MHT Technologies

OCEAN GATE

A Smart Multi-Unit Residential Project

Project Details

Ocean Gate luxury apartments are located in Long Branch, New Jersey. Featuring breathtaking architecture, awe-inspiring interiors, and ample amenities, this community is elevated by its use of MHT Lighting fixtures and Inspextor PoE-enabled software.

Project Name:

- Ocean Gate

Vertical:

- Multi-unit residential

Date of Completion:

- 2023
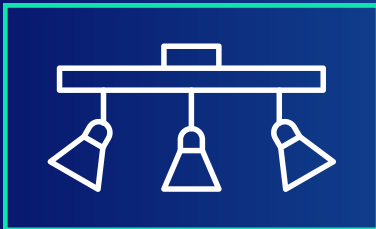
Location:

- Long Branch, NJ

Primary Use Case:

- Smart lighting and control

Project Size:

- One 40-unit residential building
- One 130-unit residential building
- One clubhouse building

Project Needs

Ocean Gate sought complete customization, control, automation features, and PoE-enabled fixture installation.

PoE-enabled fixtures

IoT & PoE-enabled software

Customization and control

Solution

1 ──────────

2 ──────────

3 ──────────

Installation

MHT provided installs with MHT Lighting fixtures and/or compatible PoE-enabled fixtures with a variety of vendors.
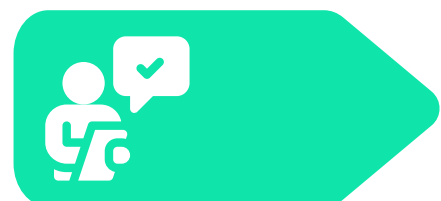
Setup

Our team of experts ensured a streamlined setup with our Inspextor software and provided users with ample training.

Control

Total control and customization is now available at the users' fingertips with our Inspextor software, which allows for automated settings and real-time control.

www.mht-technologies.com

MHT Technologies

Overview:

Ocean Gate is a cutting-edge multi-unit residential development located in the picturesque coastal town of Long Branch, New Jersey. Completed in 2023, this development comprises two residential buildings with a total of 170 apartments, as well as a clubhouse and a pool area. What sets Ocean Gate apart is its innovative use of Power over Ethernet (PoE) technology to create an intelligent and interconnected living environment for its residents.

Scope of Work:

The project involved the installation of Inspextor, MHT Technologies' comprehensive PoE controls solution, and MHT Lighting fixtures throughout the development. The key components of this intelligent system included:

- Clubhouse Lighting: A total of 215 PoE MHT lighting fixtures were installed in the clubhouse, encompassing a variety of lighting types such as exit signs, exterior wall sconces, LED utility strip lights, wall-mounted vandal-proof stair lights, large surface-mounted LED chandeliers, decorative pendant lights, and more.
- Common Area Lighting: In the common areas of both residential buildings, Ocean Gate features 879 PoE fixtures, all supplied by MHT Lighting. These fixtures provide efficient and customizable lighting solutions for shared spaces like hallways, lobbies, and recreational areas.
- Residential Lighting: While the common areas benefited from PoE technology, the individual residences within Ocean Gate were equipped with 2,700 line voltage MHT Lighting fixtures to meet the specific lighting needs of each apartment.
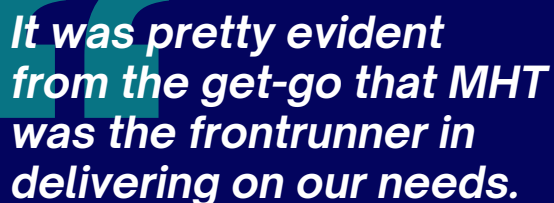
Project Inception:

The Ocean-Cooper Revitalization Urban Renewal, LLC team sought a development approach to set this project apart from the typical real estate market. Rather than implement traditional lighting, they instead moved forward with the intention of utilizing low voltage contractors, creating a unique residential experience, setting green initiatives, and creating a customizable, controlled, and reliable PoE-based approach to manage each of these initiatives.

Ocean-Cooper quickly found MHT to be a viable solution and the best way forward in realizing their technology-forward goals. MHT's relationship with Mountain Development Corporation aided in a smooth process from project start to finish, leveraging their long-standing partnership from installation to training to project completion.

"We developed this project with the intention of standing apart from the competition in the local real estate market. One of the clear solutions to achieve this was by seeking the implementation of PoE-based smart-building technology," said Ocean-Cooper Owner Angelo Giacchi. "It was pretty evident from the get-go that MHT Technologies was the frontrunner in delivering on our needs. From their strong partnerships on the development side to their ability to install MHT Lighting fixtures to the level of customization and control afforded by Inspextor, it was easy to feel confident from the jump."

> **It was pretty evident from the get-go that MHT was the frontrunner in delivering on our needs.**

Smart Control and Integration:

A standout feature at the Ocean Gate project is the intelligent lighting control system, powered by Inspextor and MHT Technologies' PoE-based fixtures by MHT Lighting. Each apartment is equipped with the capability to be controlled remotely by its owner. This means residents can adjust lighting settings, set schedules, and even monitor energy usage from their smartphones or other connected devices, enhancing both comfort and energy efficiency.

"We approach each project uniquely. With Ocean Gate, we wanted to ensure that they achieved their goal of reliable, PoE-based customization and control," said Greg Silverman, Director of Business Development at MHT Technologies. "Dependability and ease-of-use are key tenets of the Inspextor platform. We wanted to make sure that they felt comfortable at the helm upon the project's completion."

Benefits and Outcomes:

Energy Efficiency: The use of PoE technology throughout the development has significantly reduced energy consumption, contributing to a more sustainable living environment.

Customization: Residents have the freedom to tailor their lighting to their preferences, creating a more personalized living experience.

Remote Control: The ability to control lighting remotely adds convenience and enhances security for residents.

Enhanced Aesthetics: The variety of MHT fixtures used in both common areas and residences contribute to the overall aesthetic appeal of Ocean Gate.

> *We approach each project uniquely. With Ocean Gate, we wanted to ensure that they achieved their goal of reliable, PoE-based customization and control.*

Quick Facts

Ocean Gate was a three-phase project from its inception to its final completion in 2023.

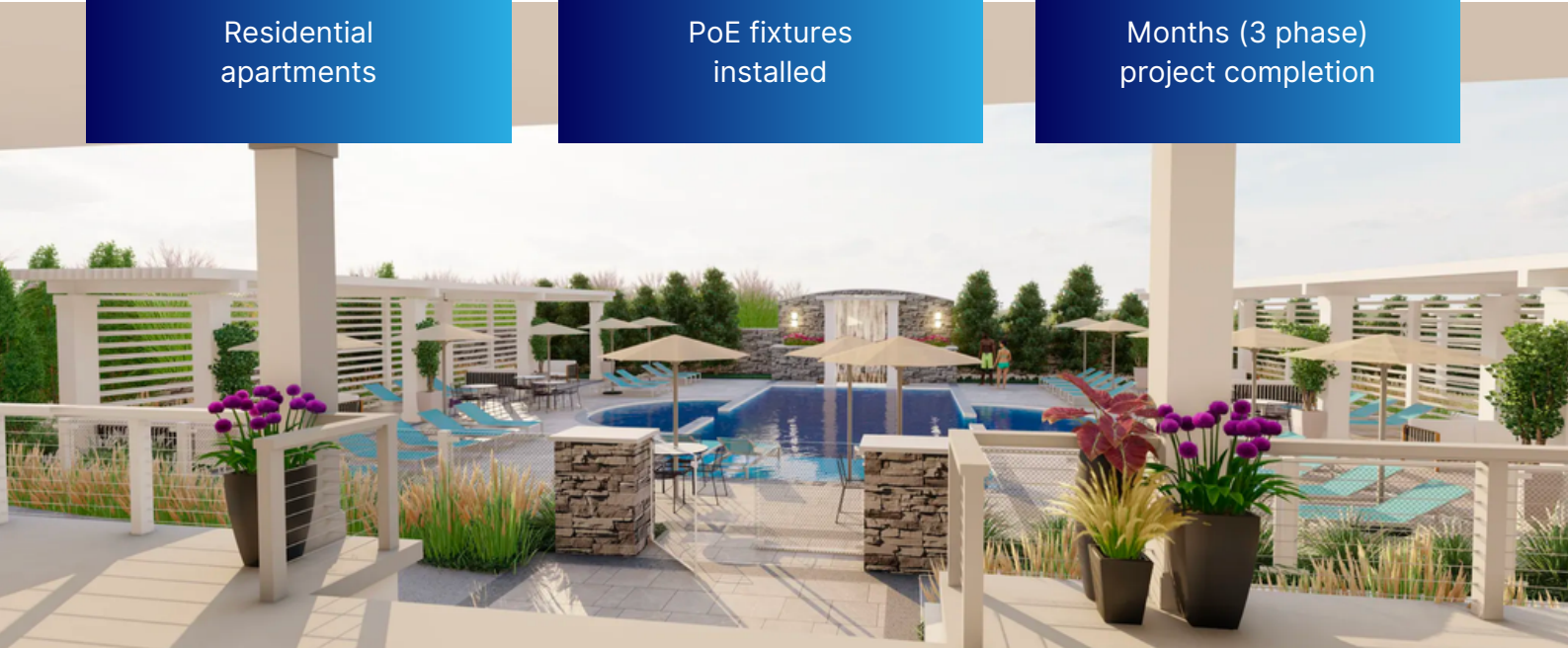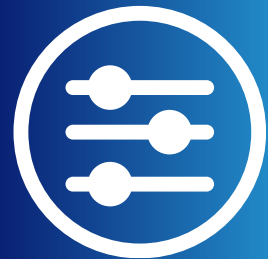|		
170	**1,094**	**24**
Residential apartments	PoE fixtures installed	Months (3 phase) project completion

Key Benefits

Customization

Energy-efficient

Control

CONCLUSION

Ocean Gate is a prime example of how innovative technology, such as PoE lighting, can be seamlessly integrated into multi-unit residential developments to enhance both functionality and quality of life for residents. This forward-thinking project in Long Branch, NJ, sets a new standard for intelligent living spaces, combining energy efficiency, customization, and convenience in a beautiful coastal setting.

2023
Project Completion

170
Residential Units

3
Buildings installed

INSPEXTOR
MHT LIGHTING
Products Used

About MHT Technologies

Founded in 2009, MHT Technologies (MHT) began as MHT Lighting, a company focused on the early development of LED, low-voltage, and PoE-based lighting fixtures. By 2015, the company started developing Inspextor, a PoE-based software solution for smart buildings.

Today, MHT is a technology company that offers a software-based solution to take sensor-based feedback and turn it into actionable data for a safer, more productive, sustainable, and lower-cost space for owners and occupants. MHT's PoE smart building technology platform, Inspextor, is a market-leading software solution to connect devices and systems into one easy-to-manage interface. MHT has been granted three (3) U.S. Patents on Inspextor, which sets it apart in the PoE industry.

MHT's 55,000 sq/ft facility, located in New York, has received ETL, UL and ISO 9001:2015 listings and certifications. MHT Technologies continues to product PoE and line voltage lighting fixtures under the MHT Lighting product line.

MHT's staff of engineers, software developers and lighting designers provide clients with the experience necessary to take their lighting project from the drawing board to implementation.

AKRAM "AK" KHALIS
MHT Technologies CEO
& Inspextor Co-founder

> *Guiding MHT Technologies is about transcending limits and redefining what's possible. As CEO, my focus is on creating a company culture where we are united by a vision to improve customer experiences and shape the future of smart building technology.*

CONTACT

MHT

Phone	+1-718-524-4370
Email	sales@mht-technologies.com
Website	www.mht-technologies.com