

BERGEN COUNTY DEPARTMENT OF HEALTH SERVICES

220 East Ridgewood Ave, Paramus, New Jersey 07652

REHS MONTHLY REPORT SUMMARY

TOWN: Moonachie

MONTH/YEAR: November 2023

REHS: Schmitt

#	FOOD ESTABLISHMENTS	#	PUBLIC RECREATIONAL BATHING
	Plan reviews (unduplicated)		SEASONAL FACILITIES
	Pre-Op Inspections (unduplicated)		Pre-Operational Inspections
	Non-Routine Investigations (complaints, emergencies etc.)		Routine Chapter IX
	N-R Investigations from Foodborne Outbreak		Reinspections
	Non-Routine Inspections (Ch. 24 performed)		Non-routine, emergency, complaint-related
	N-R Inspections from Foodborne Outbreak		Total number licensed in reporting year
	Enforcement Actions		CLOSURES:
			Swimming / Wading Pool
	CHAPTER 24		Hot Tub / Spa
2	Site Inspections (BOH use only)		Spray Park
	Risk 1		Aquatic Recreational Facility
	Risk 2		Bathing Beach
	Risk 3		YEAR-ROUND FACILITIES
	Risk 4		Pre-Operational Inspections
	Specialized Processes overseen		Routine Chapter IX
	Mobile Vendors		Reinspections
	Temporary Events		Non-routine, emergency, complaint-related
	REINSPECTIONS (Conditional/Unsatisfactory only)		Total number licensed in reporting year
	Risk 1		CLOSURES
	Risk 2		Swimming / Wading Pool
1	Risk 3		Hot Tub / Spa
	Risk 4		Spray Park
	Mobile Vendors		Aquatic Recreational Facility
	Temporary Events		Bathing Beach
	# OF LICENSED ESTABLISHMENTS (year)		
	Risk 1		Sanitary Survey conducted – Bathing Beach
	Risk 2		
	Risk 3		
	Risk 4	#	TANNING FACILITIES
	Mobile		Pre-Operational Inspections
	Temporary		Routine Inspections
#	COMPLAINTS, INQUIRIES, ISSUES		Reinspections
	Number of contacts (inquiries, issues...)		Complaint, emergency, non-routine

Complaint Investigations (unduplicated)	Enforcement Actions
Enforcement Actions	Unregistered facilities identified

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#	ANIMAL BITES AND RABIES CONTROL	#	BODY ART, TATTOO, PERMANENT COSMETICS
	ANIMAL BITES		Pre-Operational Inspections
1	Animal to Human Bites		Routine Inspections
	Rabid/Suspect-Rabid to Domestic Animal Bites		Reinspections
	Confined Unimmunized Domestic Animals		Complaint, emergency, non-routine inspections
			Unlicensed body art operations identified
	KENNELS, PET SHOPS, SHELTERS/POUNDS		Infections/Injuries reported
	KENNELS		Total number licensed (reporting year)
	Pre-Operational Inspections		
	Routine Inspections	#	YOUTH CAMPS
	Reinspections		
	Complaint, emergency, non-routine inspections		Pre-Operational Inspections
	Total number licensed (reporting year)		Routine Inspections
	PET SHOPS		Reinspections
	Pre-Operational Inspections		Complaint, emergency, non-routine inspections
	Routine Inspections		Enforcement Actions
	Reinspections		Total number licensed (reporting year)
	Complaint, emergency, non-routine inspections		
	Total number licensed (reporting year)	#	CAMPGROUNDS
	SHELTERS/POUNDS		PROPRIETARY
	Pre-Operational Inspections		Pre-Operational Inspections
	Routine Inspections		Routine Inspections
	Reinspections		Reinspections
	Complaint, emergency, non-routine inspections		Complaint, emergency, non-routine inspections
	Total number licensed (reporting year)		Enforcement Actions
			Total number licensed
	RABIES CLINICS		Total number unlicensed facilities identified
	Number of clinics held		PUBLIC
	Animals vaccinated		Pre-Operational Inspections
			Routine Inspections
	ANIMAL LICENSING		Reinspections
	Dogs licensed (reporting year)		Complaint, emergency, non-routine inspections
	Cats licensed (reporting year)		Enforcement Actions

			Total number licensed
			Total number unlicensed facilities identified



Bergen County Department of Health Services

Moonachie (b)

Supervisor: Maria Schmitt November 2023

Item	Date	Location	Address	Program	Type	Description	Inspector
1	11/3/2023	Moonachie Health Dept	70 Moonachie Rd	SAN-Administration	SAN-Administration	Prepared and submitted October monthly report	Maria Schmitt
2	11/13/2023	Moonachie Health Dept	70 Moonachie Rd	SAN-Administration	SAN-Administration	Board of health meeting	Maria Schmitt
3	11/3/2023	Bistro 107	107 Moonachie Road	SAN-Food Surveillance	Report of Inspection	Reinspection - Remain Satisfactory	Daihana Rivera
4	11/15/2023	Bello Restaurant	8 East Joseph Street	SAN-Food Surveillance	Report of Inspection	Site inspection	Maria Schmitt
5	11/17/2023	El Tango Argentina Grill	35 Moonachie Rd	SAN-Food Surveillance	Report of Inspection	Site Inspection	Maria Schmitt
6	11/1/2023	7 West 6th Street	7 West 6th Street	SAN-Sewage	Complaint	Closed case	Maria Schmitt

BERGEN COUNTY DEPARTMENT OF HEALTH SERVICES

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Bergen County Department of Health Services

Moonachie (b)

Supervisor: Maria Schmitt December 2023

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2	12/7/2023	Moonachie Health Dept	70 Moonachie Rd	SAN-Administration	SAN-Administration	updating wall charts for 2024 food establishments	Maria Schmitt
3	12/12/2023	Moonachie Health Dept	70 Moonachie Rd	SAN-Administration	SAN-Administration	Office procedure - signed off on licenses	Maria Schmitt
4	12/12/2023	El Tango Argentina Grill	35 Moonachie Rd	SAN-Food Surveillance	Report of Inspection	Follow up on debris outside building - removed	Maria Schmitt
5	12/14/2023	Moonies	111 Moonachie Road	SAN-Food Surveillance	Report of Inspection	Site Inspection	Daihana Rivera

MEMORANDUM



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

Date:
To:
From:
Subject: [Statistics](#)

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: **Location:**

New Visits (Health Risk Assessment):	<input type="text" value="0"/>
First Re-visit (First Visit of Calendar Year):	<input type="text" value="0"/>
Revisits (Each Visit Thereafter):	<input type="text" value="2"/>
Total Client Visits (Each Month/Quarter):	<input type="text" value="2"/>
Telephone Contacts (Follow-Ups):	<input type="text" value="0"/>
MailContacts/Postcars (Reminders):	<input type="text" value="12"/>
Referrals (Outside Agencies):	<input type="text" value="0"/>
Referrals Follow-Up (With Clients)	<input type="text" value="0"/>
Discharges:	<input type="text" value="0"/>

*** Additional Services:**

School Audits (As per N.J.A.C. 8:57 Subchapter 4):	<input type="text" value="1"/>
School Re-Audits:	<input type="text" value="0"/>
School Final Audits:	<input type="text" value="0"/>

Other Events:

* 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.

MEMORANDUM



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

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To:
From:
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**County of Bergen
Department of Health Services
Animal Control Responses**

From: 11-01-23 To: 11-30-23

Town: Moonachie

Date	SR#	Address	Nature of Call	Additional Info	Symptom	Disposition	Ticket #	ACO(s)	Comment
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Species: Patrols

11-06-23					Patrolled Area			1372	
11-09-23					Patrolled Area			1370	

Total Patrols: 2

Species: Cat

11-09-23	346445	100 REDNECK AVE	Stray	second tree to the left with a garbage can underneath	Up Tree	Inaccessible		1363	
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Sub-Total Cat: 1

Species: Deer

11-05-23	346219	195 MOONACHIE RD	Injured	Deer is located in the Burger king parking lot.	Hit by Car	G.O.A.		1369	
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Sub-Total Deer: 1

Species: Dog

11-24-23	346666	70 MOONACHIE RD	Stray	White/black/brown dog found at large by Teterboro Petco	At PDHQ	Reclaimed		1365	Beagle Mix - Owner Calvin Rockman (201) 889-5548
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Sub-Total Dog: 1

**County of Bergen
Department of Health Services
Animal Control Responses**

From: 11-01-23 To: 11-30-23

Town: Moonachie

Date	SR#	Address	Nature of Call	Additional Info	Symptom	Disposition	Ticket #	ACO(s)	Comment
Species: Skunk									
11-04-23	346198	20 HENRY ST	DOA	Skunk has been in yard motionless for a day, possibly dead.	In Back Yard	Removed Wildlife	W23130	1363	
11-05-23	346226	6 JUBILEE PL	Nuisance	N/C	In Garage	Released Outside		1371	

Sub-Total Skunk: 2

Town Totals: 7

BOROUGH OF MOONACHIE

70 Moonachie Road
Telephone (201) 641-1813

Moonachie, New Jersey 07074
Fax (201) 641-9542



January 8, 2024

Board of Health
Borough of Moonachie

RE: Registrar of Vital Statistics Report for
Months of November and December , 2023

Marriage Licenses taken and/or issued:	2
Remarriage License taken and/or issued:	0
Certificate of Marriages recorded:	5
Certificate of Remarriages recorded:	0
Civil Union issued:	0
Certificate of Civil Union recorded:	0
Domestic Partnership registered:	0
Births:	5
Death:	6
Fetal Death:	0

A handwritten signature in cursive script, appearing to read "Supriya Sanyal".

Supriya Sanyal
Registrar

January 2, 2024

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

RECEIVED
JAN 05 2024
BORO OF MOONACHIE

via email only to 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, A Nova Group Company



Robert M. Edgar, LSRP
Managing Principal



Jacqueline Ulrich
Associate

Techbestos, Inc.
NJDEP PI Number 031785
Remedial Action Protectiveness/Biennial Certification Form - Soil
January 2, 2024
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
Contaminated Site Remediation & Redevelopment

**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.

	Effective on or Before June 30, 2023	Effective July 1, 2023
Without engineering control	\$5,365	\$5,770
With engineering control	\$5,365	\$5,880

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*: (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*)

- Subsurface Depressurization System
- Subsurface Ventilation System
- Soil Vapor Extraction System
- HVAC Positive Pressure
- 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 sub-slab soil gas (SSSG) contamination above the NJDEP's Soil Gas Screening Levels (SGSLs) beneath any buildings that require a VI Long-Term Monitoring (LTM) Plan or a VI Change in Use Evaluation Plan, or both as a result of this soil contamination? Yes No

If "Yes", check all that apply and answer the question below:

- SSSG > SGSL and \leq 10X NJDEP SGSL (VI LTM Plan pursuant to Table 6-2 of the VIT Guidance)
- SSSG > 10X NJDEP SGSL (VI LTM Plan pursuant to Table 6-2 of the VIT Guidance)
- SSSG > NJDEP Residential SGSL for Non-Residential Structure (VI Change in Use Evaluation Plan)

Have annual inspections been completed to determine if building conditions have changed and/or there has been a change in the use? Yes No

Attach a summary of the building inspections and/or any vapor intrusion sampling results as required from the VI LTM Plan or the VI Change in Use Evaluation Plan for the permit. Provide a scaled site map that clearly identifies the building(s) and/or structure(s) with the VI LTM Plan or the VI Change in Use Evaluation Plan, including the address and block and lot of each impacted property.

Note: A Soil RAP Modification Application should be submitted if the VI LTM Plan or the VI Change in Use Evaluation 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", have annual inspection been completed to determine if there has been a change in the 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? Yes No

NA

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? Yes No

NA

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 CONTACT 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 with primary contact for permit compliance/person responsible for monitoring the protectiveness of the remedial action 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: Stephanie L Jones Date: Jan 2, 2024
Stephanie L Jones (Jan 2, 2024 16:05 EST)
Name/Title: Stephanie Jones/ Project Manager

Completed forms should be emailed to 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
Contaminated Site Remediation & Redevelopment
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) 570-4577 Ext.: _____ Fax: (732) 326-1012

Mailing Address: Peak Environmental, A Nova Group, GBC Company 26 Kennedy Blvd., Suite A

Municipality: East Brunswick State: NJ Zip Code: 08816

Email Address: rob.edgar@novagroupgbc.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: 
Robert Edgar (Jan 2, 2024 13:34 EST)

Date: Jan 2, 2024

LSRP Name: Robert M. Edgar

Company Name: Peak Environmental, A Nova Group, GBC Company

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. Supriya Sanyal
Moonachie Borough Clerk and Registrar
70 Moonachie Road
Moonachie, NJ 07074

4. James Fedorko– Health Officer
Mid Bergen Regional Health Commission
60 Elizabeth Street
Garfield, NJ 07026

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, 4th Floor
Hackensack, NJ 07601

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

Attachment H-3
Inspection Report and Maintenance Summary

November 30, 2023: Two Peak Staff Scientists 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 have three animal burrows ranging from 2-3 inches. The topsoil cap on the northeastern portion of the Site contained within the island bordered by a concrete curb was noted to be disturbed. The depression ranged from 3 inches to 1 foot deep. The depression is 27 feet 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. 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 have a 12'x13' area to the northeast of the Site and there appeared to be broken gravel in the area. The asphalt cap area will need to be repaired. 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.

December 18, 2023: Peak was provided with documentation that the repairs on the vegetative cap in the southern side of the Site, the topsoil cap in the northeastern side of the Site and the asphalt cap in the northeastern side of the Site were repaired and no further action is needed.



Before Repairs Northeast Landscape Cap 11/30/2023



After Repairs Northeast Landscape Cap 12/18/2023



Burrow Holes Before Repairs in the Southwest Landscape Cap 11/30/2023



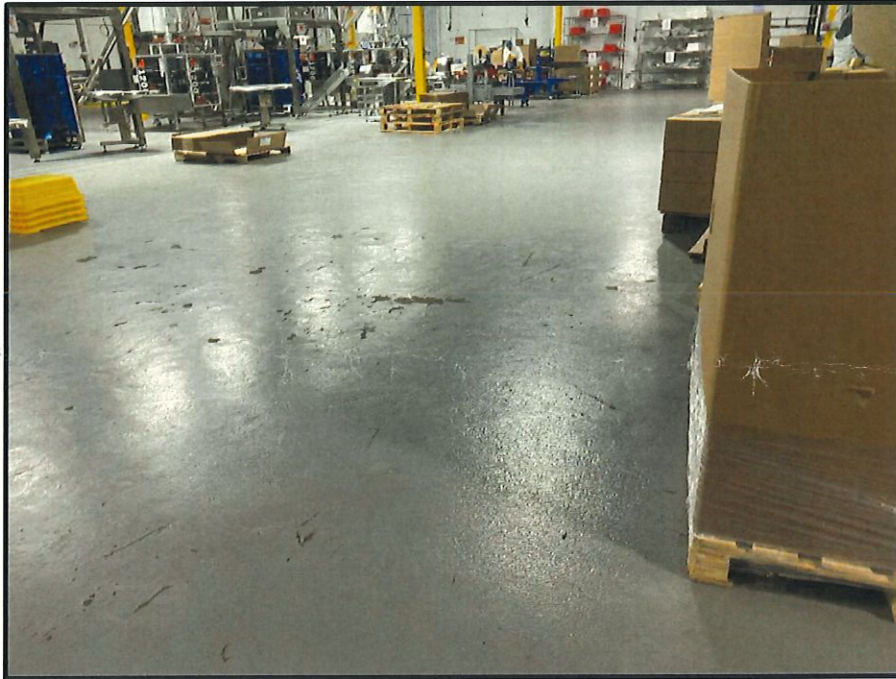
Burrow Holes After Repairs in the Southwest Landscape Cap 12/18/2023



Before Repairs Northeast Asphalt Cap 11/30/2023



After Repairs Northeast Asphalt Cap 12/18/2023



Interior 11/30/2023



Interior 11/30/2023

ENGINEERING CONTROL INSPECTION LOG



SITE NAME: Techbestos, Inc		PI # 031785		
SITE ADDRESS: 131 W. Commercial Ave, Moonachie, NJ		SRAP # RAP190001		
WEATHER CONDITIONS: Sunny		PEAK PROJECT # 2611		
DESCRIPTION OF DAILY ACTIVITIES AND EVENTS:				
Cap Inspection				
ENGINEERING CONTROL TYPES (enter information from Deed Notice/RAP)				
#	Type	Area	Thickness	REMEDIATION SYSTEM
1	Concrete	Building Slab	6"	PUMP & TREAT <input type="checkbox"/>
2	Asphalt	Throughout	4"	SSDS <input type="checkbox"/>
3	Landscaping	Building Perimeters	14"	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 disturbances			
Asphalt	See below			
Landscaping	See below			
KNOWN DISTURBANCES/CHANGES FROM PLANS AND SPECIFICATIONS:				
Asphalt - One 12' x 13.5' area of disturbance down to about 2" filled w/ water				
Landscaping - One area of disturbance ranging from 3" - 1' deep. Soil appears eroded (NE side of building). Also 4 small animal burrows ranging from 2" - 3" deep (SW portion)				
EXCEPTIONS/ISSUES DURING INSPECTION:				
Call with JFA to discuss findings				
IMPORTANT PHONE CALLS/DECISIONS:				
None				
DISCUSSIONS WITH SITE REPRESENTATIVE (inspections, disturbances, changes in use, known issues):				
No major disturbances or planned change in site use				
VISITORS ON SITE: Eric Wunsch		PHOTO LOG ATTACHED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
PEAK PERSONNEL ON SITE: Kristen Castronuovo, Ciara Johnson				
SIGNATURE(S):		DATE: 11/30/23		

ENGINEERING CONTROL INSPECTION LOG



SITE NAME: Techbestos, Inc.	PI # 031785
SITE ADDRESS: 131 W. Commercial Ave.	SRAP # RAP190001
WEATHER CONDITIONS: <i>Overcast, dry</i>	PEAK PROJECT # 2611
DESCRIPTION OF DAILY ACTIVITIES AND EVENTS: <i>Happy Orchard - warehousing and distribution of assorted health food products</i>	

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	<i>Good condition, no disturbances</i>
Asphalt	<i>Good condition, no disturbances</i>
Landscape	<i>Good condition, no disturbances</i>

KNOWN DISTURBANCES/CHANGES FROM PLANS AND SPECIFICATIONS:

None

EXCEPTIONS/ISSUES DURING INSPECTION:

None

IMPORTANT PHONE CALLS/DECISIONS:

None

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

Eric Wunsch - interior and exterior walk through conducted on 3/8/23. Concrete, asphalt and landscaping are in good condition. There has been no change of use at the site and no disturbances or known issues observed.

VISITORS ON SITE: <i>Eric Wunsch</i>	PHOTO LOG ATTACHED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
--------------------------------------	---

PEAK PERSONNEL ON SITE:

SIGNATURE(S):	DATE: <i>3/9/23</i>
---------------	---------------------

ENGINEERING CONTROL INSPECTION LOG



SITE NAME: Techbestos, Inc.			PI # 031785	
SITE ADDRESS: 131 W. Commercial Ave.			SRAP # RAP190001	
WEATHER CONDITIONS: <i>Sunny, Clear skies</i>			PEAK PROJECT # 2611	
DESCRIPTION OF DAILY ACTIVITIES AND EVENTS: <i>Warehousing and distribution of assorted finished food products</i>				
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>		
<i>Concrete</i>		<i>Good Condition, no disturbances</i>		
<i>Asphalt</i>		<i>Good Condition, no disturbances</i>		
<i>Landscape</i>		<i>Good Condition, no disturbances</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>Eric Wunsch conducted interior and exterior inspections on 6/7/22. No change of use. Asphalt, concrete and landscaping are observed to be in good condition, no disturbances noted</i>				
VISITORS ON SITE: <i>Eric Wunsch</i>			PHOTO LOG ATTACHED: <input type="checkbox"/> YES <input type="checkbox"/> NO	
PEAK PERSONNEL ON SITE:				
SIGNATURE(S): 			DATE: <i>6/7/22</i>	

Attachment H-6
Comparison of Applicable Laws and Regulations

Table 1
 Order of Magnitude Analysis - Soil



Peak evaluated relevant Soil Remediation Standards (SRS) that have been modified after the filing of the Deed Notice. The following table compares the standards since the Soil Remedial Action Permit (SRAP) issuance (June 19, 2019) to the May 2021 NJDEP SRS. The applicable NJDEP standards have not changed by an order of magnitude. The use of a deed notice and engineering controls as the remedial option remains protective of public health, safety, and of the environment. No modification of the existing Remedial Action Permit is required.

Contaminant	Highest Concentrations Detected	Soil Remediation Standards (May 17, 2021)							Soil Remediation Standards (Amended December 2019)			
		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	NJDEP RDCSRS (mg/kg)	NJDEP NRDCSRS (mg/kg)	NJDEP DEFAULT IGWSSL (mg/kg)
Total Petroleum Hydrocarbons	19,878	5,300	NS	5,300	75,000	NS	75,000	NS	NS	5,100	54,000	25
Benzo[a]anthracene	1,061	5.1	78,000	5.1	23	370,000	370,000	0.71	2	5	17	0.8
Benzo[b]fluoranthene	43	5.1	78,000	5.1	23	370,000	370,000	NS	NS	5	17	2
Benzo[k]fluoranthene	53	5.1	780,000	5.1	230	NS	NS	NS	NS	45	170	25
Benzo[e]pyrene	53	0.51	3,500	0.51	2.3	16,000	2.3	NS	NS	0.5	3	0.2
Indeno[1,2,3-cd]pyrene	21	5.1	78,000	5.1	23	370,000	370,000	NS	NS	5	17	7
Dibenz[a,h]anthracene	8.34	0.51	7,800	0.51	2.3	37,000	2.3	NS	NS	0.5	3	0.8
Chrysene	24	510	NS	510	2,300	NS	2,300	NS	NS	450	1,700	80
Lead	1,068	400	NS	400	800	NS	800	90	100	400	800	90
Arsenic	24	19	1,100	19	19	5,200	19	19	60	19	19	19
Copper	763	3100	NS	3100	52000	NS	52000	910	26000	3,100	45,000	11,000

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

Attachment H-7 to H-10 Contaminants of Emerging 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.

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.










2024-01-02_BiCertFormSoil_031785

Final Audit Report

2024-01-02

Created:	2024-01-02
By:	Jacqueline Ulrich (jacqueline.ulrich@novagroupgbc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAXDf_dKI5eO1xYtmHzfBQrp9Vea9nUbaV

"2024-01-02_BiCertFormSoil_031785" History

-  Document created by Jacqueline Ulrich (jacqueline.ulrich@novagroupgbc.com)
2024-01-02 - 6:27:53 PM GMT
-  Document emailed to Robert Edgar (rob.edgar@novagroupgbc.com) for signature
2024-01-02 - 6:29:29 PM GMT
-  Email viewed by Robert Edgar (rob.edgar@novagroupgbc.com)
2024-01-02 - 6:33:39 PM GMT
-  Document e-signed by Robert Edgar (rob.edgar@novagroupgbc.com)
Signature Date: 2024-01-02 - 6:34:00 PM GMT - Time Source: server
-  Document emailed to Stephanie Jones (sjones@weaent.com) for signature
2024-01-02 - 6:34:02 PM GMT
-  Email viewed by Stephanie Jones (sjones@weaent.com)
2024-01-02 - 6:35:13 PM GMT
-  Signer Stephanie Jones (sjones@weaent.com) entered name at signing as Stephanie L Jones
2024-01-02 - 9:05:24 PM GMT
-  Document e-signed by Stephanie L Jones (sjones@weaent.com)
Signature Date: 2024-01-02 - 9:05:26 PM GMT - Time Source: server
-  Agreement completed.
2024-01-02 - 9:05:26 PM GMT



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