

WAREHOUSE AND INDUSTRIAL REDEVELOPMENT



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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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## 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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## 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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## 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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## 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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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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## 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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