AMERICANA STUDIOS
PITMAN, NEW JERSEY
OCTOBER 2026

01 — A NEW CHAPTER

A new chapter.

Updated Project Presentation

400 NORTH WOODBURY ROAD
PITMAN, NEW JERSEY

Click on images to expand full view


IMAGE 01.1 AMERICANA STUDIOS



02 Pitman Redevelopment Plan 02 / 25

Americana Studios proposes the redevelopment of 400 North Woodbury Road as a film and television production campus supported by the Americana Studios District.

The studio campus establishes the primary use.

The District introduces complementary hospitality, residential, public, and community-facing uses around film production activity.



PLATE 02.1 SITE / PROJECT

03 We Listened. The Project Evolved. 03 / 25

Continued discussion with Pitman and further study of the property have informed the current proposal.

FOCUS AREAS

01 Scale and land use

02 Production operations

03 Traffic and circulation

04 Public access

05 Community relationship

06 The studio and District boundary

The result is a more defined production campus and a clearer relationship between the studio, the District, and Pitman.

04 The Opportunity

76.61 ACRES

SITE AREA

495,166 SF

EXISTING BUILDING AREA

The opportunity is to combine the existing industrial asset with new purpose-built production infrastructure and complementary development.

- Film and television production
- Soundstages
- Virtual production
- Production services
- Hospitality
- Mixed-use development
- Public space
- Community connection

05 Why New Jersey? 05 / 25

UNMATCHED GEOGRAPHY

Coastline, farmland, forests, and cities, all within a 2-hour drive.

BEST TAX INCENTIVES IN THE U.S.

$550M+ in credits through 2049, more generous than Georgia or California.

STATE COMMITMENT + FILM-READY COMMUNITIES

40+ Film-Ready municipalities with streamlined permitting statewide.

MOMENTUM IS ALREADY BUILDING

Netflix, Lionsgate, and 1888 Studios are already investing billions in New Jersey.

NEW JERSEY BY THE NUMBERS

$550M+

FILM TAX CREDITS

2049

INCENTIVES EXTENDED THROUGH

40+

FILM-READY MUNICIPALITIES

$650M+

ANNUAL NJ PRODUCTION SPEND

$900M

NETFLIX FORT MONMOUTH CAMPUS

THE SITE

400 North Woodbury Road.

- 76.61 acres
- 495,166 SF existing building area
- Existing industrial infrastructure
- Regional highway access
- Space for controlled studio operations
- Space for complementary development
- An established Borough surrounding the project

The proposal begins with the conditions already present in Pitman rather than attempting to create an isolated production complex.

Americana Studios is planned as an integrated production campus.

Stages, virtual production, production support, crew facilities, offices, logistics, hospitality, and related services are organized within one working environment.

The development begins with how productions use the property.

The physical campus follows those requirements.

08 The Studio Is the Reason



IMAGE 08.1 PRIMARY SOUNDSTAGE

6

PRIMARY SOUNDSTAGES

Approx. 32,000 SF each

18,000 SF

VIRTUAL SOUNDSTAGE

9,000 SF

PROCESS STAGE

Production support

Basecamp

Crew facilities

Production offices

Mill / scenic

Wardrobe / props

Parking

Loading

Logistics

Security

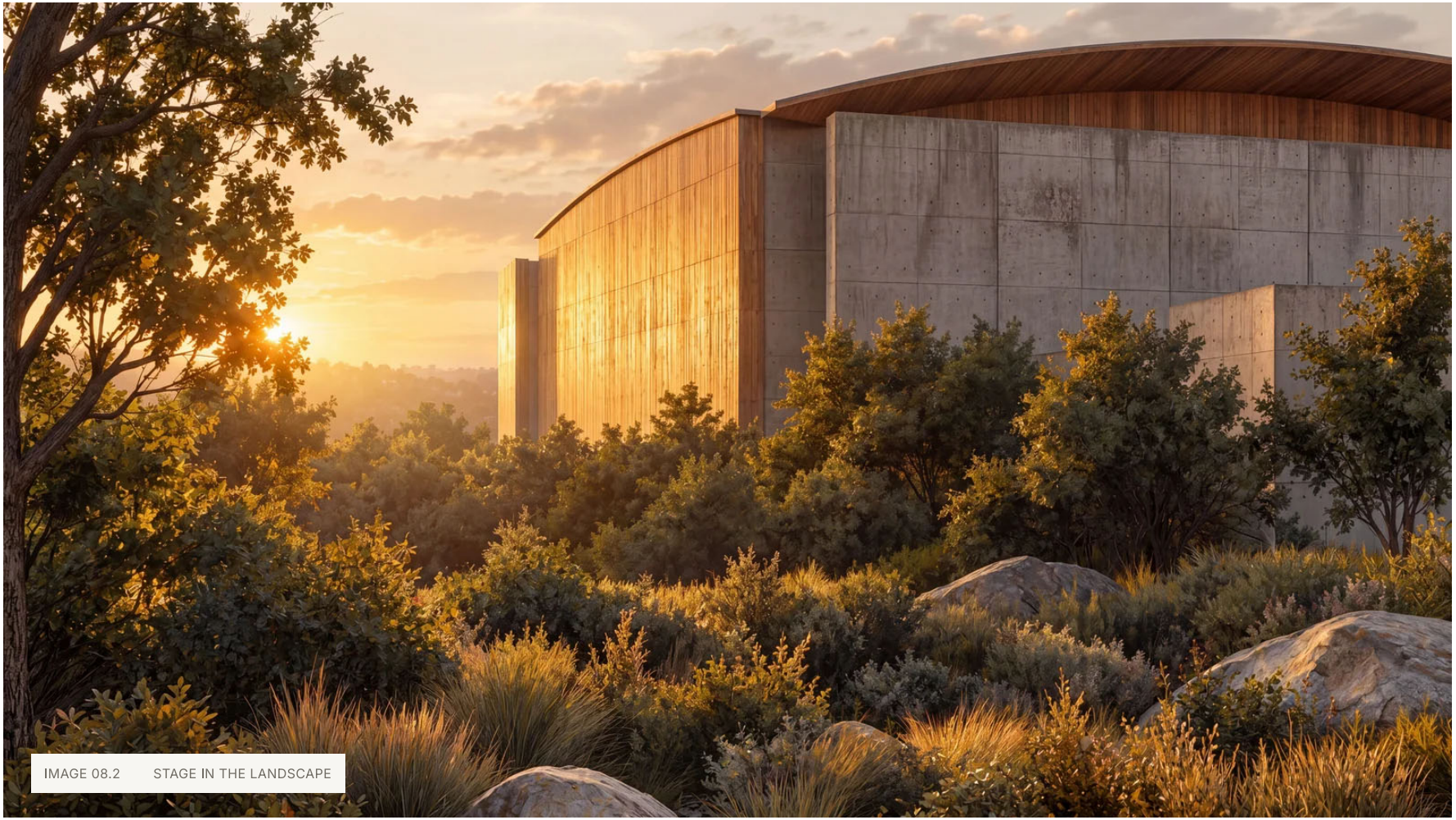


IMAGE 08.2 STAGE IN THE LANDSCAPE

The studio is the operational center of the development.

09 The District Is the Consequence 09 / 25



IMAGE 09.1 AMERICANA STUDIOS DISTRICT

The studio is the reason.

The District is the consequence.

Production creates daily activity.

Crews, vendors, talent, visitors, and businesses create demand for places to stay, eat, meet, live, walk, and gather.

The Americana Studios District responds to that activity while creating a public-facing environment connected to Pitman.


IMAGE 09.2 HOSPITALITY



IMAGE 09.3 COURTYARD



IMAGE 09.4 RESIDENCE

Two connected but distinct environments.

STUDIO CAMPUS

- Soundstages
- Virtual production
- Production support
- Basecamp
- Crew facilities
- Production offices
- Loading and logistics
- Parking
- Secure circulation

AMERICANA STUDIOS DISTRICT

- Hospitality
- Residential
- Townhomes
- Food and beverage
- Public space
- Recreation
- Pedestrian connections
- Community-facing uses

A defined threshold separates controlled production operations from the public realm.

11 What Happens on the Lot

Production operations determine campus organization.

Truck access

Loading

Approx. 130-foot truck courts

Basecamp

Crew arrival

Parking

Security

Stage access

Service circulation

Production circulation

Public circulation

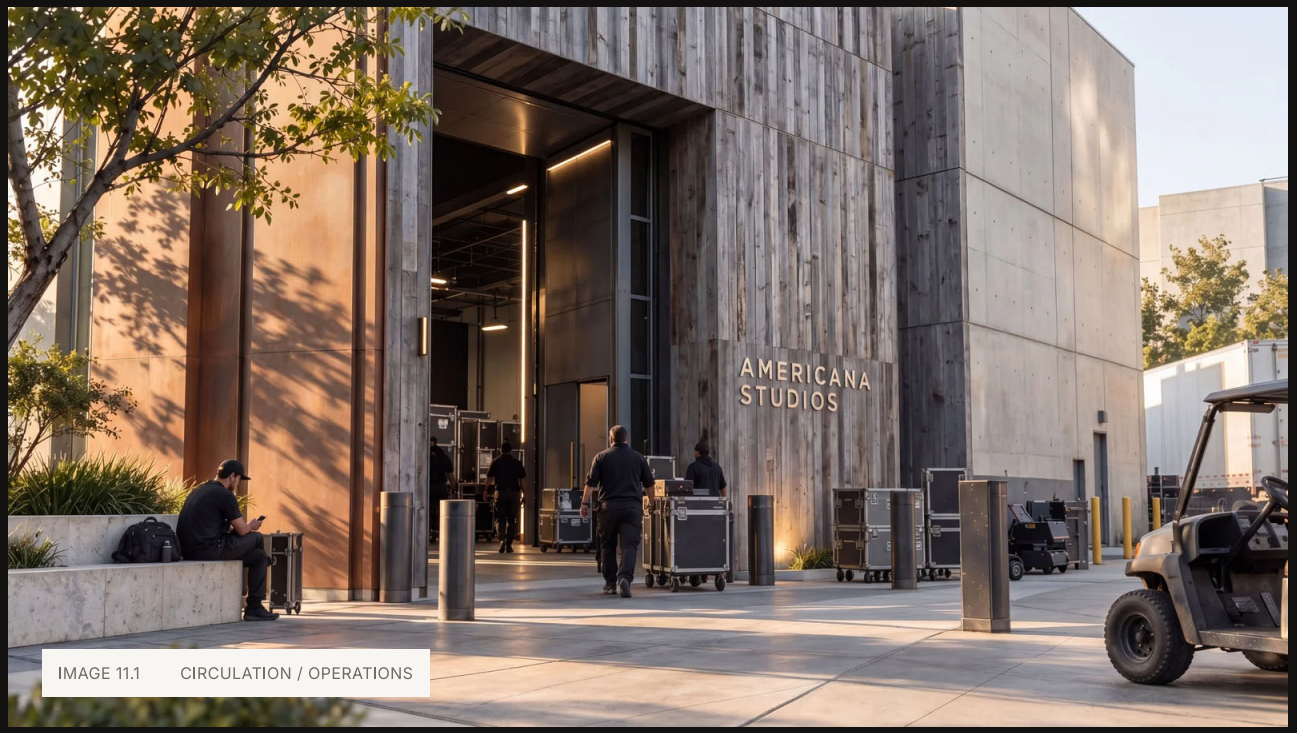


IMAGE 11.1 CIRCULATION / OPERATIONS

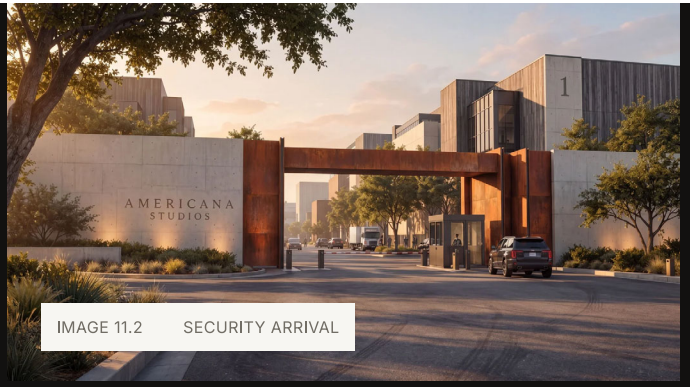


IMAGE 11.2 SECURITY ARRIVAL



IMAGE 11.3 TRUCK COURT

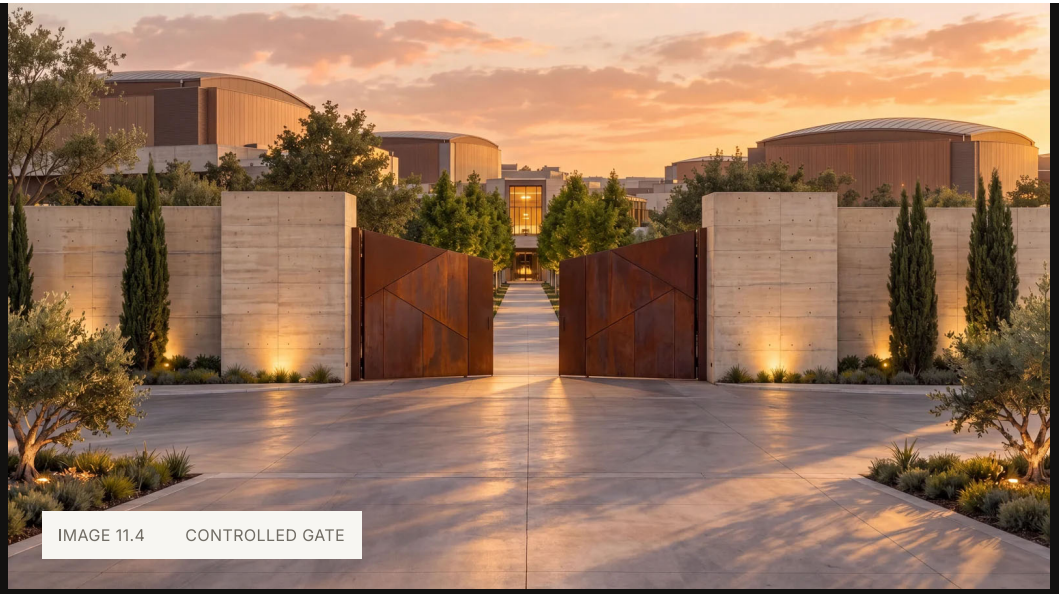


IMAGE 11.4 CONTROLLED GATE



IMAGE 11.5 ENTRANCE 4



IMAGE 11.6 LOADING

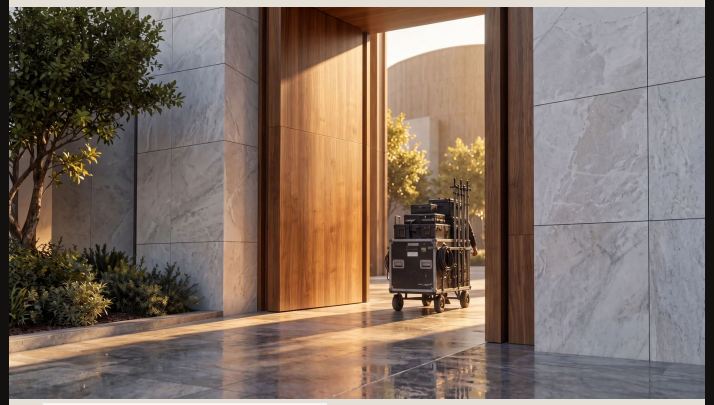


IMAGE 11.7 STAGE ACCESS

The objective is clear separation between production movement, service movement, and public activity.

12 One Stop Shop Studio Services

More than stage space.

01 Soundstages

02 Virtual production

03 Process production

04 Mill / scenic

05 Props / set decoration

06 Wardrobe

07 Production offices

08 Crew facilities

09 Commissary / food service

10 Post / review

11 Basecamp

12 Parking / logistics

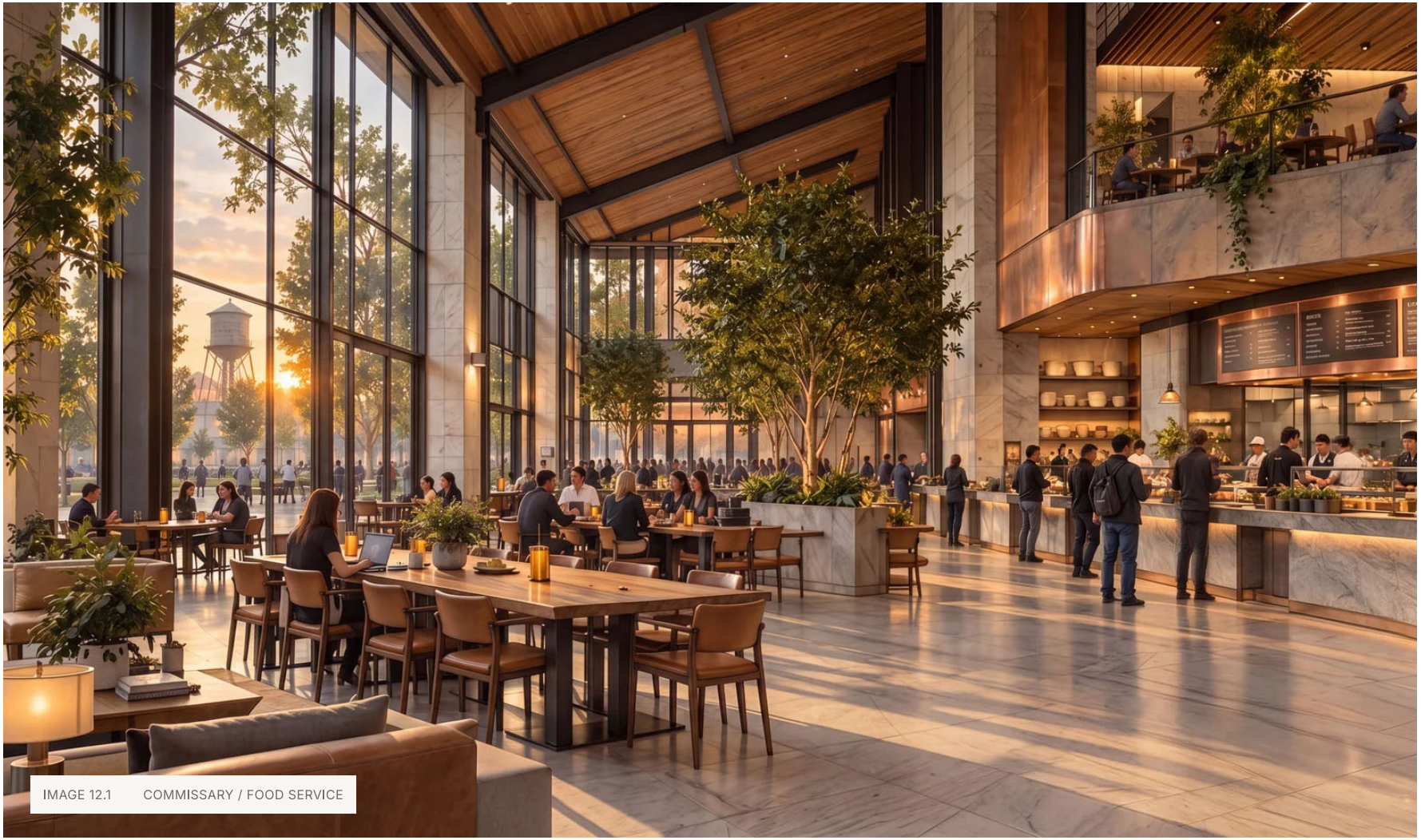


IMAGE 12.1 COMMISSARY / FOOD SERVICE

A production environment capable of supporting multiple phases of work on site.

13 Virtual Soundstage + Production Technology



IMAGE 13.1 VIRTUAL PRODUCTION

18,000 SF

VIRTUAL SOUNDSTAGE

Large-scale real-time virtual production.

9,000 SF

PROCESS STAGE

Controlled vehicle work, plates, environments, inserts, and specialized photography.

These facilities are separate from the six primary soundstages.

Production does not stop at the studio boundary.

Pitman and the surrounding region can support:

Location production

Local services

Hospitality

Transportation

Vendors

Restaurants

Accommodations

Other production needs

The studio becomes the operational base.

The larger region becomes part of the production environment.

15 Jobs Created

A working campus creates work.

WORK

THE PROJECT BECOMES PEOPLE

01 CONSTRUCTION

02 STUDIO OPERATIONS

03 FILM + TELEVISION PRODUCTION

04 DISTRICT + HOSPITALITY

05 LOCAL SERVICES + VENDORS

ANALYSIS IN PROGRESS

Employment projections are currently being updated to reflect the current project program and are being prepared for inclusion with the formal application.

Production spending does not stop at the studio gate.

ORIGIN

PRODUCTION SPENDING

01 Restaurants + food service

02 Hotels + accommodations

03 Transportation

04 Construction + skilled trades

05 Equipment + production suppliers

06 Professional services

07 Local retail

08 Property + facility services

09 Production vendors

10 Visitors + short-term production spending

11 Recurring activity generated by the Americana Studios District

ANALYSIS IN PROGRESS

Updated economic-impact projections are being prepared to reflect the current project program and will be presented as part of the formal application.

17 Economic Impact for Pitman

PRIMARY IMPACT FIGURES

250–530

JOBS SUPPORTED REGIONALLY

Direct + Indirect + Induced

$12M–$30M+

ANNUAL ECONOMIC ACTIVITY

Circulating in South Jersey Each Year

$400K–$1.2M

ANNUAL PROPERTY TAX REVENUE

For Pitman Borough, Post-Development

$300M

CAPITAL INVESTMENT

Phased, Construction Years 0–3

JOB IMPACT — EARLY OPERATIONS

Construction	100+
Production Crews — Rotating	80–150

ANNUAL ECONOMIC ACTIVITY

Production Spend — Core Engine	$8M–$25M+
Rowan + Workforce Pipeline	$500K–$1.5M

Studio Operations	25–45
Admin / Management	10–20
Total Direct	~300

Indirect — Hospitality + F&B	40–90 Jobs
Indirect — Transport + Logistics	20–50 Jobs
Regional Tax Activity	$1M–$3M

ESTIMATE NOTE

Estimates based on a stabilized model of 2–6 productions annually. Economic impact reflects direct, indirect, and induced activity using standard regional multipliers of 1.5x–2.5x.

STATUS NOTE

These figures are current working economic-impact estimates. The underlying employment and economic-impact analysis is being revised and updated to reflect the current project program and will be prepared for presentation with the formal application.

The studio creates the demand.

The District extends the value.

SECURE PRODUCTION CAMPUS

STUDIO

The economic and operational anchor.

ESTABLISHED

PUBLIC-FACING DISTRICT

PROGRAM DIRECTION

01

HOTEL + HOSPITALITY

On-site lodging supporting productions, talent, business visitors, events, and regional demand.

02

RESIDENTIAL + TOWNHOMES

Housing integrated into the broader mixed-use environment.

03

FOOD + BEVERAGE

Restaurants and gathering places serving the District, studio

community, visitors, and Pitman.

04

PUBLIC REALM

Plazas, landscape, recreation, pedestrian connections, and community-facing spaces.

05

RELATED MIXED-USE

Complementary uses supporting a functioning district rather than an isolated studio complex.

The studio remains the economic and operational anchor. The Americana Studios District is designed around the activity that anchor creates.

PROGRAM DIRECTION

Program elements remain subject to continued planning, design, engineering, and applicable approvals.

19 Future Regional Connectivity

A campus planned for a more connected South Jersey.

PROPOSED

APPROX. 18 MILES

GLASSBORO ↔ CAMDEN

PRELIMINARY ENGINEERING

PROPOSED PITMAN STATION

PROPOSED MANTUA PITMAN STATION

PROPOSED PLANNED

The proposed Glassboro–Camden Line is an approximately 18-mile passenger rail project planned between Glassboro and Camden.

The project is currently in preliminary engineering and includes proposed Pitman and Mantua Pitman stations.

For Americana Studios, future regional rail presents an opportunity to strengthen access for employees, students, visitors, productions, and the surrounding community.

Americana Studios can plan for the opportunity created by future regional

FUTURE POTENTIAL

transit without making the development dependent upon its completion.

SOURCE

GLASSBORO–CAMDEN LINE PROJECT

POTENTIAL WORKFORCE PATHWAYS

From classroom to working production.

01 ROWAN UNIVERSITY

DEPARTMENT OF RADIO, TELEVISION & FILM

Potential opportunities may include:

Internships
Production placements
Studio-based learning
Mentorship
Guest professionals
Virtual-production exposure
Technical training
Research
Project collaboration

01 EXPOSURE

02 MENTORSHIP

03 TECHNICAL TRAINING

04 STUDIO-BASED LEARNING

05 PRODUCTION PLACEMENT

06 WORKING PRODUCTION

02 LOCAL HIGH SCHOOLS

Potential opportunities may include:

Studio visits

Career exploration

Mentorship

Production workshops

Work-based learning

Technical exposure

Pathways into college

Pathways into production employment

OPPORTUNITY / NOT YET FORMALIZED

Potential programs would be developed collaboratively with Rowan University, local schools, workforce organizations, and other partners. No formal partnership should be implied until agreements are established.

07 CAREER PATHWAY

21 Renderings

AMERICANA STUDIOS

Current architectural and campus direction.



IMAGE 21.1 ARCHITECTURE



IMAGE 21.2 PUBLIC LIFE

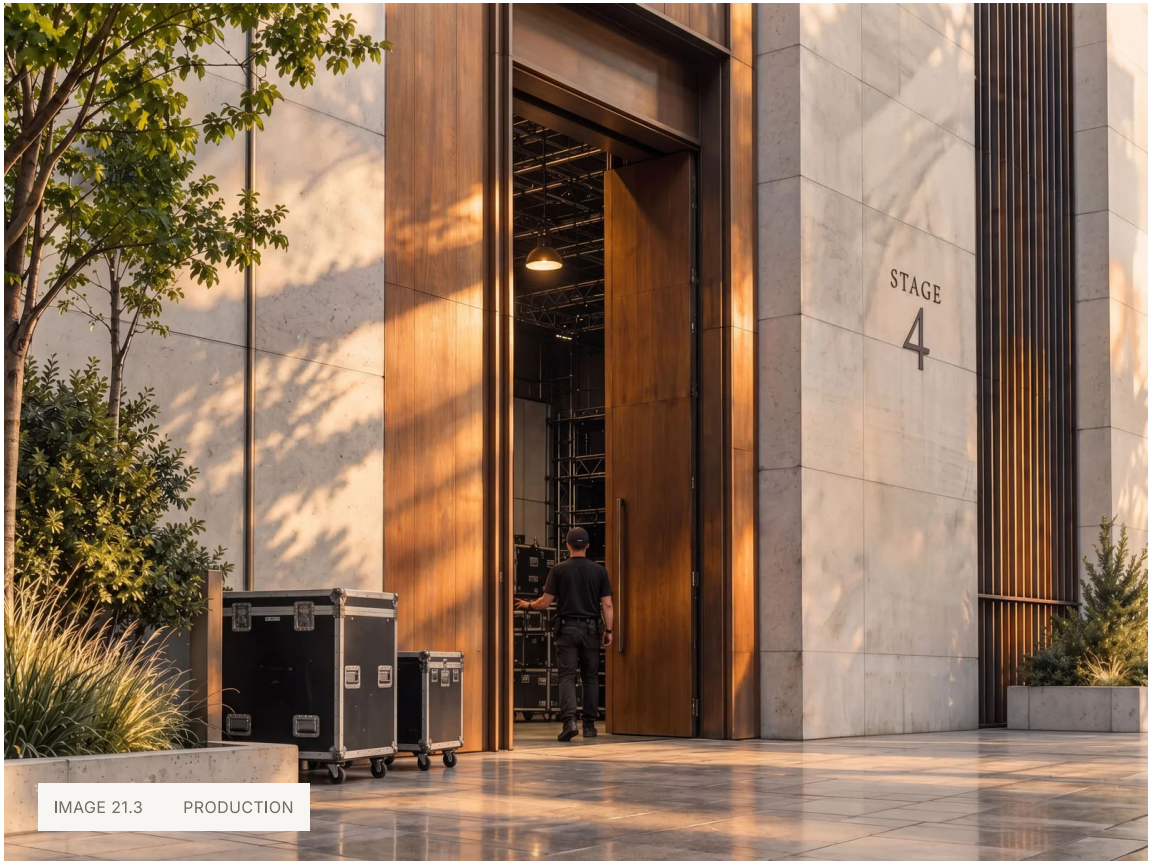


IMAGE 21.3 PRODUCTION



IMAGE 21.4 BARREL VAULT

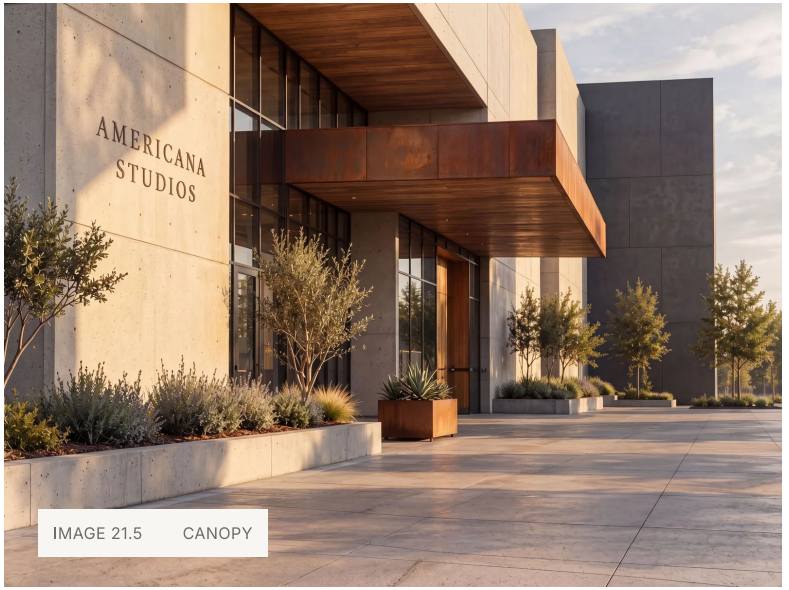


IMAGE 21.5 CANOPY



IMAGE 21.6 COPPER PAVILION



IMAGE 21.7 STUDIO EXTERIOR

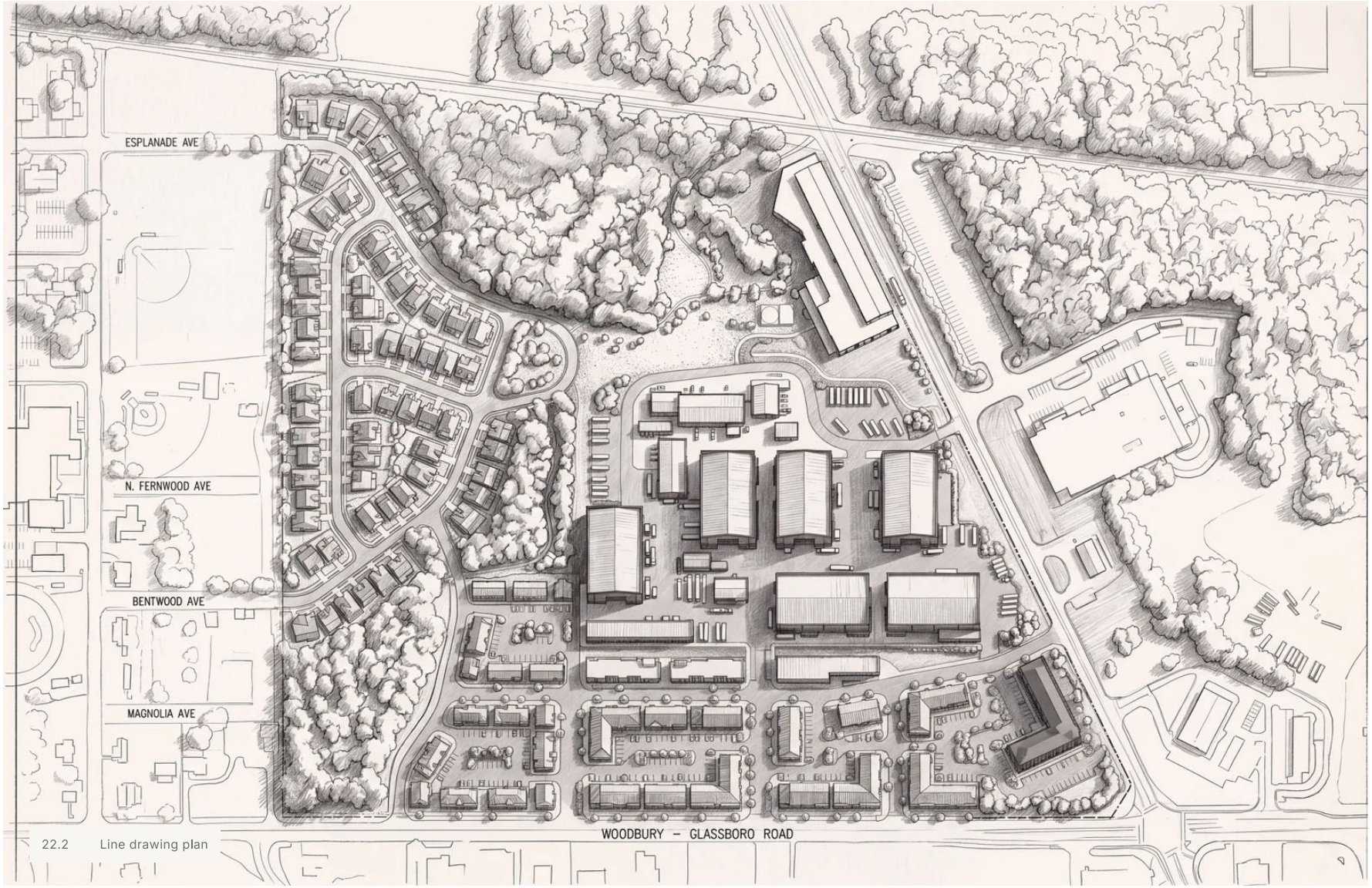

IMAGE 21.8 DINING

22 Campus Map

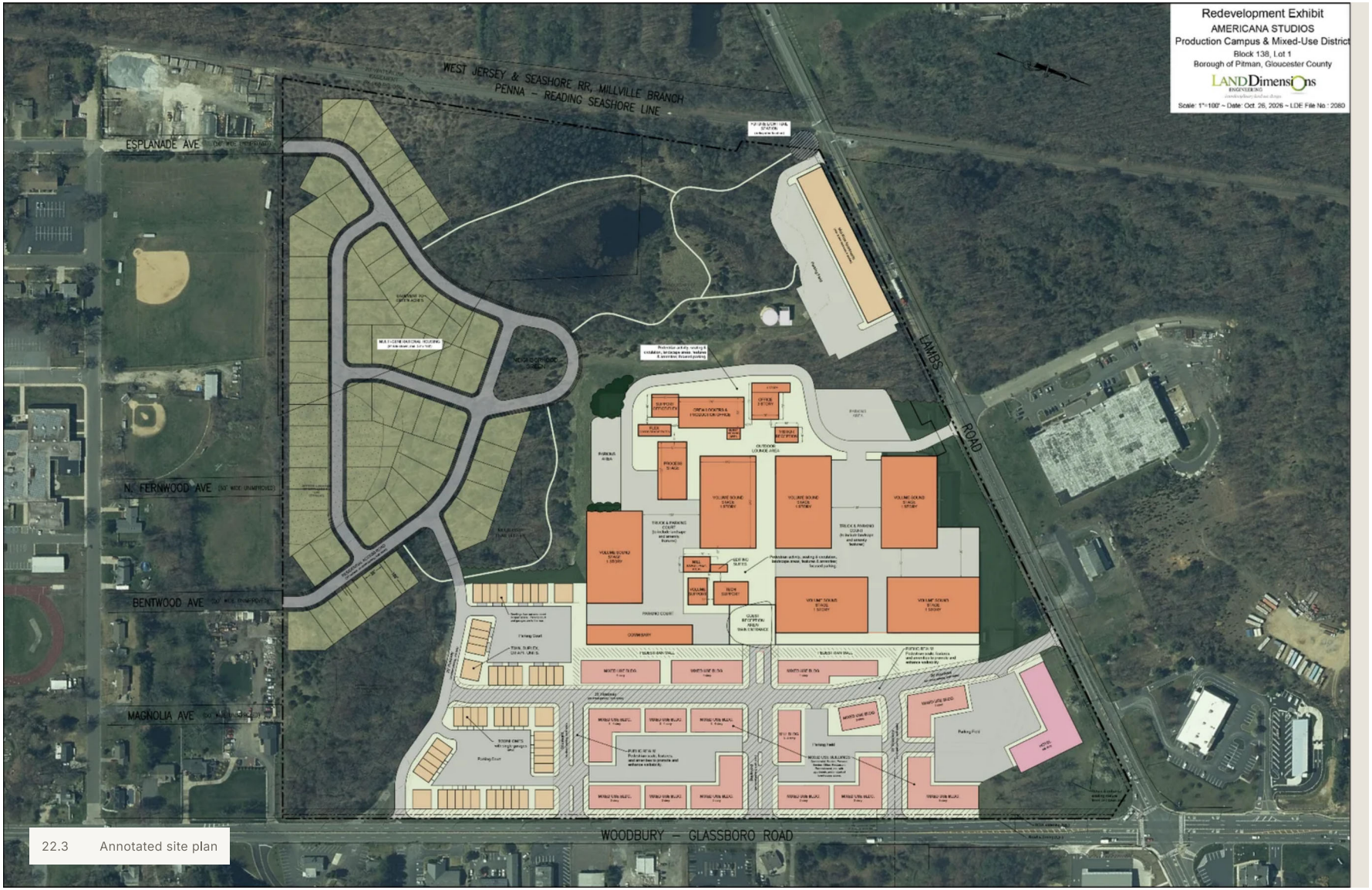
AMERICANA STUDIOS + THE AMERICANA STUDIOS DISTRICT



22.1 Colored aerial campus plan



22.2 Line drawing plan



22.3 Annotated site plan

Studio campus Production access Logistics Public realm District development Community edge

THE GROUP

Development, planning, production, studio operations, business operations, and creative leadership brought together around one project.

01

GREGORY B. FILIPEK

Principal, New Jersey Development Lead

02

JEFF SUBLINSKY

Partner in Sora Northeast Development

03

LARRY DIVIETRO

Land Dimensions Engineering/Taylor, Wiseman & Taylor

04

THERESA DIVIETRO

Principal, LD2 Planning

05

LOU FUSARO

President, Americana Studios

06

MARK F. ROLING

President, Studio Operations, Americana Studios

07

JUAN VAUGHN

Principal, Americana Studios

08

Z

Principal, Americana Studios

LEADERSHIP

The leadership advancing Americana Studios brings decades of development, planning, production, studio operations, business operations, and creative leadership.

ROSTER

— 01 **GREGORY B. FILIPEK**

02 JEFF SUBLINSKY

03 LARRY DIVIETRO

04 THERESA DIVIETRO

05 LOU FUSARO

06 MARK F. ROLING

GREGORY B. FILIPEK

Principal, New Jersey Development Lead

Gregory B. Filipek is a New Jersey development and construction executive with more than 42 years of experience advancing complex redevelopment projects.

As Founder and Principal of SORA Northeast, he has led major initiatives including the $300 million Glassboro Central Business District redevelopment, hotel development, approximately 200,000 square feet of retail, roughly 700 residential units, and projects connected to Rowan University.

07 JUAN VAUGHN

08 Z

Filipek previously served as Senior Vice President of Trammell Crow and has held civic, institutional, and business leadership roles throughout the region. At Americana Studios, he leads New Jersey development strategy and local project advancement.

25 Let’s Build This Together 25 / 25

The updated proposal establishes a clearer **production program**, **campus plan**, **District relationship**, and **operating framework**.

NEXT

- Planning
- Engineering
- Traffic + circulation
- Infrastructure
- Environmental review
- Public realm
- District programming
- Phasing
- State coordination
- Employment projections
- Economic-impact analysis
- Education + workforce opportunities
- Financing
- Implementation

Americana Studios and the Borough of Pitman can now continue that work together.

AMERICANA STUDIOS — PITMAN, NEW JERSEY

OCTOBER 2026

This is a working document/presentation and will be revised as we move forward in due diligence and site design.