

NEW JERSEY WAREHOUSE AND INDUSTRIAL EXPERIENCE



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GOYA FOODS HEADQUARTERS

Location: Jersey City, NJ
Client: Goya 75th Urban Renewal Co., LLC
Partner: Rockefeller Development Group, RC Andersen
Services: Site/Civil, Geotechnical, Traffic & Transportation, Traditional
Surveying, Landscape Architecture, Natural Resources &
Permitting

OVERVIEW

The new headquarters consists of an approximately 615,000-SF warehouse on a 40-acre site. Langan provided site/civil, geotechnical, surveying, traffic engineering, landscape architecture, and natural resources permitting services. Our multi-disciplined approach greatly simplified a complex development process, thereby bringing great value to Goya. Additionally, Langan recommended a concrete modulus column subgrade improvement program, which was designed to support a high slab loading with a minimal settlement tolerance. This solution saved approximately \$8 million as compared to a standard deep pile foundation.

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ELIZABETH LOGISTICS CENTER

Location: City of Elizabeth, NJ
Client: Clarion Partners, Viridian Partners
Services: Site/Civil, Geotechnical, Environmental, Traffic & Transportation, Landscape Architecture

OVERVIEW

To meet demand for warehousing close to the Port of Elizabeth, Langan obtained approvals for a new 290,400-SF warehouse development. The new development is conveniently located south of Newark Airport and just off exit 13A of the New Jersey Turnpike. The site design was challenging because of many limitations ranging from soil conditions to regulatory requirements. Langan obtained Site Plan approval from the City of Elizabeth, which required a use variance and parking variance. The zoning required 900 parking spaces whereas a variance for 140, much closer to the anticipated need, was approved. A Stream Encroachment Permit and a Freshwater Wetlands Permit were obtained from NJDEP. A stream study using Hec-Ras was performed to obtain the NJDEP approvals. Soil Erosion and Sediment Control approval was also obtained.

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CRANBURY LOGISTICS CENTER

Location: Cranbury, NJ
Client: Cranbury Brickyard, LLC
Services: Site/Civil, Geotechnical, Environmental, Natural Resources & Permitting, Landscape Architecture, Traffic & Transportation

OVERVIEW

Langan prepared a general development plan submission for this 395-acre parcel adjacent to the New Jersey Turnpike. Langan's integrated team of site/civil, geotechnical and environmental engineers and scientists prepared a design to construct 2.8 million SF of warehouse distribution on approximately 150 acres of the site. The full build-out of the business park includes three cross-dock warehouse buildings and is one of the largest wetland mitigation projects in state history. Proper remediation of the site required impact to nearly 50 acres of contaminated wetlands. In order to minimize impacts to forested areas, sparsely vegetated uplands were excavated to form shallow concave grades to allow water to accumulate in these areas, creating an amphibian habitat. An extended 10-acre stormwater basin was also used to create additional wetlands mitigation by designing planting shelves and islands within the basins to allow for wetland plantings to grow.

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FULFILLMENT CENTER - LOGAN TOWNSHIP

Location: Logan Township, NJ
Client: Dermody Properties
Architect: Ford & Associates Architects, Inc.
Services: Site/Civil, Geotechnical, Natural Resources & Permitting,
Traffic & Transportation, Landscape Architecture

OVERVIEW

Langan provided a variety of services for the design and construction of the fulfillment center located in Logan Township, New Jersey. Design services included layout of the one million-square foot distribution center along with 1,500± passenger vehicle parking stalls, a truck court, and modifications to existing stormwater management basins. The project posed several unique challenges, including frontage improvements, NJDEP Land Use permitting, a lack of sanitary sewer and water and a significant amount of coordination with the various regulatory agencies (Logan Township, NJDEP, NJAW, LTMUA, Gloucester County, USACE, Gloucester County Soil Conservation District, and Tidelands Bureau).

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SEAFRIGO II

Location: Elizabeth, NJ
Client: E&A Ventures, LLC
Services: Site/Civil, Geotechnical, Environmental, Traditional Surveying,
Landscape Architecture, Traffic & Transportation, Natural
Resources & Permitting

OVERVIEW

This 130,000-SF refrigerated warehouse, occupied by Seafrigo, sits on approximately 10.78 acres and is near the NJ Turnpike, Newark Liberty International Airport, and the Elizabeth Seaport. Langan provided survey, site/civil, environmental, geotechnical, landscape architecture, and traffic services. Langan's major challenges included coordination with PSE&G for the relocation of above-ground utilities, vacation of a portion of Henry street, and coordination with city engineers on a mutually beneficial stormwater management approach.

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WAKEFERN DISTRIBUTION WAREHOUSE

Location: Elizabeth, NJ
Client: Wakefern Food Corporation, Greek Development
Services: Site/Civil, Geotechnical, Environmental, Traditional Surveying,
Landscape Architecture, Natural Resources & Permitting

OVERVIEW

Langan provided a variety of engineering and landscape architecture services for a 524,000 SF grocery distribution warehouse with associated parking, loading, and trailer storage. The new facility replaces an antiquated warehouse which was located on the same parcel and increases storage capabilities by more than 58%. The new warehouse is now capable of more efficient distribution to its grocery chains across the Northeast.

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FALKEN TIRE DISTRIBUTION BUILDING

Location: Robbinsville Township, NJ
Client: Matrix Development Group
Architect: KSS Architects
Services: Site/Civil, Landscape Architecture, Natural Resources & Permitting

OVERVIEW

Matrix chose Langan to help them get entitlements for the last undeveloped parcel in their master planned industrial park located at Exit 7A of the New Jersey Turnpike. Langan redesigned and re-entitled the vacant parcel to meet the requirements of Falken Tire's newest distribution center and a 183,000-SF building. Site security was an important aspect of the Falken project and Langan's design included 10-foot-tall security walls and an 8-foot-tall security fence. The stormwater management design for this site was developed to fit within capacity of the park detention basin that has already been constructed.

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ACCURATE BOX

Location: Paterson, NJ

Client: Accurate Box Company, Inc.

Services: Environmental, Surveying/Geospatial, Geotechnical, Site/Civil

OVERVIEW

Accurate Box, one of the largest independent manufacturers of high-quality laminated packaging in the US, is a 73-year old family-owned business based in Paterson, NJ. Accurate Box called on Langan to help expand their headquarters to over 300,000 SF, so that they could continue to grow and increase much needed employment in the City of Paterson. Langan faced several technical challenges that required innovative approaches to resolving the unique conditions encountered during construction. Environmental considerations also increased the complexity of construction. A number of unanticipated underground storage tanks were identified, removed, and reported to the NJDEP.

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FREIGHT DISTRIBUTION FACILITY

Location: North Arlington, NJ
Client: Porette Development, LLC
Services: Site/Civil, Geotechnical, Environmental, Traffic & Transportation, Surveying/Geospatial, Natural Resources & Permitting

OVERVIEW

From the due diligence phase to the construction phase, Langan helped fast-track the development process of a freight warehouse distribution facility in North Arlington, New Jersey. The proposed development includes a 139,000-SF warehouse and an associated maintenance garage, fueling station, and various parking areas. Langan performed a full geotechnical investigation and concluded that, because of the compressible soils located in the Meadowlands, the site would settle beyond allowable tolerances permitted by the end user. Therefore, a surcharge and preload program were implemented to meet the settlement criteria of the end user.

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SORTATION CENTER - TETERBORO

Location: Teterboro, NJ
Client: Confidential
Services: Site/Civil, Geotechnical, Traffic & Transportation,
Surveying/Geospatial

OVERVIEW

Langan performed site/civil, traffic, geotechnical, and local permitting assistance for an existing facility located in Teterboro, New Jersey. The proposed development included interior building modifications to convert the existing facility to a sortation center with a delivery service component. The project required exterior site improvements, including the addition of loading docks and the reconfiguration of truck/car parking areas. Langan also went through extensive permitting with the NJDEP, as the entire site is located within the floodplain.

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KTR WAREHOUSE DEVELOPMENT

Location: Washington Township, Mercer County, NJ
Client: KTR Capital Partners, LLC
Services: Site/Civil, Geotechnical, Environmental, Natural Resources & Permitting, Landscape Architecture, Traffic & Transportation

OVERVIEW

Langan developed a site layout to overcome several constraints and provide the maximum building square footage for the client. This resulted in an 111,300-SF building on the northern lot and an impressive 905,000-SF building on the southern lot. Design constraints included 15 acres of wetlands, an unstudied flood plain, a 16-inch diameter water main in the middle of the site, high voltage electric lines and associated easements, and close proximity to a residence. Langan performed a flood study and net fill calculations to obtain a NJDEP Stream Encroachment Permit. We also designed the site lighting and landscaped buffer behind the West Manor Way residence to address all of the property owner's concerns.

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ROCKEFELLER LOGISTICS CENTER

Location: Piscataway, NJ
Client: Rockefeller Group, Lincoln Equities Group
Architect: M+H Architects
Services: Site/Civil, Natural Resources & Permitting, Landscape
Architecture, Geotechnical, Traffic & Transportation,
Surveying/Geospatial

OVERVIEW

Langan provided a variety of services for the design and construction of the Rockefeller Logistics Center in Piscataway, New Jersey. The site was initially purchased by Lincoln Equities Group, who obtained industrial warehouse approvals, and then sold the property to Rockefeller Group, who reconfigured the project design. The project includes approximately 2.1 million SF of state-of-the-art distribution and fulfillment space, with multiple building footprints ranging in size from 200,000 to 725,000 SF and building clear heights as high as 40 feet with ample loading docks and cross-dock layout. Just one mile from I-287, the former brownfield site is now one of the largest Class A distribution parks in the region.

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BURLINGTON NECK WAREHOUSE REDEVELOPMENT

Location: Burlington, NJ
Client: Viridian Partners
Services: Site/Civil, Environmental, Landscape Architecture

OVERVIEW

Langan helped engineer the redevelopment of the 130-acre former Hercules Burlington Plant, which ceased manufacturing operations in 1992, into four new warehouses totaling 1.69 million SF. The site required environmental remediation and is now capped with processed dredged material (PDM) under the supervision of NJDEP. Approximately 300,000 cubic yards of PDM were used to raise grades necessary for site development. With the help of Langan, a new stormwater management system design enabled preliminary 'pad ready' construction to continue after a failed attempt to construct two wet ponds near the Delaware River.

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CRATE & BARREL DISTRIBUTION CENTER

Location: Cranbury, NJ
Client: Rockefeller Group Development Corp.
Services: Site/Civil, Geotechnical, Landscape Architecture

OVERVIEW

The Crate & Barrel Distribution Center located on Half Acre Road in Cranbury, NJ consists of two buildings - a 300,000± SF warehouse and a 375,000± SF warehouse (expandable to 650,000± SF) with a Crate & Barrel Outlet store. Notable project features included a fast-track design/permitting schedule and the incorporation of a two-phase construction schedule.

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FULFILLMENT CENTER - WOODBRIDGE TOWNSHIP

Location: Woodbridge Township, NJ
Client: Prologis
Architect: Ford & Associates Architects
Services: Site/Civil, Landscape Architecture, Natural Resources & Permitting

OVERVIEW

The project at 301 Blair Road consisted of the renovation of an existing warehouse and the reconfiguration of the existing parking lot and truck court. An ecommerce client was the selected tenant for this building, and the site was designed with their site requirements in mind. The project at 275 Omar Avenue consisted of the demolition of a portion of an existing warehouse and the construction of a new warehouse in its existing footprint. Additional site upgrades included improvements to the existing parking lot and truck court. New driveways were constructed to improve car and truck circulation around the site. Langan was able to design the site without proposing any additional stormwater detention systems or costly mechanical treatment devices.

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324 HALF ACRE ROAD WAREHOUSE

Location: Cranbury, NJ
Client: Rockefeller Group Development Corp.
Services: Site/Civil, Geotechnical, Environmental, Traffic & Transportation, Landscape Architecture, Natural Resources & Permitting, Traditional Surveying

OVERVIEW

Langan provided engineering, landscape architecture, surveying, wetland permitting, and environmental services for this 680,000± SF spec warehouse. The site was formerly the home of a manufacturing and research facility, and Langan provided detailed phasing plans for regulatory approvals and construction to incorporate several remaining buildings and the accompanying utility infrastructure. Langan was also responsive to meeting the critical scheduling needs of the client.

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