

WHAT YOU NEED TO KNOW



What is the New Jersey Wind Port project?

The New Jersey Wind Port is a major proposed green infrastructure development in Lower Alloways Creek, New Jersey. The project will support offshore wind projects up and down the East Coast, giving it the potential to bring up to 1,500 new high-quality jobs and \$500 million of economic activity to South Jersey and the state annually. It will be the largest investment in Salem County in a generation.

The Port is set to be the first purpose-built offshore wind (OSW) port in the United States. Lower Alloways Creek is among the few locations on the East Coast that can meet the unique requirements for offshore wind manufacturing and component staging, assembly, and transportation (collectively known as "marshalling"). Current models of offshore wind turbines are nearly as large as the Eiffel Tower and weigh thousands of tons. To accommodate the massive scale of these projects, ports must meet a variety of unique requirements, including no vertical restrictions like bridges or power lines, a heavy-lift wharf, ample development space to accommodate future-generation turbines that are larger and heavier, and close proximity to offshore wind farms in the Atlantic Ocean.



What will be built at the New Jersey Wind Port and when will it be built?

This 200-acre Port will be home to manufacturing and marshalling areas that can serve the offshore wind industry across the East Coast. Manufacturing facilities at the Port will produce and assemble major components such as turbine blades and nacelles, which house the power generating components of the turbine. At the marshalling port, wind turbines will be staged and shipped out vertically on vessels for installation in the Atlantic Ocean.

The Port will be constructed in two phases between 2021 to 2026 and will create hundreds of union construction jobs. Phase I is targeted to be completed by 2023 and includes construction of a 30-acre marshalling port and wharf along with a 25-acre manufacturing area. Building the marshalling port first is key to anchoring future offshore wind manufacturing in New Jersey as manufacturers want to produce as close to the marshalling port as possible to reduce transportation and storage costs. Phase II will add 160 acres of expanded marshalling space and multiple manufacturing facilities. It is expected to become operational between 2024 and 2026.

Why is New Jersey doing this now?

Offshore wind is a rapidly growing industry and the East Coast is set to be the epicenter of the next wave of growth, with states committing to installing more than 25 gigawatts (GW) of offshore wind generation capacity by 2035 – enough to power more than 17 million homes. This is a once-in-a-generation opportunity that will bring an estimated \$100 billion in capital investment to the East Coast, yet the region's existing port facilities are insufficient to meet the demand. The New Jersey Wind Port will help make New Jersey the epicenter of the East Coast offshore wind industry, bringing thousands of jobs and millions of dollars to communities across the state.

In addition to the Port, New Jersey has other key characteristics needed for offshore wind success, including a highly skilled workforce and unparalleled location at the heart of the Mid-Atlantic. Adding the Port will help create a "hub" of manufacturing activity and marshalling that will have capacity to service New Jersey's first offshore wind project – Ocean Wind – in 2023, the planned 7.5 GW of committed offshore wind projects in New Jersey, and projects in other states.





How will this project benefit the State, South Jersey, and Salem County?

The State envisions this investment as a transformative opportunity to create an offshore wind industry hub where new and existing New Jersey-based businesses can locate and take advantage this rapid growth opportunity. At full build out, the New Jersey Wind Port project would create up to 1,500 high-quality permanent jobs and increase economic activity in South Jersey by more than \$500 million annually. Working families and businesses in the area will benefit from this long-term investment.

Most jobs at the Port would not require a college degree. Workers will need trade or skill certifications, like welding or an electrician license. New Jersey's highly skilled workforce is already well-suited to fill these jobs and the State is mobilizing our robust workforce development infrastructure to prepare more workers for opportunities in the offshore wind industry.

How was the Lower Alloways Creek site chosen?

The Port will be located on the eastern shore of the Delaware River in Lower Alloways Creek, Salem County, approximately seven-and-a-half miles southwest of the City of Salem. The Port site is adjacent to PSEG's Hope Creek Nuclear Generating Station.

The State chose the Lower Alloways Creek site after a 22-month long feasibility analysis led by the New Jersey Economic Development Authority (NJEDA). The site has no overhead restrictions, is far from residential areas, and is close to wind farm lease areas, which will allow it to meet the industry's long-term needs, provide a strong economic return, and benefit the local community.

How much will the project cost?

The NJEDA estimates the project will cost \$300-400 million. The Authority is working with the New Jersey Department of Treasury to confirm the financing approach that offers the greatest overall value for the State and meets project timing objectives. Both public financing and privately-financed public private partnership (P3) options are being considered.

Who is managing the project?

The NJEDA is leading the development of the project on behalf of the State and coordinating with key departments and agencies such as the Governor's Office, the Department of Treasury, and the Board of Public Utilities. Globally, governments often lead offshore wind port projects to accommodate their high upfront costs and planning and permitting complexities.

Further, the State and NJEDA are committed to setting a new standard for equitable access to opportunity and inclusion of minority and women workers.

Will this project impact the local environment?

Lower Alloways Creek is a man-made island that includes previously disturbed areas that are developed with nuclear power units, associated infrastructure, and confined disposal facilities for dredge spoils. The site also consists of freshwater and coastal wetlands and state open waters. It is adjacent to the Mad Horse Wildlife Management Area.

The project is currently undergoing environmental pre-permitting review to ensure that project plans are complete. It will then undergo a thorough review for compliance with environmental laws and regulations. The proposed activities to construct and operate the Port must comply with the rules and regulations governing environmentally sensitive areas. An initial review indicates that the project will require several permits from the DEP and consultations with stakeholders and several federal agencies.



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