New Jersey Brownfield Redevelopment Success Stories

Cummins Power Systems & Preferred Freezer Services

435 Bergen Avenue

Township of Kearny, Hudson County

PROJECT INFORMATION:

Property Owner/Developer: Hartz Mountain Industries

Site Size: Approximately 26 acres

Former Use: Landfill

Current Use: Energy and power generation equipment provider & a refrigerated warehouse

Funding Source: Self financed through Teachers Insurance and Annuity and MetLife Agricultural Finance

Project Partners: Hartz Mountain Industries and Greek Development (developers), RKB Architects (architects), PS&S (environmental/civil engineer)

Cost: > $30 million

Benefits: Property values and tax ratables increased, approx. 191 permanent jobs created

Project Background & Description

The project site is a former solid waste landfill that had laid dormant since 1975. The site was selected for redevelopment due to its large size and close proximity to major roadways.

Challenges

The project team needed to create an efficient building design over the former landfill, while constrained by the engineering controls in place that included a two-foot thick clean soil site cap. In order to be in compliance with the state regulations, the disruption to existing engineering controls needed to be minimized throughout the redevelopment. The proposed buildings needed to be supported by deep foundations. However, conventional pile foundations would penetrate through the confining layer of soil that provided containment of the landfill's contents. A specialized shallow geopier foundation system was designed to minimize subsurface disruption. Another challenge was the installation of an under-slab methane venting system. Under-slab methane venting systems are required for any building or occupiable structure built over a landfill to prevent migration and collection of methane gas within the structure. The system for these buildings required a unique design to counter the challenges posed by an unconventional foundation system and a special building floor system, especially for the Preferred Freezer Services building.

Redevelopment

The project encompasses two state-of-the-art energy efficient warehouses utilizing green building principles built on an unsightly dormant landfill. The Cummins facility, consisting of a single multi-story structure, is a provider of energy and power generation equipment. The Preferred Freezer refrigerated food warehouse building consists of a single-story, 60-foot-tall structure. Between these two companies, approximately 191 permanent jobs were created in the community.

Source: https://njbmagazine.com/special-sections/2019-new-good-neighbor-awards