

Security Solutions

Project: Manalapan Crossing

A new construction project leveraging CM3's expertise in custom design build solutions and incorporating leading products in the video surveillance, access control and wireless lock space.

Background

Manalapan Crossing is a three-story, mixed-use, new construction project, conveniently located between the Garden State Parkway and the New Jersey Turnpike.

The development consists of ground floor retail space and 41 residential units in the upper levels. It was developed by Cardinale Enterprises, a leading real estate development and investment company with a portfolio of over 2,000 acres of commercial and residential real estate and managing more than 200,000 square feet of commercial property, including open-air shopping centers, office, and medical space.

Cardinale looked to CM3 to provide a custom solution for the video surveillance and access control systems which would be installed on the property.

Solutions

As a certified partner for multiple leading manufacturers, CM3 evaluated several options before designing a custom solution that leveraged Hanwha video surveillance capabilities, Avigilon intercom and building access systems, and Schlage apartment entry wireless locks.

The turnkey solution encompassed:

- » System design
- » Engineering
- » Turnkey installation
- » System integration
- » Project management
- » System documentation and training
- » Support & maintenance

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Every property is unique which is why we take a consultative, design build approach to every project. And, it is the reason we represent multiple leading security products. Through our integration expertise, we can craft an integrated, turnkey solution designed for each customer's specific needs.

- Jim Fitzgibbon,
CM3 Director of Sales Engineering & Product Development

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Video Surveillance System

The surveillance system provides complete coverage of both exterior and interior areas, extending throughout the perimeter of the building and parking lot, as well as interior public areas, such as lobby, hallways, and amenity areas.



Hanwha Multi-Sensor
Multi-Directional
PTRZ Camera



Hanwha Vandal Resistant
Dome Camera with
Varifocal Lens



Hanwha Vandal Resistant
Dome Camera



Hanwha 2-Sensor
Multi-Directional Network
Dome Camera

Hanwha Wisenet WAVE



The video management software enables cost-effective and seamless management of the system. With a one-time license purchase for each camera, there are no future license costs or software support agreements thus reducing ongoing operating cost as might be found with other systems.

Additionally, the software can be accessed by Cardinale Enterprises via client software installed on a PC, mobile apps, or web browser providing flexibility and ease of use.

Access Control System

Avigilon access control readers provide secure access on exterior doors of the building as well as interior doors such as electrical, janitorial, and mechanical rooms.

The lobby entrance is also managed by the Avigilon access control and intercom which provides an all-in-one solution enabling controlled access for both building occupants and visitors.

» For building occupants:

A valid access control credential unlocks the exterior door to provide access from the vestibule into the lobby.

» For visitors:

A button press on the intercom prompts the visitor to indicate who or what apartment they would like to call. The call is routed to the tenant's mobile device via the Avigilon app which gives the tenant the ability to see who is at the door, speak with them and choose to unlock the door to grant them access. Upon pressing the unlock button, the access control system will unlock the doors and trigger the automatic operator to open the door.



Avigilon Video
Intercom Reader



Avigilon / Alta Access
Control Software



Avigilon Smart Access
Control Reader



Schlage Mobile-Enabled
Smart Lock

Each apartment unit is secured by Schlage wireless locks, and the credential keys are integrated with the Avigilon access mobile app.