

**NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY**  
**AGENDA**  
**March 14, 2006**

1. **NOTICE OF PUBLIC MEETING**
2. **ROLL CALL**
3. **APPROVAL OF PREVIOUS MONTH'S MINUTES**
4. **CHIEF EXECUTIVE OFFICER'S MONTHLY REPORT TO THE BOARD**
5. **BOND PROJECTS**  
**(\* A Public Hearing is being conducted for these projects.)**

**Bond Resolutions**

**PROJECT:** The Acorn Montessori School Inc. **APPL.#16457**  
**LOCATION:** Clinton Twp./Hunterdon Cty. **BUSINESS:** Not-for-profit co-educational  
Montessori school  
**PROCEEDS FOR:** bldg. acqui.  
**FINANCING:** \$2,700,000 Tax-exempt bond

**PROJECT:** M & A Holdings, LLC\* **APPL.#17122**  
**LOCATION:** Camden City/Camden Cty. **BUSINESS:** Mfr. of steel  
**PROCEEDS FOR:** equip. purch.  
**FINANCING:** \$2,100,000 Tax-exempt bond

**PROJECT:** Pennsauken Senior Living, LLC **APPL.#17119**  
**LOCATION:** Pennsauken Twp./Camden Cty. **BUSINESS:** Independent living facility  
**PROCEEDS FOR:** \$12,000,000 Series A Taxable bonds, \$3,000,000 Series B Taxable bonds  
**FINANCING:** bldg. acqui. & renov.

**Combination Preliminary and Bond Resolutions**

**PROJECT:** Dilmax, LLC for the benefit of Novell Enterprises, Inc.\* **APPL.#17143**  
**LOCATION:** Rahway City/Union Cty. **BUSINESS:** Mfr. & designer of jewelry  
**PROCEEDS FOR:** bldg. acqui. & renov./equip. purch.  
**FINANCING:** \$1,500,000 Tax-exempt bond

**Preliminary Resolutions**

**PROJECT:** CST Products, LLC **APPL.#17189**  
**LOCATION:** Oldmans Twp./Salem Cty. **BUSINESS:** Mfr. of wall products  
**PROCEEDS FOR:** bldg. constr./equip. purch

**PROJECT:** New Dimensions Community Development **APPL.#17183**  
Corporation for the benefit of Yes, Lord Ministry  
**LOCATION:** Newark City/Essex Cty. **BUSINESS:** Not-for-profit community  
development corporation  
**PROCEEDS FOR:** bldg. constr.

**PROJECT:** Paddock Realty LLC for the benefit of Titanium **APPL.#17169**  
Industries, Inc.  
**LOCATION:** Boonton Twp./Morris Cty. **BUSINESS:** Titanium fabricator  
**PROCEEDS FOR:** bldg. acqui. & renov.

**PROJECT:** 686 Passaic Avenue, L.L.C. **APPL.#17171**  
**LOCATION:** West Caldwell Boro./Essex Cty. **BUSINESS:** Assembler & installer of  
replacement windows  
**PROCEEDS FOR:** bldg. acqui. & renov./equip. purch.

**PROJECT:** Stellar Building Products, Inc. **APPL.#13579**  
**LOCATION:** North Bergen Twp./Hudson Cty. **BUSINESS:** Mfr. of replacement windows  
and doors  
**PROCEEDS FOR:** bldg. acqui. & renov./equip. purch.

**PROJECT:** Sultan Healthcare, Inc. **APPL.#17173**  
**LOCATION:** Englewood City/Bergen Cty. **BUSINESS:** Mfr. of pharmaceuticals  
**PROCEEDS FOR:** bldg. renov./equip. purch.

**PROJECT:** Superflex Ltd. **APPL.#17130**  
**LOCATION:** Edison Twp./Middlesex Cty. **BUSINESS:** Mfr. of reinforced hoses  
**PROCEEDS FOR:** bldg. acqui. & renov./equip. purch.

**PROJECT:** The Frisch School **APPL.#17196**  
**LOCATION:** Paramus Boro/Bergen Cty. **BUSINESS:** Not-for-profit Jewish high  
school  
**PROCEEDS FOR:** bldg. constr. & renov.

**PROJECT:** RBD Property Management LLC for the benefit **APPL.#17192**  
of D&N Machine Manufacturing, Inc.  
**LOCATION:** West Deptford Twp./Gloucester Cty. **BUSINESS:** Mfr. of sheet metal  
**PROCEEDS FOR:** bldg. acqui. & renov./equip. purch.

## 6. LOANS/GRANTS/GUARANTEES

### Statewide Loan Pool Program

**PROJECT:** 5011 Circle Associates, LLC for the benefit **APPL.#17132**  
of All American Camper and RV, LLC and Monmouth  
Equipment and Service Company, Inc.  
**LOCATION:** Farmingdale Boro./Monmouth Cty. **BUSINESS:** Recreational vehicle company  
**PROCEEDS FOR:** bldg. acqui.  
**FINANCING:** \$2,000,000 bank loan with a 25% (\$500,000) Authority participation and a five  
year, 25% guarantee of principal outstanding not to exceed \$375,000.

### **Local Development Financing Fund**

**PROJECT:** People For Animals, Inc. **APPL.#17109**  
**LOCATION:** Hillside Twp./Union Cty. **BUSINESS:** Not-for-profit animal clinic  
**PROCEEDS FOR:** bldg. acqui.  
**FINANCING:** \$300,000 bank loan with a \$125,000 Authority participation

### **Economic Recovery Board for Camden**

**PROJECT:** M & A Holdings Co., L.L.C. **APPL.#17125**  
**LOCATION:** Camden City/Camden Cty.  
**PROCEEDS FOR:** equip. purch.  
**FINANCING:** \$900,000 Economic Recovery Board for Camden loan program

**PROJECT:** The Heart of Camden **APPL.#16954**  
**LOCATION:** Camden City/Camden Cty.  
**PROCEEDS FOR:** constr.  
**FINANCING:** \$1,150,000 Economic Recovery Board for Camden grant program

**PROJECT:** YMCA of Camden County, NJ **APPL.#17094**  
**LOCATION:** Camden City/Camden Cty.  
**PROCEEDS FOR:** bldg. renov.  
**FINANCING:** \$552,968 Economic Recovery Board for Camden grant program

**PROJECT:** Camden Redevelopment Agency (Carnegie Library) **APPL.#15441**  
(The Terraces)  
**LOCATION:** Camden City/Camden Cty.  
**MODIFICATION:** to include the acquisition of 14 vacant lots on Arlington Street as a part of the Terraces Project and the reallocation of ERB funds

### **NJDEP Petroleum Underground Storage Tank Program Grants**

**PROJECT:** Bloomfield College **APPL.#17194**  
**LOCATION:** Bloomfield Town/Essex Cty.  
**PROCEEDS FOR:** site remediation  
**FINANCING:** \$122,715 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

**PROJECT:** Ronald Ciuffreda and Judith Ciuffreda **APPL.#16946**  
**LOCATION:** Mendham Boro./Morris Cty.  
**PROCEEDS FOR:** site remediation  
**FINANCING:** \$35,173 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

**PROJECT:** Carmen Colon **APPL.#17110**  
**LOCATION:** Clifton City/Passaic Cty.  
**PROCEEDS FOR:** site remediation  
**FINANCING:** \$13,514 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

**PROJECT:** Ann Coppola **APPL.#15557**  
**LOCATION:** Margate City/Atlantic Cty.  
**PROCEEDS FOR:** site remediation  
**FINANCING:** \$68,424 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

**PROJECT:** Frank Giardina and Eileen Giardina **APPL.#17007**  
**LOCATION:** Sparta Twp./Sussex Cty.  
**PROCEEDS FOR:** site remediation  
**FINANCING:** \$69,452 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

**PROJECT:** John Gurnari and Christina Gurnari **APPL.#17091**  
**LOCATION:** Paterson City/Passaic Cty.  
**PROCEEDS FOR:** site remediation  
**FINANCING:** \$7,433 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

**PROJECT:** Anthony Keastead **APPL.#17111**  
**LOCATION:** Mount Olive Twp./Morris Cty.  
**PROCEEDS FOR:** site remediation  
**FINANCING:** \$9,066 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

**PROJECT:** Laura Kelly **APPL.#17092**  
**LOCATION:** Rutherford Boro./Bergen Cty.  
**PROCEEDS FOR:** site remediation  
**FINANCING:** \$12,724 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

**PROJECT:** Estate of Anna Mazzillo **APPL.#17155**  
**LOCATION:** Newark City/Essex Cty.  
**PROCEEDS FOR:** site remediation  
**FINANCING:** \$9,149 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

**PROJECT:** Michal McLeod and Viola McLeod **APPL.#17034**  
**LOCATION:** Trenton City/Mercer Cty.  
**PROCEEDS FOR:** site remediation  
**FINANCING:** \$10,929 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

**PROJECT:** Frank Mc Nulty and Diane Mc Nulty **APPL.#17116**  
**LOCATION:** Vernon Twp./Sussex Cty.  
**PROCEEDS FOR:** site remediation  
**FINANCING:** \$10,550 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

**PROJECT:** Ness, Inc. for the benefit of Paul's Chatham Texaco **APPL.#15899**  
**LOCATION:** Chatham Twp./Morris Cty.  
**PROCEEDS FOR:** site remediation  
**FINANCING:** \$34,577 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

**PROJECT:** Saint Peter's College **APPL.#17181**  
**LOCATION:** Jersey City/Hudson Cty.  
**PROCEEDS FOR:** site remediation  
**FINANCING:** \$334,655 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

**PROJECT:** Michael Scaglione and Tracy Scaglione **APPL.#16912**  
**LOCATION:** Wayne Twp./Passaic Cty.  
**PROCEEDS FOR:** site remediation  
**FINANCING:** \$5,933 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

**PROJECT:** Edward Thomas **APPL.#17082**  
**LOCATION:** Carteret Boro./Middlesex Cty.  
**PROCEEDS FOR:** site remediation  
**FINANCING:** \$7,444 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

**PROJECT:** Toledo's Livery Service **APPL.#16645**  
**LOCATION:** Paterson City/Passaic Cty.  
**PROCEEDS FOR:** site remediation  
**FINANCING:** \$73,335 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

The next item was the Petroleum Underground Storage Tank Program's Delegated Authority Approvals. **(For Informational Purposes Only.)**

**Hazardous Discharge Site Remediation Fund Program**  
**Municipal Grant**

**PROJECT:** Township of Jefferson **APPL.#17093**  
(Former Contex Fuel Company)  
**LOCATION:** Roxbury Twp./Morris Cty.  
**PROCEEDS FOR:** site remediation  
**FINANCING:** \$30,486 NJDEP Hazardous Discharge Site Remediation Municipal grant

7. **BUSINESS EMPLOYMENT INCENTIVE PROGRAM**

**PROJECT:** AJM Packaging Corporation **APPL.#17159**  
**LOCATION:** Vineland City/Cumberland Cty. **BUSINESS:** Mfr. of paper products  
**GRANT AWARD:** 80% Business Employment Incentive grant, 10 years

**PROJECT:** Blue and White Foods, LLC **APPL.#17163**  
**LOCATION:** Vineland City/Cumberland Cty. **BUSINESS:** Mfr. of Mediterranean spreads  
**GRANT AWARD:** 65% Business Employment Incentive grant, 10 years

**PROJECT:** JE Berkowitz, LP **APPL.#17160**  
**LOCATION:** Oldmans Twp./Salem Cty. **BUSINESS:** Glass fabricator  
**GRANT AWARD:** 30% Business Employment Incentive grant, 10 years

**PROJECT:** New York Produce, Inc. **APPL.#17133**  
**LOCATION:** Secaucus Town/Hudson Cty. **BUSINESS:** Wholesaler of tomatoes  
**GRANT AWARD:** 75% Business Employment Incentive grant, 10 years

**PROJECT:** The Northern Trust Company **APPL.#17164**  
**LOCATION:** Jersey City/Hudson Cty. **BUSINESS:** Private banking firm  
**GRANT AWARD:** 70% Business Employment Incentive grant, 10 years

**PROJECT:** Outsourcing Services Group, LLC **APPL.#17157**  
**LOCATION:** Piscataway Twp./Middlesex Cty. **BUSINESS:** Mfr. of healthcare items  
**GRANT AWARD:** 65% Business Employment Incentive grant, 10 years

**PROJECT:** Quaker Photo Services, Inc. **APPL.#17156**  
**LOCATION:** Moorestown Twp./Burlington Cty. **BUSINESS:** Digital imaging company  
**GRANT AWARD:** 60% Business Employment Incentive grant, 10 years

**PROJECT:** True Partners Consulting, LLC **APPL.#17108**  
**LOCATION:** Roseland Boro./Essex Cty. **BUSINESS:** Consulting services  
**GRANT AWARD:** 55% Business Employment Incentive grant, 10 years

## 8. **BOARD MEMORANDUMS**

The next item was the approval of the following loans under the New Jersey Business Growth Fund Program: G&B Partners, LLC (GR Packaging, Inc.), Ralf's Heating & General Contractor, Inc., Semels Embroidery, Inc., Sispro, LLC, and SNECON, LLC and Ricetz Corporation.  
**(For Informational Purposes Only)**

The next item was the approval of the amendments to the Technology Business Tax Certificate Program and authorization to submit amendments to the program rules for promulgation in the New Jersey Register, subject to final review and approval by the Office of the Attorney General and the Office of Administrative Law.

## 9. **REAL ESTATE**

The next item was the approval to amend and extend the Letter of Intent between the Authority and University Heights Science Park, Inc to commence the Design Development Phase of the Digital Century Center Project.

## 10. **PUBLIC COMMENT**

## 11. **EXECUTIVE SESSION**

## 12. **ADJOURNMENT**