

Bridgeton Economic Development Progress

Whitewave Foods, 70 Rosenhayn Avenue

Whitewave is a subsidiary of Dean Foods and manufactures dairy alternatives for brands such as Silk, Horizon Organic, International Delight, Land o Lakes, Hersheys & Rachels.

A recent increase in business required the construction of a new warehouse measuring 70,000 square feet, which increased the facility from 90,000 square feet to 160,000 square feet. Planned production volume for 2008 represents an increase of approximately 30% over 2007.

Rutgers Food Innovation Center, Route 49

Rutgers broke ground in July 2007 on a 23,000 square foot building that, when completed, will cost a total of \$8 million. This shared-use incubator will be available for entrepreneurs to do cold processing, cold assembly, hot processing and dry processing of food products. In addition, marketing and technology services will be offered giving those using the facility a wide network to collaborate with on a regional, state, federal, national, and international basis. The completion of the facility is slated for summer this year.

Irving Avenue Gas Station, 155 Irving Avenue

This gas station has set unused for many years. An Urban Enterprise Zone project was written to facilitate the removal of underground tanks. The site has been targeted for uses, such as a Mexican Restaurant or a Bridgeton Police substation. Remediation should begin on the site within the next two months. Once remediation is done a decision will be made as to use of the building.

New Jersey Ethanol, Burlington Road Industrial Park

The construction of a 46,120 square foot ethanol plant is being planned on 2.44 acres in the Burlington Road Industrial Park.

Since the passage of the federal energy bill three years ago, and with the support of President Bush, the construction of ethanol plants around the United States, specifically around major corn growing areas has skyrocketed. The legislation encourages the production and use of ethanol, among other alternative energy sources.

Ethanol is cleaner burning than traditional petroleum based gasoline and will allow the U.S. to become less dependent upon foreign oil imports. In broad terms, ethanol is made by fermenting sugar into alcohol and then refining it to fuel grade (200 proof).

NJ Ethanol is a company dedicated to converting sugar waste from the food and beverage industry into fuel grade ethanol, using environmentally friendly methods. This will provide considerable monetary and environmental savings for the food industry in their waste disposal cost.

New Jersey Ethanol is currently waiting for its CAFRA permit and is in the process of talking to the CC Utilities Authority for sewer hook up.

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Laurel Theater, Laurel Street, Downtown Bridgeton

The Laurel Theater is being purchased by Bahri Yilmaz. Mr. Yilmaz owns the BridgeWater Pub in Bridgeton and the Green Olive Restaurant in Hopewell. Plans for the Laurel Theater include renovating the existing building and connecting it with the BridgeWater Pub in order to expand the Pub to do weddings and other large banquets. Mr. Yilmaz will create a garden environment on the property in order to hold outdoor events.

The Ferracute Machine Shop Building, Commerce Street

In 1863, Oberlin Smith was the founded the Ferracute Machine Shop that was originally located at 50 N Laurel Street. In 1873 the Ferracute Machine relocated to the East Lake property. The first shop at that location was only 2,016 square feet, with a connecting octagonal boiler-house 21 feet in diameter. After a fire in 1903, Oberlin Smith, then 63 years old, planned a new plant. He opened in the building that stands on the property now in 1905.

Being a historic structure, the Ferracute Machine Shop building and the small office building are on the state and federal historic registers. This leaves the City with some challenges regarding the way the site can be used.

The first step is remediation of any hazardous material – studies show there is very little to be done. Once that has been taken care of, an RFP can be put out for the development of the site.

A recent collaboration of professionals sited uses such as a World Gym, Solar Energy Production Site and a mixed use facility. Whatever the end use is, our office feels the Ferracute area is an important spot to renovate.

Sandi Zapolski, Director
City of Bridgeton
Office of Planning & Development