

Annual Report

2024/2025

Joined Together to Serve More



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Habitat
for Humanity®
Northwest New Jersey

This report is a summary of organization activities for fiscal year 2025. Period July 1, 2024 - June 30, 2025

Habitat for Humanity Northwest New Jersey Message from our Chief Executive Officer

Dear Friends, Partners, and Community Members,

As I look back on the accomplishments chronicled within this Annual Report, one word resonates deeply: Impact. With God's continued blessing, your belief in the mission of Habitat for Humanity Northwest New Jersey (HFHNWNJ) has once again transformed simple timber and concrete into something truly extraordinary. We're building a stable, secure foundation for the lives of many. And it's about more than just home construction. It's about building futures, fostering independence, and strengthening the very fabric of our communities across Northwest New Jersey.

This past year has been a powerful testament to the impact of collective action. From the hundreds of volunteers who dedicated their time and the families we serve with sweat equity, to the faith communities who championed our cause, to the corporate partners who provided essential funding and expertise, and to the generous individuals whose gifts opened doors... your commitment is the engine that drives our mission forward.

This increased scale and deepened commitment were made possible by a landmark moment in our organization's history. On January 1, 2025, the affiliates serving Warren County and Sussex County officially merged to form Habitat for Humanity Northwest New Jersey. This strategic consolidation was driven by a shared vision to maximize our resources, streamline operations, and, most importantly, expand our capacity to serve more families efficiently across the entire region. The formation of Habitat Northwest New Jersey was not just an administrative change, it was a commitment to greater regional strength and a powerful affirmation that by working together, we could build a stronger future for the whole of Northwest New Jersey.

This report reflects not just the number of homes we've built, preserved, or repaired, but the thousands of lives that have been touched by the dignity of affordable homeownership and the stability that comes with it. We've seen children thrive in their own rooms, families grow deep roots, and entire neighborhoods like the one on Beidleman Road in Franklin Township flourish because a family no longer has to choose between rent and groceries.

While we celebrate these successes, we remain keenly aware of the critical need that persists. The challenges of escalating housing costs and a lack of available, affordable properties make our work more vital than ever.

In the coming year, we will seek to put God's love into action, lean into new strategies to increase our capacity, innovate our building models, and expand our reach, ensuring that more families have the opportunity to achieve the dream of homeownership. This isn't just a goal. It's a promise we make to our community and to the families who are currently waiting for a chance to partner with us.

Thank you for being a part of this journey. Your investment is not a simple donation. It's a stake in a brighter, more equitable future for Northwest New Jersey. We are deeply grateful for your trust, your passion, and your partnership.

Together, we don't just build houses. We build hope -

Ben Eskow, Chief Executive Officer
Habitat for Humanity Northwest New Jersey



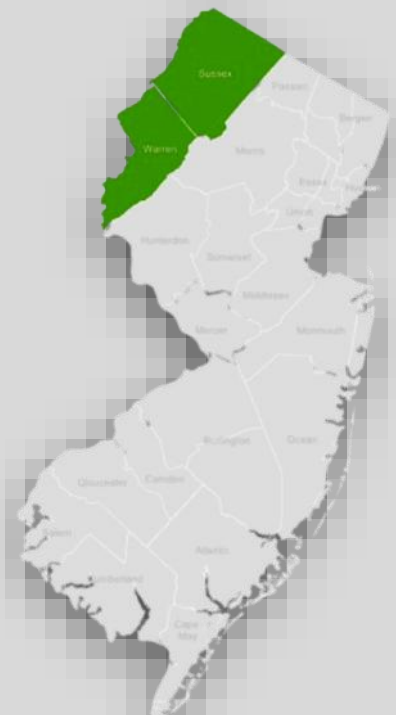
Ben Eskow, Chief Executive Officer

OUR MISSION

Seeking to put God's love into action, Habitat for Humanity brings people together to build homes, communities, and hope.

OUR VISION

A world where **everyone** has a decent place to live.



**Serving Sussex and Warren Counties
since 1993**

The premiere affiliate fund raising event raised \$52,302.

October
2024

Beams & Dreams

This home for a family of four, built in Phillipsburg, was a joint project with NORWESCAP.

November
2024

Werkheiser Home Dedication

Partnered with Rossi Auto Group and Abilities of Northwest Jersey for their 15th annual fundraiser. Habitat received \$45,000 for its participation.

December
2024

Festival of Trees

Sussex and Warren County Habitat affiliates complete merger and combine resources to positively impact the lives of more people.

January
2025

Habitat for Humanity Northwest New Jersey Starts Operations

Volunteer interest in HFHNWNJ tripled after the 3rd annual radiothon which focused on volunteerism.

February
2025

WRNJ Radiothon

This house, located in Harmony, is the new home for a family of three.

May
2025

Chobot Home Dedication

During this weekend in May, 60 volunteers completed 141 repair and maintenance tasks for 20 home owners.

May
2025

Hope in the Hills Weekend

The event, a partnership with Community Blend, raised funding and community awareness for both organizations.

June
2025

Golf Event

3X3 basketball tournament fundraiser.

June
2025

Hoops for Habitat



HOMES BUILT

2

INTERNATIONAL
FAMILIES SERVED

13



VOLUNTEER HOURS



26,822

VOLUNTEERS

358



IN KIND AND MONETARY
DONORS

442



HOMES REPAIRED

68



COMMUNITY CENTER
ATTENDEES



8,018

RESTORE
TRANSACTIONS

442,242

“Do nothing from selfish ambition or conceit, but in humility count others more significant than yourselves. Let each of you look not only to his own interests, but also to the interests of others.” Philippians 2:3-4

The HFHNWNJ Critical Home Repair (CHR), Touch of Kindness (TOK) and Hope in the Hills of Warren Programs fall under the umbrella of the **Home Repair Program (HRP)**. HRP is applicable to seniors, those with a disability, or families with extreme circumstances, who struggle to maintain the integrity of their homes. The program exists to provide eligible low and moderate income homeowners the resources needed to make necessary home repairs, thereby preventing them from suffering from accidents or injuries, and enabling them to stay in a safe and healthy environment.

In FY 2025, as word spread regarding the existence of these vital programs, the applications from our community to utilize these resources grew by more than 200%. The budget required to meet these needs increased by 300%. In total the HRP was able to positively impact the lives of 68 home owners. Projects included replacing leaking roofs, broken heating systems, crumbling ceilings, stairs, installing handrails and other safety devices.

Linda’s Story

Linda’s husband fell and lost the use of his legs in 2018 while they were working at a charity event for a terminally ill child. Linda had to quit her job to become her husband’s 24/7 caregiver. This resulted in a loss of all the couples income. Over a seven year period, her husband’s health condition worsened requiring numerous surgeries, hospital and rehabilitation center stays. Many home safety improvements became necessary, however, the couple, even with the help of a renter, could barely afford to pay their utilities and mortgage. They had no money for the critical safety repairs.

Linda and her husband qualified for assistance under the HFHNWNJ Home Repair program. Dave Puzio and his repair crew made the necessary safety improvements. Linda expressed what the home repair program has meant to her, “What Dave Puzio and his team did for me was give me hope for better days to come and let me see the light at the end of the tunnel. Dave Puzio and his experienced team made it possible for me to stay in my house.”



BEFORE HOME REPAIR EXAMPLE



AFTER HOME REPAIR EXAMPLE

HOME REPAIR STATS

Repair Program	# of Homes	Expenses	Volunteer Hours
Critical Home Repair	17	\$184,448	113
Touch of Kindness	31	\$2,331	76
Hope in the Hills	20	\$2,365	851

<http://habitatnwnj.org/programs/critical-repair/>

HOME DEDICATIONS

'For every house is built by someone, but the builder of all things is God". Hebrews 3:4

On Saturday, November 9th, 2024, Jacob Werkheiser and his three young boys, Coltin, Lincoln and Jacob Jr., were officially handed the keys to their new home in Phillipsburg. It is a home with **enough rooms for everyone to live and sleep comfortably**. The Werkheiser home was the 25th dedicated in Warren County by HFHNWNJ.

Thanks to NORWESCAP's partnership and that of the New Jersey Department of Community Affairs, PNC Bank, Provident Bank, and Valley Bank, the build was completed flawlessly.

Phillipsburg



Werkheisers Given the Key to Their New Home By Keith Matlock, Project Manager



Habitat for Humanity Northwest New Jersey was graciously joined by an integral community partner for this project: NORWESCAP. "This is what it's all about – working together," Mark Valli, CEO of NORWESCAP mused at the home dedication. "NORWESCAP, our investors, the Department of Community Affairs, the town, all coming together to make sure Jacob and his sons have an amazing experience and have a future they can be proud of. So, thank you Habitat for Humanity, thank you for all of you who support Habitat.... We're grateful for this work, but nobody's more grateful than the three little boys who are going to absolutely destroy this basement the second they move in."



NORWESCAP and HFHNWNJ Staff and Volunteers with the Werkheiser Family

Harmony



Chobot Family Presented Key to Their New Home by Chris Motzenbecker, Construction Manager

On May 10th, 2025, the sun shone over Harmony Township as around one hundred friends, family members, volunteers, and community members gathered to celebrate an achievement years in the making. Michael "Scrappy" Chobot, a familiar face to anyone involved with Habitat for Humanity Northwest New Jersey (Habitat NWNJ), was surrounded by his family as he gratefully accepted the keys to his new Habitat home.



"First and foremost, I want to thank the Almighty God for everything and all things," Michael reflected as he addressed the crowd. "I'm sitting here in my tears of joy as I sweep across this turnout today... it's huge, bigger than I remember them. Each and every one of you touched my spirit in some way. I'm always about happy memories.... Even in the hardest times we can find joy in challenges."

Current Builds

Franklin Township (Warren)

This site, donated by Franklin Township, will be home to six partner families. Funding is through a Department of Community Affairs state grant.



Wantage, (Sussex)

As part of their affordable housing program, this is a two bedroom, one bathroom rehabilitation project donated by the town of Wantage.



“And let us consider how to stir up one another to love and good works, not neglecting to meet together, as is the habit of some, but encouraging one another, and all the more as you see the Day drawing near.” Hebrews 10:24-25



Our community center has cultivated strong relationships with a range of nonprofit organizations, local service providers, and educational partners. These collaborations enhance the depth and quality of services we offer to the public. These partnerships have enriched our programming and expanded our reach into various segments of our community.

PARTNERSHIPS

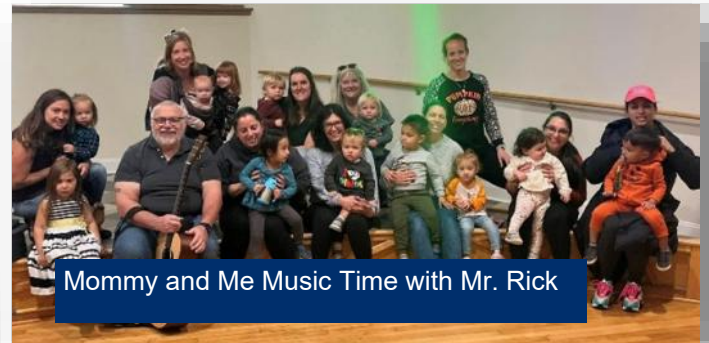
- **NORWESCAP**
- **NAMI (National Alliance on Mental Illness)**
- **NJ4S – Center for Family Services**
- **DASACC (Domestic Abuse & Sexual Assault Crisis Center)**
- **Valley Bank Primerica**
- **4-H Youth Development**
- **Local Girl Scout Troops**
- **DSM-Firmenich**
- **North Novah Fellowship**
- **Diana Dove – Environmental education programs**
- **Family Promise**
- **Bright Explores Homeschool Cooperative**
- **Community Prevention Resources of Warren County**

Monthly Community Events foster creativity, social interaction, and intergenerational connection. Each month, we host free themed events for children, families, and seniors, including: Kids’ Crafts, Toddler Time, Mommy & Me Music Class with Mr. Rick, Senior Crafts & presentations, LEGO Building & Friendship Bracelet Making. Our Open Mic Nights are held every 2nd & 4th Fridays of each month, Open Mic Nights welcome performers and audiences of all ages. Community members can sing, recite poetry, or simply enjoy local talent in a welcoming atmosphere.

Weekly Programming: We provide a consistent lineup of weekly programs that support wellness and recovery. Fitness classes include Zumba, Yoga and Tai Chi/Qigong. Our support groups include Alcoholics Anonymous (AA), Living Sober Beginners and Al-Anon meetings.



Senior Bingo



Mommy and Me Music Time with Mr. Rick



Gingerbread Construction

STATISTICS

Fiscal Year	2025	2024	2023
# of Events	771	694	460
# of Attendees	8,018	8,107	5,300
Donations & Grants	\$14,336	\$13,718	\$16,185

habitatnwnj.org/cc/cccalendar

Building More Than Homes: The ReStore Impact in Northwest New Jersey

The ReStore is more than just a retail outlet. It's a mission-driven operation that turns donated furniture, appliances, building materials, and home goods into real change. Every purchase made at the ReStore helps fund the construction and repair of homes for families in need right here in **Warren and Sussex Counties**.

In 2025, our ReStores continued to thrive as community hubs—places where people shop with purpose, donate with heart, and volunteer with passion. Thousands of items found new life in local homes, keeping usable materials out of landfills and giving families access to affordable household goods.

The proceeds from every sale help build strength, stability, and self-reliance through shelter. This past year, the ReStores helped fund multiple home builds and critical repair projects across the region.

We are proud to say that our ReStores embody Habitat's core values: sustainability, community engagement, and empowerment. Whether it's a volunteer learning new skills on the sales floor, a shopper furnishing their first home, or a donor contributing surplus materials from a renovation project—**every person who walks through our doors becomes part of the Habitat story.**

As we look ahead, we are actively working to expand our ReStore presence in **Sussex County**—bringing more opportunities to shop, donate, and support our mission to every corner of Northwest New Jersey.

Thank you to all those who donated their home goods, to the 239 volunteers who donated their time and effort and our enthusiastic and innovative staff and steering committee for managing our ever expanding operations.

With your help, we are building more than homes. We are building hope.



30 Belvidere Store



The **30 Belvidere Avenue ReStore** in downtown Washington, NJ, has completed its second year of serving the community by selling good quality new and gently used clothing, shoes, jewelry, handbags and other accessories at extremely low prices.

Route 57 Store



The main **ReStore, 384 West Route 57**, Washington, NJ, celebrated its 13th anniversary of serving the community by providing new or slightly used household goods at below market value prices, generating revenue which then funds our mission of building safe and affordable homes in partnership with qualified families.

habitatnwnj.org/shop

HFHNWNJ is an organization that thrives because of its volunteers. Whether they've donated a day of their time or a year, they are an integral piece to this organization's success and we are so grateful for their involvement. Thank you to all of our amazing volunteers for their selflessness and dedication to our mission of building homes, communities and hope!

HIGHLIGHTS

Suburban Propane joined us at the Harmony build on September 19th as part of a \$5,000 Framer Sponsorship. Assemblyman John DiMaio was also present for a portion of the afternoon.



Hope in the Hills

H2M Architects brought a group to build with us on October 26th. Hackettstown Rotary joined us for a build day on October 29th.



Group Build

DSM-firmenich joined us for a build day on November 21st as part of their \$5,000 Framer Sponsorship and had an incredible time. They helped paint the trim in the basement and started on the insulation.



Community Outreach /PR



Volunteers from Ally, Valley Bank, State Farm, Morgan Properties, The Arc of Warren County, and WRNJ, along with many other individuals volunteered their time to make Rossi Festival of Trees a major fundraising success.



Festival of Trees

VOLUNTEER STATS

Total Volunteers: 357

Total Hours: 26,822

HOURS BY ACTIVITY

Board	271	Office	716
Construction	3,090	Other	8
Family Support	55	Public Relations	262
Fund Raising	275	ReStore	19,799
Home Repair	2,277		

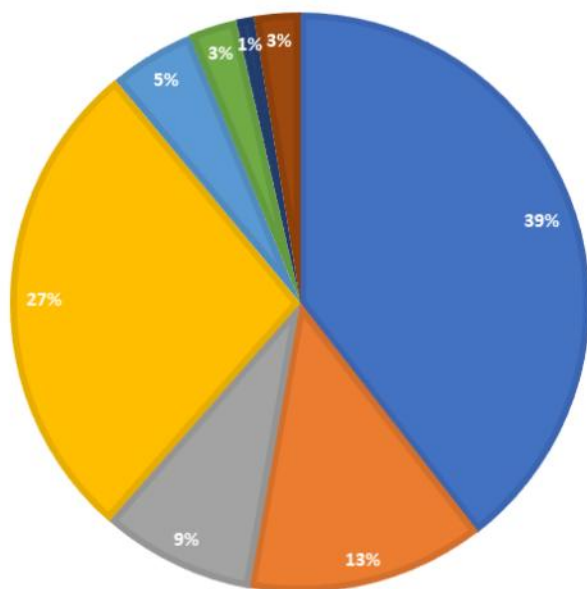
To discuss group and individual volunteer opportunities, contact our Volunteer Services Manager: 908 835 1300 ext.11 or melanie.thiel@habitatnwnj.org

habitatnwnj.org/get-involved/volunteer

2025 FY Statement of Financial Position

* All financial figures are preliminary and unaudited.

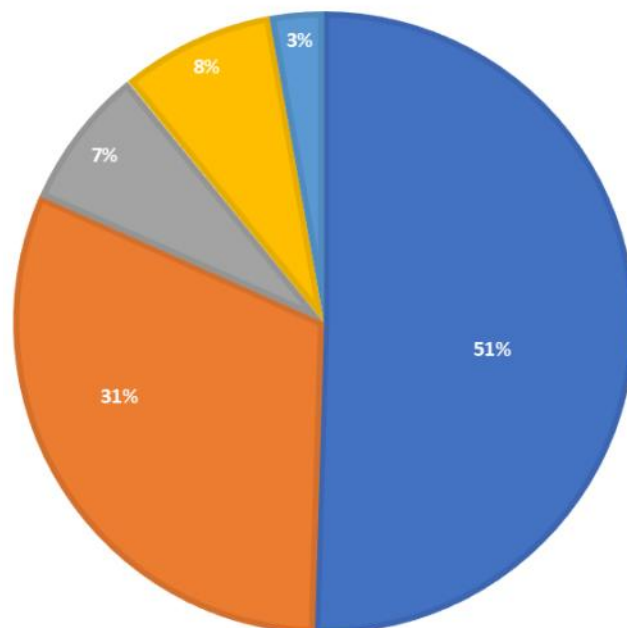
REVENUES - \$3,691,213



- ReStore Revenue, \$1,460,456
- Sale of Homes, \$491,750
- Contributions, \$319,811
- Grants, \$1,017,449
- Donated Services & Materials, \$176,892
- Special Event Revenue, \$98,999
- Amortization of Mortgage Discount, \$36,971
- Other Income, \$94,436

EXPENSES - \$3,094,024

- Home Building, Repair & Community Programs Expenses, \$763,779
- ReStore Expenses, \$869,917
- Discount on Issued Mortgages, \$157,029
- General Administrative, \$199,754
- Fundraising, \$77,265



OTHER FINANCIAL MEASUREMENTS

- Available Cash \$669,888
- Mortgages Held \$2,124,934
- Construction in Progress \$1,000,074

STAFF & LEADERSHIP

Board of Directors

Kathy Halpin – President
 Peter Jamieson – Vice President
 John Rolak – Treasurer
 Lisa Oostdyk – Secretary
 Joel Berkowitz – Board Member
 Debra Card – Board Member
 Enrique Davis – Board Member
 Dave Detrick – Board Member
 Joyce Estey – Board Member
 Joe Flynn – Board Member
 Julie Fox – Board Member
 Lee Liddy – Board Member
 Christine Nesbitt – Board Member
 Jim Oostdyk – Board Member
 Brad Russo – Board Member
 Barbara Shaffer – Board Member
 Daniel Sharabba – Board Member



Kathy Halpin, Board President

Operational Committee Chairs

Building – Dave Detrick
 Community Center – Annette Beam
 Faith Relations – Peter Jamieson
 Family Selection – John Rolak
 Family Support – Cara Vega
 Finance – John Hylkema
 Development – Kyle Stuber
 Home Repair – John Rolak
 Hope in the Hills of Warren – Karol Van Wulfen
 Personnel – Kathy Halpin
 Public Relations – Melanie Thiel
 ReStore – Jim Oostdyk
 Volunteers – Melanie Thiel

Affiliate Personnel

Chief Executive Officer – Ben Eskow
 Chief Financial Officer – John Hylkema
 Chief Operating Officer – Pam Vreeland
 Bookkeeper – Leslie Byron
 Business Process Manager – Margaret Wallace
 Community Center & Event Coordinator – Annette Beam
 Construction Manager – Chris Motzenbecker
 Construction Project Manager – Wyatt Evans
 Construction Supervisor – Keith Matlock
 Development Director – Kyle Stuber
 Grant Specialist – Kristen MacLean
 Home Repair Field Project Manager – Peter Watson
 Newton Office Manager – Barbara Shaffer
 Affiliate Office Manager/Home Repair Administrator – Francine Pilch
 Public Relations Assistant/AmeriCorps – Brooklyn Rajnai
 Volunteer Services/Public Relations Manager – Melanie Thiel



Affiliate Volunteers and Personnel at Werkheiser Home Dedication

Retail Personnel

ReStore Route 57

Manager – Evan Austin
 Assistant Manager – Cathy Neary
 ReStore Specialis – Janice Duffy

ReStore 30 Belvidere

Manager – Lori Clark

Volunteer Leaders

Architectural Coordinator – Joe Flynn
 Electrician – Donald Burd
 Engineer/Truck Supervisor – Nevitt Duveneck
 Lunch Coordinator – Patty Swayne
 Surveyor – Vern Lawson

May the God of endurance and encouragement grant you to live in such harmony with one another, in accord with Christ Jesus, that together you may with one voice glorify the God and Father of our Lord Jesus Christ. Therefore welcome one another as Christ has welcomed you, for the glory of God. Romans 15:5 -7

Abilities of Northwest Jersey
 Constance Adasavage
 Al-Anon
 Alcoholics Anonymous
 Karen Alpaugh
 American Legion Post 528
 American Water Charitable Foundation
 Elizabeth Ames
 Eugene Amici
 Anonymous Donors
 Judith Arnold
 Barbara Aroneo
 Catherine Wilcox Avalos
 Betty Baggerly
 Silvia Baldwin
 Constance Bambrick
 Cynthia Bamford
 John Bartichek Charitable Lead Trust
 Alfonso Basile
 Alice Bechok
 Belvidere Dental Associates P.C.
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 Blue Ridge Lumber Company
 Patricia Blum
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 Kevin Bowers
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 Mark Christie
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 Laurie Crittenden
 Nina Cruz
 Melody Curzi
 Dank Poet Dispensary
 DASACC
 David's Country Inn
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 Loris Decker
 Daryl Detrick
 David Detrick
 Sondra Dietz
 Joann Digilio
 Rebecca Dimas
 Ruthann Disotell
 DM Millwork/Builders' General Supply
 Jennifer Donnelly
 George & Linda Drake
 Margaret Drenchko
 Janice Duke
 Barbara Duveneck
 Eagle Fence & Supply
 Gale Edolo
 Robert Edwards
 Elizabethtown Gas
 Matthew English
 Lily Epstein
 Ben Eskow
 Edward Esposito
 Joyce Estey
 Thomasine Falcone
 Family Promise of Warren County
 Jessie Fearfield
 Carolyn Feranec
 Fidelity Charitable
 Joseph Finis
 Ralph Fiore
 First Hope Bank
 First Lutheran Church of Stewartsville
 First Presbyterian Church of Washington
 Thorleif Floystad
 Joe Flynn
 Follett Corporation

Frank Rymon & Sons
 Joan Fratezi
 Fred Beans Ford of Washington
 Patricia Garity Smits
 Nancy Goebel
 John Gorton
 Jerome Greco
 Michele Guarriello
 Paul Gucker
 Doris Gullion
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 Habitat For Humanity International Inc
 Hackettstown Rotary Foundation Inc.
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 Phil Hagemann
 Hairmazing
 Suzanne Halmi
 Kathleen Halpin
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 William Hardy
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 Wayne Hart
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 Heath Village
 Debra Hendershot
 Linda Hendershot
 John Hildebrant
 Jeffrey Holzman
 Home Depot HFHI
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 John & Margaret Post Foundation
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 RoseMarie Marese
 Marshall Machinery Inc.
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 Nanette Maye
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 Ronald Monge Alpizar
 Susi Motzenbecker
 Chris Motzenbecker
 Peter Motzenbecker
 Dan Motzenbecker

Rosemary Motzenbecker
 John Mulhern
 NAMI Warren County NJ
 Debra Natyzak-Osadca
 Stephen Nawrocki
 Christine Nesbitt
 Newton Rotary Club
 Nisivoccia LLP
 Jason Norment
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 Jim Oostdyk
 Lisa Oostdyk
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 Charles Parke
 Mary Paz
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 Carol Perna
 Dorothy Pesaniello
 Linda-Sue Peterson
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 Aneta Pietruszynska
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 Francine Pilch
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 Stefanie Pitaro
 Robert Pitaro
 Ronald Plog
 Christine Pollack
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Cynthia Rasich
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 Keary Riddick
 Denise W. Ritter
 Debra Robertson
 John S Rolak
 Rossi Auto Group
 Rotary Club of Phillipsburg NJ
 John Rotola
 Royal Granite & Marble Llc
 Dinah Rush
 Jennifer Russo
 Brad Russo
 Salon FIG
 Despina Samaras
 David A Santini
 Greta Sappah
 Patrice Schaffer
 Scott Schantzenbach
 Carole Schanzlin-Sarson
 Schembre & Gannon LLC
 Darleen Schott
 Leslie Schott
 Kurt Schroeder
 Laureen Scrimo
 Garrett Sebelin
 Mark Seifert
 Shop Rite of Hunterdon County
 Milton Sick
 Rodger Siersma
 James Simmons
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 Jackie Snyder
 Patty Snyder
 Richard Snyder
 Snyder Stairs LLC
 Spruce Run Women E.L.C.A

Thank You to Our Sponsors and Donors

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 The Smashed Olive
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 Tara Wargo
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 Warren County Dental Center
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 Warren Glen Academy
 Warren Hills Regional High School
 Warren Thompson & Son
 Washington Animal Hospital
 Washington BID
 Washington Rotary Club C/o Teresa March

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 John Whitehead
 Veronica Whitehead
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 Visions FCU

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Suburban Propane

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 Levolor
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 Rydt Consulting
 Sartini Plumbing, Heating and Cooling, LLC
 Sentinel Self Storage
 Skyworks Equipment Rental
 Snyder Stairs LLC
 Swanson Land Surveying, LLC
 TDL Electric, LLC
 Village Super Market, Inc.
 Pam Vreeland
 Warren Thompson & Son
 Whirlpool Corporation

Family trees usually represent genealogical relationships, so why a Habitat for Humanity Northwest New Jersey Family Tree? Though not all of us associated with HFHNWNJ are related through genealogy, those who support HFHNWNJ are truly a family - bound together by our mission. By giving generously of themselves through their time, talents, prayers and donations, my fellow family members are putting God's love into action and God has blessed us by allowing our tree to bear much fruit from which to provide for our community. - MW, HFHNWNJ Family Member

"And let our people learn to devote themselves to good works, so as to help cases of urgent need, and not be unfruitful." Titus 3:14



Offices

31 Belvidere Avenue
Washington, NJ 07882
Email: office@habitatnwnj.org
908 835 1300

82 Mount View Street
Newton, NJ 07882
973 940 0503
Website: habitatnwnj.org

ReStore - Route 57
384 West Route 57
Washington, NJ 07882
Email: restore@habitatnwnj.org
Website: habitatnwnj.org/shop
908 835 1980

ReStore - 30 Belvidere
30 Belvidere Avenue
Washington, NJ 07882
Email: hut@habitatnwnj.org
Website: habitatnwnj.org/shop/thehut
908 223 7472

We'd love to add you to our family tree.

Contact us to find out more.

**"Seeking to put God's love into action, Habitat for Humanity
brings people together to build homes, communities and hope."**