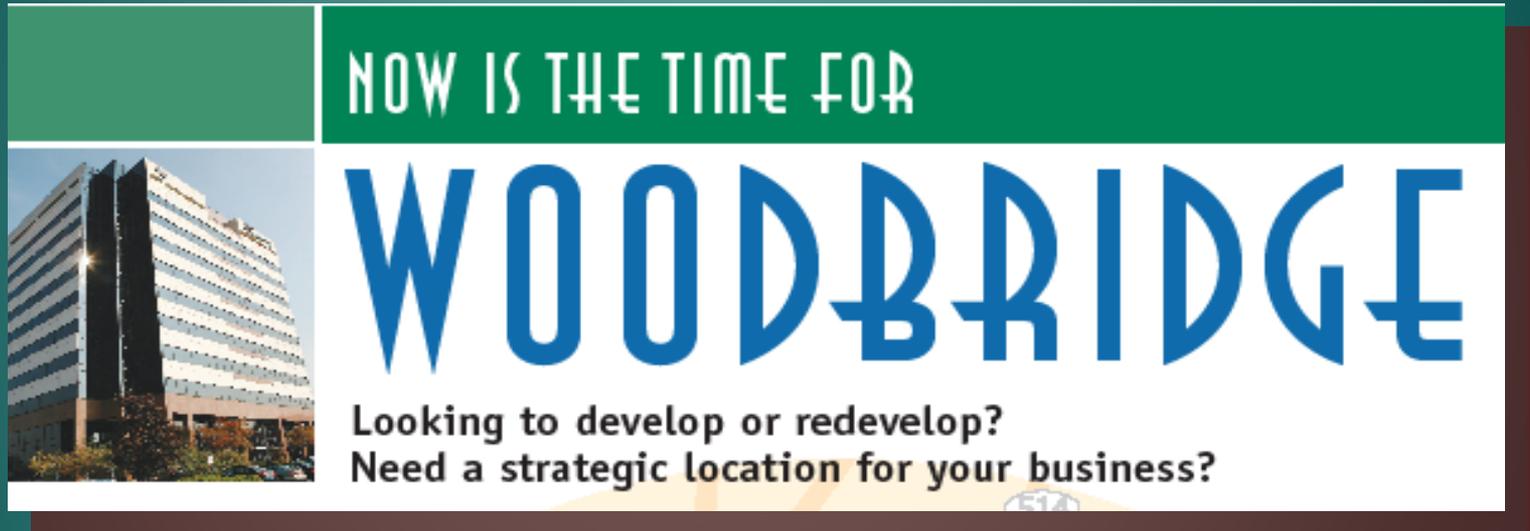


2016 ~ WOODBRIDGE TOWNSHIP ~ 2016

A SOUND INVESTMENT



NOW IS THE TIME FOR
WOODBRIDGE

Looking to develop or redevelop?
Need a strategic location for your business?

“We Were Ready for Today’s Economy Yesterday...”
“... Ready for Tomorrow’s Economy Today”



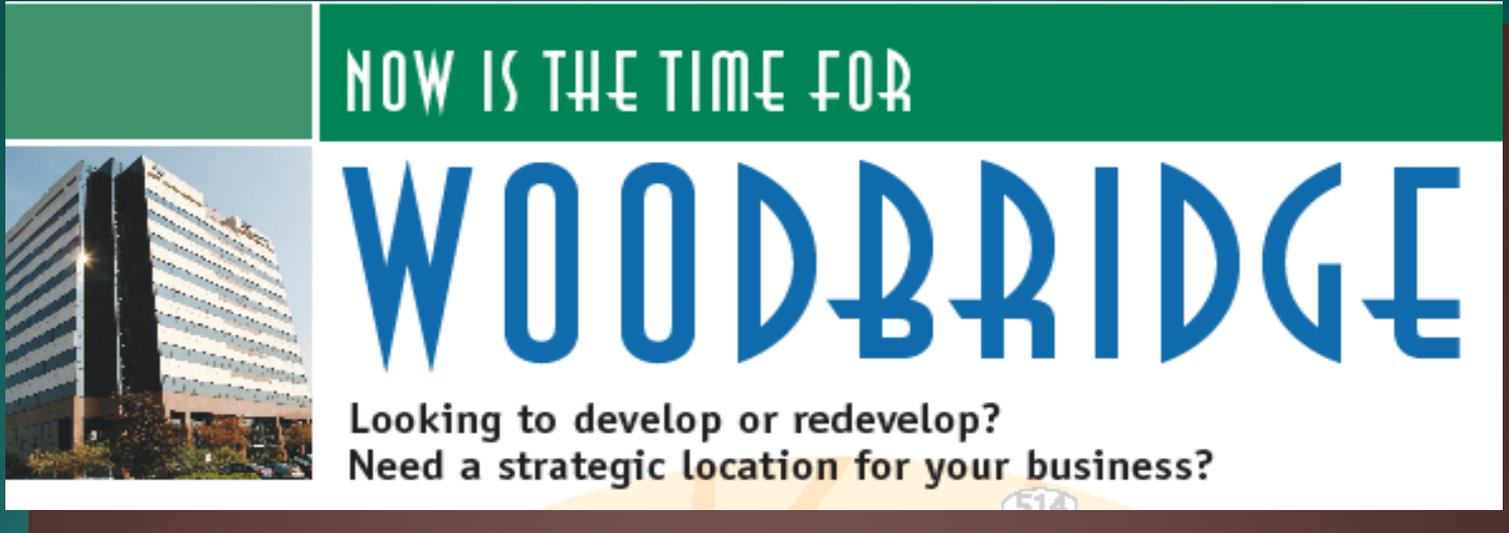
Woodbridge Economic Development Corporation
At Work With Our Partners To Make Woodbridge Better

- Woodbridge Redevelopment Agency
- Woodbridge Planning Board
- Woodbridge Zoning Board
- Woodbridge Board of Education
- Woodbridge Housing Authority

Economic & Business Development Incentives

- PILOT Initiative Attracts New Development
- Web-based MLS service
 - Commercial – Industrial – Retail
- Technical Review Committee
- Expedited Permit Review
- Business-To-Business Referral
- Buy Local Business Initiative





NOW IS THE TIME FOR
WOODBRIDGE
Looking to develop or redevelop?
Need a strategic location for your business?

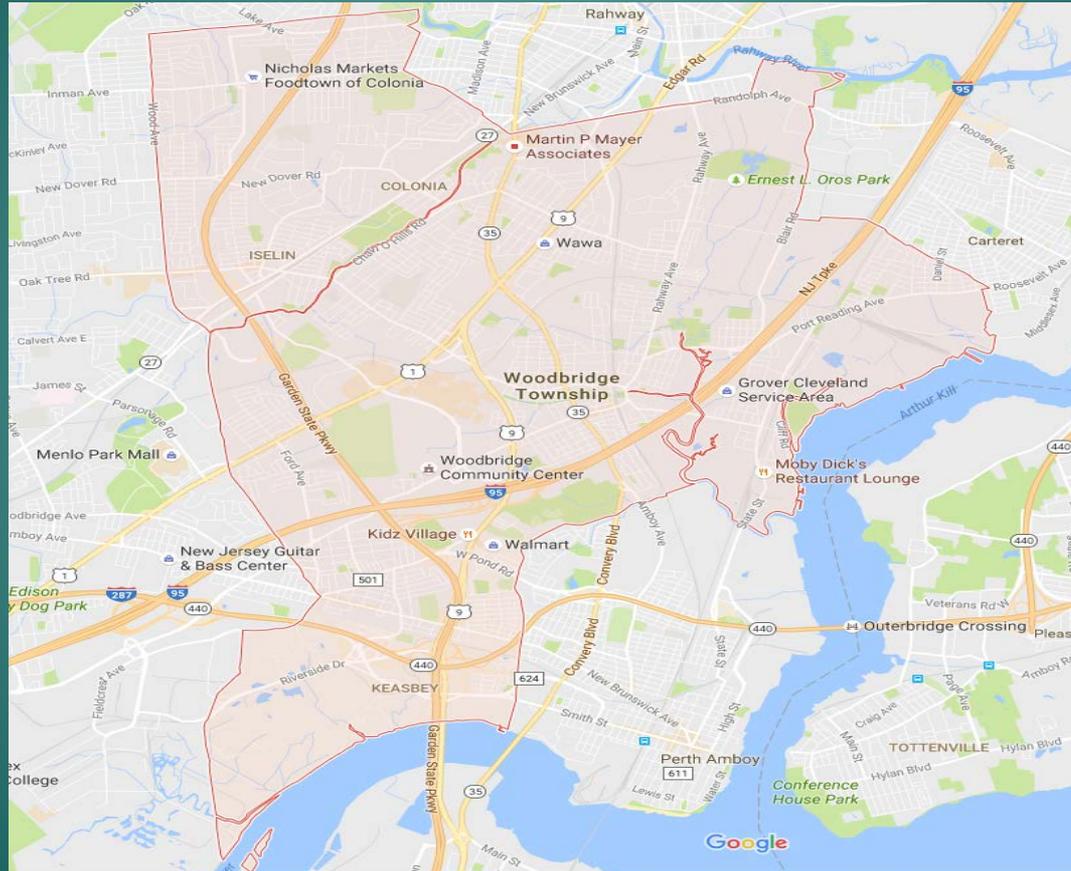
Economic Development

Yesterday,

Today

Tomorrow

WOODBIDGE TOWNSHIP CROSSROADS OF NEW JERSEY



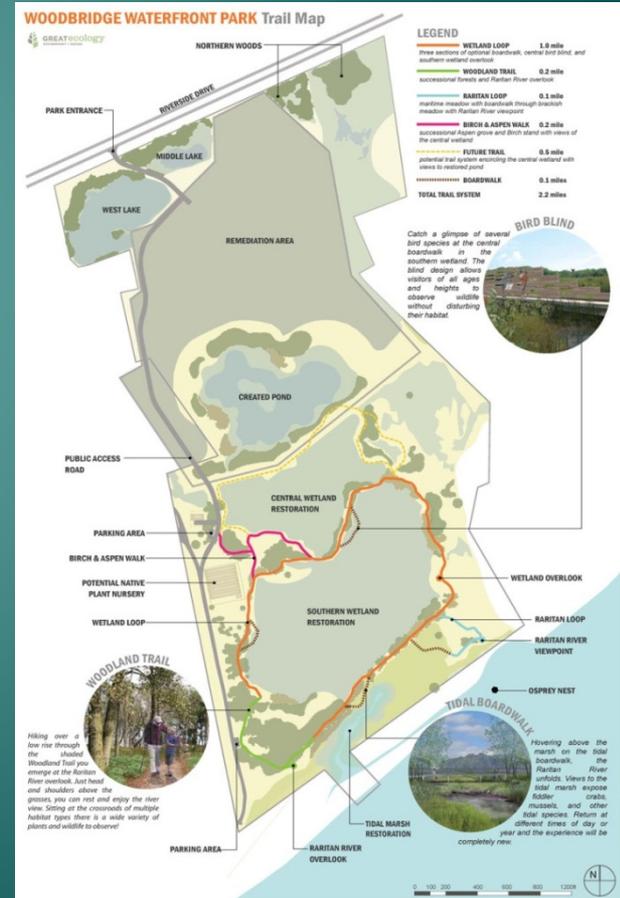
CPV Woodbridge Energy Center

- Operational Start-Up April 2016
- Situated on 27.5 acres at the Keasbey Redevelopment Zone - BDA
- 700 mega-watt natural gas-fueled electric generating facility to Produce electricity to power 700,000 homes
- Over \$100 million in tax revenues over 30 years



Woodbridge Waterfront Park

Two miles of hiking trails, boardwalks along the river and upland areas, bird blinds, boating areas, ecological signage and other passive recreation areas.

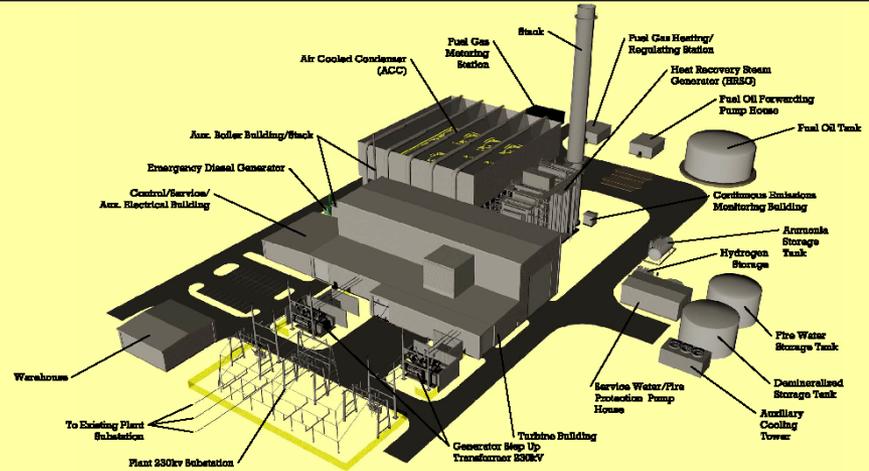


PSEG Power Plant

PSEG announced groundbreaking of the Sewaren 7 power plant in June, 2016. Sewaren 7 represents an investment of more than \$600 million in Woodbridge Township. Operational summer of 2018.



Sewaren Generating Station Combined Cycle Unit 7 Project



!!! Coming Soon !!!

Avenel Station Lofts & Arts Village



- Transit Village Residential
- 50,000 Sq. Ft. Arts Space
- Arts-Themed Retail
- Performing Arts Center
- Working Artist Studios & Galleries
- Rehearsal & Performance Space



ARRIVING SOON!

THE BEST OF ALL WORLDS

BRAND-NEW, LUXURY RENTAL APARTMENTS AND TOWNHOMES • AVENEL, NJ

Under Construction Avenel Station Lofts & Arts Village



2016 ~ Avenel ~ 2016

New Residential Development

Boulevard Apartments 345 Edgerton Boulevard, Avenel

- 15 Luxury Units
- Construction: July 2013.
- Occupancy: January 2014
- Previously abandoned house



Crystal Place Apartments 1400 St. George Avenue, Avenel

- 27 Luxury Units
- Construction: September 2013.
- Occupancy: April 2014
- Previously vacant muffler shop



- Amazon Fulfillment Center – Phase II
- KTR NJ LLC Developed:
- 301 Blair Road & 275 Omar Ave., Avenel
- Subdivide 64.5 acre site
- Operational: 268,810 S. Ft. Warehouse



On The Drawing Board!!

Avenel - Former White Rose Site – Avenel Sitex Group Warehouse & Distribution Center





Distribution Center



FedEx Ground Distribution Hub in the Woodbridge Industrial Center completed expansion of more than one million square feet of operating space. FedEx Ground Hub stands as the largest FedEx Ground packaging facility in the United States. Woodbridge FedEx Ground Hub sits on more than 80 acres of former brownfield. FedEx Ground Hub houses a workforce of more than 1,000 employees and independent contractors.



Your **Preferred Choice** for
Refrigerated Warehousing

- Operational – January 2016
- Preferred Freezer Services 190,000-square-foot refrigerated storage and distribution center
- located on 9.3 acres in Avenel



Port Reading Prologis Warehouse Complex



Wick Corporate Center Annex

100 Woodbridge Center Drive

Advanced construction of a 41,720 sq ft expansion
to the existing Wick Corporate Center

Bessemer Group will occupy 120,821 square feet of the 150,561 total square foot





Woodbridge

Woodbridge Transit Village

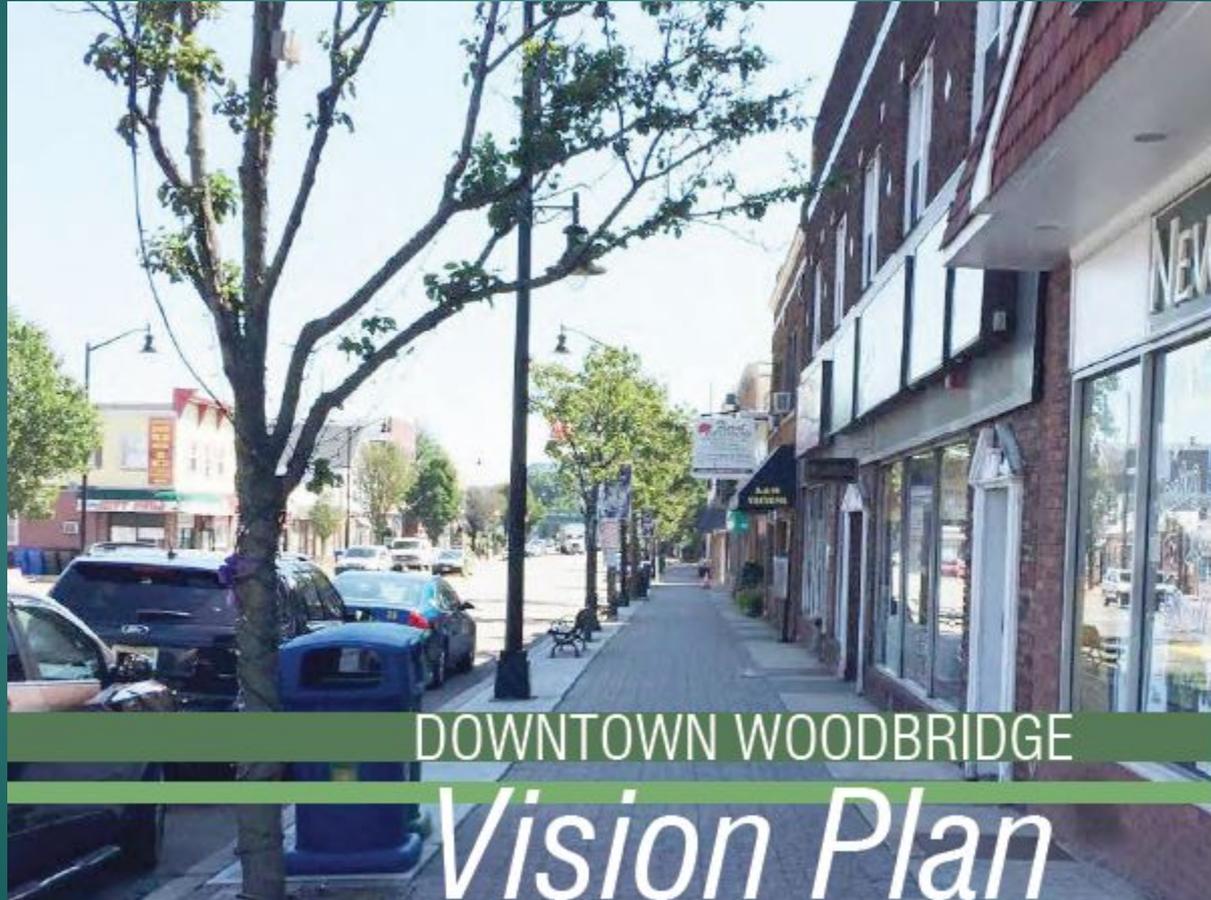


RFQ with NJT to advance Transit Village Destination
Multiple opportunities for residential and commercial

Lucas Development Site



Downtown Main Street Vision Plan & Development



Downtown Main Street Vision Plan & Development



HESS Properties:

New Opportunities...
New Development...



- N.J Turnpike Authority moving offices to former Hess building
- 15 Year- \$2.97 Million Lease
- 180,000 sq. ft. Building
- Fall 2016 Occupancy

One Hess Plaza & Properties ~ Main Street

ONE HESS PLAZA & SURROUNDING PROPERTIES



*447-459 Main Street - Verizon Building

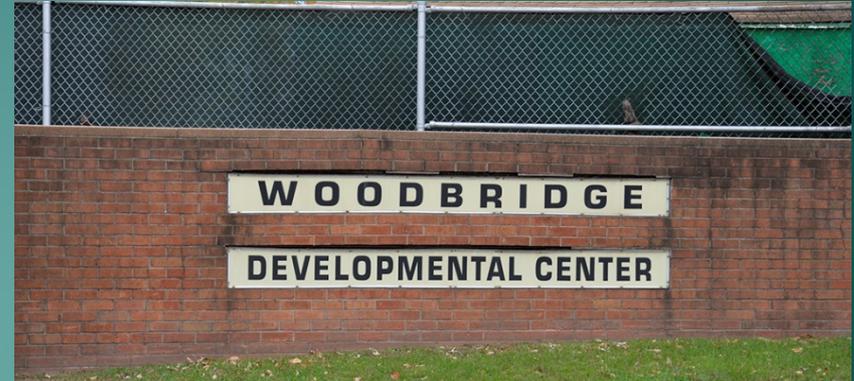
HESS PORT READING



HESS ~ Upper Main Street ~ HESS



Woodbridge Developmental Center Amazing Opportunity



Warden Site



Cedar Meadows

- Former Warden Site East Jersey State Prison
- Pennrose Development
- 100-Unit Affordable Housing
- Developmentally Disabled Housing
- Recreational Facilities



FORMER PANTHEON SITE 1400 - 500 Rahway Avenue

Warehouse Development of Vacant 9.5 Acre
250,000 SF Warehouse Center



Ronson Site New Development





- Arizona Iced Tea
- Manufacturing & Distribution Center
- King Georges Post Road, Fords



Redevelopment on the Horizon



Metropark



Hampshire & MetroPark

Return to the Future



- Phase I:
- 17,400 SF of retail and restaurant space
- Construction of a 9-story, 192-room hotel
- Construction of a 10-story, 274-unit apartment complex and related site improvements
- Construction 4-level parking deck

Phase II:

- Construction of a 10-story 250,000 SF office building
- Construction 3 additional levels to the parking deck

BASF



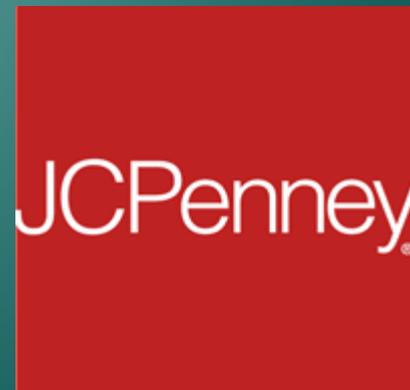
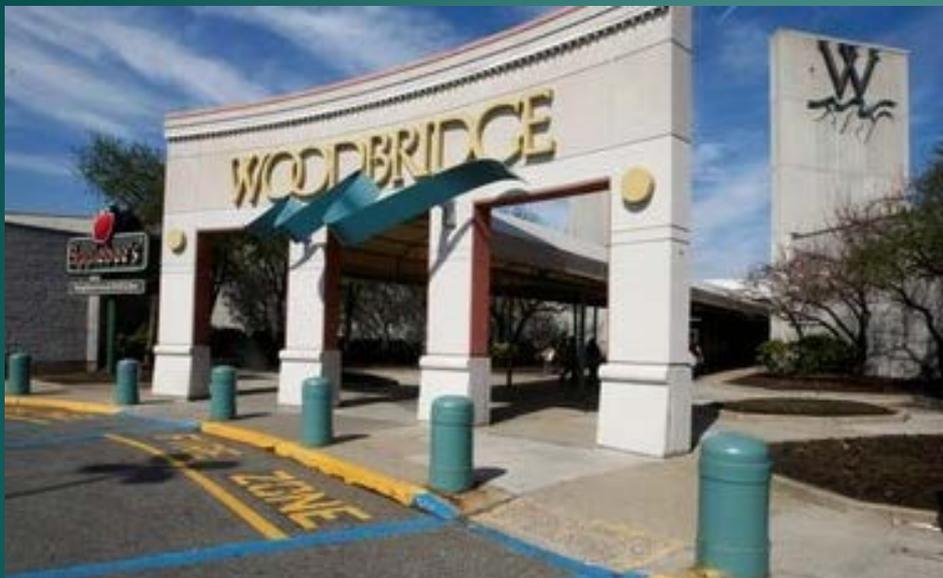
- BASF Catalysts Division Global Headquarters ~ March 30, 2016
- 240 BASF Catalysts Division Executives, Managers and Professional Staff will occupy 60,000 square feet of the newly renovated 33 Wood Avenue office center
- BASF's Catalysts Division's global headquarters join existing BASF-owned R&D facilities at 25 Middlesex Turnpike and operations and offices at 101 Wood Avenue

ROUTE 1

“Redevelopment”



Woodbridge Center Mall



Holiday Inn Express Hotel & Suites \$3.5 Million Renovation Route 1 North

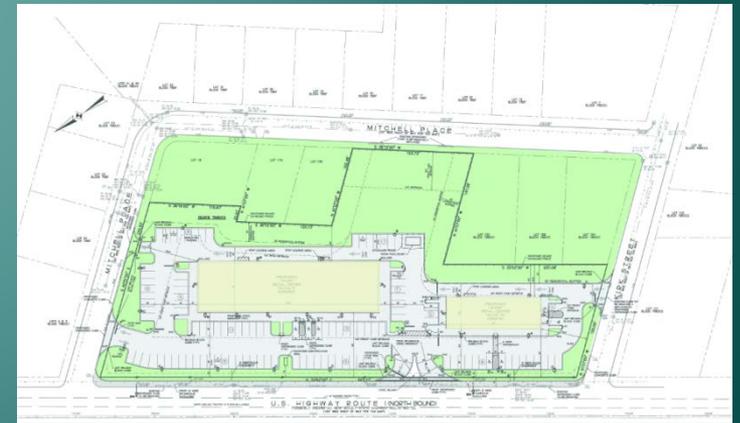


Hotels Unlimited Moves to Develop Route 1 North Business Corridor



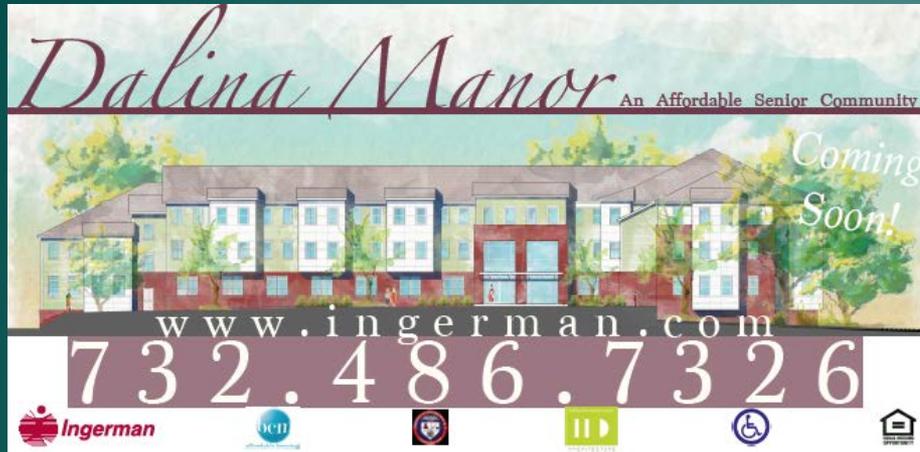
Route 1 North "Big Top" Site Set To Get Facelift

WOODBIDGE ROUTE 1 RETAIL



SENIOR HOUSING DEVELOPMENT

Dalina Manor



- Senior Affordable Rental Community located in the Hopelawn section of Woodbridge Township will add 57 affordable senior housing units to the 55 and older community.
- Three-story property - 57 apartments - 48 one and 9 two-bedroom units
- Site features two elevators, 57 parking spaces, a gazebo, a furnished community room, work-out room and a property management suite



Colonia Senior Housing

Reinhard Manor at School 2/16



- 62-Unit Affordable Senior Housing
- 350 Outlook Ave., Colonia

Reinhard Manor represents a new redevelopment project that transforms a long-time vacant and unused school facility into a vibrant new residential community



Sycamore Center



Coming Soon @ Sycamore Site
Red Oak Senior Housing



We're Changing Our Name
&
Our Look!!!
Woodbridge Now APP

Business Roundup
2015 - 2016

2015 ~ Business Development ~ 2016

Holiday Inn Express & Suites

\$3.5 Million Renovation ~
Route 1 North business
corridor in Avenel



Fortunoff Back Yard Store

99 U.S. Highway 1 South ~
April 16, 2016



Amici's Gourmet Sandwich Shop & Deli

96 Main Street ~
Downtown Woodbridge
Business District ~ May 19,
2016



Modern Home Products

^09 Amboy Ave., Fords ~
April 15, 2016



Finish Strong Fitness

1111 St. Georges Avenue,
Colonia ~ May 7, 2016



Raritan Bay Oral & Maxillofacial Surgery Center

676 Amboy Avenue ~ May
11, 2016

Hobby Lobby

429 US Highway 1 South,
Iselin ~ January 4, 2016



Excel Urgent Care

740 US Highway 1 North,
Iselin ~ January 22, 2016



Hand & Stone Massage & Facial Spa

789 St. Georges Avenue,
Woodbridge ~ December
1, 2015



Colonia Fried Chicken

559 Inman Avenue,
Colonia ~ January 8, 2016



Isabella's Mexican American Restaurant

558 New Brunswick
Avenue, Fords ~
December 16, 2015

2015 ~ Business Development ~ 2016

Ivy Stone Diner & Lounge

875 Route 1 South, Iselin ~
December 19, 2015



MetLife Solutions Group

186 Wood Avenue South, Iselin ~
September 10, 2015

Stephanie's Great American Kitchen

149 Randolph Avenue, Avenel
~ November 7, 2015



ILUVBubble Tea

Woodbridge Center Mall ~ August
27, 2015

Chick-fil-A

1040 Route 1 North ~
September 28, 2015



MAX of Woodbridge

83 Main Street, Woodbridge ~
September 14, 2015



Value City Furniture

931 Route 1 South, Iselin ~
September 16, 2015



La Parrilla de Manila

1159 St. Georges Avenue, Colonia
~ July 30, 2015

TJ Maxx

St. Georges Crossing Shopping
Center ~ September 13, 2015



Investors Bank

Investors Bank, Colonia ~ 636 Inman
Avenue ~ June 18, 2015
Investors Bank, Avenel ~ 1330 St.
George Avenue ~ May 5, 2015

2015 ~ Business Development ~ 2016

7-Eleven of Iselin

Route 27, Iselin ~ April 11, 2015



Rita's Italian Ice

New Brunswick Ave. & Emmet Ave., Hopelawn



Garden State Kidney Center

345 Main Street, Downtown Woodbridge

MRI of Woodbridge

Plaza Medical Arts Center,
1500 St. Georges Ave., Avenel



Preet Jewelers

1319 Oak Tree Road, Iselin ~ April 21, 2015

Big Shots Restaurant & Lounge

780 U.S. Route 1, Iselin ~ June 17, 2015



Levels Beauty Institute

310 New Brunswick Avenue, Fords ~ June 22, 2015

Amboy Group

Manufacturer/Distributor ~ "Tommy Moloney" Irish beef and Italian meat products in the United States

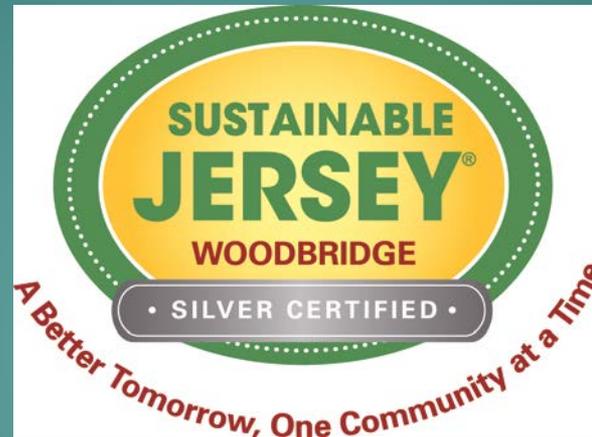


Iselin – Oak Tree Road



Iselin - Oak Tree Road Business District
Retail & Commercial Business Opportunity

Greenable Woodbridge: Business Friendly Today & Tomorrow



Sustainable Jersey is a certification program for municipalities in New Jersey that go green, control costs and take steps to sustain their quality of life over the long term.



A Better Tomorrow, One Community at a Time

2015 Sustainable Jersey™ Silver-Level Champion

WE ARE THE CHAMPIONS!!!

Woodbridge Township named the 2015 Sustainable Jersey™ Silver-Level Champion

Sustainable Jersey Champion: 2015, 2013, 2012, 2011, 2010, 2009



Greenable Woodbridge Presents: SUSTAINABLE JERSEY SOLAR CHALLENGE

A graphic featuring a photograph of a house with solar panels on the roof. A green circular overlay on the right side of the photo contains a house icon with a sun and the text "Woodbridge Solar Challenge". To the right of the photo, the website "woodbridgesolar.org" is displayed in white text on a green background.

It's the Year of Solar!

About the program

The Woodbridge Solar Challenge is a Township-organized program to encourage homeowners and businesses to go solar. Woodbridge Township has partnered with Sustainable Jersey, a 501(c)(3) nonprofit and EnergySage, an online solar market place to help you receive and compare solar quotes.

Why participate?

- Access free online resources
- Get an instant solar estimate
- Engage with highly qualified solar companies
- Invigorate local sustainability
- Support green industry

woodbridgesolar.com

Mayor John E. McCormac | [@WBSOLAR](https://www.facebook.com/WBSOLAR) | WBSOLAR@twp.woodbridge.nj.us | 732-602-6056

PRESERVING OPEN SPACE

Avenel's 100 Green Acres & Hidden Treasure...

Ernest L. Oros Wildlife Preserve & Pin Oak Forest



School District Facilities Improvement Project



- Colonia High School Synthetic Turf Baseball & Soccer Fields
- CHS Auditorium A/C & Gym Bleachers
- JFK High School Synthetic Turf Baseball Field
- 8-Lane Running Track & Bleachers
- JFK High School Auditorium A/C
- JFK, WHS & WMS Auditorium Seating
- WHS Bleachers & Concession Stand
- WHS Tennis Courts

Colonia High School Football Field



Woodbridge High School Stadium



Kennedy High School Football Field and Track



Woodbridge Middle School Theater and Performing Arts Center



Avenel Middle School Cricket and Multi-Use Field



SANSONE MILITARY TRAINING CENTER



Mayor John E. McCormac

SANSONE-WOODBRIDGE VETERAN & SPOUSE EMPLOYMENT ASSISTANCE CENTER



Woodbridge Municipal Building
1 Main Street
Woodbridge NJ, 07095
John E. McCormac, Mayor





WOODBIDGE COMMUNITY CENTER





WOODBIDGE COMMUNITY CENTER



WEDCO WOODBRIDGE ECONOMIC DEVELOPMENT CORPORATION





WOODBIDGE COMMUNITY CENTER

Corporate Memberships Available

**Winter/Fall
Membership
Special**

**NO JOINER'S FEE
FREE GIFT**

Offer Expires December 31, 2014

**WOODBRIDGE
COMMUNITY CENTER**

Memberships available for the whole family! Memberships include fitness classes, special rate on swim lessons, access to the pool, gym, weight room, cardio room, walking track, discounts on rollerskating, ice skating, and miniature golf admission and much more!

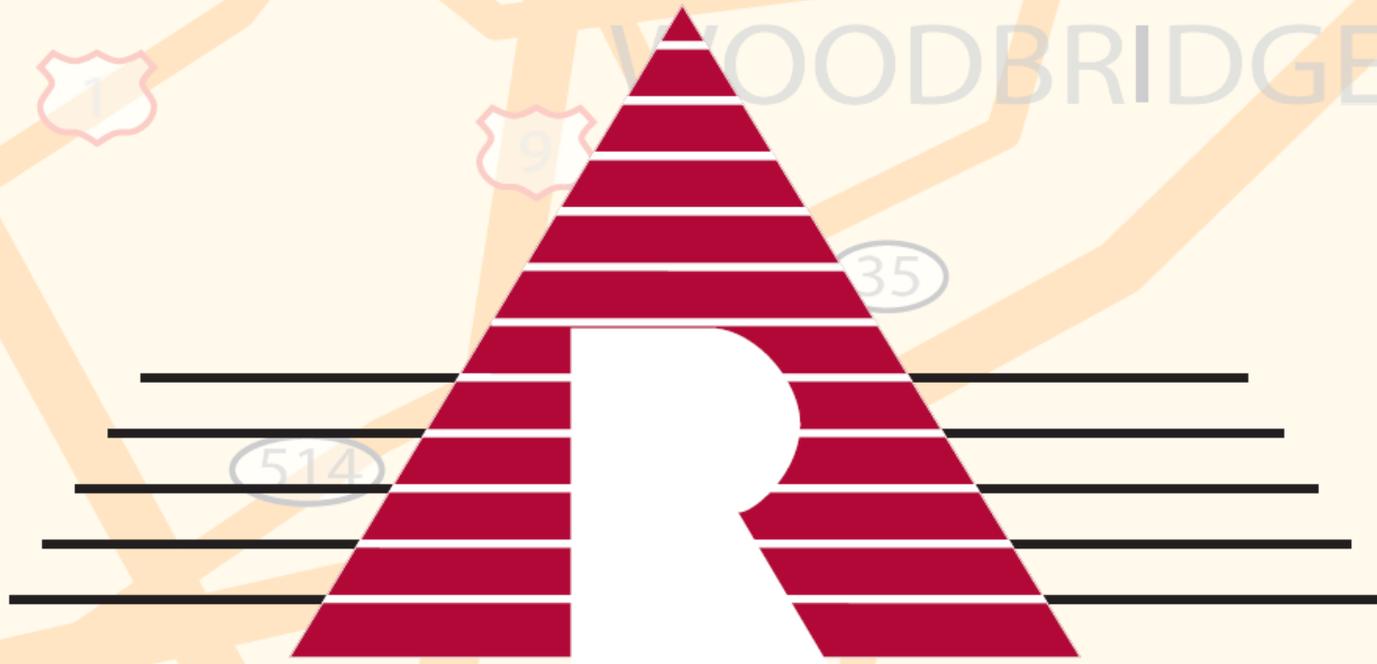
For more information please CALL 732-596-4170 or VISIT US at 600 Main Street, Woodbridge, NJ 07095 for a tour.
www.njwcc.com



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Conference Sponsors**

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DEVELOPMENT CORPORATION**

WEDCO

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BAYSHORE

Your recycling solution.

MONTTECALVO

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BAYSHORE

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Where Service is Key.



Ingerman



affordable housing

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Johnston Communications
Voice & Data 1.800.437.9828



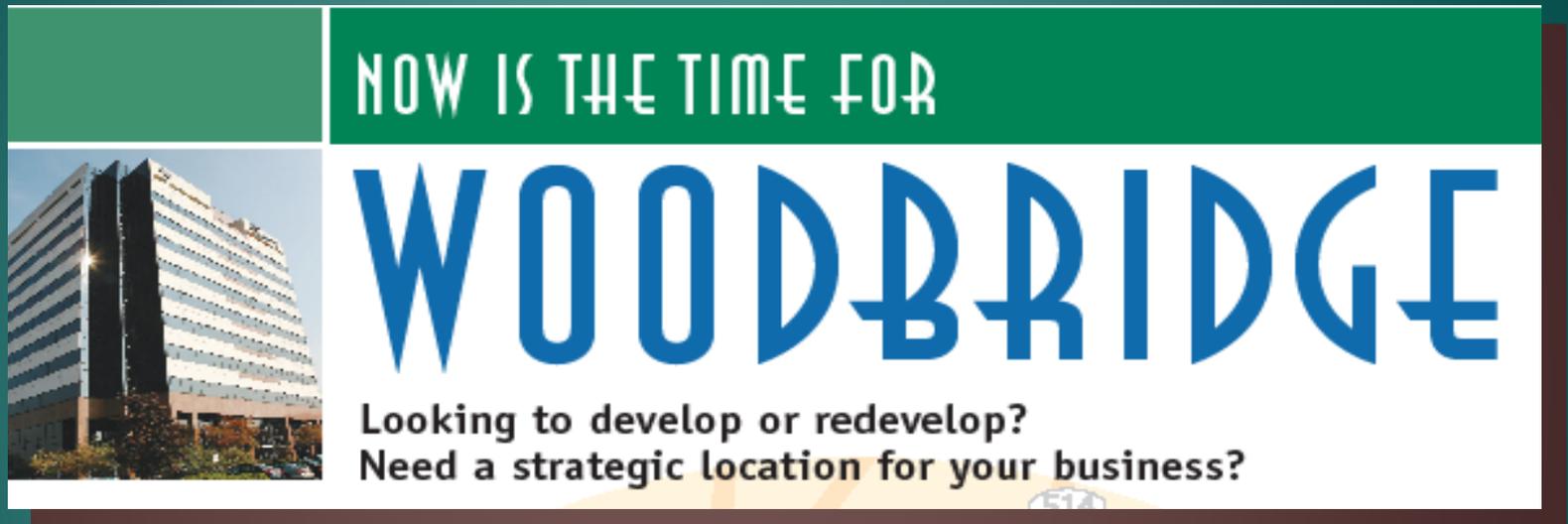
Business Sponsor



Bignell Planning Consultants, Inc.



Thank you...



NOW IS THE TIME FOR
WOODBIDGE
Looking to develop or redevelop?
Need a strategic location for your business?

The advertisement features a photograph of a modern, multi-story office building with a glass facade and a dark central tower. The text is set against a green and white background with a dark red border.

**Woodbridge: The Best Town Around
Woodbridge is Ready – Are You?**

www.twp.woodbridge.nj.us