

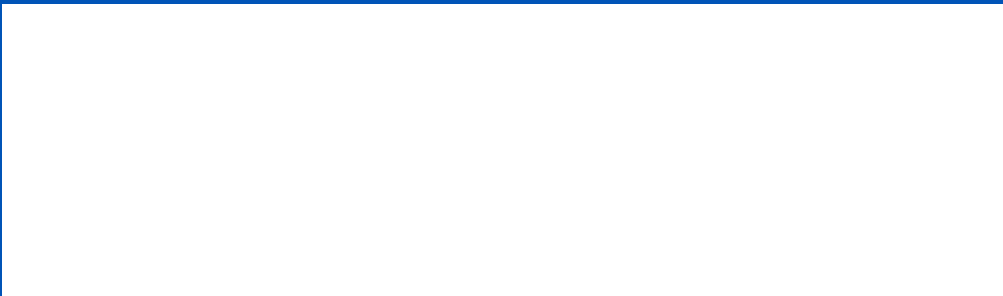


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CONCRETE CONSTRUCTION A FAMILY AFFAIR FOR 70 YEARS



Inside: SUPER PRODUCTS CELEBRATES
50TH ANNIVERSARY

CONCRETE CONSTRUCTION A FAMILY AFFAIR FOR 70 YEARS

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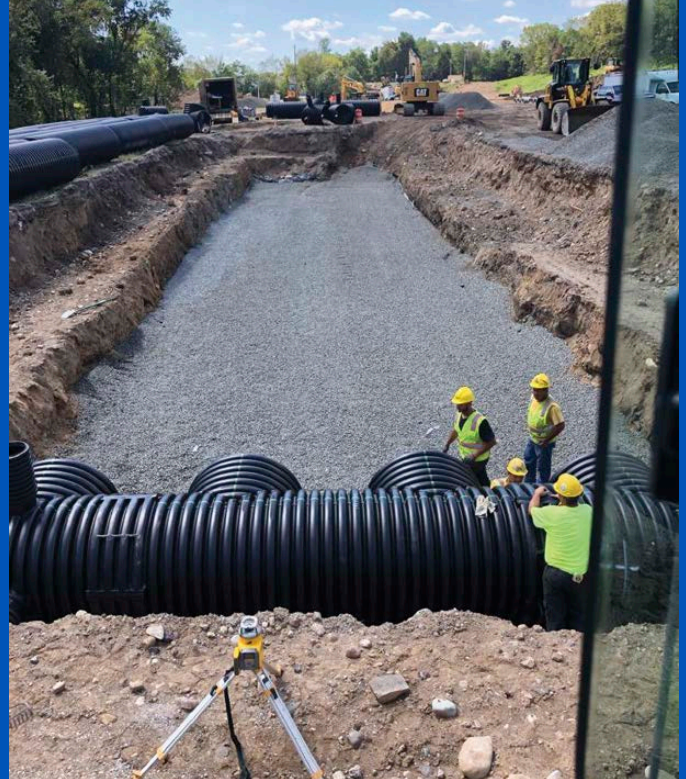
70 years ago, a gallon of gas would set you back 27 cents, the first Mr. Potato Head doll was purchased, and Singin' in the Rain premiered at Radio City Music Hall. These historic footnotes help illustrate how distant 1952 is from 2023 but also demonstrate the incredible longevity of Concrete Construction Corporation which is celebrating its 70th year in operation.

While this milestone is quite an achievement, even more remarkable is that, throughout that time, the company has been under the direction of a member of the Zoccoli family. In fact, when talking to COO Joe Farrell and his nephew, Charlie Dandeneau, who is also the company's president, the word family permeates every aspect of Concrete Construction during its seven decades of operation.

Incorporated in 1952, Concrete Construction was founded by James Zoccoli with a trailer at a construction yard in South Hackensack before moving to its current location in nearby Hackensack. James was no stranger to hard work before starting the business. In fact, as the story goes, as a teenaged employee



Squirrelwood Rd., Woodland Park



Passaic County DPW, Wayne

of the area water company, James was tasked with hand-digging trenches for water service lines from homes to the street. He was so adept at this project--digging double the number of trenches as his colleagues--that he was promoted to foreman when he was just 15 years old.

James' son, Charles joined the company and eventually ran Concrete Construction until Joe took the reins in 2006. Joe, who had worked at the company during the summer, married Charlie's daughter, Therese, and soon joined his father-in-law in the business. At Concrete Construction, Joe is able to utilize his knowledge and experience he gained working as a Professional Engineer, a skill set that he says helps him in his role as head of a construction company.

As its name implies, Concrete Construction was initially focused on concrete work, with the vast majority of its projects involving curbs and sidewalks as well as "Jersey barriers"--many of which were installed on Routes 78 and 80. His reputation for performing concrete work eventually earned Charles Zoccoli the nickname, "Concrete Charlie".

In the early years, Concrete Construction was usually a subcontractor, working with larger construction companies, like Schiavone Construction. Soon they expanded the services they offered and now often serve as a general contractor. Now, in addition to curbs and sidewalks, they perform all types of road work, including traffic signals, drainage, sewer, and electric, as well as earthworks and other site work.

Over these many years, Concrete Construction has worked on a wide variety of projects in the construction field. In the early 90's they oversaw the redevelopment of the property that is now



Marshall Hill Rd. Culvert, West Milford

home to the Costco on River Road in Hackensack. This project presented a number of challenges, not the least of which was the relocation of leaking oil tanks which required significant soil testing and the utilization of “bio-remediation” in which micro-organisms are added to the soil to break down the pollutants.

Other notable projects include the Essex County Airport where they constructed hangars and installed the apron, which is the area where the aircraft are parked, loaded and unloaded, and maintained. They also played a vital role in the rapid expansion of Commerce Bank, constructing 18 branches and often completing a new branch in less than six weeks. They point out that the company was growing so quickly that, on one occasion, a hot dog cart for the grand opening celebration was wheeled onto the site while they were still striping the parking lot.

Like others in the industry Concrete Construction has continually adapted to the changing needs of the construction market and recently have seen significant work in the warehouse sector. Other projects they have completed include culverts, dams, sew-



Passaic County DPW, Wayne

age plants and parking garages as well as parking lot expansions at Verizon in Basking Ridge and Piscataway and the development of multiple warehouse sites in Carteret.

Joe says their commitment to adapting to the changing nature of the industry is represented on a gift he received from a former employee. The gift, a small traffic cone, is inscribed with the phrase, “The Road to Success is Always Under Construction.”



NJ Fireman's Home, Boonton

When asked to explain the reasons for their long record of success in the industry, Joe and Charlie point to their employees and the fact that they remain a family-owned business. A union shop, Concrete Construction is a signatory with the Operating Engineers 825 and the Laborers' 472. In addition to their labor partners, they note that the vast majority of their staff have been with the company for many years, with several surpassing 20 years. This significant experience provides them with invaluable knowledge of all aspects of a construction project.

They proudly point out that the reasons most employees stay with the company, is that they are truly considered family, noting they know their spouses' names, their children's names and even know what they like to do in their spare time. They also demonstrate their commitment to their staff through activities like a company camping trip in which the employees and their families camp out in upstate New York. They also host Christmas parties, Oktoberfest celebrations and other social events throughout the year. Another unique perk at Concrete Construction is that every employee is given a turkey at Thanksgiving.

Joe and Charlie say this positive relationship benefits the employee and the business. They also attribute much of their success to being a family-owned company where staff doesn't view their work as “just a job”.

“They know that we truly care about them and they truly care about the company,” said Charlie.

When asked about challenges facing Concrete Construction, they both cite difficulties acquiring materials and cost increases in both fuel and materials. To help combat these supply chain disruptions, in September of 2021, Joe created a Facebook page, NJ Contractor Exchange, where contractors can buy, sell, trade, and exchange materials or services.

“I know if I’m looking for that one piece of pipe, odds are another contractor has it in their yard,” he said.

However, they have been able to adapt to these conditions and feel many of the supply chain issues have decreased recently.

Like many others in the construction field, Joe and Charlie both say they have a difficult time getting away from the job for significant time. However, during their limited time away from work, Joe squeezes in some golf and fishing while Charlie races his Ultima sports car which is a Le Mans prototype that can reach speeds of up to 160 miles per hour.


As for the future of Concrete Construction, Joe and Charlie say they plan to maintain the scope of work they perform and are optimistic that the company will continue its steady growth. After more than 30 years at the company, Joe is beginning to reduce some of his workload and spend more time in South Carolina

while Charlie is preparing to take the reins as the fourth generation of the Zoccoli family to take the helm at the company.

After working at Concrete Construction throughout high school, Charlie continued with the company through college and came on board full-time right after college. These days, he is spending more time in the office as he gets ready for his new role. Noting that he has always worked in the field, he now spends mornings and evenings in the office and the rest of the day on the job sites.

Fortunately for Charlie his Uncle Joe is still around, imparting the wisdom gained over three decades at the company, including Charles Zoccoli’s advice to “always keep Concrete Construction in the family. As the “The Mother Ship” it will always keep the family together.”

Clearly, they take the word family to heart at Concrete Construction and that has helped drive their incredible seven decades of success in the construction industry. We are proud to congratulate Concrete Construction on their 70th Anniversary and we look forward to watching this remarkable company continue its success for many years to come.



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& SUPER PRODUCTS, 50YRS

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