

Program Overview

The NJ Cool Program provides financial assistance to commercial, industrial, and institutional building owners and tenants undertaking retrofit construction projects that reduce operating greenhouse gas emissions from existing buildings, as well as implementing other energy efficiency measures or on-site renewables. Eligible projects must be within State-designated Overburdened Community and Adjacent Community census blocks, or the original pilot municipalities of Newark, Edison, and Atlantic City.

Project Overview

Location Edison, NJ	Total Project Cost \$3.4 million
Building Owner Edison 27 Investors, LLC	NJ Cool Funding Received \$1 million
Building Type Multi-Tenant Commercial/Office	Building Size 250,000 sq ft
Project Completion June 2025	Project Area 157,000 sq ft



Project Scope



Fuel Switching

Replaced one natural gas-fired rooftop HVAC unit with electric unit



Efficiency

Replaced five existing electric rooftop HVAC units with more efficient models and installed new efficient HVAC system controls to optimize usage



"We are thrilled to receive this NJ Cool funding to modernize our building's HVAC systems and enhance energy efficiency."

"Energy conservation and sustainability are top priorities for us, and this project will reduce emissions, lower costs, and create a greener environment for our tenants."

David Elkouby, partner at American Equity Partners

Project Team

General Contractor

J.W. Poole Inc.

Consultant

Guardline USA

Estimated Project Impact

Estimated Environmental Impact



Annual On-Site Emissions
Avoided: 257 metric tons CO₂e



Lifetime On-Site Emissions
Avoided: 3,853 metric tons CO₂e



High-GWP Refrigerant
Removed: 1,028 pounds

Economic Impact



Construction Employment:
269 work hours of
prevailing wage labor

Estimated Annual Energy Savings



Natural Gas:
47,600 therms



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