

# Project Overview



## *Business Park*

**Project/Property Type:** Commercial

**Hance Construction Role:** Design/Building Construction/Interior Fit-out

**Architecture Firm:** John Haeberle, Mendham, NJ

**Project Specifics:** *Situated in Kingwood, NJ, the Route 12 Business Park has brought much needed business commerce to the area. Hance Construction, Inc. performed the design work (structural, mechanical and architectural) for this important project which consisted of seven buildings and a fire suppression water tank.*

*Phase I of this project required the foundation and concrete for the water tank, and construction of a Rotating Biological Contactor (RBC) sewer plant and tertiary water treatment building. It also included a 70,000 SF pre-engineered building with 20,000 SF of mezzanine, with up to 24 flex-space units.*

*Phase II included two more pre-engineered flex buildings and two self-storage units.*

*“Tailored Construction  
Services”*

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### Project Challenges...

Particularly poor soil conditions required innovative construction techniques by HCI:

- In a unique approach, HCI used “lean concrete”, a more liquid fill with less cement yet greater load-bearing capabilities than soil. This allowed for safe and cost-effective foundation construction to depths of 14’.
- Poor soil also meant that a conventional septic system could not be used. The solution was an RBC sewer plant (referenced above) built by SeproTech—a fiberglass, corrosion-resistant system. That was coupled with a tertiary building that recycles wastewater to be used for irrigation and other non-potable uses.

