



48th Annual “New Good Neighbor” Awards

The New Jersey Business & Industry Association and *New Jersey Business* magazine proudly present the 48th Annual “New Good Neighbor” Awards, which salutes those firms that have, in the last two years, contributed to the economic value of their communities by constructing new buildings or investing in noteworthy capital improvement projects.

An independent panel from a cross section of state associations judged the entries based on economic benefits, job creation, architectural merit and community involvement. Of the 28 projects entered, the judges selected 10 as co-winners of equal merit. Two have received a Special Honorary Award. The 28 projects comprise a total of \$380.7 million in development investments and 6,938 jobs. The 10 co-winners and two special honorary award winners total \$197 million in development costs and represent 4,581 jobs.

The 2008 “New Good Neighbor” Award winners are being honored at a luncheon on June 6 at the Woodbridge Hotel & Conference Center in Iselin.

Profiles of the winning entries are on the following pages.

A Hamilton Highlight

AAA Mid-Atlantic Inc.

Building Profile

Architect

Fletcher Thompson
Architecture Engineering, LLC
Somerset

Builder

Mack-Cali Realty Corporation
Edison

Mechanical Contractor

Benmar Conditionaire
Corporation
Clifton

Finance Entity

Mack-Cali Realty Corp.
Edison

Nominator

Allen Schectel
Superintendent of Planning
Township of Hamilton



The \$22-million AAA Operations Center is home to 454 employees of AAA Mid-Atlantic. Located at 700 Horizon Drive in Hamilton Township, the 120,000 square-foot facility is the latest addition to the master-planned Horizon Business Center that will consist of nearly 1 million square feet. Mack-Cali Corp. of Edison, the developer of the operations center, is already a corporate leader in the township with eight buildings totaling more than 454,000 square feet.

AAA Mid-Atlantic is renting the building under a 15-year lease. The building is contributing nearly \$500,000 a year in real estate taxes to the town. AAA, the provider of travel, insurance, financial and auto-related services, joins Home Depot, the State of New Jersey and Verizon at the business center. In the coming year, the New Jersey School Boards Association will begin construction of its facility at the location.

AAA Mid-Atlantic's class A office facility, designed by Fletcher Thompson of Somerset, has large floor plates that are broken into two wings to reduce the building's mass and give prominence to the recessed entry point and the two joining wings.

Mack-Cali Corp.'s community involvement in Hamilton Township includes being: a trustee of the Hamilton Partnership, a non-profit corporation fostering the economic development of the township; and a member of the Mercer Regional Chamber of Commerce.

Nestled in Newark

Berkeley College

Building Profile

Architect

Michael Kuybida, IAI
West Paterson

Builder

Olson Construction Co.
Clifton

Mechanical Contractors

C.K. Air Conditioning
Clifton

Finance Entity

RBS Citizens Bank
White Plains, New York

Nominator

Chip Hallock
President & CEO
Newark Regional
Business Partnership



When Berkeley College opened its newest location in January 2007, it resuscitated 536 Broad Street in Newark, a building which was constructed circa 1924 and sat vacant since the 1980s. After a \$9-million renovation and expansion (adding a fourth floor to the three-story building), more than 500 students and faculty members used the facility last year. The economic and community impact of the school is impressive. Estimated fees paid to area businesses for transportation, food and catering services were more than \$170,000 last year. Federal work-study grants in the amount of more than \$66,500 were provided to 12 students involved in campus, community service and literacy positions. Institutional financial aid – scholarships and grants in the amount of \$828,378 – were awarded to 444 students in 2007.

Berkeley allows its campus facility to be used as a free resource to groups such as Leadership New Jersey, Leadership Newark, The Governing Institute of New Jersey, Workforce Investment Board of Newark, Boy Scouts of America and New York Divinity School.

Regarding community involvement, the college is also a sponsor of the New Jersey Performing Arts Center's Sounds of the City events and the Newark Bears professional baseball club. It is also a key player and has implemented the Youth Connection – Newark Goodwill Ambassadors program, which helps young people become leaders and spokespeople in their community.

Hamburg Hospitality

Grand Cascades Lodge

Building Profile

Architect

The RBA Group
Morristown

Builder

Crystal Springs Builders
Hamburg

Mechanical Contractors

T.M. Brennan Contractors
Hamburg

Prestige Plumbing
Randolph

Nasso Electric
Fair Lawn

Finance Entity

M&T Bank
Binghamton, New York

Nominator

Tammie A. Horsfield
President
Sussex County Chamber of
Commerce, Newton



The Grand Cascades Lodge at Crystal Springs Resort, Hamburg, a 250-room luxury hotel, is an opulent revival of the Adirondack-style lodges of a bygone era. The \$35-million complex adds to Crystal Springs' investment of \$500 million at the resort center. Another \$500 million in investments is planned over the next 20 years, for a total investment of \$1 billion in the property.

The architect, the RBA Group of Morristown, took great measures to assure the rustic, yet sophisticated structure is balanced with its pastoral setting. The massive wooden beams, natural stonework and forest green coloring reflect the mountains and densely wooded terrain which surround the lodge.

Employment at the new facility is approximately 175. This increases employment at the resort to more than 1,200, peak season. It is a vital source of employment and taxes for the northwestern region of the state. Local employment supports Crystal Springs' two full-service properties (the existing Minerals Resort & Spa and the new Grand Cascades Lodge) and extensive amenities, including seven championship golf courses, an award-winning wine cellar, biosphere pool complex and world-class dining.

The resort is a supporter of the Highlands Water Protection and Planning Act, and has teamed with U.S.-based Sustainable Travel International to address global warming and offset its greenhouse gas emissions.

Laurels for Fort Lee Facility

Metropolitan Plant & Flower Exchange

Building Profile

Architect

Architectura
Edgewater

Builder

J. Fletcher Creamer & Son, Inc.
Hackensack

Mechanical Contractor

Evco Mechanical Corp.
West Orange

Finance Entity

Bank of New Jersey
Fort Lee

Nominator

Frank A. Patti
Past President
Greater Fort Lee
Chamber of Commerce
Fort Lee



More than a tree grows in Fort Lee, thanks to the Metropolitan Plant & Flower Exchange's new \$6-million garden center on Fletcher Avenue. On what was once a vacant lot is now a facility with more than 21,000 square feet of building and 16,000 square feet of greenhouse space that offers customers a broad variety of plants, flowers and trees.

The business is owned by Frank Vastano, who - over the years - has donated many of the store's natural products to the community, such as trees for Fort Lee's Constitution Park; petunias, geraniums and other flowers for the city's Centennial Clock; and floral centerpieces to the American Cancer Society for its Diamond Ball. Other donations include the Beautiful Foundation USA - Korean Association's I Love Sharing Event and the Juvenile Diabetes Association.

Over the years, Metropolitan Plant & Flower Exchange has provided hundreds of jobs to local residents, as well as hundreds of part-time seasonal jobs to high school students. Presently, the company employs 25 full-time and 15 part-time workers at the location. The company operates two other locations in West Orange and Paramus.

The new building was designed by Edgewater-based Architectura and was constructed by Hackensack-based J. Fletcher Creamer & Son, Inc. The garden center is the only one of its magnitude in the surrounding area. It carries the largest selection of rare and exotic plants and flowers in the vicinity.

First-Class Produce Facility

Paterson Market Growers, Inc.

Building Profile

Architect

L+C Design Consultants PA
Secaucus

Builder

APS Contracting
Paterson

Brockwell and Carrington
Towaco

Mechanical Contractor

L+C Design Consultants PA
Secaucus

Finance Entity

City of Paterson
Urban Enterprise Zone
Program

Nominator

Jan Northrup
Director
City of Paterson



The Paterson Farmer's Market, operated by Paterson Market Growers, has been delivering regionally-grown produce to this ethnically diverse city since the 1930s. Economic downturns and the passing of time, however, had worn down the physical condition of the market.

L+C Design Consultants PA, in conjunction with the City of Paterson, changed all of that with a \$2.1-million renovation plan. Physical work on the existing structure, conducted by APS Contracting, included repair, replacement and cleaning of existing façade brickwork; replacement of old entryways and mismatched canopies; and the installation of new lighting and decorative overhead garage doors.

On the outside, a comprehensive pedestrian improvement plan was undertaken. This included new curbing and sidewalks, installed by Towacao-based Brockwell and Carrington, to protect pedestrians from traffic and enhance their shopping experience as they now browse through vegetable stalls with greater ease. New traffic circulation and parking schemes to reduce traffic, car and truck speeds, and improve the loading of products were also introduced.

The revitalization plan has proven to be a success, as local shoppers and tourists have returned to the market in record numbers, and local businesses have profited. More importantly, the revitalization supports the transitional urban environment and the neighborhoods it flanks.

Kudos for Kearny

Pepsi Bottling Group

Building Profile

Architect

Russo Development
Hackensack

Builder

Russo Development
Hackensack

Mechanical Contractor

Delta Mechanical
Hawthorne

Finance Entity

Prudential Insurance Co.
of America

Nominator

Hon. Alberto Santos
Mayor
Town of Kearny



When the Town of Kearny and the New Jersey Meadowlands Commission looked to redevelop unused industrial sites, both entities agreed upon a 25-acre parcel of land that had been a municipal landfill in the 1940s and 1950s and then had been subject to years of illegal dumping. Russo Development of Hackensack purchased the property in 2003 and remediated the site, which contained PCB- and VOC-contaminated soil. This process included installing a site-wide geotextile membrane, clean soil and various impervious surfaces, including pavement and building foundations. From the ashes of this dumpsite, the Saw Mill Park was born.

The plan then was to develop Class A industrial buildings on the site. When Russo Development presented the idea of attracting the Pepsi Bottling Group, Kearny helped the developer with infrastructure improvements, such as reconstructing the Belleville Turnpike. The town also vacated a right-of-way for Russo so that the company could connect two parcels of land to accommodate the needed 11 acres for the facility. The Meadowlands Commission was instrumental with zoning assistance and other project components.

Russo began constructing the 135,398-square-foot facility in January 2007. A ribbon-cutting ceremony was held in October for the \$20-million site. Pepsi moved into the facility with 150 jobs (125 full-time and 25 part-time). The project is the first step in redeveloping former industrial sites into hubs of economic activity in Kearny.

Time-honored in Trenton

The Roebling Mansion/New Jersey State League of Municipalities Headquarters

Building Profile

Architect

Clarke Caton Hintz
Trenton

Builder

Merrell & Garaguso, Inc.
Swedesboro

Mechanical Contractor

Eagle Mechanical, Inc.
Cherry Hill

Finance Entities

Wachovia,
New Jersey Economic
Development Authority, and
New Jersey Historic Trust

Nominator

Hon. Douglas Palmer
Mayor
City of Trenton



After many years as an empty and derelict building, the New Jersey State League of Municipalities has turned 222 West State Street, Trenton, into a headquarters building that is now a hub of vibrant activity in the city's downtown.

The building is the last grand home that once belonged to members of the Roebling family. It belonged to Ferdinand Roebling, one of the sons of John A. Roebling. John Roebling founded the world-famous company that designed and manufactured the cable for numerous bridges around the world. If it's a famous suspension bridge, such as the Brooklyn Bridge or Golden Gate Bridge, the cables were probably made by the Roeblings in Trenton.

The city, the historic preservation community and the League of Municipalities saved a piece of Trenton's history. The \$5.5-million renovation was designed by Clarke Caton Hintz of Trenton and built by Merrell & Garaguso, Inc. of Swedesboro.

The mansion is not only home to the League, it also provides new office space for other businesses as they locate to the downtown area. Approximately 50 people work at the site. What was once an empty, crumbling building is now a vibrant center that makes a significant contribution to Trenton's renaissance.

Healthcare Headquarters in Bridgewater

sanofi-aventis

Building Profile

Architect

RMJM Hillier
Princeton

Builder

Lehr Construction Corp.
New York, New York

Mechanical Contractor

BP Air Conditioning
Brooklyn, New York

Finance Entity

sanofi-aventis

Nominator

Thomas Sharpe
President and CEO
Somerset County
Business Partnership



When sanofi-aventis wanted to consolidate its U.S. headquarters from the Somerset Corporate Center in Bridgewater and 90 Park Avenue in New York City, it took its 2,000-plus employees from nearby area divisions into consideration by locating its new headquarters to 55 Corporate Drive in Bridgewater.

The global pharmaceutical company completely reconfigured the interior space of an existing three-building complex, while the original architectural design of the complex was retained. The \$48-million project stands on 150 acres off Route 202-206, near Interstates 287 and 78.

The complete 670,000-square-foot renovation, designed by Princeton-based RMJM Hillier and constructed by Lehr Construction Corp. of New York City, included several system upgrades to achieve high energy savings through the use of energy-efficient lighting and heating systems. The project was awarded the sanofi-aventis Climate Change Award, conveyed for initiatives that align with the company's core values for corporate social responsibility through proper sustainable development and environmental awareness.

Since its arrival in Somerset County, sanofi-aventis has supported numerous social and business advocacy initiatives. Its U.S. Corporate Giving efforts are making a difference in the local community by giving aid to targeted health and children's causes through select, charitable, non-profit organizations.

Excellence in East Rutherford

Sheraton Meadowlands Hotel and Conference Center

Building Profile

Architect

BBG-BBGM
New York, New York

Builder

Mc Gowan Builders, Inc.
North Bergen

Finance Entity

Anglo Irish Bank
New York, New York

Nominator

Jim Kirkos
President & CEO
Meadowlands Chamber of
Commerce



After a \$17-million renovation, the 427-room, 20-story Sheraton Meadowlands Hotel and Conference Center reversed an industry-wide downward occupancy trend that followed the 9/11 terrorist attacks. Today, a host of out-of-state business travelers, which comprise 85 percent of the hotel's business, are utilizing the hotel while visiting their corporate or division headquarters in North Jersey.

The renovations, designed by New York-based BBG-BBGM and constructed by North Bergen-based Mc Gowan Builders, Inc., include a complete remake of 12 meetings rooms, two spacious ballrooms and 30,000 square feet of exposition/conference space to house large events under one roof. A contemporary newly-designed lobby welcomes visitors, while the "Chairman's Grill" restaurant, a tribute to New Jersey's own Frank Sinatra, has a superb menu that invites hungry guests. A Starbucks Cyber Café helps visitors stay connected to their offices and families while enjoying coffee breaks. Also upgraded are a swimming pool, fitness center and lounging areas.

The hotel is a constant host of benefits on behalf of Women Rising of Jersey City, SIDS of New Jersey, Special Olympics, the New Jersey Performing Arts Center and North Hudson Division of Youth and Family Services. In addition, the hotel regularly supplies food for homeless and women shelters and annually supports the Toys for Tots program.

The facility employs 200 full-time and 90 part-time workers.

Reflecting Newark's Revival

Washington Park Fidelco, LLC

Building Profile

Architect

Ehrenkrantz, Eckstut + Kuhn
Architects
New York, New York

Builder

Mc Gowan Builders, Inc.
North Bergen

Mechanical Contractor

Mecca Air Company, Inc.
Clifton

Finance Entity

Deutsche Bank Trust Company
Americas
New York, New York

Nominator

Barbara E. Kauffman
Executive Vice President
Newark Regional
Business Partnership



Washington Park Fidelco, LLC, an affiliate of The Fidelco Realty Group, Millburn, purchased the nearly vacant One Washington Park in Newark with plans to reposition the building literally and figuratively in the minds of the community. The front of the building was reoriented to the north side, emphasizing the building's close proximity to neighborhood assets, like the Broad Street rail station and the Bears & Eagles Riverfront Stadium. A new two-story, glass-enclosed atrium entrance was constructed to welcome visitors. The architect, Ehrenkrantz, Eckstut and Kuhn Architects of New York, also removed the perimeter fencing that separated the community from the building.

The renovation, valued at more than \$10 million, raised the building to Class A office space status. With the help of Mc Gowan Builders, refurbishments also included a state-of-the-art fitness center; high-tech conference rooms; an electronic touch-screen building directory; and façade signage and lighting. The building also features renovated common areas, elevators and bathrooms, fiber optic wiring, new heating and cooling systems, and a new electrical fire protection and security system.

More than 470 people work in the building. Some of its tenants include Audible, Inc. and Trademark Plastics. One Washington Park also has a unique arrangement with Rutgers-Newark, in which the university owns 11 floors of the building, encompassing 250,000 square feet, for its business school.

Special Award

Raritan Valley Community College West Building

Building Profile

Architect

SSP Architectural Group, Inc.
Somerville

Builder

Ingrassia Construction Co., Inc.
Middlesex

Construction Manager

Gilbane Building Company
Piscataway

Finance Entities

Somerset & Hunterdon
counties, and the State of New
Jersey

Nominator

Thomas D. Sharpe,
President & CEO
Somerset County Business
Partnership,
Somerville



As the key project arising from a 25-year master plan, the \$10-5 million Raritan Valley Community College (RVCC) West Building in North Branch was built to attract and retain a greater share of Somerset and Hunterdon county students.

The 44,500-square-foot building, with multiple entries, serves as a centralized hub for all students on the RVCC campus. Designed by SSP Architectural Group, Inc. and constructed by Gilbane Building Company, the structure has eight general-purpose classrooms and seven computer labs. It also has three specialized computer labs outfitted for use as a multi-media studio with video editing capabilities, a graphics lab and an open computer lab. Additional amenities include a managed information services help desk, student lounge, conference room and an office suite with nine offices, reception area and workroom.

Larger-than-typical classrooms serve up to 40 students with a design that deviates from traditional lecture-style educational facilities. Oversized desks provide a more business-like conference setting. SSP Architectural Group implemented its Schematic Design and Development Process for the project. This allowed the facility to be completed on time and within budget. Total employment at the facility is 675 (375 full-time and 300 part-time).

Special Award

Visiting Nurse Association of Somerset Hills

Building Profile

Architect

Kimmerle Newman
Architects, PA Group
Morristown

Builder

Frankoski Construction
East Orange

Mechanical Contractor

A.J. Celiano, Inc.
Cranford

Finance Entity

Peapack Gladstone Bank
Gladstone

Nominator

Hon. John Carpenter
Mayor
Bernards Township



The Visiting Nurse Association (VNA) of Somerset Hills' multi-purpose campus and headquarters in Bernards Township allows the organization to expand its services to the growing needs of the Somerset and Morris County communities. It especially addresses one of the country's most vulnerable populations – senior citizens.

The money to acquire the land and construct the facility was raised by VNA's three-year Centennial Campaign. Total project cost was \$5 million. The two-building complex, designed by Kimmerle Newman Architects, Morristown, and built by Frankoski Construction of East Orange, has a campus-like feel, with brick fenestrations and sloping metal roofs. The building was constructed of long span steel, which allowed for column-free interiors, mezzanine space for a volunteer conference room and storage/mechanical space. The interior finishes of the two buildings were carefully picked to reflect the warmth and caring character of the VNA.

The center is helping a senior population that was sometimes isolated by geographically-separated families. VNA and Somerset County officials feel the center will serve as a model for other communities.