirahealthnetwork.org), commitment to improving the lives of Gloucester County residents continues to grow, as does its economic impact on the economy of the county and the greater South Jersey region. Inspira remains one of the county's largest employers, and, in May of 2016, broke ground on a new \$350 million hospital in Mullica Hill. It will open in late 2019.



With the November 2017 opening of Inspira Urgent Care Williamstown, the network now has six urgent care locations in the county. Inspira Medical Group's Family Medicine practice in Clarksboro opened in February 2017, marking its eighth family medicine practice within the county. Inspira Woodbury began providing robotic surgery in 2017 and recently launched a bariatric surgery program. The nationally accredited Cancer Services at Inspira Medical Center Woodbury is preparing to open a state-of-the-art radiation oncology center this year (2018).

Inspira Health Network is a charitable nonprofit health care organization comprised of three hospitals, a comprehensive cancer center, several multi-specialty health centers, and more than 150 service locations.

Together with its medical staff of more than 1,100 physicians and other care providers, as well as more than 5,600 employees, Inspira Health Network provides evidence-based care to help each patient achieve the best possible outcomes. Accredited by DNV Healthcare, the network is

focused on providing quality care in a safe environment.

Virtua (www.virtua.org), a comprehensive, multi-hospital health care system headquartered in Marlton, N.J., offers programs of excellence in cancer treatment, cardiology, orthopedics, women's health, pediatrics, surgery, neuroscience and wellness.

A nonprofit organization, Virtua has a staff of 9,000 clinical and administrative personnel, approximately 500 physicians and participates in Virtua Physician Partners, a clinically integrated network of 1,000 physicians and other clinicians.

Virtua has a health and wellness center in Washington Township. This 256,000-square-foot, \$31-million facility is centered on the one-stop concept for wellness, diagnosis, care and treatment. Community members can exercise, relax with a massage, eat a heart-healthy meal, and see their doctors and undergo tests or procedures all in a single visit, without ever leaving the center.

The Virtua Health and Wellness Center offers a fitness center with

the latest exercise equipment, a 25-meter indoor lap pool, a cushioned jogging track, and group exercise and spinning studios. The facility also has a spa, café and child care services.

The center also includes physician offices, an urgent care center, a surgery center, and a high-risk pregnancy center offering the services of world-class maternal-fetal medicine specialists to care for women with high-risk pregnancies. Also offered are physical and occupational therapy, cardiac rehabilitation, radiation oncology, wound care, sports medicine, a sleep care center, and a center for nutrition and diabetes care.

Nemours duPont Pediatrics

health system is a relative newcomer to Gloucester County, having opened in 2016 in a 65,000-square-foot facility. More than 60 new professional healthcare positions were created to operate 29 specialty clinic exam rooms, onsite medical imaging with X-ray and MRI, and the ambulatory

outpatient surgery center that has two operating rooms.

Board-certified pediatric specialists and surgeons from the renowned Nemours/Alfred I. DuPont Hospital for Children in Wilmington, Del., come to the new Deptford location to provide convenient access to award-winning pediatric specialty care. Children from newborns to age 18 can receive specialty care consultations, outpatient surgery and follow-up care.

Virtua is a comprehensive, multi-hospital health care system.



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**GLOUCESTER
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More than 100 million people can't be wrong. That's how many people visited the Garden State in 2017 and it represented a 3.1 percent increase over the previous year, continuing New Jersey's impressive trend of year-over-year increases in tourism.

Gloucester County, with its growing number of attractions and events, is contributing more than its share of charisma because it had the second-highest increase (5.4 percent) in tourism direct sales among the state's 21 counties, 2017 over 2016. The increase for New Jersey as a whole was 2.8 percent.

Tourism now generates \$42.9 billion in direct sales in New Jersey, and nearly a half-billion dollars in Gloucester County alone.

Dotted with woods and waterways, abundant with farmland and steeped in the nation's history, Gloucester County offers excellent parks, a rich heritage and leisure at its best.



The Delaware River Equestrian, Agriculture and Marine Park – better known as **DREAM Park** – is a premier equestrian facility located along the Delaware River in Logan Township. It is owned and operated by the Gloucester County Improvement Authority. This 277-acre park features a

temperature-controlled indoor arena with bleacher seating for 600 spectators and a separate area for auctions, exhibits and instructional clinics. The facility has two barns to accommodate 238 horses; five outdoor rings, one of which has state-of-the-art lighting for night events; and designated parking for trailers and RVs. DREAM Park also has 70 resident stables, with three private warm-up and exercise rings.

For more information on the facility, please visit dreamparknj.com

Wide open, green and natural, the county has many other parks and outdoor recreation areas as well.

Gloucester County Parks and Recreation Department (www.co.gloucester.nj.us/depts/p/parks/default.asp) is responsible for the organization and development of the recreational environment in the county. These duties include overseeing exceptional park venues such as:

- Greenwich Lake Park**
- Scotland Run Park**
- James G. Atkinson Memorial Park**
- Red Bank Battlefield Park**
- Pitman Golf Course**

Since a large part of Gloucester County is farmland, it's only fitting that the agricultural industry is a part of the county's tourism business. Dubbed "agri-tourism," local farms — large and small — encourage visitors to stop by, browse, take a tour or pick their own produce. More prominent among them are:

- Duffield's Farm Market**
- Creamy Acres**
- Amish Market at Mullica Hill**
- Stoltzfus Amish Farm Market and Village Shoppes**
- Heritage Vineyards**
- Coda Rossa Winery**
- Cedarvale Vineyard**

Heritage Vineyards



Gloucester County is a popular destination for history buffs, thanks to the county's heritage. Gloucester has played a significant role in this country's history, dating back to before the Revolutionary War and is replete with interesting sites to visit:

- Red Bank Battlefield Park**
- Fort Mercer**
- James and Ann Whitall House**
- Lighthouse at Tinicum**
- C.A. Nothnagle Log Cabin**
- Trinity Episcopal "Old Swedes" Church**
- James G. Atkinson Old Stone House Village**
- Hollybush mansion**

Mullica Hill





Gloucester County is also home to several exciting and eagerly anticipated annual events:

- 18th Century Field Day at Red Bank Battlefield Park**
- Gloucester County Water Fest**
- A variety of local community fairs and festivals**



Whitall House



Gloucester County also pays tribute to its history with several museums:

- Heritage Glass Museum**
- South Jersey Museum of American History**
- Hunter-Lawrence-Jessup House Museum**

Of course, Gloucester County has many additional sites and attractions no matter what your interests or tastes for adventure crave. Detail on most of these attractions can be found on the Visit South Jersey web site, visitsouthjersey.com, the destination marketing organization charged with promoting tourism in the four counties of southern New Jersey, including Gloucester.



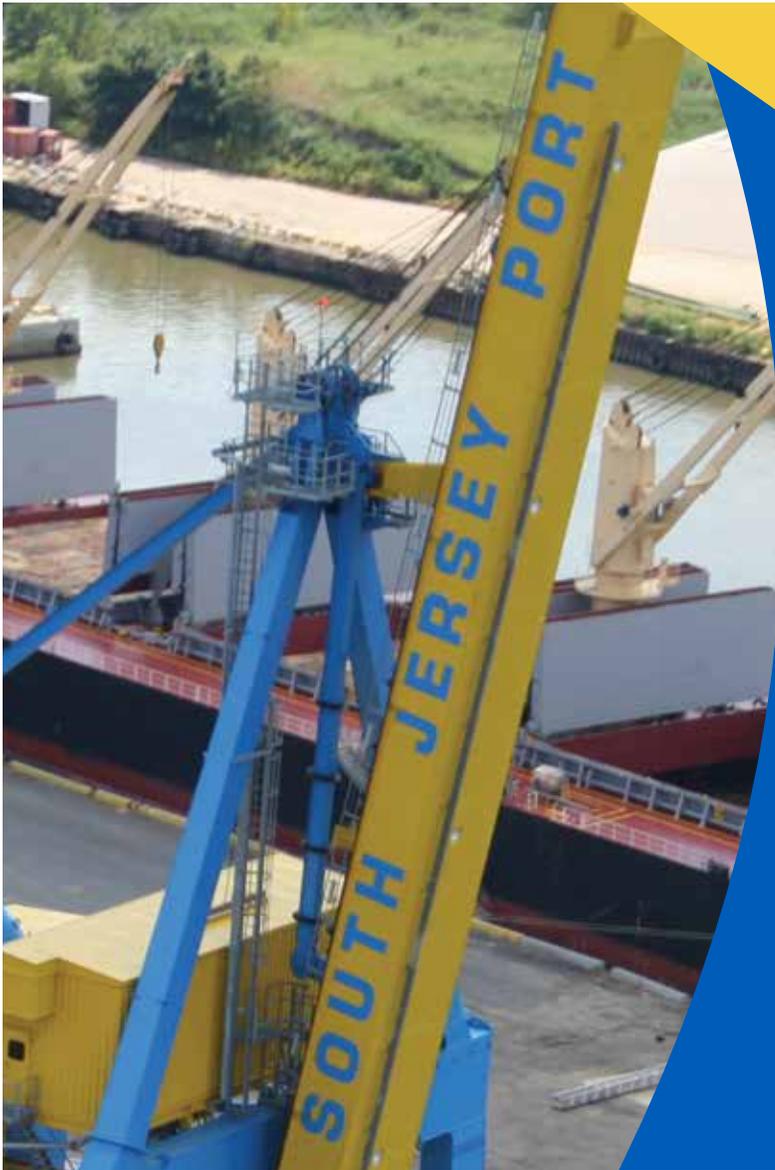
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Jefferson Washington Township Hospital launches \$200M expansion project

At Jefferson Washington Township Hospital, we're rebuilding the patient experience from the ground up, making expert care more personalized and accessible, where you need it most - close to home.

That's why we're planning a \$200-million investment to revitalize our health care campus in Washington Township, home to acclaimed services and programs, including a 230-bed acute care hospital and our Cancer Center.

The first phase, slated to begin in 2018, will feature construction of a new, enclosed parking facility with 700 spaces. It will be followed by the construction of a seven-story hospital tower with all private patient rooms.

The project will not only transform the patient experience at Jefferson Health New Jersey's largest hospital campus, but will have a huge economic impact on our region – an estimated \$273 million – including the creation of 1,500 jobs during the construction of the project.

At Jefferson Health New Jersey, we go to great lengths to bring our community life-changing, life-saving care. And with sophisticated treatments and technology, hard work, and expertise, we believe the future of health care starts right here in South Jersey.

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