



## UNITED STATES

# Harbor Pointe Marketplace

## Bayonne, NJ



**Owner**  
JMF Properties

**Engineer**  
Soil Mechanics Drilling Corporation

**General contractor**  
Union Paving

**Dates of work**  
October 2019 - November 2019

### Main figures

Controlled Modulus Columns  
1,192 EA.



### Description

The Harbor View Marketplace aims to provide a premier destination for residents and visitors of Bayonne, NJ, looking to take a break from nearby New York City. Anchored by Costco Wholesale and located on the 14-acre site of the former Military Ocean Terminal, Harbor View broke ground on the second phase of its construction project by adding five new businesses, including Lidl, LA Fitness, CVS Pharmacy, Starbucks and Posh Nails & Beauty Lounge.

The 240,780 sq ft Harbor View Marketplace is located in an Urban Enterprise Zone at the intersection of State Route 440 and Goldsborough Drive. When complete, the mixed-use property will feature 651 multifamily residential units, with rooftop terraces and walking paths, in addition to more than 90,000 sq ft of retail space.

For the new construction of Lidl (29,700 sq ft), CVS (15,500 sq ft), Starbucks (6,200 sq ft) and LA Fitness (23,000 sq ft), ground improvement was required due to the compressible nature of the soils at the site. Posh Nails & Beauty Lounge did not require ground improvement. Menard Group USA was contracted to support the four buildings – the selected technique was Controlled Modulus Column (CMC)<sup>®</sup> rigid inclusions.



### Ground conditions

The upper fill consisted of soft clay, medium-dense to dense sand, and fine-medium sand to depths of 20 ft. Beneath the upper fill were layers of silty clay, soft peat, sand/gravel and dense sand and rock fragments.

### Solution

Menard's ground-improvement solution of CMC Rigid Inclusions was selected by the client for both cost and time-savings. To our knowledge, no other technique was considered for the project.

Menard's solution included the use of 1,192 CMCs that were installed to an average depth of 35 ft and maximum depth of 48 ft. The design provided for 1 in or less of post-construction settlement with less than a 1/2-in differential settlement, meeting the performance criteria of the four buildings.

One of the most challenging aspects of the project was on the southern portion of the site, where there was a waterway immediately adjacent to working pad. It was not possible to extend the working pad as far as we would have liked beyond the last line of CMCs, so access was limited. It took adroit rig maneuvering by our operator in order to safely set up on the CMC locations in this area.

Notwithstanding these access challenges, Menard capably met each of the projects demands, completing work in one continuous phase and meeting the client's requirements for quality, schedule and safety. This project gave Menard the distinction of having provided CMC support for tanks, warehouses, roadways and residential buildings in Bayonne.



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