



PROJECT:

Starbucks

LOCATION:

Belleville, NJ

DEVELOPER:

Tulfra Realty

SERVICES:

Geotechnical

Environmental

Site Civil

PROJECT SUMMARY:

This site is located at 11 Franklin Avenue in Belleville, NJ. This site is a brownfield redevelopment with several different phases. It used to be a property owned by Hoffmann-La Roche. In more recent years the site was purchased by Tulfra Realty, which began a long process of cleaning up and redeveloping the site, during which SESI provided geotechnical and environmental investigations and construction observation. Previous phases of development included an Extra Space self-storage facility and a Wawa gas station/convenience store.

Most recently, SESI worked with Tulfra to develop a quick service pad that is currently home to a Starbucks drive-thru. This project was designed and approved during the height of the COVID-19 pandemic, securing planning board approval via a virtual planning board hearing.

SESI worked with Starbucks to have a drive-thru, curbside pickup spots, outdoor seating, and a walk-up window. This facility was designed to function at full capacity even if no customers were permitted inside.

The landscaping utilizes a variety of complementary plantings that promote pollination and wildlife. The Kwanzan Cherry trees that evoke the aesthetic nature of Newark's Branch Brook Park, located directly across Franklin Avenue, are only one such element.

Stormwater on this site is detained in underground storage pipes. The stormwater detention system was designed for the future, keeping in mind a full build out of the parcel which includes the future development of one to two additional buildings adjacent to Starbucks.

This Starbucks facility is a great use in the continued development of the 11 Franklin Avenue Site.

This project won the 2023 Metropolitan Builder and Contractors Association Award of Excellence for Best Engineering Site Design for a Commercial Property.

