



# Bergen County Department of Health Services

## Moonachie (a)

Supervisor: Maria Schmitt

January 2022

Item	Date	Location	Address	Program	Type	Description	Inspector
1	1/3/2022	moonachie health department	70 moonachie rd.	SAN-Administration	SAN-Administration	Office Procedure, updated 2022 wall charts, signed off on licenses	Maria Schmitt
2	1/3/2022	Burger King	195 Moonachie Road	SAN-Food Surveillance	Report of Inspection	Chapter 24 inspection - Risk 2 - Satisfactory	Maria Schmitt
3	1/4/2022	moonachie health department	70 moonachie rd.	SAN-Administration	SAN-Administration	Prepared and submitted December monthly report	Maria Schmitt
4	1/10/2022	moonachie health department	70 moonachie rd.	SAN-Administration	SAN-Administration	Board of health meeting	Maria Schmitt
5	1/10/2022	Quick Mart	2 East Joseph Street	SAN-Food Surveillance	Report of Inspection	Chapter 24 inspection - Risk 2 - Satisfactory	Maria Schmitt
6	1/10/2022	Alray Liquors	46 Moonachie Road	SAN-Food Surveillance	Report of Inspection	Chapter 24 inspection - Risk 1 - Satisfactory	Maria Schmitt
7	1/11/2022	Baron Drug	91 Moonachie Rd	SAN-Food Surveillance	Report of Inspection	Chapter 24 inspection - Risk 1 - Satisfactory	Maria Schmitt
8	1/18/2022	Andy's Deli	103 Moonachie Ave	SAN-Food Surveillance	Report of Inspection	Chapter 24 inspection - Risk 2 - Satisfactory	Maria Schmitt
9	1/19/2022	moonachie health department	70 moonachie rd.	SAN-Administration	SAN-Administration	Signed off on licenses	Maria Schmitt
10	1/20/2022	11 Henrey Street	11 Henrey Street	SAN-Rabies Control	AnimalBite	Dog bite - Confined dog	Maria Schmitt
11	1/25/2022	Anna's Lunch Truck	70 Moonachie Road	SAN-Food Surveillance	Report of Inspection	Chapter 24 inspection - lunch truck - risk 2 - Conditionally Satisfactory	Maria Schmitt
12	1/25/2022	Barakat Food Market	111 Moonachie Rd	SAN-Food Surveillance	Report of Inspection	Chapter n24 inspection - Risk 2 - Satisfactory	Maria Schmitt
13	1/26/2022	moonachie health department	70 moonachie rd.	SAN-Administration	SAN-Administration	Office procedure, signed off on licenses	Maria Schmitt
14	1/28/2022	84 Moonachie Road	84 Moonachie Road	SAN-Food Surveillance	Chapter 24 Plan Review	Chapter 24 Plan Review - Approved	Maria Schmitt
15	1/28/2022	11 Henrey Street	11 Henrey Street	SAN-Rabies Control	AnimalBite	Released dog from Confinement	Maria Schmitt
16	1/31/2022	moonachie health department	70 moonachie rd.	SAN-Administration	SAN-Administration	Office procedure	Maria Schmitt
17	1/31/2022	84 Moonachie Road	84 Moonachie Road	SAN-Food Surveillance	Chapter 24 Plan Review	Walk through with owner. Not ready yet.	Maria Schmitt

# MEMORANDUM



**COUNTY OF BERGEN**  
**DEPARTMENT OF HEALTH SERVICES**  
One Bergen County Plaza – 4<sup>th</sup> Floor  
Hackensack, NJ 07601  
(201) 634-2600

Date: 02/01/2022

To: Jennifer Cooney

From: Claudia Goetz, RN, BSN

Subject: January 2022

Statistics

Moonachie

As per N.J.A.C. Title 8 Chapter 52, Public Health Practice Standards "Each local board of health shall maintain the standards of performance as set forth in this chapter."

The following is a synopsis of the services provided this month. Health Consultation Programs provide assessments, counseling, education and referral to meet the core public health functions and the delivery of the "10 essential public health services" as set forth in N.J.A.C. 8:52-3.2.

**Program:** HCP

**Location:** Moonachie

New Visits (Health Risk Assessment):	0
First Re-visit (First Visit of Calendar Year):	0
Revisits (Each Visit Thereafter):	0
Total Client Visits (Each Month/Quarter):	0
Telephone Contacts (Follow-Ups):	0
MailContacts/Postcars (Reminders):	0
Referrals (Outside Agencies):	0
Referrals Follow-Up (With Clients)	0
Discharges:	0

**\* Additional Services:**

Reportable Disease (As per N.J.A.C. 8:57) investigation total: 184

**\* Diseases:** NOVEL CORONAVIRUS-2019 NCOV.

School Audits (As per N.J.A.C. 8:57 Subchapter 4):	1
School Re-Audits:	0
School Final Audits:	2
Elevated Lead Home Visits:	0

**Other Events:** HCP cancelled in January 2022

\* For public health use only. DATA WITH LESS THAN 5 SHOULD NOT BE RELEASED TO THE PUBLIC WITHOUT ACCOMPANYING INTERPRETATION. Rates calculated from these numbers are statistically unreliable for interpretation. Municipality-level data with value less than five could lead to the identification of individuals and therefore should not be released publicly without accompanying interpretation.

January 6, 2022

Bureau of Case Assignment and Initial Notice  
Site Remediation Program  
New Jersey Department of Environmental Protection  
401-05H  
PO Box 420  
Trenton, New Jersey 08625-420

**RECEIVED**

**JAN 11 2022**

**BORO OF MOONACHIE**

via email only to [srp\\_submissions@dep.nj.gov](mailto:srp_submissions@dep.nj.gov)

**Re: Remedial Action Protectiveness/Biennial Certification Form - Soil  
Techbestos, Inc.  
131 West Commercial Avenue  
Moonachie, Bergen County, NJ 07074  
NJDEP PI Number 031785  
Soil Remedial Action Permit No. RAP190001**

To Whom It May Concern:

Transmitted with this letter, please find the following documents pertaining to Soil Remedial Action Permit No. RAP190001 for the above referenced Remedial Action Protectiveness/Biennial Certification Form – Soil and applicable attachments for the above referenced site.

- Attachment G-4 – Name and Address Copy List
- Attachment H-3 – Inspection Report and Maintenance Summary
- Attachment H-3 – Photo Log
- Attachment H-3 – Engineering Control Inspection Logs
- Attachment H-6 – Comparison of Applicable Laws and Regulations
- Attachment H-7-10 – Contaminants of Concern Evaluation
- Attachment H-8 – Cap Disturbance Description

We trust this information is suitable to meet your needs. If you have any questions or require additional information, please do not hesitate to contact the undersigned at 732-326-1010.

Sincerely,  
Peak Environmental LLC



Robert M. Edgar, LSRP  
Partner



Jacqueline Ulrich  
Senior Project Manager

Techbestos, Inc.  
NJDEP PI Number 031785  
Remedial Action Protectiveness/Biennial Certification Form - Soil  
January 6, 2022  
Page 2 of 2



Cc: Stephanie Jones, Xavier II, LLC, via E-mail  
Moonachie Board of Health  
Moonachie Borough Clerk and Registrar  
Bergen County Clerk  
Mid-Bergen Regional Health Department  
Bergen County Health Department



**New Jersey Department of Environmental Protection**  
 Site Remediation and Waste Management Program

**SOIL REMEDIAL ACTION PROTECTIVENESS/  
 BIENNIAL CERTIFICATION FORM**

Date Stamp  
 (For Department use only)

**SECTION A. SITE NAME AND LOCATION**

Site Name: Techbestos, Inc.  
 List all AKAs: First Progress Corporation, Algar The Display Connection, Urso & Brown Inc  
 Street Address: 131 West Commercial Ave  
 Municipality: Moonachie (Township, Borough or City)  
 County: Bergen Zip Code: 07074  
 Program Interest (PI) Number(s): 031785  
 Soil Remedial Action Permit (RAP) Number: RAP190001

**SECTION B. FEES**

- Soil Remedial Action Protectiveness/Biennial Certification Form for a Soil RAP ..... (No Fee)  
 Have all outstanding Soil RAP annual fees been paid?.....  Yes  No
- Post-NFA Cases (Sites without a Soil RAP): Soil Remedial Action Protectiveness/Biennial Certification Form:

**Note:** A Soil RAP Initial Application is required to be submitted with this form. Please see the Compliance Notice: Post-NFA cases requiring remedial action permits, which includes the fee breakdown:  
[https://www.nj.gov/dep/srp/enforcement/post\\_nfa\\_compliance\\_notice.pdf](https://www.nj.gov/dep/srp/enforcement/post_nfa_compliance_notice.pdf)

Effective on or Before June 30, 2021	Effective July 1, 2021
\$4,470	\$5,130

**SECTION C. FEE BILLING CONTACT PERSON**

- Changed Since Last Submittal of the Soil Remedial Action Protectiveness/Biennial Certification Form  
 Date of RAP Contact Information Change Form Submission: \_\_\_\_\_

Business Name: Xavier II, LLC  
 First Name of Contact: Stephanie Last Name of Contact: Jones  
 Title: Project Manager  
 Phone Number: (212) 889-8790 Ext.: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Mailing Address: 215 Park Avenue South, Suite 1903  
 Municipality: New York State: NY Zip Code: 10003  
 Email Address: sjones@weaent.com

**SECTION D. PERSON(S) RESPONSIBLE FOR CONDUCTING THE REMEDIATION**

1. Has the mailing address changed for the Person Responsible for Conducting the Remediation that is currently listed on the Soil RAP for the site?.....  Yes  No  
 If "Yes", provide the date of the Soil RAP Modification Application submission: .....
2. Has the Contact Person/Information changed since the last submittal of the Soil Remedial Action Protectiveness/Biennial Certification Form?.....  Yes  No  
 If "Yes", provide the date of the RAP Contact Information Change Form submission: .....

**SECTION E. CURRENT OWNER(S) OF THE SITE**

- 1. Has the Property Owner changed from what is currently listed on the Soil RAP for the site?.....  Yes  No  
If "Yes", provide the date of the RAP Transfer/Change of Property  
Ownership Application submission:..... \_\_\_\_\_
- 2. Has the mailing address changed for the Property Owner that is currently listed  
on the Soil RAP for the site?.....  Yes  No  
If "Yes", provide the date of the Soil RAP Modification Application submission: ..... \_\_\_\_\_
- 3. Has the Contact Person/Information changed since the last submittal of the  
Soil Remedial Action Protectiveness/Biennial Certification Form? .....  Yes  No  
If "Yes", provide the date of the RAP Contact Information Change Form submission:..... \_\_\_\_\_

**SECTION F. ATTACHED DOCUMENTS**

Attach electronic copies of the following documents in an email to [srp\\_submissions@dep.nj.gov](mailto:srp_submissions@dep.nj.gov)\*: (Check all that apply)

\*See instructions for how to handle submissions associated with a Post-NFA Case.

- The Soil Remedial Action Protectiveness/Biennial Certification Form using the current form on the NJDEP Website (Required).
- All inspection reports/logs that have been completed since the last submittal of the Soil Remedial Action Protectiveness/Biennial Certification Form (Required).
- A contaminant concentration table that compares Soil Remediation Standard changes and order of magnitude analysis associated with the Soil RAP (Required).
- The Contaminants of Emerging Concern (CECs) evaluation completed associated with the Soil RAP (Required).
- A current Tax Map of the property if the block and lot has changed since the Deed Notice was filed, if applicable.
- The completed Remediation Cost Review and RFS/FA Form with a detailed cost estimate, if applicable.
- The homeowner or condominium association's annual budget that includes funds for the operation, maintenance, and monitoring of the engineering control(s) associated with the Soil RAP, if applicable.
- The annual statements confirming the value of the Financial Assurance Instrument, if applicable.

**SECTION G. DEED NOTICE/DECLARATION OF ENVIRONMENTAL RESTRICTION (DER)/NOTICE IN-LIEU OF DEED NOTICE INFORMATION**

- 1. Provide the filing date of the current Deed Notice/DER or the issuance of the Notice In-Lieu of DN: 10/21/2014
- 2. For the current Deed Notice/DER, provide the Book and Page numbers in which the Deed Notice/DER was filed at the county recording office:  
Book and Page Numbers: Book 01774, pages 0227 to 0250
- 3. Since the Deed Notice/DER was filed, did the Municipal Block and Lot number(s) of the Deed Notice/DER change?.....  Yes  No  
If "Yes", attach a current Tax Map of the property and list the former and new Municipal Block and Lot numbers of the Deed Notice/DER below:  
Former Municipal Block and Lot Number(s): \_\_\_\_\_  
New Municipal Block and Lot Number(s): \_\_\_\_\_
- 4. Did you provide copies of this form to the municipal and county clerks for each municipality and county in which the site is located; the local, county and regional health department for each municipality and county in which the site is located; each current owner of the site; the Pinelands Commission as applicable; and the Highlands Commission as applicable?.....  Yes  No

**SECTION H. SITE USE, CHANGES, AND DISTURBANCES**

1. Indicate current site use:

- |                                                |                                              |                                                   |                                       |
|------------------------------------------------|----------------------------------------------|---------------------------------------------------|---------------------------------------|
| <input checked="" type="checkbox"/> Industrial | <input type="checkbox"/> Child Care Facility | <input type="checkbox"/> Park or Recreational Use | <input type="checkbox"/> Solar Panels |
| <input type="checkbox"/> Residential           | <input type="checkbox"/> Hospital            | <input type="checkbox"/> Vacant                   | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Landfill            | <input type="checkbox"/> Government Facility      |                                       |
| <input type="checkbox"/> School                | <input type="checkbox"/> Agricultural        | <input type="checkbox"/> Road/Right of Way        |                                       |

2. Has the site use(s) changed since the most recent Deed Notice/DER was filed or the issuance of the Notice In-Lieu of DN that would require the submission of a Soil RAP Modification Application? .....  Yes  No

If "Yes", indicate what the change was and the date of the submission of a Soil RAP Modification Application:

Site Use Change: \_\_\_\_\_

Date of Soil RAP Modification Application Submission: \_\_\_\_\_

**Note:** Pursuant to N.J.A.C. 7:26E- 5.3, a Presumptive or Alternative Remedy is required for Schools, Child Care Centers, and Residences.

3. Have periodic inspections been conducted pursuant to Attachment A of the Soil RAP for the site to determine if disturbances of the remedial action/engineering control(s) have taken place since the last submittal of the Soil Remedial Action Protectiveness/Biennial Certification Form? .....  Yes  No

If "Yes", attach all inspection reports/logs that have been completed since the last submittal of the Soil Remedial Action Protectiveness/Biennial Certification Form.

4. Have disturbances of the remedial action/engineering control(s) taken place since the last submittal of the Soil Remedial Action Protectiveness/Biennial Certification Form? .....  Yes  No

If "Yes", provide the following information:

a) Date of Disturbance: \_\_\_\_\_ Duration of Disturbance: Months \_\_\_\_\_ Days \_\_\_\_\_

Describe the disturbance:

b) Was the remedial action/engineering control(s) restored to the conditions stated in the Deed Notice/DER/Notice In-Lieu of DN? .....  Yes  No

If "No", briefly describe below the reasons why and indicate what measures are being taken to ensure the protectiveness of public health and safety and of the environment:

Approximate Date of Expected Engineering Control(s) Disturbance Repair\*: \_\_\_\_\_

\* Note that the engineering control(s) disturbance should be repaired within 60 days of the disturbance and that a Soil RAP Modification Application is required for any permanent change to the engineering control(s) for the site.

5. Since the Soil RAP was issued, did the comparison conducted pursuant to N.J.A.C. 7:26C-7.8(b)3 require the submission of a Soil RAP Modification Application? .....  Yes  No  
 If "Yes", Provide the date of Soil RAP Modification Application Submission: .....
6. Did the comparison conducted above reveal a change in the Soil Remediation Standards? .....  Yes  No  
 If "Yes", did the Soil Remediation Standards change by an order of magnitude? .....  Yes  No  
 If "Yes", does the change require a modification of the institutional or engineering control? .....  Yes  No  
 If "Yes", provide the date of Soil RAP Modification Application Submission: .....

**Attach** a contaminant concentration table that compares Soil Remediation Standard changes and order of magnitude analysis.

**Contaminants of Emerging Concern (CECs):** The permittee(s) is required to evaluate whether there is the potential that the compounds listed below may have been manufactured, used, handled, stored, disposed or discharged at the AOC(s) associated with the Soil RAP. Evaluation does not mean analysis. Evaluation means using your professional judgement to determine if the compounds are potential contaminants of concern at the AOC(s) associated with the Soil RAP. The evaluation of these compounds should be the same as any other compound. Additional information on CECs can be found at <https://www.nj.gov/dep/srp/emerging-contaminants/>.

7. Is 1,4-dioxane a potential contaminant of concern at the AOC(s) associated with the Soil RAP and does it require further remedial investigation? .....  Yes  No
8. Is perchlorate a potential contaminant of concern at the AOC(s) associated with the Soil RAP and does it require further remedial investigation? .....  Yes  No
9. Are per- and polyfluoroalkyl substances (PFAS), including but not limited to perfluorononanoic acid (PFNA), perfluorooctanoic acid (PFOA), and perfluorooctane sulfonic acid (PFOS) potential contaminants of concern at the AOC(s) associated with the Soil RAP and does it require further remedial investigation? .....  Yes  No
10. Is 1,2,3-trichloropropane (1,2,3-TCP) a potential contaminant of concern at the AOC(s) associated with the Soil RAP and does it require further remedial investigation? .....  Yes  No

**Attach** the results of the required emerging CECs evaluation:

If "Yes" to any of the questions 7 to 10 above, then provide a discussion of how this issue is being addressed:

### SECTION I. VAPOR INTRUSION

1. Are compounds of potential vapor intrusion concern included in the Deed Notice/DER/Notice In-Lieu of DN? .....  Yes  No  
 If "Yes", then complete this section; otherwise proceed to the next section.



2. Based on the most recent soil data available, do any contaminants of concern currently require a vapor intrusion investigation pursuant to N.J.A.C. 7:26E-1.15? .....  Yes  No

If "Yes", attach a table with the vapor intrusion sampling results, a scaled site map indicating the location of all structures investigated for vapor intrusion, and provide a discussion of those results below or provide a written explanation with the reasons for not evaluating the vapor intrusion pathway.

3. Were there any changes in property use for the site or surrounding properties that required a vapor intrusion investigation from this soil contamination?.....  Yes  No

If "Yes", attach a table with the vapor intrusion sampling results, a scaled site map indicating the location of all structures investigated for vapor intrusion, and provide a discussion of those results below or provide a written explanation with the reasons for not evaluating the vapor intrusion pathway:

4. Have any vapor intrusion engineering controls/mitigation systems been installed as a result of this soil contamination? (If a system was installed, but not required for the remediation (i.e., there is not a complete VI pathway requiring the system), check "No") .....  Yes  No

If "Yes", indicate the type of engineering control that was implemented: (*check all that apply*)

- Sub-Slab Depressurization System (SSDS)
  - Active  Passive
- Sub-Slab Ventilation System
- Soil Vapor Extraction System
- Other (specify): \_\_\_\_\_

**Attach** any vapor intrusion sampling results as required from the Vapor Intrusion Monitoring Plan for the permit, including the NJDEP Vapor Intrusion Mitigation Monitoring and Maintenance Checklist. Provide a scaled site map that clearly identifies the building(s) and/or structure(s) with the vapor intrusion engineering control(s)/mitigation system(s) in place (e.g., active or passive), including the address and block and lot of each impacted property.

**Note:** A Soil RAP Modification Application should be submitted if the vapor intrusion engineering controls/mitigation systems is not included in the Soil RAP for the site.

5. Is there soil gas contamination above the Soil Gas Screening Levels beneath any buildings that require long-term monitoring as a result of this soil contamination? .....  Yes  No

If "Yes", attach any vapor intrusion sampling results as required from the Vapor Intrusion Long-Term Monitoring Plan for the permit.

**Note:** A Soil RAP Modification Application should be submitted if the Vapor Intrusion Long-Term Monitoring Plan is not included in the Soil RAP for the site.

6. Are there any buildings with an Indeterminate Vapor Intrusion Pathway status as a result of this soil contamination? .....  Yes  No
- If "Yes", has an annual inspection been completed to determine the change in use? .....  Yes  No
- Attach** a summary of the inspection and a scale site map clearly identifying the buildings with Indeterminate Vapor Intrusion Pathway status, including the address and block/lot of each building.
- Note:** A Soil RAP Modification Application should be submitted if the Indeterminate Vapor Intrusion Pathway status is not included in the Soil RAP for the site.

**SECTION J. FINANCIAL ASSURANCE**

1. Does the Soil RAP/Deed Notice/DER/Notice In-Lieu of DN include an engineering control? .....  Yes  No
- If "No", proceed to the next section.
2. Is Financial Assurance required for the site? .....  Yes  No
- If "Yes", attach a completed Remediation Cost Review and RFS/FA Form with a detailed cost estimate.
3. If the Financial Assurance Instrument is a Line of Credit, Remediation Trust Fund, Surety Bond, or Environmental Insurance Policy, have annual statements confirming the value of the Financial Assurance Instrument been submitted pursuant to the permit schedule? .....  NA  Yes  No
- If "No", attach the annual statements confirming the value of the Financial Assurance Instrument.
4. If the current owner of the site is either a homeowner association or a condominium association, have copies of the annual budget that includes funds for the operation, maintenance, and monitoring of the engineering control(s) at the site been submitted pursuant to the permit schedule? .....  NA  Yes  No
- If "No", attach copies of the association's annual budget that includes funds for the operation, maintenance, and monitoring of the engineering control(s) at the site.

**SECTION K. OTHER INFORMATION PROVIDED**

List any other pertinent information to support the Soil Remedial Action Protectiveness/Biennial Certification Form. This section should include a discussion of any new information or soil data as it relates to the protectiveness of the soil remedial action for the site.

**SECTION L. PERSON WITH PRIMARY RESPONSIBILITY FOR PERMIT COMPLIANCE/PERSON RESPONSIBLE FOR MONITORING THE PROTECTIVENESS OF THE REMEDIAL ACTION INFORMATION AND CERTIFICATION**

Affiliation/Name of Organization: Xavier II, LLC

Representative First Name: Stephanie Representative Last Name: Jones

Title: Project Manager

Phone Number: (212) 889-8790 Ext: \_\_\_\_\_ Fax: \_\_\_\_\_

Mailing Address: 215 Park Avenue South, Suite 1903

Municipality: New York State: NY Zip Code: 10003

Email Address: sjones@weaent.com

Relationship to the Site (check all that apply)


- I am the Person Responsible for Conducting Remediation
- I am the current Owner
- I am the current Operator
- I am the current Lessee

This certification shall be signed by the person responsible for submitting the Soil Remedial Action Protectiveness/Biennial Certification Form in accordance with the Administrative Requirements for the Remediation of Contaminated Sites rule at N.J.A.C. 7:26C-1.5(a).

*I certify under penalty of law that I have personally examined and am familiar with the information submitted herein, including all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, to the best of my knowledge, I believe that the submitted information is true, accurate and complete. I am aware that there are significant civil penalties for knowingly submitting false, inaccurate or incomplete information and that I am committing a crime of the fourth degree if I make a written false statement which I do not believe to be true. I am also aware that if I knowingly direct or authorize the violation of any statute, I am personally liable for the penalties.*

*I also understand that engineering and institutional controls must be evaluated and maintained to ensure they remain protective of public health and safety and the environment.*

*Based upon the information provided herein, I hereby certify that the remedial action(s) implemented at the site that includes engineering and/or institutional controls remains protective of public health and safety and the environment.*

Signature:  Date: 01/05/2022

Name/Title: Stephanie Jones / Project Manager

Completed forms should be emailed to [srp\\_submissions@dep.nj.gov](mailto:srp_submissions@dep.nj.gov)\*

\*All Soil Remedial Action Protectiveness/Biennial Certification forms associated with a Post-NFA Case must continue to be submitted on a CD by mail with the accompanying fee to the following address:

Bureau of Case Assignment & Initial Notice  
Site Remediation Program  
NJ Department of Environmental Protection  
401-05H  
PO Box 420  
Trenton, NJ 08625-0420

**SECTION M. LICENSED SITE REMEDIATION PROFESSIONAL INFORMATION AND STATEMENT**

LSRP ID Number: 584603

First Name: Robert M. Last Name: Edgar

Phone Numbers: (732) 710-4350 Ext.: \_\_\_\_\_ Fax: (732) 326-1012

Mailing Address: Peak Environmental LLC, 26 Kenendy Blvd., Suite A

Municipality: East Brunswick State: NJ Zip Code: 08816

Email Address: redgar@peak-environmental.com

This statement shall be signed by the LSRP who is submitting this notification in accordance with N.J.S.A. 58:10C-14, and N.J.S.A. 58:10B-1.3b(1) and (2).

(1) I certify, as a Licensed Site Remediation Professional authorized pursuant to N.J.S.A. 58:10C-1 et seq. to conduct business in New Jersey, that for the remediation described in this submission, and all attachments included in this submission, I personally: Managed, supervised, or performed the remediation conducted at this site that is described in this submission, and all attachments included in this submission; and/or periodically reviewed and evaluated the work performed by other persons that forms the basis for the information in this submission; and/or completed the work of another site remediation professional, licensed or not, after having: (1) reviewed all available documentation on which I relied; (2) conducted a site visit and observed the then-current conditions and verified the status of as much of the work as was reasonably observable; and (3) concluded, in the exercise of my independent professional judgment, that there was sufficient information upon which to complete any additional phase of remediation and prepare workplans and reports related thereto.

(2) I certify:

- That I have read this submission and all attachments to this submission;
- That in performing the professional services as the licensed site remediation professional for the entire site or each area of concern, I adhered to the professional conduct standards and requirements governing licensed site remediation professionals provided in N.J.S.A. 58:10C-16;
- That the remediation conducted at the entire site or each area of concern, that is described in this submission and all attachments to this submission, was conducted pursuant to and in compliance with the remediation requirements in N.J.S.A. 58:10C-14.c;
- That the remediation described in this submission, and all attachments to this submission, was conducted pursuant to and in compliance with the regulations of the Site Remediation Professional Licensing Board at N.J.A.C. 7:26I; and
- That the information contained in this submission and all attachments to this submission is true, accurate, and complete.

(3) I certify, when this submission includes a response action outcome, that the entire site or each area of concern has been remediated in compliance with all applicable statutes, rules, and regulations and is protective of public health and safety and the environment.

(4) I certify that no other person is authorized or able to use any password, encryption method, or electronic signature that the Board or the Department have provided to me.

(5) I certify that I understand and acknowledge that:

- If I knowingly make a false statement, representation, or certification in any document or information I submit to the Department I may be subject to civil and administrative enforcement pursuant to N.J.S.A. 58:10C-17.a.1(a) through (f) by the Board, including but not limited to license suspension, revocation, or denial of renewal; and
- If I purposely, knowingly, or recklessly make a false statement, representation, or certification in any application, form, record, document or other information submitted to the Department or required to be maintained pursuant to the Site Remediation Reform Act, I shall be guilty, upon conviction, of a crime of the third degree and shall, notwithstanding the provisions of subsection b. of N.J.S.2C:43-3, be subject to a fine of not less than \$5,000 nor more than \$75,000 per day of violation, or by imprisonment, or both.

(6) I certify that I have read this certification prior to signing, certifying, and making this submission.

LSRP Signature:  \_\_\_\_\_

Date: 01/04/2022

LSRP Name: Robert M. Edgar

Company Name: Peak Environmental LLC



**Attachment G-4**  
**Name and Address Copy List**

RAP/BCF Form – Soil  
Techbestos, Inc.  
NJDEP SRP PI# 031785  
SRAP# RAP190001



**Attachment G-4**  
**Name and Address Copy List**

1. Stephanie Jones  
Xavier II LLC  
215 Park Avenue South  
Suite 1903  
New York, NY 10003
  
2. Jennifer Cooney  
Moonachie Board of Health  
70 Moonachie Road  
Moonachie, NJ 07074
  
3. S. Sanyal  
Moonachie Borough Clerk and Registrar  
70 Moonachie Road  
Moonachie, NJ 07074
  
4. James Fedorko– Health Officer  
Mid Bergen Regional Health Department  
705 Kinderkamack Rd  
River Edge, NJ 07661
  
5. The Honorable John S. Hogan  
Bergen County Clerk  
1 Bergen County Plaza  
Hackensack, NJ 07601
  
6. Hansel F. Asmar  
Bergen County Health Department  
1 Bergen County Plaza  
Hackensack, NJ 07601



**Attachment H-3**  
**Inspection Report, Maintenance Summary,**  
**Photo Log,**  
**Engineering Control Inspection Log**



**Attachment H-3**  
**Inspection Report and Maintenance Summary**

December 14, 2021: A Peak Staff Scientist mobilized to the site to conduct an inspection of the engineering controls as defined within the deed notice to confirm and document that the caps have been maintained and are intact. The vegetative cap on the southern side of the Site was documented to be intact with no major depressions or holes and continues to function as protective of human health and the environment. The topsoil cap on the northeastern portion of the Site contained within the island bordered by a concrete curb was noted to be minorly disturbed. The depression extends from 3 inches below grade (bg) to 7 inches bg at the deepest point. The depression is 69 inches long and it appeared as though a truck or vehicle may have driven over it and disturbed the topsoil layer. The depression will be repaired once the ground surface thaws. The topsoil cap continues to function as protective of human health and the environment but should be repaired as soon as possible. The asphalt cap was documented to be intact with minor potholes that don't penetrate through the protective layer of the cap. The asphalt cap continues to function as protective of human health and the environment. The concrete cap was documented to be intact with no minor cracks in the building's interior and continues to function as protective of human health and the environment.





Photo 1 – Engineering Control C-2: Asphalt Cap  
Protective of Human Health and the Environment, but in need of repair



Photo 2 – Engineering Control C-2: Asphalt Cap  
Protective of Human Health and the Environment, but in need of repair



Photo 3 – Engineering Control C-2: Asphalt Cap  
Protective of Human Health and the Environment, but in need of repair



Photo 4 – Engineering Control C-2: Asphalt Cap  
Protective of Human Health and the Environment



Photo 5 – Engineering Control C-2: Asphalt Cap  
Protective of Human Health and the Environment



Photo 6 – Engineering Control C-3: Concrete Slab (Building Foundation)  
Protective of Human Health and the Environment



Photo 7 – Engineering Control C-3: Concrete Slab (Building Foundation)  
Protective of Human Health and the Environment



Photo 8 – Engineering Control C-3: Patched Concrete Slab (Building Foundation)  
Protective of Human Health and the Environment



Photo 9 – Engineering Control C-3: Concrete Slab (Building Foundation)  
Protective of Human Health and the Environment



Photo 10 – Engineering Control C-4: Vegetative Cap  
Protective of Human Health and the Environment



Photo 11 – Engineering Control C-4: Vegetative Cap  
Protective of Human Health and the Environment but in need of repair



Photo 11 – Engineering Control C-4: Vegetative Cap  
Protective of Human Health and the Environment but in need of repair

# ENGINEERING CONTROL INSPECTION LOG



SITE NAME: Techbestos, Inc. <del>Happy Orchards Techbestos, Inc</del>	PI # 031785
SITE ADDRESS: 131 W. Commercial Ave.	SRAP # RAP190001
WEATHER CONDITIONS: 45 degrees, Sunny	PEAK PROJECT # 2611

DESCRIPTION OF DAILY ACTIVITIES AND EVENTS: Happy Orchards → warehousing, manufacturing and distribution of assorted health foods + ingredients (such as flour)

ENGINEERING CONTROL TYPES (enter information from Deed Notice/RAP)

#	Type	Area	Thickness	REMEDIATION SYSTEM
1	Concrete		6 in	PUMP & TREAT <input type="checkbox"/>
2	Asphalt		4 in	SSDS <input type="checkbox"/>
3	Landscape		14 in	OTHER <input type="checkbox"/>

\*If a fence is utilized as an engineering control, note the number of locks and chains:

GENERAL SITE AND ENGINEERING CONTROL CONDITIONS:

<u>Engineering Control</u>	<u>Integrity</u>
Concrete	Good condition, no major concerns,
Asphalt	Good condition, some minor disturbances see below
Landscape	Good condition, one disturbance. see below

KNOWN DISTURBANCES/CHANGES FROM PLANS AND SPECIFICATIONS:

Asphalt → 3 minor disturbances, on ~~eastern~~ <sup>eastern</sup> side, all around 1.5-2" deep  
 Landscape → 1 disturbance on ~~North~~ <sup>interior</sup> side, around 7" deep

EXCEPTIONS/ISSUES DURING INSPECTION:

N/A

IMPORTANT PHONE CALLS/DECISIONS: None

DISCUSSIONS WITH SITE REPRESENTATIVE (inspections, disturbances, changes in use, known issues):

Indoor site walk w/ owner Eric Wunsch, indoor good condition with no major issues and no plans for future renovations/add ons.


VISITORS ON SITE: Eric Wunsch	PHOTO LOG ATTACHED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
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PEAK PERSONNEL ON SITE: Kristen Castronuovo

SIGNATURE(S):	DATE: 12/14/2021
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# ENGINEERING CONTROL INSPECTION LOG



SITE NAME: Techbestos, Inc.		PI # 031785	
SITE ADDRESS: 131 W. Commercial Ave.		SRAP # RAP190001	
WEATHER CONDITIONS:		PEAK PROJECT # 2611	
DESCRIPTION OF DAILY ACTIVITIES AND EVENTS: <i>Warehousing and light manufacturing of food products</i>			
ENGINEERING CONTROL TYPES (enter information from Deed Notice/RAP)			
#	Type	Area	Thickness
1	Concrete		6 in
2	Asphalt		4 in
3	Landscape		14 in
REMEDIATION SYSTEM			
PUMP & TREAT <input type="checkbox"/>			
SSDS <input type="checkbox"/>			
OTHER <input type="checkbox"/>			
*If a fence is utilized as an engineering control, note the number of locks and chains:			
GENERAL SITE AND ENGINEERING CONTROL CONDITIONS:			
<u>Engineering Control</u>		<u>Integrity</u>	
<i>Concrete</i>		<i>Good Condition</i>	
<i>Asphalt</i>		<i>Good Condition</i>	
<i>Landscape</i>		<i>Good Condition</i>	
KNOWN DISTURBANCES/CHANGES FROM PLANS AND SPECIFICATIONS:			
<i>N/A</i>			
EXCEPTIONS/ISSUES DURING INSPECTION:			
<i>N/A</i>			
IMPORTANT PHONE CALLS/DECISIONS:			
<i>N/A</i>			
DISCUSSIONS WITH SITE REPRESENTATIVE (inspections, disturbances, changes in use, known issues):			
<i>No change in use and no planned future alterations</i>			
VISITORS ON SITE: <i>Eric Wunsch</i>		PHOTO LOG ATTACHED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
PEAK PERSONNEL ON SITE:			
SIGNATURE(S): 		DATE: <i>3/4/20</i>	





**Attachment H-6**  
**Comparison of Applicable Laws and Regulations**

the area of concern with the Department's applicable remediation standards at the time of comparison.

Updated following Order of Magnitude Guidance - Version 2.0 (May 2021)

		Soil Remediation Standards (May 17, 2021)										Soil Remediation
Concentration	Residential Ingestion-Dermal SRS	Residential Inhalation SRS	Most Stringent Residential Exposure Pathway SRS	Nonresidential Ingestion-Dermal SRS	Nonresidential Inhalation SRS	Most Stringent Nonresidential Exposure Pathway SRS	Migration to Groundwater SRS	Soil Leachate Remediation Standards for MGW Pathway			NIDEP RDCSRS (mg/kg)	
ns	5,300	NS	5,300	75,000	NS	75,000	NS	NS	NS	NS	5,100	
	5.1	78,000	5.1	23	370,000	23	0.71	2	NS	2	5	
	5.1	78,000	5.1	23	370,000	23	NS	NS	NS	NS	5	
	51	780,000	51	230	NS	230	NS	NS	NS	NS	45	
	0.51	3,500	0.51	2.3	16,000	2.3	NS	NS	NS	NS	0.5	
	5.1	78,000	5.1	23	370,000	23	NS	NS	NS	NS	5	
	0.51	7,800	0.51	2.3	37,000	2.3	NS	NS	NS	NS	0.5	
	510	NS	510	2,300	NS	2,300	NS	NS	NS	NS	450	
	400	NS	400	800	NS	800	90	100	NS	100	400	
	19	1,100	19	19	5,200	19	19	60	NS	60	19	
	3100	NS	3100	52000	NS	52000	910	26000	NS	26000	3,100	



**Attachment H-7 to H-10**  
**Contaminants of Concern Evaluation**

### Attachment H-7 to H-10 Contaminants of Concern Evaluation

The following contaminants are classified as emerging contaminants:

- 1,4-Dioxane: Emerging contaminant associated with chlorinated solvents. 1,4-Dioxane is used in adhesives and resins. Additionally, it has been previously used in manufacture of pharmaceuticals, and plastics. 1,4-Dioxane is an impurity in antifreeze and cosmetics/personal care products.
- Perchlorate: Perchlorate is naturally occurring but can also be manufactured. Perchlorate is utilized in fertilizer, fireworks, lubricating oil and airbags.
- Polyfluoroalkyl substances (PFAS), including but not limited to perfluorononanoic acid (PFNA), perfluorooctanoic acid (PFOA), and perfluorooctane sulfonic acid (PFOS): Comprised of more than 3,000 man-made organic chemicals. PFAS/PFOA/PFNA have been used to manufacture coatings for paper, packaging and textiles, pesticides, cleaning products and metal plating. Additionally, PFAS/PFOA has been used to manufacture firefighting foam and fire suppressants.
- 1,2,3-trichloropropane (1,2,3-TCP): 1,2,3-TCP is a manufactured industrial solvent for oils, fats and resins. Additionally, 1,2,3-TCP has been used as a degreasing agent, paint remover and in manufacturing chemicals.

Peak performed an evaluation by reviewing the hazardous materials historically used and stored onsite. Peak also reviewed the Site history to evaluate if operations conducted onsite utilized materials containing these contaminants that could impact the environment.

The following resources were utilized during Peak's review:

- Hazardous Materials and Right to Know documentation
- EDR radius map for information on fire, spills, nearby groundwater Classification Exception Areas, etc.
- City directories and EDR radius map listings for historical Site use
- NJDEP Geoweb
- Review of hazardous material inventories and Right-to-Know information which did not reveal evidence of the use, storage or manufacturing of emerging contaminants.
- NJDEP Emerging Contaminants (<https://www.nj.gov/dep/srp/emerging-contaminants/>)
- Site Remediation & Waste Management Program Implementation of March 13, 2019 Interim Specific Ground Water Quality Standards (version May 23, 2019) for PFAS/PFOA evaluation

The above resources were used to evaluate current and past operations to the extent practical. Operations were compared to a list of known industries, practices and products associated with emerging contaminants. Timeframes of operations were compared to emerging contaminants history. Peak reviewed NJDEP's Geoweb to evaluate if groundwater CEAs with emerging contaminants are identified within the vicinity of the Site and none were identified. No documents were identified regarding a former or current use of emerging contaminants at the Site.

131 West Commercial Ave.  
Moonachie, NJ



The following lines of evidence were used to support Peak's conclusion that no further evaluation or investigation of emerging contaminants is required:

- Operations at the Site are not known to have involved the use of emerging contaminants.
- The facility has been connected to the municipal sanitary sewer system since the time of its construction.
- There is no evidence of groundwater plumes containing emerging contaminants in the vicinity of the Site.

