

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 \$325,440
Building Owner Samarpan at Edison LLC	NJ Cool Funding Received \$135,220
Building Type Commercial Retail	Building Size 1,971 sq ft
Project Completion June 2025	



Project Scope



Fuel Switching

Replaced two existing natural gas fired rooftop HVAC units with two air-source heat pumps



Efficiency

Installed dual enthalpy economizer, electronic commutated motor for supply fan, upgraded interior/exterior to LED lighting, and installed new ductwork/insulation



“With the support of the NJ Cool grant, we are taking meaningful action to combat climate change by reducing emissions and improving energy efficiency.”

“This initiative reflects our ongoing commitment to environmental stewardship and a more sustainable future for New Jersey.”

Himanshu Patel, partner at Samarpan at Edison LLC (DBA Dunkin’)

Project Team

General Contractor

PYB Consulting LLC

Estimated Project Impact

Estimated Environmental Impact



Annual On-Site Emissions
Avoided: 1.6 metric tons CO₂e



Lifetime On-Site Emissions
Avoided: 23 metric tons CO₂e



High-GWP Refrigerant
Removed: 32.5 pounds

Economic Impact



Construction Employment:
156 work hours of
prevailing wage labor

Estimated Annual Energy Savings



Natural Gas:
297 therms



Grid Electricity:
51,674 kWh



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