

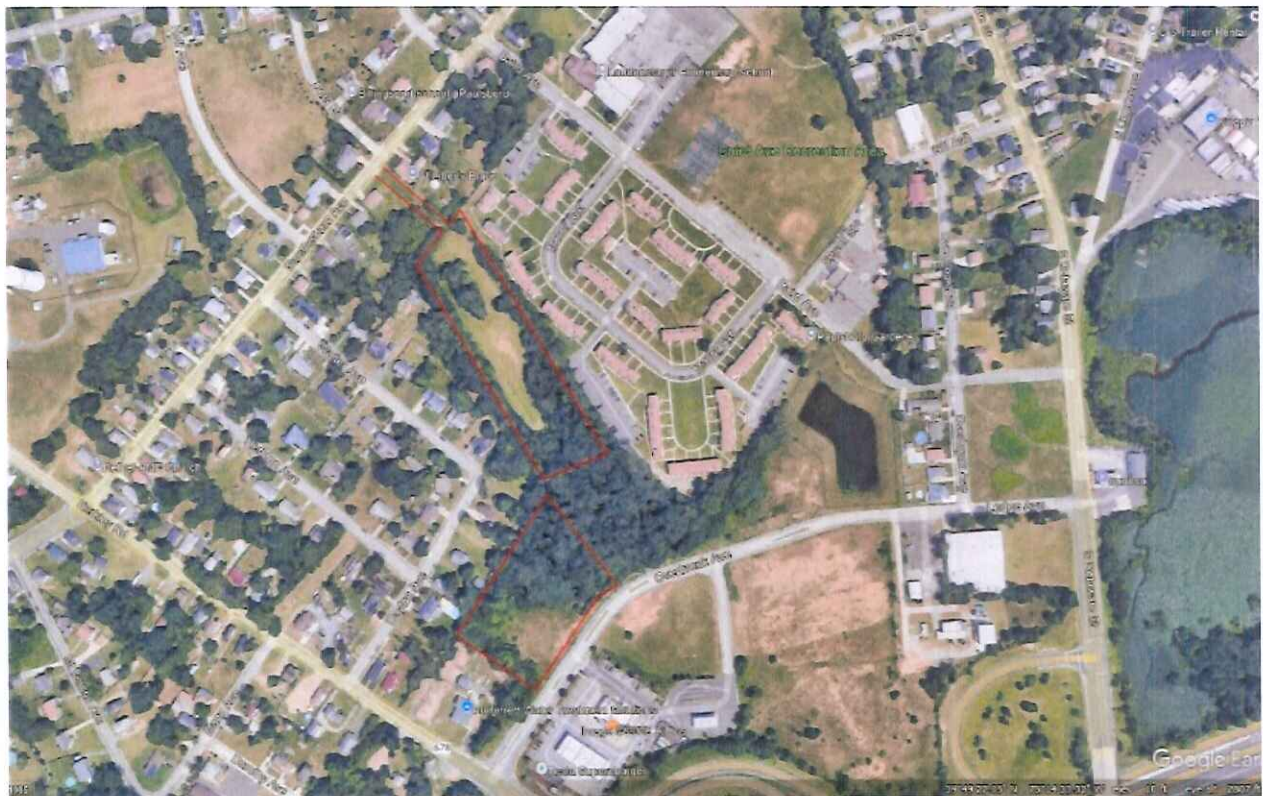
Borough of Paulsboro Redevelopment Projects

1. Major Investment in Paulsboro Gardens – A Milestone for Our Community

Paulsboro Gardens, a 150-unit apartment complex, has been sold to Property Resources Corporation out of New York. This is a major step forward, as the new owners' plan to invest \$12.5 million into a complete overhaul of the complex. The renovation will modernize and improve the living conditions for current and future residents, ensuring quality and dignity in housing.

Equally significant, all the units will be deed-restricted, reinforcing long-term affordability. This project will also make a substantial positive impact on meeting our state-mandated fair share housing obligations, a key priority for our municipality and a step toward equitable community development.

This investment reflects a strong vote of confidence in our community's future and a commitment to revitalization that benefits both residents and the broader region.



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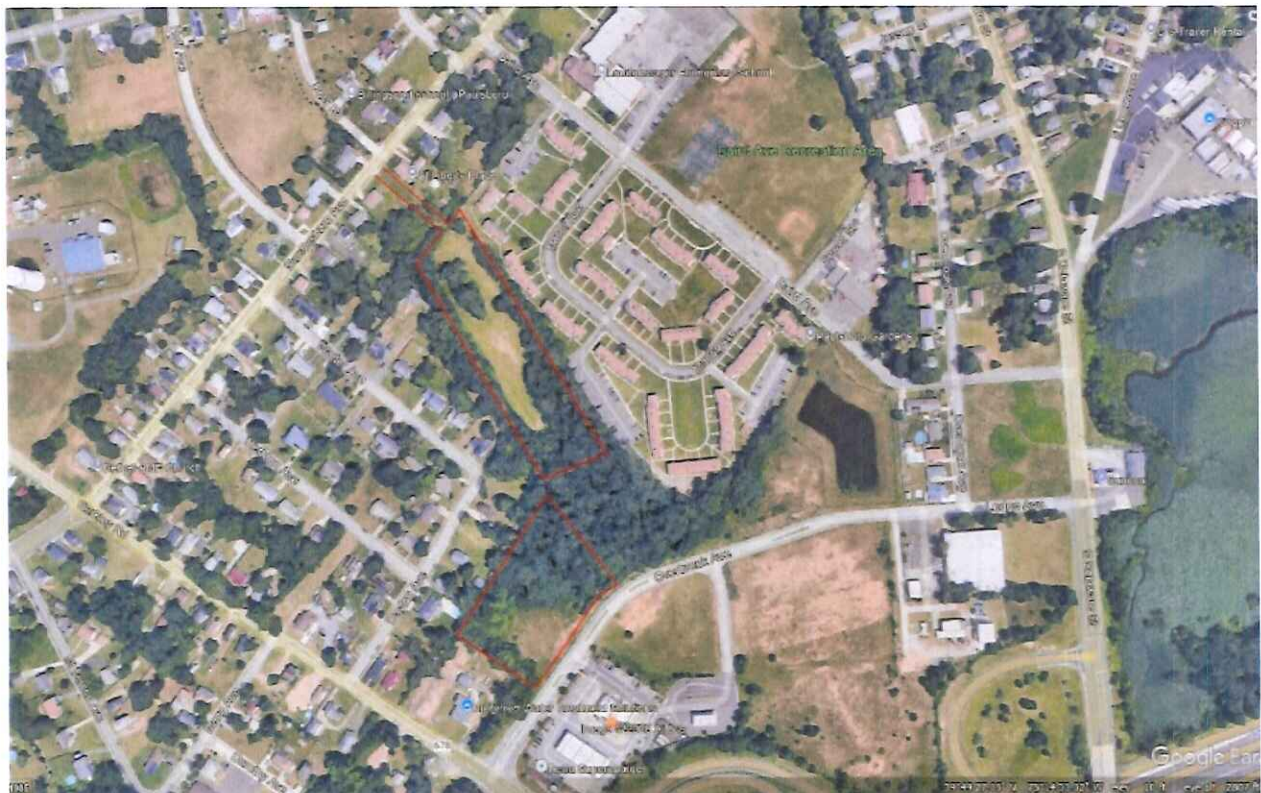
2. As Paulsboro Gardens undergoes a transformative \$12.5 million renovation, another significant milestone in our community's growth and progress.

The Borough of Paulsboro owns a 3.5-acre tract of land directly behind Paulsboro Gardens, and we are now working closely with the Michaels Group to develop something truly historic for our town: Paulsboro's first-ever 55 and over community.

This new development will include 52 affordable, deed-restricted units for low to moderate income seniors, along with a small health care component to support residents' well-being. This is a game changer for Paulsboro, an opportunity to serve our aging population with the dignity, support, and stability they deserve.

The proximity of this new senior community to the newly renovated Paulsboro Gardens creates a powerful synergy in one of our key neighborhoods. This is more than just housing, it's an investment in our people, our future, and our commitment to inclusive, sustainable growth.

This marks a first for Paulsboro, and a proud step forward in addressing both housing needs and quality of life for our residents.



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3. Riverview Brownfield Redevelopment Area

Another major step forward. The Riverview Brownfield Redevelopment Area has officially received grant funding approval from the NJDEP to begin preliminary site investigations as a critical first step toward the safe cleanup and transformation of long neglected land.

Following the investigation phase, we will move directly into site remediation. To lead this transformative project, Borough Council has named Jeffrey Dey of Dynamic Site Redevelopment, LLC to oversee both the cleanup and the development.

The vision for this site is ambitious and exciting:

- Market-rate townhomes
- Open green spaces
- Gazebos and an amphitheater
- And the potential for a waterfront restaurant, bringing new life and economic opportunity to our town.

This is more than just a development project, it is a once-in-a-generation opportunity to revitalize the Billingsport section of Paulsboro, turning underutilized land into a vibrant, welcoming, and thriving community space.

This effort demonstrates our continued commitment to environmental responsibility, smart development, and a brighter future for all of Paulsboro.



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4. Paulsboro Plaza Sold

The Paulsboro Plaza has officially been sold to BSG Management Company, marking a promising turning point for one of our key commercial properties. With renewed energy and vision, the new owner is actively marketing the plaza to attract new tenants and bring life back to this important retail hub.

Among the early prospects is a cannabis retail store, whose business owner recently presented their business plan to Borough Council. While this proposal is still in the very early stages, it reflects the kind of entrepreneurial interest that this new ownership is generating.

While no decisions have been made yet, and Council is carefully considering its options, this is a clear sign that Paulsboro Plaza is once again on the radar as a viable, active commercial center.

5. New Development Approved, at Lodge Avenue Redevelopment Area

We're excited to share another important step forward for economic growth in Paulsboro. The Borough of Paulsboro Joint Land Use Board has officially approved a new car, van, and truck wash facility to be built along Lodge Avenue at the Exit 18 Interchange.

Business owner Ron Davis has purchased privately owned land to make this project a reality. His new facility will not only serve over-the-road truck drivers but also fill a long-standing need in the area for vehicle washing services.

This project is especially significant because Lodge Avenue was designated a Redevelopment Area over 20 years ago, yet only one major business, WaWa was developed during that time. The approval of this new venture represents the first major progress in decades and brings renewed hope for revitalization along this critical corridor.

This project will:

- Generate new ratables for the Borough,
- Provide a much-needed service to residents and truck drivers alike,
- And most importantly, spark momentum for future development in this long-overlooked section of town.

This is a win for Paulsboro, and a sign that our continued efforts toward smart growth and redevelopment are beginning to bear fruit.

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6. Cannabis Retail Store Approved

We're excited to share another important step forward for economic growth and innovation in Paulsboro. The Borough of Paulsboro Joint Land Use Board has officially approved a new Cannabis Retail Store, which will operate within an existing local business site.

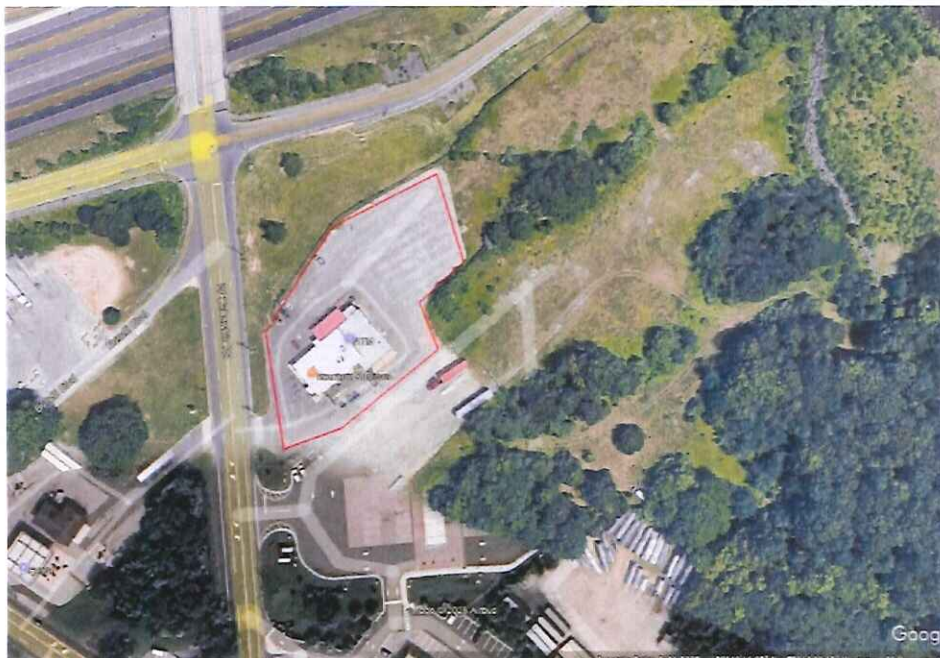
Currently, Bourbon and Brews runs a successful restaurant and bar at this location. The rear portion of the building will now be remodeled to house Garden State Grow Lab, LLC, a licensed cannabis retailer. Garden State will operate the new business, with plans to open in the coming months.

Renovation work is already underway as space is being transformed to meet regulatory and design requirements.

This development represents:

- Smart reuse of existing commercial property,
- A new revenue stream for the Borough,
- And diversification of the local economy with a regulated, high-demand industry.

It also sends a clear signal that Paulsboro is open to forward-thinking, responsible business ventures that meet the needs of today's market while strengthening our local economy.



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7. Major Investment to Transform Key Paulsboro Intersection

Moshe Attias has purchased three buildings at this key corner and has plans to revitalize all three properties:

- The largest building will be remodeled and retrofitted into 10 market-rate apartments, bringing high quality housing to the heart of town.
- The second building, already functioning as an apartment complex, will receive a modern facelift, improving the look and feel of the area.
- The smallest of the three buildings, formerly a deli, will also be renovated and reopened as a deli and convenience store, reintroducing a valuable neighborhood amenity.

This project is important for several reasons:

- It revitalizes a highly visible intersection and enhances the gateway into our downtown area.
- It adds new housing options for residents while supporting walkable, mixed-use development.
- It brings back local retail and services, increasing foot traffic and neighborhood vitality.

This is the kind of forward-looking investment that reflects confidence in Paulsboro's future.



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8. New Businesses to Revitalization of N. Delaware Street

Exciting changes are happening along North Delaware Street, as several new businesses and investments are helping to reshape and revitalize this important corridor in Paulsboro.

Among the new additions:

- Paulie's Bar, bringing new energy and entertainment to the area
- Chasin Smoke, a new smoke shop with local flavor
- A Comic Book Store, adding unique retail variety
- A new plumbing storage building, supporting local trades and infrastructure
- The former WIC building has been sold and will soon open as a new real estate office

These developments are more than just new storefronts; they represent key steps in the ongoing revitalization of Paulsboro. North Delaware Street is part of a designated redevelopment area, and this momentum will bring:

- Much-needed ratables to strengthen our local tax base
- Diverse services and job opportunities for residents
- New life and economic activity to a vital part of town

9. Council Approves Major Affordable Housing Initiative in Paulsboro

The Borough Council has officially approved the sale of borough-owned properties to Gateway Action Partners, marking a significant step forward in our efforts to expand affordable housing and strengthen our community.

Gateway will build approximately 2 new homes (yearly) specifically designed to support low-income families. Equally important, all units will be deed-restricted, ensuring long-term affordability and housing stability for generations to come.

This project is critical for several reasons:

- It directly supports our most vulnerable residents by increasing access to safe, affordable housing
- It reinforces our commitment to equitable community development
- And it makes a substantial impact on meeting New Jersey's fair share housing obligations, a key priority for our municipality

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10. Market-Rate Housing Growth Signals Strong Demand and Community Investment in Paulsboro

The Borough Council has successfully sold over 18 additional borough-owned lots to private builders, continuing our momentum in local redevelopment and housing growth.

These lots are being developed into market-rate homes, several of which have already been built and sold, many at prices well above the traditional market rate for Paulsboro. This is a strong indication that demand for housing in Paulsboro is rising, and more people are choosing to make our community their home.

These sales have generated well over \$200,000 in revenue for the Borough, which is being reinvested directly into our community:

- Supporting local events and celebrations for all residents
- Funding our demolition program, helping to remove blighted, vacant structures that have long impacted our neighborhoods

This initiative represents a win-win for Paulsboro, new homes, rising property values, stronger neighborhoods, and reinvestment in the community.

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11.Code Enforcement Investment Driving Results in Paulsboro

The Borough's investment in our Code Enforcement Office delivers real and measurable results that are improving quality of life throughout our community.

To strengthen enforcement and address long-standing concerns, the Borough hired two full-time Code Officers focused on upholding property maintenance, zoning compliance, and construction standards. Their work is already making a significant difference (6-month review):

- 260 (plus) summonses issued year-to-date, targeting quality-of-life violations
- Over \$125,000 collected in registration and zoning fees
- More than \$44,000 in construction permits processed
- \$20,000 collected from work performed without proper permits
- 165 construction-based permits processed, ensuring legal and safe development
- A total of \$190,000 (plus) has been collected from fees/penalties - YTD

These efforts are making our neighborhoods cleaner, safer, and more attractive. The Code Office's zero-tolerance mindset is helping to hold property owners accountable, eliminate blight, and protect the integrity of our residential and commercial areas.

This continued focus on enforcement and community standards is not only making Paulsboro stronger but also sends a clear message that we care about the quality of life for every resident.

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12. Borough Website Overhaul Approved – A Major Step Toward Better Communication and Accessibility

The Borough Council has officially approved Robert Harrington, Founder and Creative Director of Mach4 Design, LLC, to lead a complete redesign and overhaul of the Borough's website.

This upgrade is a significant investment in how we connect with our residents, businesses, and visitors. The new website will be:

- Much more user-friendly, with simplified navigation and clearer access to key information
- Fully ADA compliant, ensuring accessibility for all users, including those with disabilities
- Optimized for all devices, so users can easily access the site from desktops, tablets, and smartphones

We are currently in the early stages of development, with plans to launch the new site in the coming months. This project is important because it reflects our commitment to transparency, accessibility, and improved communication. A modern, functional website will allow residents to engage with Borough services more efficiently and will serve as a vital tool in supporting our community's needs.

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Finally, one of the most recent highlights was the reopening of Fort Billings Park with the installation of a brand-new playground. This is just the beginning of a series of exciting improvements planned for the park, including a new pavilion, pickleball courts and access to the waterfront. While enhancements are still to come, this reopening marks an important milestone in our efforts to make Fort Billings Park a vibrant and welcoming space for the entire community.

Paulsboro's recent economic development, neighborhood improvements, and operational successes all share a common foundation: a strong and capable leadership team.

In May 2024, the **Mayor and Borough Council** took decisive action by appointing a new Borough Administrator, charged with driving economic growth, enhancing municipal operations, and helping to bring Paulsboro's long-term vision to life. At the same time, a new Chief Financial Officer (CFO) was hired to restore fiscal discipline, increase transparency, and ensure sound financial management.

Building on this momentum, the Borough welcomed a new Treasurer and Qualified Purchasing Agent (QPA) in March 2025. This role plays a critical part in aligning purchasing, budgeting, and financial operations with the Borough's goals for efficiency, accountability, and sustainable growth.

The **Mayor and Council** have provided this leadership team with the resources and support needed to translate vision into results. Their expertise and collaboration have laid the groundwork for:

- Major redevelopment projects
- New housing and business investments
- Enhanced code enforcement and elevated property standards
- Stronger financial health
- A renewed sense of momentum throughout the community

Simply put, none of this progress would be possible without the right people in place. These strategic hires are a testament to the **Mayor and Borough Council's** commitment to professionalism, effective governance, and a brighter future for everyone who lives and works in Paulsboro.

(AND)

****WE are just getting started...*** in the planning stage is working with industry to bring sustainable processes to recycle wasted oils and produce on-road fuels to create a path to the clean energy future; working with a developer to construct more market rate townhomes; actively and aggressively marketing Lodge Avenue and continuing to seek small business opportunities along Delaware Street.