

The Greater Paulsboro Energy Companies



Economic Impact Analysis Report

Prepared by:
Steve Sweeney Center
for Public Policy,
Rowan University

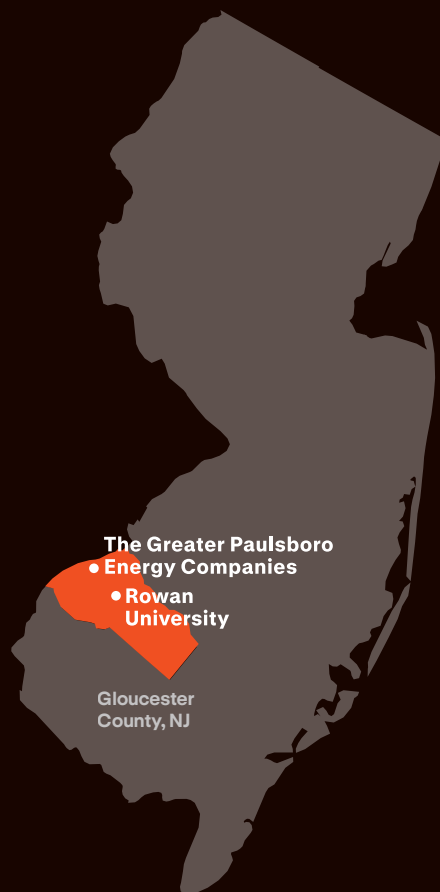


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Greater
Paulsboro
Energy
Companies | 2026





Contents

Historical Perspective	p. 02
Purpose of the Economic Impact Study	p. 03
Executive Summary	p. 04

PROJECT OVERVIEW

Integrated Capabilities	p. 06
Economic and Strategic Relevance	p. 06
Charitable and Community Contributions	p. 07
Environmental Stewardship	p. 07

INDUSTRY CONTEXT & REGIONAL ROLE

Regional Industry Overview	p. 08
Facility & Co-Located Entities Summary	p. 09

ECONOMIC IMPACT RESULTS

Operational Economic Footprint	p. 11
Benchmarking Analysis	p. 12

TAX IMPACT SUMMARY

p. 14

GPEC MEMBER'S ECONOMIC FOOTPRINT: LOCAL AND COUNTY

Importance of GPEC to Host Local Economies	p. 16
Importance of GPEC to the Gloucester County Economy	p. 17

GREATER PAULSBORO ENERGY COMPANIES — GPEC

Paulsboro Refining Company	p. 20
PBF Logistics Products Terminal Paulsboro	p. 21
CPI Operations LLC Terminal	p. 22
ExxonMobil Paulsboro Lubricant Blend Plant	p. 23
Repauno Port and Rail Terminal / Delaware River Partners	p. 24
Energy Transfer -Eagle Point Terminal	p. 25
Sunoco LP	p. 25

METHODOLOGY

Input-Output Modeling Framework — IMPLAN	p. 26
Direct Expenditure Data Inputs	p. 26

CONCLUSION & POLICY IMPLICATIONS

Key Strategic Takeaways	p. 28
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Appendices

Appendix A: IMPLAN Methodology and Assumptions	p. 32
Appendix B: Glossary of Economic Terms	p. 33

Historic Perspective

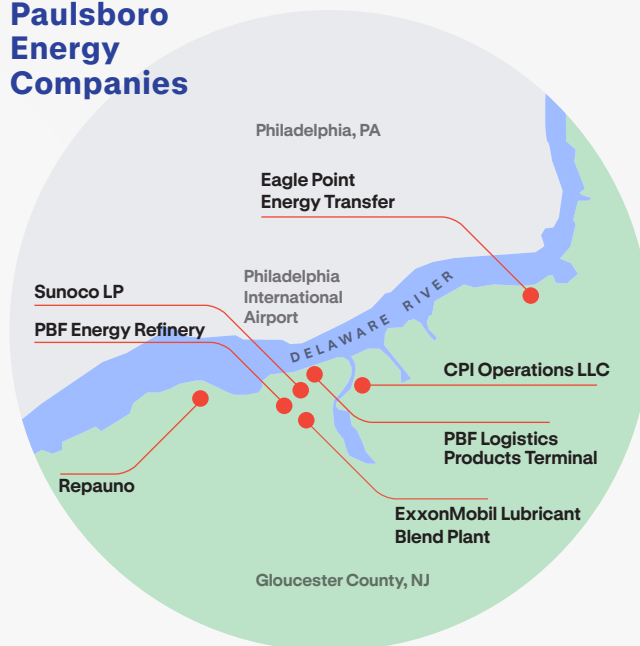
The petroleum industry in Gloucester County, New Jersey, reflects a history of entrepreneurship and industrial growth along the Delaware River, directly across from the Philadelphia airport. Gloucester County is located in southwest New Jersey.

Because New Jersey lacks natural deposits of crude oil, this area of Gloucester County's history is rooted entirely in refining, deepwater shipping, petrochemicals, and world changing lubricant research, development, and production.

Over the past 10 years, the County has transitioned from a predominantly rural "garden patch" into a major mid-Atlantic industrial and logistics powerhouse, with the Delaware River and Interstate 295 corridor shaping a highly diverse economic history. Since ground was broken for the Paulsboro Refinery in 1916, the industrialized banks of the Delaware River in Paulsboro; Gibbstown in Greenwich Township; and West Deptford, have served as a critical gateway for supplying fuels, lubricants, and other refined products to South Jersey and East Coast markets

The five primary industries in Gloucester County that have generated the largest economic impact over the past century include:

The Greater Paulsboro Energy Companies



**Agriculture
& Food
Processing**



**Refining,
Petrochemicals,
and Heavy
Manufacturing**



**Transportation,
Logistics &
Bulk Storage**



**Higher
Education**



**Healthcare &
Life Sciences**

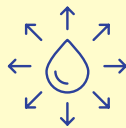
The Purpose of this Economic Impact Study

This economic impact study was commissioned by the Greater Paulsboro Energy Companies (GPEC), which comprise the Paulsboro Refining Company, CPI Operations, PBF Logistics Products Terminal Paulsboro, ExxonMobil Lubes Plant, Repauno Port & Rail Terminal, Sunoco LP property, and Energy Transfer Eagle Point Terminal.

This data-driven study is a collaboration between GPEC members and staff with the Steve Sweeney Center for Public Policy at Rowan University, as well as representatives from Rowan University's Departments of Political Science and Economics, Communications and Graphic Design, and Engineering.

The study shows the benefits GPEC members and their employees provide to the region, including:

Supply chains: Fuels and lubricants that drive South Jersey's economy:
+ Byproducts like asphalt for roads and petrochemical building blocks.



Modern logistics: Hubs for energy products, roll-on/roll-off, project and bulk cargo, terminaling, bulk storage, and logistics.



Financial: Jobs, taxes, fees, and other revenue streams support government entities, as well as contractors, vendors, and other suppliers in the region that serve GPEC members.



This study aims to measure how GPEC facilities affect the region's economy. The goal is to help elected officials and the public see how these facilities support, the local and state economy, and modern life and mobility, both now and in the future.

A roadmap for smart policies and potential legislation, the study complements Gov. Sherrill's economic development program that encourages energy affordability, reducing regulatory barriers, and boosting New Jersey's competitiveness. Without GPEC members' refinery, terminals, and logistics facilities distributing fuel, lubricants, asphalt, and other products by truck, rail, or vessel, the regional economy would face significant losses.

GPEC member companies are vital to the South Jersey and lower Delaware River regional economies because they are a catalyst for regional development and prosperity. The jobs they provide and taxes they pay support local communities, public schools, and first responders, while also funding youth activities, community events, and other volunteer programs.

GPEC members create and provide products critical to modern life and mobility, but their role in the local economy and quality of life is often overlooked. To address this, the study was launched to show how important GPEC members are to the region's economy and why supporting them matters, especially as demand for safe, reliable, and affordable energy, transportation, and storage and logistics grows.

Rowan University, Gloucester County's largest employer, is a key partner in this economic impact study, which was developed as a project of the Steve Sweeney Center for Public Policy, working closely with Rowan University's Department of Political Science and Economics, Henry M. Rowan College of Engineering, and Rowan's Communications and Graphic Design team. The lead economists for the study were Stuti Jha, Ph.D., and Kul Kapri, Ph.D., both Associate Professors of Economics in Rowan's Ric Edelman College of Communication, Humanities and Social Sciences, working with Mark Magyar, Director of the Sweeney Center, and Yolanda Mack, Ph.D., Associate Dean for Industry Partnerships and Workforce Development, Henry M. Rowan College of Engineering.

Executive Summary

The Greater Paulsboro Energy Companies (GPEC) in Gloucester County, New Jersey, play a vital role in South Jersey's industrial economy and the Delaware River's, energy, and logistics networks. As a result of industry consolidation, these facilities supply essential products to South Jersey and the entire East Coast.

GPEC members are the Paulsboro Refining Company, CPI Operations, PBF Logistics Products Terminal Paulsboro, ExxonMobil Lubes Plant, Repauno Port & Rail Terminal, Sunoco LP property, and Energy Transfer Eagle Point Terminal.

Together, these companies create a unique industrial presence in Gloucester County. They focus on down-stream production and the mid-stream distribution of petroleum products along the East Coast. The area also features modern logistics hubs that store and supply energy products, handle roll-on/roll-off and bulk cargo, and provide bulk storage, terminaling, and logistics.

This study demonstrates how activities at these facilities extended beyond their immediate operations to create a significant economic impact through regional supply chains, as well as corporate and household spending.

As an academic analysis, the study uses data from the last full year for which all relevant economic statistics are available from each company, in this case 2023. The Center utilized the IMPLAN input-output framework to analyze data provided by GPEC companies.

The results show GPEC facilities support 2,855 jobs, **\$265.9 million** in labor income, **\$437.8 million** in value added to the State's economy, and \$813.7 million in total economic output flowing across New Jersey, helping families, workers, and local businesses thrive. Overall, the GPEC supports 16.5% of the entire local job market across Paulsboro, Greenwich, and West Deptford, and 2.7% of county level employment.

This study also highlights GPEC's ongoing charitable contributions made to local and regional non-profits and government entities, and how their employees volunteer for local community events, in the classroom, and on organizational boards to help address community needs.

GPEC members play a vital role in regional refining, manufacturing, storage, and distribution. They support their operations, employees, contractors, suppliers, vendors, and other businesses throughout Gloucester County and South Jersey. They also serve as a major regional energy security asset, providing critical infrastructure that sustains transportation, communications, energy, and emergency systems.



\$437.8M

in value added to the New Jersey economy

\$813.7M

in total economic output flowing across New Jersey

\$265.9M

in New Jersey labor income



Repauno Port and Rail Terminal - Greenwich Township, NJ

Table One: Key Metrics Summary

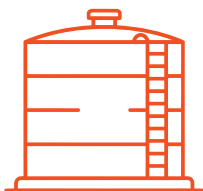
Economic Metric	Estimated Value / Impact
2023 Total Economic Output	\$813.7 million
2023 Gross State Product/ Regional Product: Value Added	\$437.8 million
2023 Total Employment Supported: Direct, Indirect, Induced	2,855 jobs
2023 Labor Income Generated	\$265.9 million
2023 Total Tax Revenue: Local, State, Federal	\$107.1 million
2023 Capital Investments: CapEx	\$53.8 million

Note: Data collected from survey administered by Sweeney Center and analyzed using the IMPLAN program

Project Overview

ExxonMobil Lube Plant – Paulsboro, NJ

Integrated Capabilities



The Greater Paulsboro Energy Companies combine **refining, lubricant manufacturing and distribution, storage and bulk storage, terminal operations, and multimodal logistics** within a concentrated industrial corridor along the Delaware River. Operational connections among facilities allow petroleum products and other materials to move efficiently between processing, storage, blending, and distribution assets using pipelines, marine, rail, and truck transportation. These inter-relationships help reduce infrastructure and logistical costs, strengthen supply chain resilience, and support regional mobility, efficient industrial activity and the economy.

The regional connections extend beyond the Greater Paulsboro area to the rest of South Jersey and the north, as well as Pennsylvania, and Delaware. Transferring gasoline and diesel fuel to terminals for distribution, supplying jet fuel to Philadelphia International Airport through proprietary and third-party pipelines, moving base oils from the refinery or barges to the lubricant plant, providing blendstock to produce polymer-modified asphalt for roads and highways, and the extraction of sulfur for fertilizers and chemical feedstocks, all take place within the GPEC.

Economic and Strategic Relevance



GPEC members are significant contributors to Gloucester County's overall economy, supporting a skilled regional workforce, contractors, suppliers, and vendors, while also generating substantial public revenue through property and payroll taxes, as well as other fees and compliance with government programs.

GPEC facilities are strategically located in the western portion of the County, each with docks on the Delaware River and access to railroads and the I-295 and I-95 corridors, providing their supply chains to 75 million consumers with a distribution area spanning from New England to Florida extending into West Virginia and Pennsylvania.

In 2023, the GPEC supported 1,238 jobs via contractors, suppliers, consultants, retailers, and restaurants, with total direct spending of \$419.5 million in Gloucester County. Statewide, including Gloucester County, the GPEC supported 2,855 jobs, contractors, suppliers, consultants, retailers, and restaurants, with total spending reaching \$813.7 million.



Charitable and Community Contributions

GPEC member companies also build and maintain strong community ties through charitable contributions and participating in partner organizations such as the Greater Paulsboro Community Advisory Panel (GAPCAP). In addition to members of GPEC management teams, the GAPCAP includes local residents, business owners, elected officials, local and County first responders, and representatives from the Paulsboro public school district. The GAPCAP meets to engage in a two-way dialogue on safety and operations, best practices, community concerns, and company successes.

Being a good corporate neighbor means more than just supporting major nonprofit organizations in the GPEC communities of Paulsboro, Gibbstown, and West Deptford. For instance, during the holidays, GPEC employees come together to organize food, clothing, and toy drives for several county organizations and at the start of each school year, their generosity helps provide students and teachers with the supplies they need.

Throughout the year, Paulsboro Refinery, ExxonMobil, and Repauno open their doors for school tours, as well as a teachers' workshop. They are also working to develop funding for STEM and Robotic programs for high schools in Gloucester County.

In addition, GPEC members make charitable contributions to nonprofits like the Paulsboro Boys & Girls Club, Repauno Early Childhood Development Center, Gateway Community Action Agency, and the United Way of Gloucester County, and Energy Transfers has a First Responder Fund that provide grants to selected emergency response organizations; West Deptford a 2023 FRF grant recipient. Each company and its employees also support and participate in community events, like Paulsboro Day, Gibbstown Day, and the Paulsboro and Gibbstown 4th of July Parades.

Because so many GPEC employees call this area home, they are deeply committed to supporting their host communities and forging lasting bonds with neighbors and local leaders.



Environmental Stewardship

Each GPEC member is committed to environmental responsibility and stewardship, which they reinforce through regulatory compliance, environmental permits, remediation, emissions-control investments, and ongoing environmental management activities.

The companies work in partnership with the Gloucester County Office of Emergency Management, conducting extensive routine and ongoing training. Each facility has a unique protocol in place for addressing incidents and communicating with the public. Best Practices are shared at GAPCAP meetings and County training exercises.

The refinery also has a fully-staffed, highly-trained, and well-equipped Fire Department and Emergency Management Team, with 160 employees qualified to administer CPR. The refinery's Fire Department also responds to calls outside the facility when requested by local first responders, the County Emergency Management Office (OEM) or Delaware Bay and River Cooperative (DBRC).



Cap Expenditure

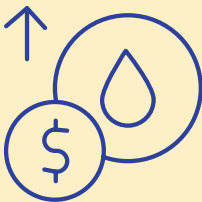
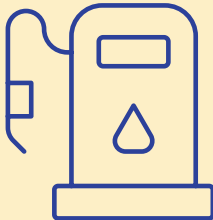
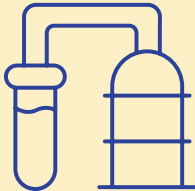
Ongoing capital expenditure (CapEx) investments, totaling more than \$53.8 million in 2023, showcase GPEC members' commitment to modernizing site infrastructure, enhancing resiliency, and expanding multimodal capabilities as investments for the future. Projects such as Repauno's brownfield redevelopment, underground storage cavern expansions, and advanced terminal interconnectivity demonstrate how private capital investments foster infrastructure growth while upholding environmental management protocols and regulatory standards.

Industry Context & Regional Role



Regional Industry Overview

Table 2: GPEC Members’ Industrial Overview

Total Processing / Output Capacity Barrels per day – BPD	Key Products Manufactured	Associated Infrastructure Assets
157,500 BPD 37.5% of market share in New Jersey	Gasoline, gasoline products, diesel, jet fuel, asphalt, petrochemicals, lube base stocks, propane, butane	Terminals, additive production, cogeneration, chemical re-generation located along the Delaware River and Bay
		

Note: Data collected from the seven GPEC members through survey.



Paulsboro Refining Company - Paulsboro, NJ

Facility & Co-Located Entities Summary

Table 3: GPEC Direct Expenditure Data Inputs

Expenditure Category	Reported Amount for 2023
Total Capital Expenditures (CapEx)	\$53.8 million
Total Operating Expenditures (OpEx)	\$366.1 million
Raw Materials & Feedstocks	43 million barrels
Energy & Utility Consumption	\$79 million
Other Operational Expenditures	\$91 million

Note: Data collected from the seven GPEC members through survey.

Economic Impact Results

The Rowan University team collected data from members of the Greater Paulsboro Energy Companies and used the IMPLAN input-output model to show how GPEC affects the economy in Gloucester County, South Jersey, and the state. The terms below explain the different ways GPEC influences the economy.



DIRECT EFFECTS:

Immediate economic activity related to the operations and capital investments of the six participating facilities, including spending, payroll, and jobs generated at each facility.



INDIRECT EFFECTS:

Business-to-business transactions and supply chain reactions that occur when industries initially purchase goods and services directly from local suppliers; e.g., maintenance services, industrial inputs.



INDUCED EFFECTS:

Economic activity generated by the household spending of wages earned from direct and indirect employment on local goods and services like housing, food, and healthcare.



TOTAL IMPACT:

Sum of direct, indirect, and induced economic effects related to GPEC that quantifies their impact on employment, earnings, economic output, taxes, etc.



Table 4: Economic Impact for the Greater Paulsboro Energy Companies – Overall Economic Impact

Impact Category	Jobs Supported	Labor Income (\$)	Value Added / GSP (\$)	Total Output (\$)
Direct Effect	902	\$134.57 million	\$211.24 million	\$419.54 million
Indirect Effect	1,084	\$77.68 million	\$124.14 million	\$228.27 million
Induced Effect	869	\$53.69 million	\$102.50 million	\$165.90 million
Total Impact	2,855	\$265.94 million	\$437.88 million	\$813.72 million

Note: Economic impact estimates are based on IMPLAN modeling results, with direct employment and labor income adjusted to reflect reported GPEC data.

IMPLAN modeling shows that, in 2023, GPEC operations produced \$813.7 million in total economic output. Of this amount, \$419.5 million was directly generated from the members’ spending and production, while another \$228 million was created indirectly by suppliers, contractors, and vendors. The remaining \$166 million was induced by employee spending, which circulates throughout the broader New Jersey economy.

These cascading effects translate into employment across every corner of New Jersey, as well as neighboring states. About 2,855 jobs are supported, of which about 900 are full-time employees who work for GPEC members. In total, they supported nearly \$266 million in labor income, reinforcing the purchasing power of working New Jersey families in 2023.

The value added to the overall economy is equally important. GPEC members contribute almost \$438 million to New Jersey’s Gross State Product, which extends beyond the energy sector through supply-chain activities, such as contractors, vendors, and service providers that expand through investments and daily operational purchases.

The mix of direct, indirect, and induced effects demonstrates the strength of GPEC’s industrial supply chains. Highlighting the reliance of households, businesses, and government on member companies’ products and services. GPEC’s operations also enhance productivity in key commodity sectors that support modern mobility, including supplying asphalt for paving roads and highways. GPEC connects international energy supplies to local, regional, and national markets, converting industrial output into jobs, wages, and community spending across South Jersey.

Table 4 presents jobs, labor income, value added, and output with results shown at the direct, indirect, and induced effect levels. Direct employment and labor income were used as provided by companies, while the remaining measures were derived from IMPLAN’s input-output model.

As shown in Table 4, the Greater Paulsboro Energy Companies generated a total economic output of **\$813.7 million** statewide in 2023, including:

\$419.5M
in direct output from the members’ spending and production.

\$228.2M
in indirect output through upstream supply chain linkages.

\$165.9M
in induced output from household consumption.

These activities supported a total of 2,855 jobs, primarily in South Jersey:

902
direct jobs, representing the workforce employed by the firms themselves.

1,084
indirect jobs, supported through vendor, contractor, and supplier activity.

869
induced jobs, supported by household spending from those direct and indirect workers.

GPEC members also contributed to labor income and value added:

\$265.9M
in total labor income, with 51% attributed to direct employment.

\$437.8M
in value added, which reflects the GPEC contribution to New Jersey’s Gross State Product – GSP.



Paulsboro Refining Company – Paulsboro, NJ

-➤ These figures underscore GPEC's far-reaching economic footprint, driving industrial productivity, workforce earnings, and household spending throughout the state. The balance across direct, indirect, and induced impacts reflects both the scale of operations and strength of local supply chains and labor markets linked to the GPEC.

Tax Impact Summary

Repauno Port and Rail Terminal – Greenwich Township, NJ

Table 5: Estimated Tax Payments by Impact, Type, and Jurisdiction (2023) – Overall Tax Contribution

Impact Type	Local Tax (\$)	State Tax (\$)	Federal Tax (\$)	Total Tax Impact (\$)
Direct Tax	\$7,837,196	\$8,290,892	\$30,409,113	\$46,537,201
Indirect Tax	\$9,299,984	\$9,958,973	\$16,256,489	\$35,515,446
Induced Tax	\$5,446,456	\$6,488,111	\$13,113,356	\$25,047,925
Total Tax Revenue	\$22,583,636	\$24,737,975	\$59,778,957	\$107,100,567

Note: Tax contribution estimates are based on IMPLAN model results.

GPEC's economic impact generates tax revenues for local, state, and federal governments, including income, production, import, property, regulatory, and corporate profit taxes. Table 5 presents the local, state, and federal tax revenues based on GPEC members' reported payments. These results highlight a strong return on private-sector investment in their host communities, the County, and State.

Payments include:

\$59.7M

in federal tax revenue, derived from personal and corporate income taxes, social insurance contributions, and taxes on production and imports.

\$24.7M

in New Jersey state taxes that support public services and infrastructure projects through licenses, fees, and state income taxes.

\$22.5M

million in local taxes that support government programs and education through property taxes, sales taxes, and other fees.

These revenues stem from direct operations of the firms, as well as indirect and induced activities throughout the supply chain and household sector. specifically:

Direct tax

impacts reflect corporate and payroll taxes from the firms' business activities.

Indirect tax

impacts arise from taxes paid by GPEC's contractors, suppliers, and vendors.

Induced tax

impacts accrue from spending by employees and contractors whose income is supported by the Companies.



Taxes support public budgets at all levels of government and education. In addition to producing goods and creating jobs, member operations are essential to public finances. These revenues fund critical services such as schools, healthcare, infrastructure, public safety, and environmental management, as GPEC provides a consistent source of tax income.

GPEC Member's Economic Footprint: Local and County



Table 6:

This table presents a comparative analysis measuring Total Economic Output, Employment, and Tax Revenue Generation across GPEC, its local host municipalities, and Gloucester County.

Economic Parameter	GPEC Impact	Local Benchmark (Paulsboro, Greenwich, West Deptford)	GPEC Share of Local	Gloucester County Total	GPEC Share of County
Total Economic Output	\$813.7 million	\$2,650 million	30.7%	\$19,110 million	4.3%
Number of Jobs Supported	2,855 jobs	17,791 jobs	16.5%	107,864 jobs	2.7%
Tax Revenue Generation	\$22.6 million	\$129.0 million	17.5%	\$191.7 million	11.8%

Note: GPEC figures represent total economic impacts (direct, indirect, and induced). Local benchmark figures combine the host municipalities of Borough of Paulsboro, Greenwich Township, and West Deptford Township.



Importance of GPEC to Host Local Economies

- **Industrial Anchor for Host Municipalities:** GPEC drives nearly one-third (30.7%) of the entire local host area's Gross Domestic Product (GDP), generating \$814 million in output within a \$2.65 billion local economy.
- **Crucial Municipal Fiscal Base:** Generating \$22.6 million in local taxes, GPEC provides 17.5% of all local tax revenues generated across its host municipalities. These recurring revenues directly support essential public services, including public schools, municipal infrastructure, first responders, and emergency services.
- **Substantial Employment Multiplier:** GPEC supports 1 out of every 6 jobs (16.5%) in the host municipalities through a combination of direct employees, trade union contractors, and secondary local spending.

Importance of GPEC to the Gloucester County Economy

- **High Tax Contribution Relative to Footprint:** While accounting for 4.3% of the county GDP and 2.7% of total county employment, GPEC members generate **11.8% of all tax revenues across Gloucester County** amounting to \$22.6 million out of \$191.7 million, highlighting their role as significant high-value fiscal contributors.
- **Extensive Local Supply Chain Procurement:** In 2023, GPEC companies spent over **\$253.5 million across 1,084 local contractors, suppliers, and vendors** within Gloucester County, sustaining local trade unions, engineering firms, industrial suppliers, and logistics providers.
- **Significant Income and Value Creation:** GPEC generates **\$265.9 million in total labor income** annually and contributes **\$437.8 million in total Value Added /GSP**, with **52% of its gross output directly converting into net economic value creation.**

The Greater Paulsboro Energy Companies Members



Each GPEC facility has a distinct role within the broader industrial network, ranging from petroleum refining and finished lubricant production to bulk-liquid storage and marine, rail, pipeline, and truck distribution of multiple products, including gasoline, diesel, jet fuel and asphalt.

Paulsboro
Refining Company



ExxonMobil Paulsboro
Lubricant Blend Plant



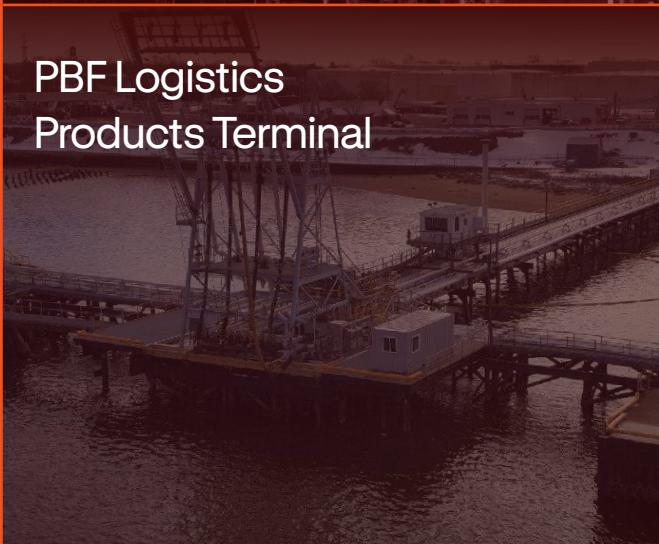
CPI Operations LLC



Repauno Port
and Rail Terminal



PBF Logistics
Products Terminal



Energy Transfer –
Eagle Point Terminal |
Sunoco LP





Paulsboro Refining Company

Paulsboro Refining Company (PRC) owns and operates the petroleum refinery at 800 Billingsport Road, which is primarily located in Greenwich Township, Gloucester County. The original refinery began operations as a lubricants plant in 1917 and is currently a subsidiary of publicly traded PBF Energy (NYSE:PBF). PRC's primary business line is petroleum refining and supply, classified under NAICS 324110. The refinery also features a marine terminal with two berths, railroad and truck loading facilities and supplies nearby logistics assets that in turn, distribute fuels manufactured by the refinery through regional pipeline and transportation networks. The facility supports 295 full-time employees and an average of 290 on-site contractors, primarily trade union members.

The refinery has a reported design capacity of 155 thousand barrels of crude oil per day, with annual throughput of 123.7 thousand barrels per day and production of 120.6 thousand barrels per day. Primary products include gasoline, diesel and jet fuel, lubricating oil, and asphalt. Secondary products include Liquefied Petroleum Gas – LPG, black oils, and sulfur.

The facility reports 5.9 million barrels of storage capacity and maintains access to pipeline, rail, marine, and truck transportation.

Operating continuously 24 hours a day, 365 days a year, PRC is designated as a Foreign Trade Zone. The facility is regulated by the U.S. Coast Guard, U.S. EPA, OSHA, U.S. Customs and Border Protection, FAA, FRA, and NJDEP, as well as numerous other agencies.

295
full-time
employees

290
on-site
contractors

5.9M
barrels of
storage
capacity

CPI Operations LLC Terminal

CPI Operations LLC, a subsidiary of PBF Logistics, operates a hydrocarbon terminal at 4 Paradise Road in Paulsboro, New Jersey. The site constructed its first tanks in 1972 for operation as a chemical storage terminal. Over its history, the facility has functioned as a fuel oil distribution center, a crude oil refinery producing fuel oil and asphalt, and a standalone hydrocarbon storage facility. Since being purchased by PBF in 2018, the terminal has been operationally integrated with the Delaware Valley Refining Company which includes the Paulsboro and Delaware City refineries. Today, the principal functions at CPI include hydrocarbon terminaling and logistics. The site houses two idled crude distillation units and employs 36 full-time workers, along with an average of 10 daily on-site contractors.

The terminal features 3.72 million barrels of storage capacity across 27 tanks and an idled crude refining design capacity of 74,000 barrels per day. Annual throughput is rated at 13.5 million barrels of various feedstocks including crude oil, unfinished distillate, No. 6 fuel oil, straight-run naphtha, asphalt, and slurry oil.

The site operates independently, without any pipeline connections with Paulsboro Refinery or the company's Paulsboro Terminals. CPI's logistics

36
full-time
employees

10
on-site
contractors
daily

3.72M
barrels
of storage
capacity

infrastructure includes 12 railcar loading positions, 11 railcar unloading positions, eight asphalt truck-loading bays, and two marine docks.

The main marine dock features a 42-foot draft berth that can accommodate vessels up to 825 feet in length, while the second dock has a 30-foot draft for vessels up to 400 feet. Together, they support loading and discharge rates ranging from 5,000 to 25,000 barrels per hour.

Additionally, the terminal includes a polymer-modified asphalt production facility capable of producing blendstock containing up to 6% SBS polymer in batches of up to 4,000 barrels per day. This is the only remaining asphalt plant on the entire U.S. East Coast supporting utilities and infrastructure include raw-water treatment, six natural-gas-fired package boilers producing 100-psig saturated steam, three hot-oil circulation systems, and a biological wastewater treatment system capable of treating ~140 gallons per minute.

Operating continuously 24 hours a day, 365 days a year, CPI is designated as a Foreign Trade Zone. The facility is regulated by the U.S. Coast Guard, U.S. EPA, OSHA, U.S. Customs and Border Protection, FAA, FRA, and NJDEP, as well as numerous other agencies.



PBF Logistics Products Terminal Paulsboro

The PBF Logistics Products Terminal, a subsidiary of PBF Logistics, is a clean fuels terminal at 13481 Ferry Road in Paulsboro, New Jersey. The facility has operated at this site since 1952, functioning as a standalone terminal from its inception until PBF Logistics purchased the terminal in 2016 and installed interconnecting pipelines to fully integrate the terminal with the nearby Paulsboro Refinery.

The facility is a vital, integrated supply component of the broader regional refining and fuel distribution systems. The operation employs 13 full-time workers alongside an average of 4 on-site contractors.

The terminal has 28 storage tanks with 2.03 million barrels of capacity. Annual throughput is 27.5 million barrels of intermediate and finished petroleum products, including premium and regular gasoline, diesel fuel, and jet fuel. The site's logistics infrastructure contains a marine dock, four truck-loading bays, a truck unloading area, and dedicated blending system for blending butane into winter gasoline as it loads on trucks.

Extensive pipeline connectivity supports the terminal, including five interconnecting pipelines linked to the Paulsboro refinery, an inbound Colonial Pipeline connection carrying jet fuel, gasoline, and

13
full-time
employees

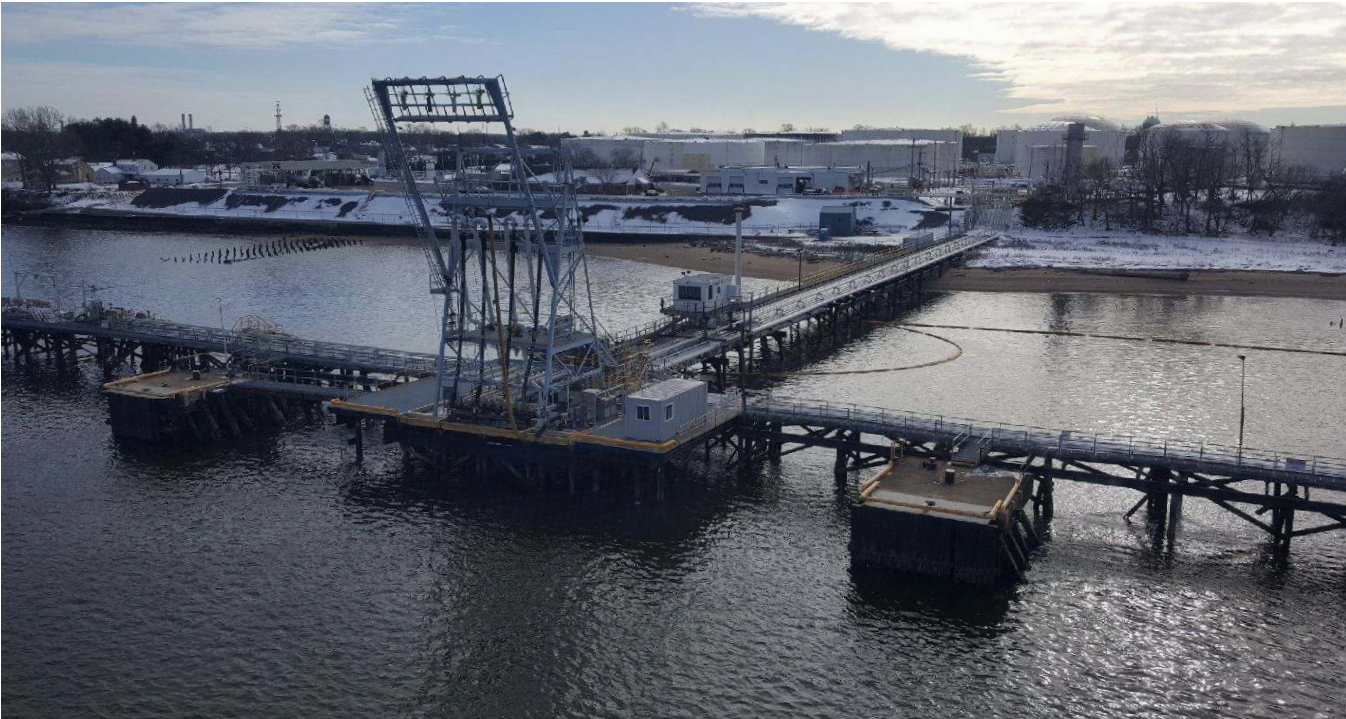
4
on-site
contractors
daily

27.5M
barrels
annually

distillates, and an outbound Buckeye Pipeline connection utilized to move jet fuel to the Philadelphia International Airport. This common carrier jet fuel line supplements Paulsboro Refinery's proprietary pipeline that also delivers jet fuel directly to Philadelphia International Airport.

The terminal's marine berth features a draft of approximately 41 feet, accommodates vessels up to 750 feet in length, and supports loading and discharge rates ranging from 5,000 to 12,000 barrels per hour. Supporting utilities and environmental controls include a vapor recovery system, a vapor combustion system, and a marine emission combustor.

Operating continuously 24 hours a day, 365 days a year, the terminal serves as a critical multimodal distribution hub. Due to its marine, truck, and pipeline operations, the facility is regulated by federal and state agencies, including the U.S. Coast Guard, U.S. EPA, U.S. Customs and Border Protection, NJDEP, and OSHA.





ExxonMobil Paulsboro Lubricant Blend Plant

The ExxonMobil Paulsboro Lubricant Blend Plant is located at 1001 Billingsport Road in Paulsboro and has operated at the site since 1992. The plant is part of ExxonMobil's specialty products operations and manufactures finished lubricants and related petroleum products.

Paulsboro Refinery provides transloading services that move base oils from barges to the lubricant plant. ExxonMobil employs 125 full-time workers and averages 14 on-site contractors daily.

The plant reported 2.7 million barrels of blended volume in 2025 and an inventory level of approximately 235,000 barrels. Its logistics network incorporates pipeline, rail, and truck transportation, allowing finished products to move to third-party warehouses and customers serving markets both within and outside New Jersey. The facility also reported ~\$6.5 million in annual capital expenditures and approximately \$4 million in maintenance and repair expenditures.

125
full-time
employees

14
on-site
contractors
daily

2.7M
barrels of
blended
volume

Repauno Port and Rail Terminal

The Repauno Port and Rail Terminal, owned and operated by Delaware River Partners, is located at 200 North Repauno Avenue in Gibbstown, Gloucester County. Terminal operations began in 2017 and today functions as a subsidiary of FTAI Infrastructure. The principal functions of the terminal serve to coordinate the receipt, storage, transloading, and movement of a variety of bulk cargoes. Repauno reports 24 full-time employees and an average of 64 on-site contractors.

Repauno has a reported design capacity of approximately 24,000 barrels per day and annual throughput of approximately 3 million barrels. Existing underground storage provides approximately 158,000 barrels of capacity, while the facility is permitted for more than 788,000 barrels. The terminal’s assets include one marine dock and berth, four loading racks, and rail, marine, and truck connections. Although the facility’s infrastructure is designed to accommodate a broad range of commodities, including hydrocarbon liquids, energy-transition products, bulk dry goods, bulk liquids, finished products, and shipping containers, the products presently handled at Repauno are propane and butane, known as liquefied petroleum gases.

24

full-time employees

64

on-site contractors daily

\$325M

invested in site infrastructure

The larger Repauno property encompasses approximately 1,630 acres and was historically used for industrial manufacturing before its redevelopment as a modern port and logistics facility. Its location along the Delaware River, connection to the national rail network, highway access, and underground granite caverns provide infrastructure for domestic and international distribution.

The facility also represents a major brownfield redevelopment effort. Delaware River Partners reports more than \$325 million invested in site infrastructure, with further investments planned to expand storage and transportation capacity. Development has included the caverns, dock, rail infrastructure, and resiliency improvements, while maintaining conservation areas and environmental safeguards across portions of the property.





Energy Transfer Eagle Point Terminal

Energy Transfer operates a very large terminal that services local refineries, the regional market, and international imports and exports. This majority of the terminal is located in West Deptford, NJ, with a small amount of acreage to support storage tanks in Westville, New Jersey, which serves as a key hub for crude oil and refined fuels. It is valued for its connectivity and functionality. The onsite truck rack offers gasoline blending. This terminal provides fuel for the local market. The 1,000+ acre property has provided energy dating back to the late 1940s when it began operations. Eagle Point operated as a refinery over the years under various owners. In 2011, the site was purchased by Sunoco Logistics and converted into a terminal.

Sunoco LP

Sunoco owns a property in Paulsboro, New Jersey. It was once an active terminal, providing refined products to the region for many years. The site was put into adaptive use in idle status 5 years ago, and currently has no operational employees assigned to the site. Although the terminal is not presently in operation, Sunoco continues to maintain the site, pay property taxes, and preserve the facility for potential future reactivation.

52

**full-time
employees**

25

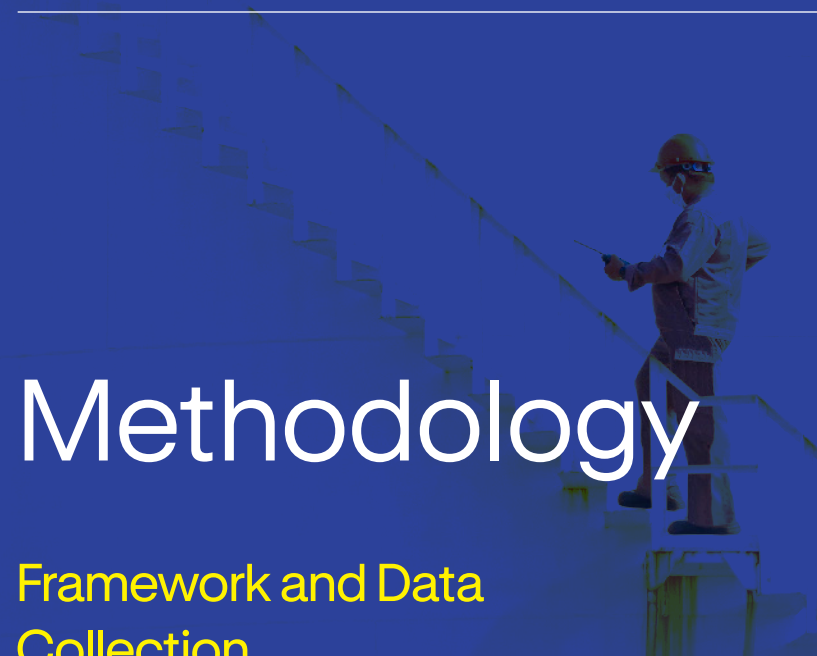
**on-site
contractors
daily**

13M

**barrels
per month**

The facility reports over 8 million barrels of storage for numerous products, including crude oil, refined products, (gasoline, Ultra-low-sulfur diesel, heating oil, jet fuel) and heated residual products. The facility is well connected with several bi-direction pipelines that feed the facility, deep draft docks along the Delaware River, rail capabilities, and the terminal truck rack that provides fuels for the local market. Eagle Point operates 24/7, 365 days of the year and moves ~13 million barrels of petroleum products per month. Energy Transfer employs 52 employees and averages 25 contractors at this facility.

In addition, office buildings located on the property are occupied by approximately 12 employees who provide support services for other areas of the business. Statewide, Sunoco operates 21 retail locations throughout the state of NJ including 12 Sunoco and A+ locations on the New Jersey Turnpike and nine Sunoco and A+ locations along the Garden State Parkway.



Methodology

Framework and Data Collection

Analytical Framework & Modeling Tool: IMPLAN model (an Input-Output economic modeling system leveraging a Social Accounting Matrix) was used to measure direct, indirect, and induced ripple effects across employment, labor income, value added aka Gross State Product contribution, total output, and tax revenues.

Primary Data Collection: Survey Method: The Center administered a survey to member companies to gather operational information, NAICS classifications, and an itemized calendar for 2023 financial reports covering capital investments and operational expenses, including raw materials, energy, labor, maintenance, services, etc.

Adjustments & Data Controls: Inter-firm transactions within the Companies were systematically identified and removed to prevent double-counting. Standardized assumptions and IMPLAN sectoral proxies were applied if granular data was missing.

Regional Scope & Configuration: Built on a Multi-Regional Input-Output (MRIO) configuration using 2023 IMPLAN data for Gloucester County, New Jersey, linked to the rest of the state to capture regional supply-chain spillovers and household spending.

Event Type Mapping: Direct expenditure categories were mapped to IMPLAN event types using Industry Output, Commodity Output, Labor Income, Employment and Industry Spending Patterns based on NAICS alignment.

Standard Input-Output Assumptions: The model relies on traditional Leontief framework assumptions, including fixed technical coefficients, without substitution effects, unlimited regional supply capacity, and a static annual snapshot. Capital investments were modeled as one-time events.

Input-Output Modeling Framework (IMPLAN)

We use the Input-Output Model for Planning (IMPLAN) for this analysis. IMPLAN is an economic modeling framework used to estimate the broader local economic impacts of a specific event, project, or industry change. It tracks how money flows through an economy by measuring direct spending, indirect supply-chain transactions, and induced household spending. This allows us to calculate GPEC's total effect on local employment, labor income, value-added output, and tax revenues.



Conclusion and Key Takeaways

GPEC fuels prosperity across their host communities. Their impact on the local economy and promise for future growth should inspire policymakers to safeguard these essential energy security assets for the greater Paulsboro region and for their contributions to growing energy, mobility and supply chain resiliency throughout the East Coast.

GPEC facilities - Paulsboro Refining Company, CPI Operations, PBF Logistics Products Terminal Paulsboro, ExxonMobil Lube Plant, Repauno Port & Rail Terminal, Sunoco LP property, and Energy Transfer Eagle Point Terminal — generate **\$419.5 million** in operational spending and support **902 local jobs**. Statewide, they drive **\$813.7 million** in economic output and support **2,855 jobs** across direct, supply-chain, and induced channels. GPEC operations produce **\$265.9 million** in annual labor income and convert **52% of total output into Value-Added Gross State Product** (\$437.9 million), reflecting strong productivity and local wealth creation.

GPEC is a vital fiscal anchor for local communities. It accounts for 4.3% of Gloucester County's GDP (\$813.7 million of \$19.11 billion) and 2.7% of county employment. GPEC generates **\$22.6 million in local taxes**, representing 11.8% of all county tax revenues and 17.5% of tax revenues in its host municipalities: Paulsboro, Greenwich Township, and West Deptford Township. In total, GPEC contributes **\$107.1 million** annually in taxes at all government levels, supporting public schools, infrastructure, emergency services, and first responders.

Through environmental stewardship, charitable giving, and robust transport networks that support regional energy distribution, GPEC remains a strategic asset for Gloucester County. Sustaining these operations is essential for ongoing economic resilience, workforce development, and public service funding in Gloucester County and the broader Delaware Valley region, including South Jersey, Delaware, and Philadelphia.

\$813.7M

in total statewide
economic output

16.5%

employment
multiplier

\$265.9M

in annual labor
income

\$25.1M

in state taxes,
providing critical
recurring funding



The products manufactured by the GPEC are an integral part of our modern way of life. From the clothes you wear and the food you eat to the transportation you use, GPEC products touch your life in thousands of ways.

Key Strategic Takeaways

Transformative Impact on Host Municipalities

MAJOR GDP ENGINE:

GPEC operations account for nearly one-third of the combined GDP of Paulsboro, Greenwich, and West Deptford. Specifically, they contribute **30.7%**, or **\$813.7 million**, out of a total **\$2.65 billion**.

VITAL LOCAL TAX BASE:

Generating **\$22.6 million in direct local taxes**, GPEC provides **17.5%** of all local tax revenues collected across host municipalities, significantly reducing local property tax pressure on residents while funding public services.

EMPLOYMENT MULTIPLIER:

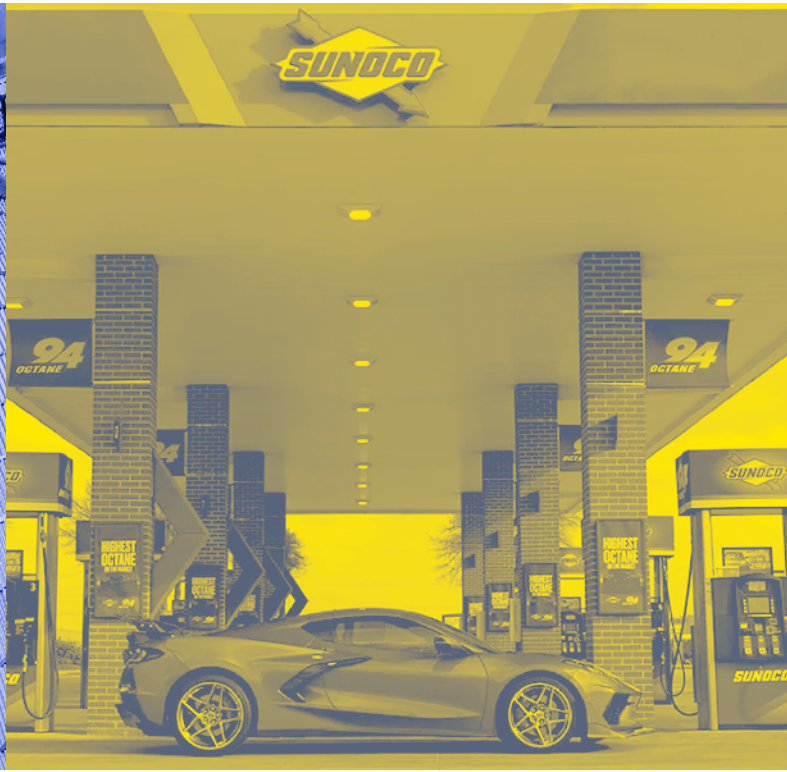
GPEC supports **1 out of every 6 jobs (16.5%)** within host municipalities by employing facility staff, trade union contractors, and vendor service providers.

OUTSIZED TAX IMPACT:

While making up **4.3% of County GDP** and **2.7% of total county employment**, GPEC contributes **11.8%** of all tax revenues generated across Gloucester County (\$22.6 million out of \$191.7 million).

LOCAL BUSINESS PROCUREMENT:

In 2023, GPEC companies spent over **\$253.5 million** across **1,238** contractors, suppliers, and vendors within Gloucester County alone, sustaining regional building trade unions, engineering firms, and industrial suppliers.



LOCAL EMPLOYMENT DENSITY:

GPEC accounts for **16.5% of local jobs** in Paulsboro, Greenwich, and West Deptford, supporting 2,855 of 17,791 positions within the community. This **1-in-6 ratio** demonstrates the community's significant reliance on GPEC for employment and contractor roles.

COUNTYWIDE WORKFORCE SHARE:

GPEC represents 2.7% of total employment in Gloucester County, with **2,855 of 107,864 jobs**. Although a specialized sector, it offers higher-than-average wages and significant economic value.

SUBSTANTIAL WAGE & HOUSEHOLD SUPPORT:

In total, GPEC operations generate **\$265.9 million in annual labor income**, directly reinforcing household purchasing power across Gloucester County and South Jersey.

STATE & REGIONAL GSP CONTRIBUTION:

GPEC members contributed an estimated **\$437.8 million** in value added to New Jersey's Gross State Product, based on **\$813.7 million** in total economic output in 2023. This represented 5.7% of Gloucester County's total economic output and 0.1% of the state's GSP. The high value-added ratio of 52% indicates that GPEC serves as a major processing hub and is a key driver of economic growth, regional income, and productivity in South Jersey.



SUPPLY CHAIN INTEGRATION:

GPEC operations are closely linked with each other and with local, state, national, and international vendor networks. In 2023, Company members spent over **\$253.5 million** with 1,238 contractors, vendors, and service providers in Gloucester County, and more than **\$431.1 million** with businesses statewide. Upstream supply-chain activity generated **\$228.2 million** in indirect output, demonstrating how refinery and terminal procurement supports Building Trade Unions, contractors, regional industrial suppliers, engineering firms, logistics providers, and local small businesses.

CAPITAL INVESTMENT & INNOVATION:

Ongoing capital expenditure (CapEx) investments, totaling over **\$53.8 million**, showcase the GPEC members' commitment to modernizing site infrastructure, enhancing resiliency, and expanding multimodal capabilities. Projects such as Repauno's brownfield redevelopment, underground storage cavern expansions, and advanced terminal interconnectivity demonstrate how private capital investments foster infrastructure growth while upholding environmental management protocols and regulatory standards.

FISCAL STABILITY:

The Companies act as a reliable fiscal pillar, generating **\$107.1 million** in total annual tax revenues across federal, state, and local jurisdictions. This includes **\$22.5 million** in direct local taxes and **\$25.1 million** in state taxes. These funds help support local municipal services, public schools, public safety, first responders, and regional infrastructure projects in Gloucester County and South Jersey.

Appendices

Appendix A: IMPLAN Methodology and Assumptions

A.1 Modeling Configuration & Assumptions

IMPLAN's Multi-Regional Input-Output (MRIO) model expands traditional economic impact analysis by linking multiple regional economies together. Instead of treating cross-border transactions as lost economic spending ("leakage"), MRIO explicitly tracks how money, supply chain demands, and commuter paychecks spill over into neighboring regions.

A.1.1 Methodology

1. **Trade Flow Modeling:** IMPLAN estimates commodity trade between regions using a Gravity Model combined with real-world shipping and freight data. This determines how much demand in one county or state is satisfied by goods from another.
2. **Linked Matrix System:** IMPLAN creates an interconnected network of economic relationships across all selected regions. Each region's local purchasing requirements are connected directly to the import and export demands of its neighbors.
3. **Simultaneous Ripple Calculations:** The model calculates the economic multipliers for all linked regions at once using a combined matrix formula. When an initial economic change occurs in Region A, IMPLAN calculates the direct local impacts alongside the indirect supply chain and employee spending impacts that ripple into Region B.

A.1.2 Core Model Assumptions

- **Fixed Sourcing & "Recipes" (Linearity):** Input requirements scale in direct proportion to output. If a business increases production by 20%, IMPLAN assumes that business will buy exactly 20% more of every input from the exact same regions, without swapping suppliers or ingredients due to price changes.
- **No Supply Constraints:** The model assumes unlimited raw materials, equipment, space, and labor exist across all linked regions, without accounting for capacity limits, labor shortages, or supply chain bottlenecks.

- **Static Prices & Wages:** Relative prices, wage rates, consumer habits, and technology remain fixed. The model excludes price inflation, wage increases, or market adjustments triggered by high demand.
- **Industry Homogeneity:** All businesses within the same sector (e.g., Refining or Bulk Storage) are assumed to use identical production processes and sourcing strategies across a given region.

Appendix B: Glossary of Economic Terms

Output: The total value of goods and services generated by economic activity, including both intermediate inputs and value added.

Value Added: The value created by an industry after accounting for intermediate goods and services. It represents the activity's contribution to Gross Domestic Product (GDP) or Gross State Product (GSP).

Labor Income: Total compensation earned by workers, including wages, salaries, employee benefits, and proprietor income.

Employment: The number of jobs supported by economic activity, including direct, indirect, and induced employment where applicable.

Direct Effects: Economic activity generated directly by the facilities included in the analysis, including employment, payroll, production, and operating expenditures.

Indirect Effects: Economic activity generated through business-to-business supply-chain spending as facilities purchase goods and services from contractors, vendors, utilities, and other suppliers.

Induced Effects: Economic activity generated when workers supported by direct and indirect activity spend their earnings on household goods and services such as housing, food, healthcare, transportation, and retail.

Total Economic Impact: The combined direct, indirect, and induced effects of the facilities, measured through employment, labor income, value added, and economic output.

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