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***BLACK RIVER COMMONS IN CHESTER PROVES SENIORS CAN SAVE MONEY, TIME AND NATURAL RESOURCES BY RENTING RATHER THAN OWNING A HOME – THE ENERGY EFFICIENT PROTOTYPE COMMUNITY IS ALREADY BEING REVIEWED BY MAJOR DEVELOPERS***

CHESTER, NJ, JANUARY ##, 2009 – Residents at [Black River Commons](#), a collection of one- and two - bedroom townhomes for active adults 55 and better in the heart of Chester, were happy when they received their utility bills. According to certified green builder Bill Asdal of [Asdal Builders](#), the award winning creator of the community, residents received unprecedentedly *low* heat, electric and hot water bills ranging from just more than \$60 per month for a one person occupancy to a little more than \$140 for two-person occupancy. With residences ranging from 2,000 to 2,900 square feet of space and rents starting from only \$2,100 per month, the community is proving to be a money, time and energy saving alternative to owning a home.

“Black River Commons is a prototype for what may well become a growing choice for our senior population,” explains Asdal. “The two buildings are designed with the latest energy efficient technologies to cut energy costs by thousands per year. The buildings use no fossil fuels – no gas, no oil and no propane. The super efficient structures utilize the latest construction techniques with proper insulation, geothermal heating system and small solar powered fans to circulate the interior air.”

He continues, “Residents here also do not pay any taxes, condo fees, association fees or maintenance fees. It is all included in the rent.”

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According to Asdal the benefits of this living arrangement are numerous. “Residents at Black River Commons pay a little more than \$2,000 / month but are saving several thousands more in property taxes avoided, maintenance time not expended, other ownership expenses eliminated and deeply reduced energy costs. A profile of typical residents in the area shows they can easily live on the interest they make selling their existing home and have the proceeds to protect their future. For example, the average sales price in zip code 07930 is currently \$602,000. Industry ratios show the value to purchase and operate a home to be one percent per month of the total cost. Therefore, the average home in this market would cost nearly \$6,000 for mortgage, taxes, operation, maintenance, utilities and a minimal return on the equity invested. When compared to \$2,100 rent for a super efficient new 2,000 square foot townhome - the savings could be \$4,000 per month for this lifestyle choice.”

What’s more, Asdal points out that living at Black River Commons provides residents with more time to enjoy leisure activities, rather than spending it on the upkeep of a home. “The design preserves the Earth’s natural resources,” he explains, “thus reducing the carbon footprint. It’s all about savings, lowering expenses and providing seniors with a lifestyle that is compact and simpler, but a lot more financially secure.”

Each unit at the Black River Commons features a spacious living area with built in bookshelves; center island kitchen with wood cabinetry, granite countertops, pantry and breakfast room; two large bedrooms with ample walk-in closets; full basement with two-thirds finished as a recreation room; walk up floored attic for storage; a 200 square foot rear patio; and on-site parking. The gently sloping site abuts public lands and has the privacy of an estate just off Main Street in Chester.

Asdal has already been approached by major developers to discuss ways that they, too, can utilize the latest energy efficient technologies to enhance their products. He has also hosted numerous seminars on green building through the National Association of Home Builders. Asdal cites the operational successes

of the Raritan Inn, ([www.raritaninn.com](http://www.raritaninn.com)) an alternative energy, award winning Inn that he created in Califon.

To preview the last remaining unit or for additional information on Black River Commons at Chester, please contact Sig Schorr at Schilp & Co. Realtors at (908) 879-0900 or visit

[www.blackrivercommons.com](http://www.blackrivercommons.com). For additional information on how to create a similar community, please

contact Bill Asdal of Asdal Builders at (908) 879-4427 or visit [www.asdalbuilders.com](http://www.asdalbuilders.com).

***About Asdal Builders***

[Asdal Builders](http://www.asdalbuilders.com) has been providing quality building and remodeling services since 1973. Its mission is: zero defects, employee fulfillment, continuous lead generation through reference and referrals, and customer satisfaction. Owner Bill Asdal has a history of dedication to adaptive reuse of buildings, the advancement of new technologies in housing, and leading the industry in demonstration projects that advance knowledge on housing science. Bill was recognized in 2006 as the *Green Advocate of the Year* by the Green Building Conference. Other area "Green" construction includes [The Raritan Inn at Middle Valley](#) which combines the rich history of its 1700's roots with today's most innovative renewable energy technologies. The Inn relies on the natural power of solar energy and geothermal heating, making the buildings super-efficient and the Innkeeper's residence a residential power plant that has set the standard for environmentally conscious restoration. To learn more about the numerous technical, historical, professional, and design awards Asdal Builders has earned, please visit [www.asdalbuilders.com](http://www.asdalbuilders.com).

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