



Bergen County Department of Health Services

Moonachie (a)

Supervisor: Maria Schmitt **May 2021**

Item	Date	Location	Address	Program	Type	Description	Inspector
1	5/6/2021	Moonachie Health Dept.	70 Moonachie Road	SAN-Administration	SAN-Administration	Prepared and submitted April monthly report	Maria Schmitt
2	5/7/2021	In Thyme at Berry Creek	55 Moonachie Ave	SAN-Food Surveillance	Report of Inspection	COVID-19 Compliance assistance	Anusua Biswas
3	5/7/2021	In Thyme at Berry Creek	55 Moonachie Ave	SAN-Food Surveillance	Report of Inspection	Chapter 24- Risk 3- Satisfactory	Anusua Biswas
4	5/7/2021	Bazzarelli	117 Moonachie Road	SAN-Food Surveillance	Report of Inspection	Chapter 24- Risk 3- Satisfactory	Anusua Biswas
5	5/7/2021	Bazzarelli	117 Moonachie Road	SAN-Food Surveillance	Report of Inspection	COVID-19 Compliance assistance	Anusua Biswas
6	5/10/2021	Moonachie Health Dept.	70 Moonachie Road	SAN-Administration	SAN-Administration	Attended Board of Health meeting	Maria Schmitt
7	5/10/2021	The Graycliff	122 Moonachie Rd	SAN-Food Surveillance	Report of Inspection	Chapter 24- Risk 3- Satisfactory	Anusua Biswas
8	5/10/2021	The Graycliff	122 Moonachie Rd	SAN-Food Surveillance	Report of Inspection	COVID-19 Compliance Assistance	Anusua Biswas
9	5/12/2021	Bistro 107	107 Moonachie Road	SAN-Food Surveillance	Report of Inspection	COVID-19 Compliance assistance	Anusua Biswas
10	5/12/2021	Bistro 107	107 Moonachie Road	SAN-Food Surveillance	Report of Inspection	Chapter 24- Risk 3- Satisfactory	Anusua Biswas
11	5/17/2021	Moonachie Health Dept.	70 Moonachie Road	SAN-Administration	SAN-Administration	Office procedure - Filing	Maria Schmitt
12	5/17/2021	Enza Beauty Salon	95 Moonachie Road	SAN-Body Art	Application Body Art Permanent	Revised plan review - Approved	Maria Schmitt
13	5/18/2021	Moonachie Health Dept.	70 Moonachie Road	SAN-Administration	SAN-Administration	Spoke to animal control regarding TNR program	Maria Schmitt
14	5/26/2021	El Tango Argentina Grill	35 Moonachie Rd	SAN-Food Surveillance	Report of Inspection	Chapter 24 - Risk 3 - Satisfactory	Peter Pena
15	5/26/2021	El Tango Argentina Grill	35 Moonachie Rd	SAN-Food Surveillance	Report of Inspection	Covid19 - Compliance Assistance	Peter Pena
16	5/26/2021	Prova	94 Moonachie Ave	SAN-Food Surveillance	Report of Inspection	Chapter 24 - Risk 3 - Conditional (Refrigerator in disrepair, Cold holding, Hand sinks obstructed, Poor Cleanliness)	Peter Pena
17	5/26/2021	Prova	94 Moonachie Ave	SAN-Food Surveillance	Report of Inspection	Covid19 - Compliance Assistance	Peter Pena
18	5/27/2021	Piazza Di Pizza	87 Moonachie Rd	SAN-Food Surveillance	Report of Inspection	COVID-19 Mitigation on Plan review	Anusua Biswas
19	5/27/2021	Piazza Di Pizza	87 Moonachie Rd	SAN-Food Surveillance	Report of Inspection	Chapter 24- Risk 3- Satisfactory with follow up in 2 wks (change of ownership)	Anusua Biswas

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="0"/>
Total Client Visits (Each Month/Quarter):	<input type="text" value="0"/>
Telephone Contacts (Follow-Ups):	<input type="text" value="13"/>
MailContacts/Postcars (Reminders):	<input type="text" value="0"/>
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:**

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

*** Diseases:**

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



May 14, 2021

Bureau of Case Assignment & Initial Notice
Site Remediation Program
NJ Department of Environmental Protection
401 East State Street
Mail Code 401-05H
Trenton, NJ 08625-0420

RECEIVED

MAY 19 2021

BORO OF MOONACHIE

**Re: Soil Biennial Certification Report
Infiniti Color Graphics, Inc.
Aka Fantastex Realty, Inc.
2 Anderson Avenue
Moonachie, New Jersey
NJDEP PI #G000035895
Soil RAP #RAP170001**

To Whom It May Concern:

Please find attached the Biennial Certification Report for the site located at 2 Anderson Avenue, Moonachie, New Jersey and an electronic copy is provided on a CD. Please note this Biennial Report is submitted for the Biennial Inspection due date April 24, 2021.

A hard copy of this submittal is being provided to the municipal and county clerks and the regional, county and local health departments.

If you have any questions regarding the enclosed documents, please feel free to contact me at your convenience.

Sincerely,

Jeffrey W. Anderson, CHMM, LSRP
Vice President

Michael J. Novak, LSRP
President

cc: New York Elegant Fabrics Inc.
Mr. Charles Yoo
The Borough of Moonachie, City Clerk
Bergen County Clerk
The Borough of Moonachie, Department of Health and Community Wellness
Bergen County, Department of Health



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

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

LSRP Subsurface Evaluator (UHOT)

Date Stamp
(For Department use only)

SECTION A. SITE NAME AND LOCATION

Site Name: Infiniti Color Graphics, Inc.
 List all AKAs: Fantastex Realty, Inc. & Trinity Graphic, Inc.
 Street Address: 2 Anderson Avenue
 Municipality: Moonachie (Township, Borough or City)
 County: Bergen Zip Code: 07074
 Program Interest (PI) Number(s): G000035895
 Case Tracking Number(s) E98348
 Municipal Block and Lot Numbers of the entire Site:
Block: 70, Lot: 6.01, Prior Block: 70, Prior Lot: 6.A

SECTION B. FEES

Soil Remedial Action Protectiveness/Biennial Certification for a Remedial Action Permit (No fee)
 Soil Remedial Action Protectiveness/Biennial Certification Non-Remedial Action Permit \$375.00

SECTION C. FEE BILLING CONTACT PERSON

Changed Since Last Submission Effective Date of Change: 10/01/2018
 Business Name: New York Elegant Fabrics, Inc.
 First Name of Contact: Charles Last Name of Contact: Yoo
 Title: General Manager
 Phone Number: (212) 302-4980 Ext.: _____ Fax: _____
 Mailing Address: 242 W 36th St, 2nd Floor
 Municipality: New York State: NY Zip Code: 10018
 Email Address: charles@nyelegant.com

SECTION D. CURRENT OWNER OF THE SITE

Changed Since Last Submission Effective Date of Change: _____
 If same as Person Responsible for Monitoring the Protectiveness of the Remedial Action (Section K),
 check box and proceed to the next section.
 Full Legal Name of the Owner: _____
 First Name of Contact: _____ Last Name of Contact: _____
 Title: _____
 Phone Number: _____ Ext.: _____ Fax: _____
 Mailing Address: _____
 Municipality: _____ State: _____ Zip Code: _____
 Email Address: _____

SECTION E. CURRENT OPERATOR OF THE SITE

- Changed Since Last Submission Effective Date of Change: _____
- If same as Person Responsible for Monitoring the Protectiveness of the Remedial Action (Section K), check box and proceed to the next section.

Full Legal Name of the Operator: _____
First Name of Contact: _____ Last Name of Contact: _____
Title: _____
Phone Number: _____ Ext.: _____ Fax: _____
Mailing Address: _____
Municipality: _____ State: _____ Zip Code: _____
Email Address: _____

SECTION F. CURRENT LESSEE OF THE SITE

- Changed Since Last Submission Effective Date of Change: _____
- If same as Person Responsible for Monitoring the Protectiveness of the Remedial Action (Section K), check box and proceed to the next section.

Full Legal Name of the Lessee: NA
First Name of Contact: _____ Last Name of Contact: _____
Title: _____
Phone Number: _____ Ext.: _____ Fax: _____
Mailing Address: _____
Municipality: _____ State: _____ Zip Code: _____
Email Address: _____

SECTION G. DEED NOTICE/DECLARATION OF ENVIRONMENTAL RESTRICTION (DER) INFORMATION

1. Provide the filing date of each Deed Notice/DER: November 14, 2016
2. For each Deed Notice/DER provide the Book and Page numbers in which the Deed Notice/DER was filed in the county recording office:
Book and Page Numbers: Book: 2435, Pages: 1262-1290
3. Since the Deed Notice/DER was filed or the last submittal of the Soil Remedial Action Protectiveness/Biennial Certification Form, whichever is most recent, 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. Is this form being submitted pursuant to a Soil Remedial Action Permit? Yes No
If "No", submit a completed Soil Remedial Action Permit Application with this form.
5. Did you provide hard 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; each current operator of the site; the Pinelands Commission as applicable; and the Highlands Commission as applicable? Yes No
6. Did you provide to NJDEP copies of this form in paper and electronically in Adobe PDF format? Yes No
7. Is this Deed Notice/DER for Historic Fill material at the site? Yes No
If "Yes," is the Historic Fill material impacting the ground water at the site? Yes No

8. If Historic Fill material is impacting the ground water, has the CEAWRA Fact Sheet Form been submitted to the NJDEP? Yes No N/A
 If "No," attach a completed CEAWRA Fact Sheet Form to this form.
9. Have you evaluated all relevant Soil Remediation Standards and guidance related to soil that have been modified subsequent to the filing of the Deed Notice/DER or the last submittal of the Soil Remedial Action Protectiveness/Biennial Certification Form, whichever is more recent? Yes No
10. Has the Deed Notice/DER restricted area been accurately mapped on NJ-GeoWeb? Yes No
 If "No," then submit a GIS compatible map of the Deed Notice/DER restricted area by email to srpgis_dn@dep.state.nj.us.

SECTION H. LAND USE, CHANGES, AND DISTURBANCES

1. Site Use(s) at the time the Deed Notice/DER was Filed (check all that apply)
- | | | | |
|--|--|---|---------------------------------------|
| <input checked="" type="checkbox"/> Industrial | <input type="checkbox"/> Child Care Facility | <input type="checkbox"/> Park or Recreational Use | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Residential | <input type="checkbox"/> Hospital | <input type="checkbox"/> Vacant | |
| <input 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. Current Site Use(s) (check all that apply)
- | | | | |
|--|--|---|---------------------------------------|
| <input checked="" type="checkbox"/> Industrial | <input type="checkbox"/> Child Care Facility | <input type="checkbox"/> Park or Recreational Use | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Residential | <input type="checkbox"/> Hospital | <input type="checkbox"/> Vacant | |
| <input 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 | |
3. Intended Future Site Use(s), If Known (check all that apply)
- | | | | |
|--|--|---|--|
| <input checked="" type="checkbox"/> Industrial | <input type="checkbox"/> Child Care Facility | <input type="checkbox"/> Park or Recreational Use | <input type="checkbox"/> Future site use unknown |
| <input type="checkbox"/> Residential | <input type="checkbox"/> Hospital | <input type="checkbox"/> Vacant | <input type="checkbox"/> Other: _____ |
| <input 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 | |

4. Describe the current site operations and the status of any planned future land use(s) for the site, particularly if the proposed use is residential, school, or licensed child care facility:

Infiniti is a printing shop which produces advertisements, product boxes, labels etc.

5. Since the Deed Notice/DER was filed or the last submittal of the Soil Remedial Action Protectiveness/Biennial Certification Form, whichever is most recent, has the site use changed to residential, school, or licensed child care facility? Yes No
- If "Yes," indicate the type of remedy used:

Presumptive Remedy pursuant to the NJDEP's Presumptive Remedies for Soil Contamination at Schools, Child Care Centers, and Residences. [N.J.A.C. 7:26E- 5.3]
 Briefly describe the presumptive remedy:

- Alternate Remedy pre-approved by the NJDEP. Attach a copy of the NJDEP's pre-approval letter.
 Unrestricted Use Remedy

6. Has there been a zoning change or is a zoning change pending? Yes No
 If "Yes," briefly describe the zoning change or the pending zoning change:

7. Have you conducted periodic inspections pursuant to N.J.A.C. 7:26C-7.8(b)2 to determine if disturbances of the Remedial Action/engineering control(s) have taken place since the Deed Notice/DER was filed or the last submittal of the Soil Remedial Action Protectiveness/Biennial Certification Form, whichever is more recent? 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.

8. Have disturbances of the Remedial Action/engineering control(s) taken place since the Deed Notice/DER was filed or the last submittal of the Soil Remedial Action Protectiveness/Biennial Certification Form, whichever is more recent? Yes No
 If "Yes," :

a) Provide the following information:

Date of Disturbance: _____ Duration of Disturbance: Months _____ Days _____

Date NJDEP Hotline contacted: _____ Hotline Incident Number assigned: _____

Describe the disturbance: _____

b) Was the Remedial Action/engineering control(s) restored to the conditions stated in the Deed Notice/DER? Yes No
 If "No," briefly describe the reasons why: _____

9. Check the appropriate box(es) to indicate if any of the following have rendered the Remedial Action/engineering control(s) **not** protective of public health, safety and of the environment (check all that apply):

- An evaluation all relevant Soil Remediation Standards and guidance related to soil that have been modified subsequent to the filing of the Deed Notice/DER or the last submittal of the Soil Remedial Action Protectiveness/Biennial Certification Form, whichever is more recent;
- A change in property use since the Deed Notice/DER was filed;
- A zoning change or the pending zoning change;
- Land disturbance(s) of the engineering control(s).

If any of the boxes above are checked the Person Responsible for Monitoring the Protectiveness of the Remedial Action (the permittee/co-permittee) shall modify the Remedial Action, revise the Deed Notice (i.e., submit a Deed Notice Termination Document for the existing Deed Notice/DER and a new Deed Notice for the NJDEP's approval/signature with supporting documentation (i.e., a Remedial Action Report)), and apply for a modification of the Soil Remedial Action Permit as necessary pursuant to N.J.A.C. 7:26C-7.8(d)2.

SECTION I. VAPOR INTRUSION

1. Are volatile organic compounds included in the Deed Notice/DER? Yes No
 If "Yes," complete this section, otherwise proceed to the next section

2. Were there any changes in property use that increased the risk of vapor intrusion? Yes No

3. Did you investigate the vapor intrusion pathway? Yes No
 If "Yes," :

a) Attach a scaled site map indicating the location of all structures investigated for vapor intrusion.

b) Did the investigation indicate that an Immediate Environmental Concern (IEC) condition exists? Yes No

If "Yes," provide the date of IEC Contaminant Source Control Report: _____

c) Did the investigation indicate that a Vapor Concern (VC) condition exists?..... Yes No
If "Yes," provide the date of VC Mitigation Response Action Report: _____

d) Was public notification conducted to notify all applicable parties of the increased vapor intrusion risk? Yes No N/A

4. Provide a written explanation of either how the vapor intrusion pathway was investigated or the reasons for not evaluating the vapor intrusion pathway.

5. Have any vapor intrusion engineering controls/mitigation systems been installed as a result of this soil contamination? 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 the Operation, Maintenance, and Monitoring (OMM) Plan for the vapor intrusion engineering control(s)/mitigation system(s) both in paper and electronically (in "MS Word" file format). The OMM Plan should clearly identify the building(s) and/or structure(s) and vapor intrusion engineering control(s)/mitigation system(s) that are in place (e.g., active or passive), including the address and block and lot of each impacted property.

SECTION J. FINANCIAL ASSURANCE

1. Does the Remedial Action/ Deed Notice/DER include an engineering control? Yes No
If "No," proceed to the next section.

2. Are **both** the "Person Responsible for Conducting the Remediation" and the current property owner exempt from establishing Financial Assurance pursuant to N.J.A.C. 7:26C-7.10(c)? Yes No
If "Yes," check the exemptions that apply, and then proceed to the next section.

- | Person Responsible for Conducting the Remediation – Co-Permittee | Current Owner of the Site – Co-Permittee |
|--|--|
| <input type="checkbox"/> | <input type="checkbox"/> Government entity |
| <input type="checkbox"/> | <input type="checkbox"/> A person not liable pursuant to the Spill Act that purchased contaminated property before May 7, 2009 |
| <input type="checkbox"/> | <input type="checkbox"/> A person that conducted remediation at their primary or secondary residence |
| <input type="checkbox"/> | <input type="checkbox"/> Owner or operator of a child care center |
| <input type="checkbox"/> | <input type="checkbox"/> Public school or private school |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> Owner or operator of a small business responsible for conducting remediation at the location of the business |

If "No," - If either entity is not exempt, then establishment of the full amount of the Financial Assurance is required by the non-exempt permittee(s)- attach a completed Remediation Cost Review and RFS/FA Form.

3. Is the current owner of the site either a homeowner association or a condominium association pursuant to the New Jersey Common Interest Association Act, N.J.S.A. 46:8A-1 et seq.? Yes No
If "Yes," and the association is identified in Section D of this form, attach a copy 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. PERSON RESPONSIBLE FOR MONITORING THE PROTECTIVENESS OF THE REMEDIAL ACTION INFORMATION AND CERTIFICATION

Full Legal Name of the Person Responsible for monitoring the protectiveness of the Remedial Action: New York Elegant Fabrics, Inc.

Representative First Name: Charles Representative Last Name: Yoo

Title: General Manager

Phone Number: (212) 302-4980 Ext: _____ Fax: _____

Mailing Address: 242 W 36th St, 2nd Floor

Municipality: New York State: NY Zip Code: 10018

Email Address: charles@nyelegant.com

Relationship to the Site (check all that apply)

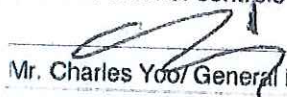
- I am the current Owner
- I am the current Operator
- I am the current Lessee
- I am the Person who conducted the remediation
- I am the Permittee
- I am the Co-Permittee

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: 5/5/21

Name/Title: Mr. Charles Yoo / General Manager

SECTION L. LICENSED SITE REMEDIATION PROFESSIONAL INFORMATION AND STATEMENT

LSRP ID Number: 573629

First Name: Jeffrey

Last Name: Anderson

Phone Numbers: (201) 876-9400

Ext.: 303

Fax: (201) 876-9563

Mailing Address: 5 Marine View Plaza, Suite 401

Municipality: Hoboken

State: NJ

Zip Code: 07030

Email Address: janderson@solutionsenvironmental.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: 5/19/2021

LSRP Name: Jeffrey W. Anderson

Company Name: Atlantic Environmental Solutions, Inc.

Attachment A:

Detailed Inspection and Maintenance Logs

On May 7, 2021, Atlantic Environmental Solutions, Inc. (AESI) performed a subject property inspection. AESI's inspector reported that the use of the site is consistent with any restrictions in the institutional control; and that the engineering controls established at the subject property continues to be protective of the public health and safety and of the environment. All of the applicable engineering controls stated within the filed deed notice have been inspected and the cap was observed. Please refer to Attachment E for photo documentation. Site operations within the restricted area are not jeopardizing the integrity of engineering controls and the physical barrier prevents direct human contact to the contaminated soils. This biennial certification and subsequent biennial certifications of the engineering controls and site operations will occur every two (2) years. The next biennial certification is due on April 24, 2023.

In addition, inspections of the property were conducted yearly. No disturbances or damages to the engineering controls have been reported.



Atlantic Environmental Solutions, Inc. Inspection Logs

**Infiniti Color Graphics, Inc.
aka Fantastex Realty, Inc. & Trinity Graphic, Inc.
2 Anderson Avenue
Moonachie, New Jersey**

Inspection Number	Inspection Dates
1	11/2016
2	01/2018
3	03/2019
4	03/2020
5	05/2021

Attachment B:

Copy of Soil Remedial Action Permit #RAP#170001





State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

BOB MARTIN
Commissioner

Site Remediation and Waste Management Program
Remediation Oversight Element
Bureau of Remedial Action Permitting
401 E. State Street
P.O. Box 420
Mail Code 401-05S
Trenton, NJ 08625-0420
Phone: (609) 984-2990

April 20, 2017

Charles Yoo
General Manager
New York Elegant Fabrics, Inc.
222 W. 40th Street
New York, NY 10018

Ref: Soil Remedial Action Permit
Site: Infiniti Color Graphics, Inc.
A/K/A: Fantastex Realty, Inc.
Trinity Graphic, Inc.
Address: 2 Anderson Avenue
City: Moonachie Borough
County: Bergen
SRP Program Interest #: G000035895
Soil Remedial Action Permit #: RAP170001
Block: 70 Lot: 6.01

Dear Mr. Yoo:

Enclosed is a Soil Remedial Action Permit issued pursuant to the Site Remediation Reform Act, 58:10C-1 *et seq.*, and the Administrative Requirements for the Remediation of Contaminated Sites at N.J.A.C. 7:26C-1 *et seq.* This permit becomes effective on April 24, 2017. Please note the referenced permit and program interest numbers and refer to them when corresponding with the Department.

The enclosed permit requires the permittee to conduct monitoring, maintenance and evaluation for compliance and effectiveness of the remedial action and its associated institutional control. The permit establishes all requirements necessary for demonstrating that the remedial action and control continue to be protective of public health, safety and the environment.

The Technical Requirements for Site Remediation (Technical Requirements) at N.J.A.C. 7:26E-1.8 define remediation to include a remedial action. The Technical Requirements

further define remedial action such that "... A remedial action continues as long as an engineering control or an institutional control is needed to protect the public health and safety and the environment, and until all unrestricted use remediation standards are met." Therefore, a person who is implementing a remedial action that includes an engineering or institutional control is conducting remediation, and that person is required to hire a licensed site remediation professional (LSRP) pursuant to the Administrative Requirements for the Remediation of Contaminated Sites (ARRCS; see N.J.A.C. 7:26C-2.3(a) and (b)).

At all times, an LSRP is required to be retained for a case that has a Deed Notice, Classification Exception Area, Soil Remedial Action Permit, and/or Ground Water Remedial Action Permit until the remedial action(s) is no longer needed to protect the public health and safety and the environment, and until all unrestricted use remediation standards are met. The LSRP must be retained to operate, maintain, and monitor the institutional and/or engineering controls at the site, to ensure that the remedial action(s) remains protective of public health and safety and the environment, and to ensure compliance with the requirements of the Deed Notice, Classification Exception Area, Soil Remedial Action Permit, and/or the Ground Water Remedial Action Permit. This includes but is not limited to site inspections, ground water sampling, biennial submission of a Soil and/or Ground Water Remedial Action Protectiveness/Biennial Certification Form and Report, responding to any activities involving the institutional and/or engineering controls at the site, and responding to any public inquiries regarding the current status of the site. It is the responsibility of the LSRP certifying the Remedial Action Permit application to inform the Responsible Entity of the requirement regarding LSRP retention for a case that has a Soil and/or Ground Water Remedial Action Permit.

An LSRP may be retained or dismissed for a case that has an approved Soil and/or Ground Water Remedial Action Permit through the New Jersey Department of Environmental Protection online portal (www.nj.gov/dep/online/) by choosing the "LSRP Retention" or "LSRP Release" submission type selection option within the "LSRP Notification of Retention or Dismissal" service, and choosing the "Remedial Action Permit" activity in the case selection page. Please note that the Bureau of Remedial Action Permitting records the LSRP Retention for pending Remedial Action Permit Applications so there is no need to perform this function online. Also note that the LSRP Comprehensive Report (datamine2.state.nj.us/DEP_Opra/OpraMain/categories?category=SRRA) now includes information pertaining to approved Soil and Ground Water Remedial Action Permits to which the LSRP is assigned.

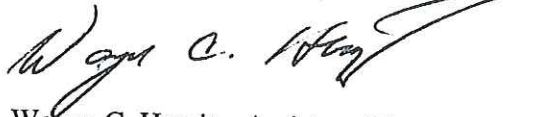
Please be aware that there are annual fees associated with this permit in accordance with N.J.A.C. 7:26C-4.6. These annual permit fees will be handled by invoicing the fee billing contact we have on record:

Charles Yoo
General Manager
New York Elegant Fabrics, Inc.
222 W. 40th Street
New York, NY 10018
Phone: (212) 302-4980
Email: charles@nyelegant.com

Any changes to this contact should be brought to the Department's attention. Changes to fee billing contacts are updates and are not considered modifications to the permit.

The Department looks forward to future continued cooperation in working together to provide a healthy environment for the citizens of New Jersey and to protect its resources. Going forward, questions or comments regarding this permit should be addressed to the Bureau of Remedial Action Permitting at 609-984-2990, attention Robert Soboleski, Bureau Chief.

Sincerely,



Wayne C. Howitz, Assistant Director
Remediation Oversight Element

Enclosure

cc: Moonachie Borough Clerk (By email)
Bergen County Clerk (By email)
Bergen County Department of Health Services (By email)
Jeffrey W. Anderson, LSRP, Atlantic Environmental Solutions, Inc. (By email)



New Jersey Department of Environmental Protection
 Bureau of Remedial Action Permitting
 401 East State Street
 P.O. Box 420
 Mail Code 401-05S
 Trenton, NJ 08625-0420
 Phone #: 609-984-2990

**SOIL REMEDIAL ACTION PERMIT
 Deed Notice with Engineering Control**

The New Jersey Department of Environmental Protection hereby grants you a Remedial Action Permit pursuant to N.J.S.A. 58:10C-1 et seq. and N.J.A.C. 7:26C-1 et seq. for the facility/activity named in this document. This permit is the regulatory mechanism used by the Department to help ensure your remedial action will be protective of human health and the environment.

This permit establishes the monitoring, maintenance, and evaluation requirements for determining the effectiveness of the deed notice's engineering control.

Site: Infiniti Color Graphics, Inc.	
A/K/A: Fantastex Realty, Inc. Trinity Graphic, Inc.	
Facility Address: 2 Anderson Avenue Moonachie Borough, NJ 07074 Bergen County Block: 70 Lot: 6.01	Program Interest#: G000035895 Permit#: RAP170001
Person Responsible for Conducting the Remediation - Co-Permittee: Charles Yoo General Manager New York Elegant Fabrics, Inc. 222 W. 40 th Street New York, NY 10018 Phone: (212) 302-4980 Email: charles@nyelegant.com <input checked="" type="checkbox"/> Primary responsibility for permit compliance	
Property Owner - Co-Permittee: Charles Yoo General Manager New York Elegant Fabrics, Inc. 222 W. 40 th Street New York, NY 10018 Phone: (212) 302-4980 Email: charles@nyelegant.com <input checked="" type="checkbox"/> Primary responsibility for permit compliance	

Soil Remedial Action Permit #: RAP170001
 Site: Infiniti Color Graphics Incorporated
 A/K/A: Fantastex Realty, Inc.
 Trinity Graphic, Inc.
 PI # G000035895

<u>Issuance Date:</u>		<u>Effective Date:</u>
04/20/2017		04/24/2017

I. Authority

The Department is issuing this permit in accordance with N.J.S.A. 58:10C-1 et seq. and N.J.A.C. 7:26C-1et seq.

II. Permit Requirements

A. MONITORING REQUIREMENTS

1. The permittee shall conduct monitoring and maintenance pursuant to Exhibit C of the attached Deed Notice. [N.J.A.C. 7:26C- 7.8(a)2]
2. The permittee shall conduct periodic inspections of each engineering control to determine its integrity, operability, and effectiveness. [N.J.A.C. 7:26C- 7.8(b)2]
3. The permittee shall conduct periodic inspections of any excavations or disturbances that have resulted in unacceptable exposure to the soil contamination. The permittee shall maintain a detailed maintenance and evaluation log. [N.J.A.C. 7:26C- 7.8(b)]

B. REMEDIAL ACTION PROTECTIVENESS/BIENNIAL CERTIFICATION FORM

1. Reporting Requirements

- a. The permittee shall prepare and submit to the Department a Remedial Action Protectiveness/Biennial Certification Form every two years following the anniversary of the date of the effective date of this permit. The certification shall be submitted on the required form provided by the Department. Submit a Remedial Action Protectiveness/Biennial Certification Form biennially from the effective date of this permit. [N.J.A.C. 7:26C- 7.7(a)1]

2. Evaluation Requirements

- a. The permittee shall hire a Licensed Site Remediation Professional to prepare and certify that the remedial action continues to be protective of the public health and safety and the environment. [N.J.A.C. 7:26C- 1.5(a)2]
- b. The permittee shall conduct the remediation in accordance with all applicable statutes, rules, and guidance. [N.J.A.C. 7:26C- 1.2(a)]
- c. The permittee shall provide the results of the periodic inspections required under the monitoring requirements of this permit. [N.J.A.C. 7:26C- 7.8(c)]
- d. The Remedial Action Protectiveness/Biennial Certification Form shall include an evaluation of any actual or pending zoning or land use changes to determine if these changes are consistent with the use restrictions contained in the attached deed notice/declaration of environmental restriction. If the evaluation finds that the engineering/institutional controls are no

Soil Remedial Action Permit #: RAP170001
 Site: Infiniti Color Graphics Incorporated
 A/K/A: Fantastex Realty, Inc.
 Trinity Graphic, Inc.
 PI # G000035895

longer protective of the public health and safety and the environment, the permittee shall implement appropriate remedial action to ensure that the engineering/institutional controls are protective of the public health and safety and the environment. [N.J.A.C. 7:26C- 7.8(b)1]

e. The Remedial Action Protectiveness/Biennial Certification Form shall include a comparison of the laws, Remediation Standards, and other regulations applicable at the time the engineering or institutional control was established with any relevant subsequently promulgated or modified laws or regulations to determine whether the engineering or institutional control remains protective. The results shall be provided in table format, comparing of applicable laws, regulations, and standards. [N.J.A.C. 7:26C- 7.8(b)3]

C. FINANCIAL ASSURANCE REQUIREMENTS

1. Small Business

a. The person responsible for the remediation and the property owner certified that the permittees are owners or operators of a small business who is responsible for performing a remediation at his or her business property and therefore exempted from establishing financial assurance pursuant to N.J.S.A. 58:10C19.c(2). [N.J.A.C. 7:26C- 7.10(c)6]

D. FEES

1. For each year hereafter on the anniversary of the effective date of this permit, the Department shall invoice the permittees the amount of the annual Remedial Action Permit Fee. [N.J.A.C. 7:26C- 4.6]

E. PERMIT TRANSFERS

1. The permittee shall, at least 60 days prior to the sale or transfer of the property, or transfer of the operation of the property, or termination of a lease, submit a Remedial Action Permit Transfer/Change of Ownership Application and pay the permit transfer fee to the Department. [N.J.A.C. 7:26C- 7.11(b)]

F. PERMIT MODIFICATIONS

1. Soil Permit Modifications

a. The permittee shall apply to have the Department modify a Remedial Action Permit within 30 days after a statement that the permittee has completed a protectiveness evaluation required in its permit and has determined that the remedial action is not adequately protective of the public health and safety and of the environment, and stating the reasons for coming to this conclusion. [N.J.A.C. 7:26C- 7.12(b)1]

b. The permittee shall apply to have the Department modify a Remedial Action Permit within 30 days after any person proposes to change the engineering controls applicable to the site, as described in the deed notice filed for the property. [N.J.A.C. 7:26C- 7.12(b)3]

c. The permittee shall apply to have the Department modify a Remedial Action Permit within 30 days after the person responsible for conducting the remediation modifies the remedial action. [N.J.A.C. 7:26C- 7.12(b)4]

Soil Remedial Action Permit #: RAP170001
Site: Infiniti Color Graphics Incorporated
A/K/A: Fantastex Realty, Inc.
Trinity Graphic, Inc.
PI # G000035895

d. The permittee shall apply to have the Department modify a Remedial Action Permit within 30 days after the permittee changes its address. [N.J.A.C. 7:26C- 7.12(b)6]

G. PERMIT TERMINATIONS

1. A request for a permit termination can be filed by submitting a Remedial Action Permit Application to terminate the permit to the Department when the remedial action meets all applicable remediation standards without the need for the Remedial Action Permit and the remedial action is protective of the public health and safety and of the environment without the presence of the Remedial Action Permit. [N.J.A.C. 7:26C- 7.13]

H. FORM SUBMITTAL

1. Any forms, applications or documents required by this chapter that can be submitted in an electronic format shall be submitted electronically 90 days after the date that the Department informs the public in the New Jersey Register that the relevant electronic application is functional. [N.J.A.C. 7:26C- 1.6(c)]

2. All submissions required pursuant to this permit shall be made on forms approved and available from the Department. These forms and instructions for completing these forms can be found at <http://www.nj.gov/dep/srp/srra/forms>. [N.J.A.C. 7:26C- 1.6]

I. RESTRICTED LAND USES

1. Contaminated sites remediated to non-residential soil remediation standards that require the maintenance of engineering and/or institutional controls cannot be converted to a child care facility, public, private or charter school without the Department's prior approval, unless a presumptive remedy is implemented pursuant to the Department's Presumptive Remedies for Soil Contamination at Schools, Child Care Centers, and Residences. [N.J.A.C. 7:26E- 5.3]

III. Permit Schedule

Permit Effective Date: 04/24/2017	
Submission Requirement	Due Date
Submit a Remedial Action Protectiveness/Biennial Certification Form	04/24/2019
Submit a Remedial Action Protectiveness/Biennial Certification Form	04/24/2021
Submit a Remedial Action Protectiveness/Biennial Certification Form	04/24/2023
Submit a Remedial Action Protectiveness/Biennial Certification Form	04/24/2025
Submit a Remedial Action Protectiveness/Biennial Certification Form	04/24/2027
Submit a Remedial Action Protectiveness/Biennial Certification Form	04/24/2029
Submit a Remedial Action Protectiveness/Biennial Certification Form	04/24/2031
Submit a Remedial Action Protectiveness/Biennial Certification Form	04/24/2033
Submit a Remedial Action Protectiveness/Biennial Certification Form	04/24/2035
Submit a Remedial Action Protectiveness/Biennial Certification Form	04/24/2037
Submit a Remedial Action Protectiveness/Biennial Certification Form	04/24/2039

Soil Remedial Action Permit #: RAP170001
 Site: Infiniti Color Graphics Incorporated
 A/K/A: Fantastex Realty, Inc.
 Trinity Graphic, Inc.
 PI # G000035895

Permit Effective Date: 04/24/2017	
Submission Requirement	Due Date
Submit a Remedial Action Protectiveness/Biennial Certification Form	04/24/2041
Submit a Remedial Action Protectiveness/Biennial Certification Form	04/24/2043
Submit a Remedial Action Protectiveness/Biennial Certification Form	04/24/2045
Submit a Remedial Action Protectiveness/Biennial Certification Form	04/24/2047

Note: Remedial Action Protectiveness/Biennial Certification Forms are required to be submitted according to the schedule, and shall continue to be submitted until the Permit is terminated or modified.

Your Soil Remedial Action Permit under Administrative Requirements for the Remediation of Contaminated Sites, N.J.A.C. 7:26C-1 et seq. has been approved by the New Jersey Department of Environmental Protection.

Sincerely,



Date: April 20, 2017

Wayne C. Howitz, Assistant Director
Remediation Oversight Element

IV. Attachments:

A. Deed Notice

Deed Notice ID: DER1285225
 Filed Deed Notice in the Bergen County Clerk's Office
 Book Number the Deed Notice is filed in: 2435
 Page Numbers: 1262-1290
 Date Filed: 11/14/2016
 Block: 70 Lot: 6.01

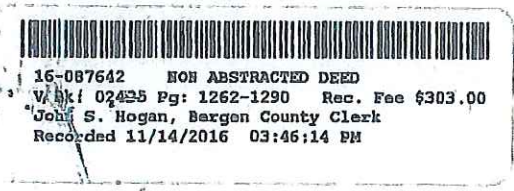
Soil Remedial Action Permit #: RAP170001
 Site: Infiniti Color Graphics Incorporated
 A/K/A: Fantastex Realty, Inc.
 Trinity Graphic, Inc.
 PI # G000035895

Attachment C:

*Copy of Deed Notice Filed on November 14, 2016
Book: 2435, Page Numbers: 1262-1290*



ZN
28
303
3K



Recorder Return:
Atlantic Environmental Solutions, Inc.
Attn: Jeffrey W. Anderson
5 Marine View Plaza, Suite 303
Hoboken, NJ 07030

DEED NOTICE

IN ACCORDANCE WITH N.J.S.A. 58:10B-13, THIS DOCUMENT IS TO BE RECORDED IN THE SAME MANNER AS ARE DEEDS AND OTHER INTERESTS IN REAL PROPERTY.

Prepared by: [Signature]
[Signature]

Jeffrey W. Anderson, LSRP #573629
[Print name below signature]

Recorded by: _____
[Signature, Officer of County Recording Office]

[Print name below signature]

DEED NOTICE

This Deed Notice is made as of the 1st day of November, 2016, by Fantastex Realty, Inc., 2 Anderson Avenue, Moonachie, Bergen County, New Jersey (together with its successors and assigns, collectively "Owner")

1. THE PROPERTY. Fantastex Realty, Inc., 2 Anderson Avenue, Moonachie, Bergen County, New Jersey is the owner in fee simple of certain real property designated as Block 70, Lot 6.01, on the tax map of the Borough of Moonachie, Bergen County; the New Jersey Department of Environmental Protection Program Interest Number (Preferred ID) for the contaminated site which includes this property is G000035895 (Case Tracking Number E98348); and the property is more particularly described in Exhibit A, which is attached hereto and made a part hereof (the "Property").

2. REMEDIATION.

i. Jeffrey W. Anderson (LSRP #573629) has approved this Deed Notice as an institutional control for the Property, which is part of the remediation of the Property.

ii. N.J.A.C. 7:26C-7 requires the Owner, among other persons, to obtain a soil remedial action permit for the soil remedial action at the Property. That permit will contain the monitoring, maintenance and biennial certification requirements that apply to the Property.

3. SOIL CONTAMINATION. Fantastex Realty, Inc., 2 Anderson Avenue, Moonachie, Bergen County, New Jersey has remediated contaminated soil at the Property, such that soil contamination remains in certain areas of the Property that contains contaminants in concentrations that do not allow for the unrestricted use of the Property; this soil contamination is described, including the type, concentration and specific location of such contaminants, in Exhibit B, which is attached hereto and made a part hereof. As a result, there is a statutory requirement for this Deed Notice in accordance with N.J.S.A. 58:10B-13.

4. CONSIDERATION. In accordance with the remedial action for the site which included the Property, and in consideration of the terms and conditions of that remedial action, and other good and valuable consideration, Owner has agreed to subject the Property to certain statutory and regulatory requirements that impose restrictions upon the use of the Property, to restrict certain uses of the Property, and to provide notice to subsequent owners, lessees and operators of the restrictions and the monitoring, maintenance, and biennial certification requirements outlined in this Deed Notice and required by law, as set forth herein.

5A. RESTRICTED AREAS. Due to the presence of contamination remaining at concentrations that do not allow for unrestricted use, the Owner has agreed, as part of the remedial action for the Property, to restrict the use of certain parts of the Property (the "Restricted Areas"); a narrative description of these restrictions is provided in Exhibit C, which is attached hereto and made a part hereof. The Owner has also agreed to maintain a list of these restrictions on site for inspection by governmental officials.

5B. RESTRICTED LAND USES. The following statutory land use restrictions apply to the Restricted Areas:

i. The Brownfield and Contaminated Site Remediation Act, N.J.S.A. 58:10B-12.g(10), prohibits the conversion of a contaminated site, remediated to non-residential soil remediation standards that require the maintenance of engineering or institutional controls, to a child care facility, or public, private, or charter school without the Department's prior written approval, unless a presumptive remedy is implemented; and

ii. The Brownfield and Contaminated Site Remediation Act, N.J.S.A. 58:10B-12.g(12), prohibits the conversion of a landfill, with gas venting systems and or leachate collection systems, to a single family residence or a child care facility without the Department's prior written approval.

5C. ENGINEERING CONTROLS. Due to the presence and concentration of these contaminants, the Owner has also agreed, as part of the remedial action for the Property, to the placement of certain engineering controls on the Property; a narrative description of these engineering controls is provided in Exhibit C.

6A. CHANGE IN OWNERSHIP AND REZONING.

i. The Owner and the subsequent owners and lessees, shall cause all leases, grants, and other written transfers of an interest in the Restricted Areas to contain a provision expressly requiring all holders thereof to take the Property subject to the restrictions contained herein and to comply with all, and not to violate any of the conditions of this Deed Notice. Nothing contained in this Paragraph shall be construed as limiting any obligation of any person to provide any notice required by any law, regulation, or order of any governmental authority.

ii. The Owner and the subsequent owners shall provide written notice to the Department of Environmental Protection on a form provided by the Department and available at www.nj.gov/srp/forms within thirty (30) calendar days after the effective date of any conveyance, grant, gift, or other transfer, in whole or in part, of the owner's interest in the Restricted Area.

iii. The Owner and the subsequent owners shall provide written notice to the Department, on a form available from the Department at www.nj.gov/srp/forms, within thirty (30) calendar days after the owner's petition for or filing of any document initiating a rezoning of the Property to residential.

6B. SUCCESSORS AND ASSIGNS. This Deed Notice shall be binding upon Owner and upon Owner's successors and assigns, and subsequent owners, lessees and operators while each is an owner, lessee, or operator of the Property.

7A. ALTERATIONS, IMPROVEMENTS, AND DISTURBANCES.

i. The Owner and all subsequent owners and lessees shall notify any person, including, without limitation, tenants, employees of tenants, and contractors, intending to conduct invasive work or excavate within the Restricted Areas, of the nature and location of contamination in the Restricted Areas, and, of the precautions necessary to minimize potential human exposure to contaminants.

ii. Except as provided in Paragraph 7B, below, no person shall make, or allow to be made, any alteration, improvement, or disturbance in, to, or about the Property which disturbs any engineering control at the Property without first obtaining a soil remedial action permit modification pursuant to N.J.A.C. 7:26C-7. Nothing herein shall constitute a waiver of the obligation of any person to comply with all applicable laws and regulations including, without limitation, the applicable rules of the Occupational Safety and Health Administration.

iii. Notwithstanding subparagraph 7Aii., above, a soil remedial action permit modification is not required for any alteration, improvement, or disturbance provided that the owner, lessee or operator:

(A) Notifies the Department of Environmental Protection of the activity by calling the DEP Hotline, at 1-877-WARN-DEP or 1-877-927-6337, within twenty-four (24) hours after the beginning of each alteration, improvement, or disturbance;

(B) Restores any disturbance of an engineering control to pre-disturbance conditions within sixty (60) calendar days after the initiation of the alteration, improvement or disturbance;

(C) Ensures that all applicable worker health and safety laws and regulations are followed during the alteration, improvement, or disturbance, and during the restoration;

(D) Ensures that human exposure to contamination in excess of the remediation standards does not occur; and

(E) Describes, in the next biennial certification the nature of the alteration, improvement, or disturbance, the dates and duration of the alteration, improvement, or disturbance, the name of key individuals and their affiliations conducting the alteration, improvement, or disturbance, a description of the notice the Owner gave to those persons prior to the disturbance.

7B. EMERGENCIES. In the event of an emergency which presents, or may present, an unacceptable risk to the public health and safety, or to the environment, or immediate environmental concern, see N.J.S.A. 58:10C-2, any person may temporarily breach an engineering control provided that that person complies with each of the following:

i. Immediately notifies the Department of Environmental Protection of the emergency, by calling the DEP Hotline at 1-877-WARNDEP or 1-877-927-6337;

ii. Hires a Licensed Site Remediation Professional (unless the Restricted Areas includes an unregulated heating oil tank) to respond to the emergency;

iii. Limits both the actual disturbance and the time needed for the disturbance to the minimum reasonably necessary to adequately respond to the emergency;

iv. Implements all measures necessary to limit actual or potential, present or future risk of exposure to humans or the environment to the contamination;

v. Notifies the Department of Environmental Protection when the emergency or immediate environmental concern has ended by calling the DEP Hotline at 1-877-WARNDEP or 1-877-927-6337; and

vi. Restores the engineering control to the pre-emergency conditions as soon as possible, and provides notification to the Department of Environmental Protection within sixty (60) calendar days after completion of the restoration of the engineering control, including: (a) the nature and likely cause of the emergency; (b) the potential discharges of or exposures to contaminants, if any, that may have occurred; (c) the measures that have been taken to

mitigate the effects of the emergency on human health and the environment; (d) the measures completed or implemented to restore the engineering control; and (e) the changes to the engineering control or site operation and maintenance plan to prevent reoccurrence of such conditions in the future.

8. TERMINATION OF DEED NOTICE.

i. This Deed Notice may be terminated only upon filing of a Termination of Deed Notice, available at N.J.A.C. 7:26C Appendix C, with the office of the County Clerk of Morris County, New Jersey, expressly terminating this Deed Notice.

ii. Within thirty (30) calendar days after the filing of a Termination of Deed Notice, the owner of the property shall apply to the Department for termination of the soil remedial action permit pursuant to N.J.A.C. 7:26C-7.

9. ACCESS. The Owner, and the subsequent owners, lessees and operators agree to allow the Department, its agents and representatives access to the Property to inspect and evaluate the continued protectiveness of the remedial action that includes this Deed Notice and to conduct additional remediation to ensure the protection of the public health and safety and of the environment if the subsequent owners, lessees and operators, during their ownership, tenancy, or operation, and the Owner fail to conduct such remediation pursuant to this Deed Notice as required by law. The Owner, and the subsequent owners and lessees, shall also cause all leases, subleases, grants, and other written transfers of an interest in the Restricted Areas to contain a provision expressly requiring that all holders thereof provide such access to the Department.

10. ENFORCEMENT OF VIOLATIONS.

i. This Deed Notice itself is not intended to create any interest in real estate in favor of the Department of Environmental Protection, nor to create a lien against the Property, but merely is intended to provide notice of certain conditions and restrictions on the Property and to reflect the regulatory and statutory obligations imposed as a conditional remedial action for this site.

ii. The restrictions provided herein may be enforceable solely by the Department against any person who violates this Deed Notice. To enforce violations of this Deed Notice, the Department may initiate one or more enforcement actions pursuant to N.J.S.A. 58:10-23.11, and N.J.S.A. 58:10C, and require additional remediation and assess damages pursuant to N.J.S.A. 58:10-23.11, and N.J.S.A. 58:10C.

11. SEVERABILITY. If any court of competent jurisdiction determines that any provision of this Deed Notice requires modification, such provision shall be deemed to have been modified automatically to conform to such requirements. If a court of competent jurisdiction determines that any provision of this Deed Notice is invalid or unenforceable and the provision is of such a nature that it cannot be modified, the provision shall be deemed deleted from this instrument as though the provision had never been included herein. In either case, the remaining provisions of this Deed Notice shall remain in full force and effect.

12A. EXHIBIT A. Exhibit A includes the following maps of the Property and the vicinity:

i. Exhibit A-1: Vicinity Map - A map that identifies by name the roads, and other important geographical features in the vicinity of the Property (for example, USGS Quad map, Hagstrom County Maps);

ii. Exhibit A-2: Metes and Bounds Description - A tax map of lots and blocks as wells as metes and bounds description of the Property, including reference to tax lot and block numbers for the Property;

iii. Exhibit A-3: Property Map - A scaled map of the Property, scaled at one inch to 200 feet or less, and if more than one map is submitted, the maps shall be presented as overlays, keyed to a base map; and the Property Map shall include diagrams of major surface topographical features such as buildings, roads, and parking lots.

12B. EXHIBIT B. Exhibit B includes the following descriptions of the Restricted Areas:

i. Exhibit B-1: Restricted Area Map - A separate map for each restricted area that includes:

(A) As-built diagrams of each engineering control, including caps, fences, slurry walls, (and, if any) ground water monitoring wells, extent of the ground water classification exception area, pumping and treatment systems that may be required as part of a ground water engineering control in addition to the deed notice

(B) As-built diagrams of any buildings, roads, parking lots and other structures that function as engineering controls; and

(C) Designation of all soil and sediment sample locations within the restricted areas that exceed any soil or sediment standard that are keyed into one of the tables described in the following paragraph.

ii. Exhibit B-2: Restricted Area Data Table - A separate table for each restricted area that includes either (A) or (B) through (F):

(A) Only for historic fill extending over the entire site or a portion of the site and for which analytical data are limited or do not exist, a narrative that states that historic fill is present at the site, a description of the fill material (e.g., ash, cinders, brick, dredge material), and a statement that such material may include, but is not limited to, contaminants such as PAHs and heavy metals;

(B) Sample location designation from Restricted Area map (Exhibit B-1);

(C) Sample elevation based upon mean sea level;

(D) Name and chemical abstract service registry number of each contaminant with a concentration that exceeds the unrestricted use standard;

(E) The restricted and unrestricted use standards for each contaminant in the table; and

(F) The remaining concentration of each contaminant at each sample location at each elevation.

12C. EXHIBIT C. Exhibit C includes narrative descriptions of the institutional controls as follows:

i. Exhibit C-1: Deed Notice as Institutional Control: Exhibit C-1 includes a narrative description of the restriction and obligations of this Deed Notice that are in addition to those described above, as follows:

(A) Description and estimated size of the Restricted Areas as described above;

(B) Description of the restrictions on the Property by operation of this Deed Notice; and

(C) The objective of the restrictions.

ii. Exhibit C-2: Building Foundation: Exhibit C-2 includes a narrative description of Concrete Building Foundation as follows:

(A) Description of the engineering control;

(B) The objective of the engineering control; and

(C) How the engineering control is intended to function.

iii. Exhibit C-3: Asphalt Parking Area: Exhibit C-3 includes a narrative description of Concrete/Asphalt Parking and Sidewalk Area as follows:

(A) Description of the engineering control;

(B) The objective of the engineering control; and

(C) How the engineering control is intended to function.

iv. Exhibit C-4: Vegetative Cover/Landscaping Area: Exhibit C-4 includes a narrative description of Vegetative Cover and Landscaping Improvement Area as follows:

- (A) Description of the engineering control;
- (B) The objective of the engineering control; and
- (C) How the engineering control is intended to function.

iv. Exhibit C-5: Fence: Exhibit C-4 includes a narrative description of Fence Area as follows:

- (A) Description of the engineering control;
- (B) The objective of the engineering control; and
- (C) How the engineering control is intended to function.

14. SIGNATURES. IN WITNESS WHEREOF, Owner has executed this Deed Notice as of the date first written above.

ATTEST:

Fantastex Realty, Inc.

[Signature]

By James Yoo
Manager

Richard Yoo, President
[Print name and title]

[Signature]
[Signature]

STATE OF NEW JERSEY SS.:
COUNTY OF BERGEN

I certify that on 11/1, 2016, Mr. James Yoo personally came before me, and this person acknowledged under oath, to my satisfaction, that:

(a) this person is the Manager of the Fantastex Realty, Inc., the limited liability company named in this document;

(b) this person is the attesting witness to the signing of this document by the proper member of this company;

(c) this document was signed and delivered by the company as its voluntary act and was duly authorized;

(d) this person knows the proper seal of the corporation which was affixed to this document; and

(e) this person signed this proof to attest to the truth of these facts.

[Signature]

Richard Yoo, President
[Print name and title of attesting witness]

Signed and sworn before me on 11/1, 2016

Brianne J. Kaduscwicz, Notary Public

Brianne J. Kaduscwicz, Notary Public
[Print name and title]



BRIANNE J. KADUSCWICZ
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 2/8/2021

Exhibit A1
Vicinity Map

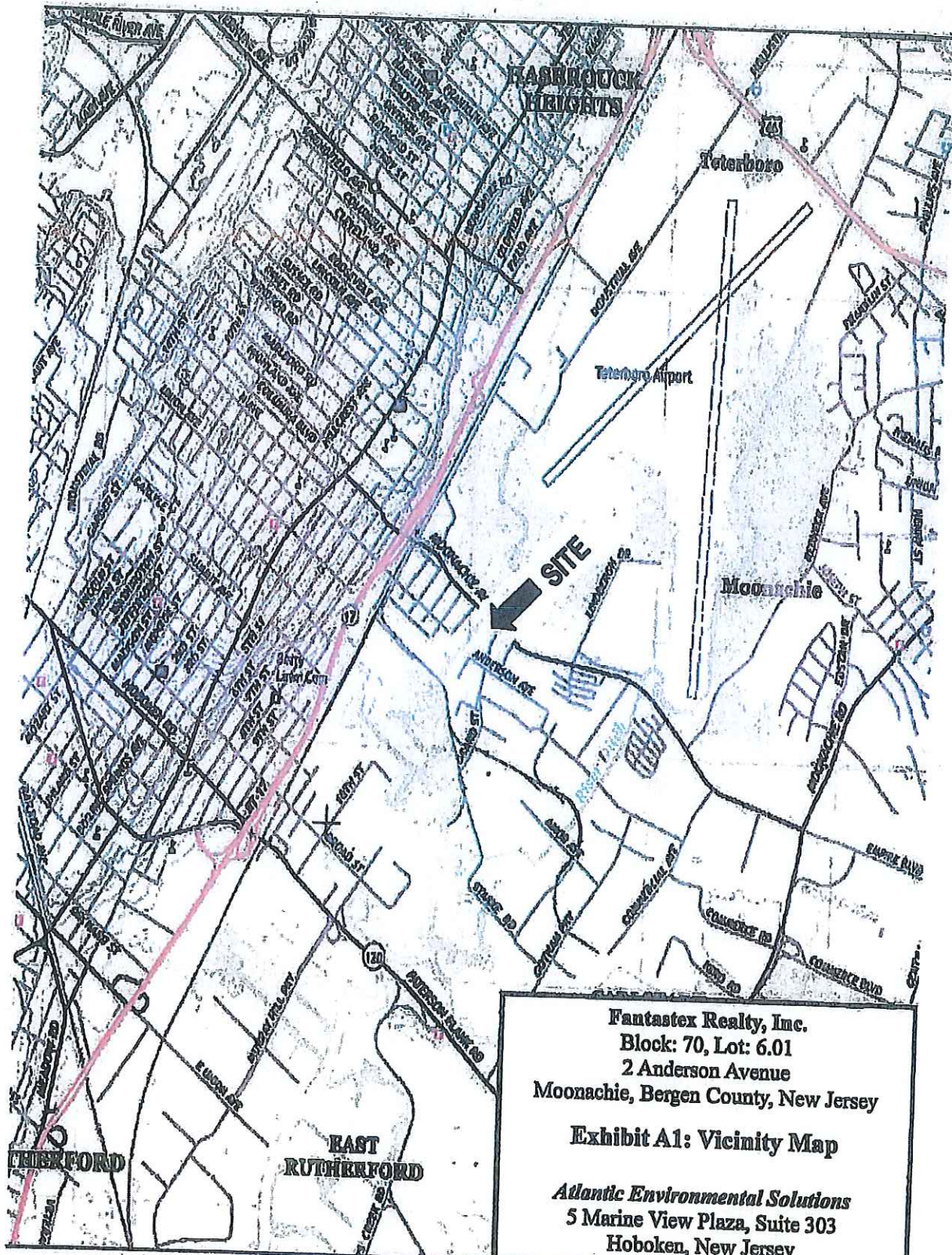
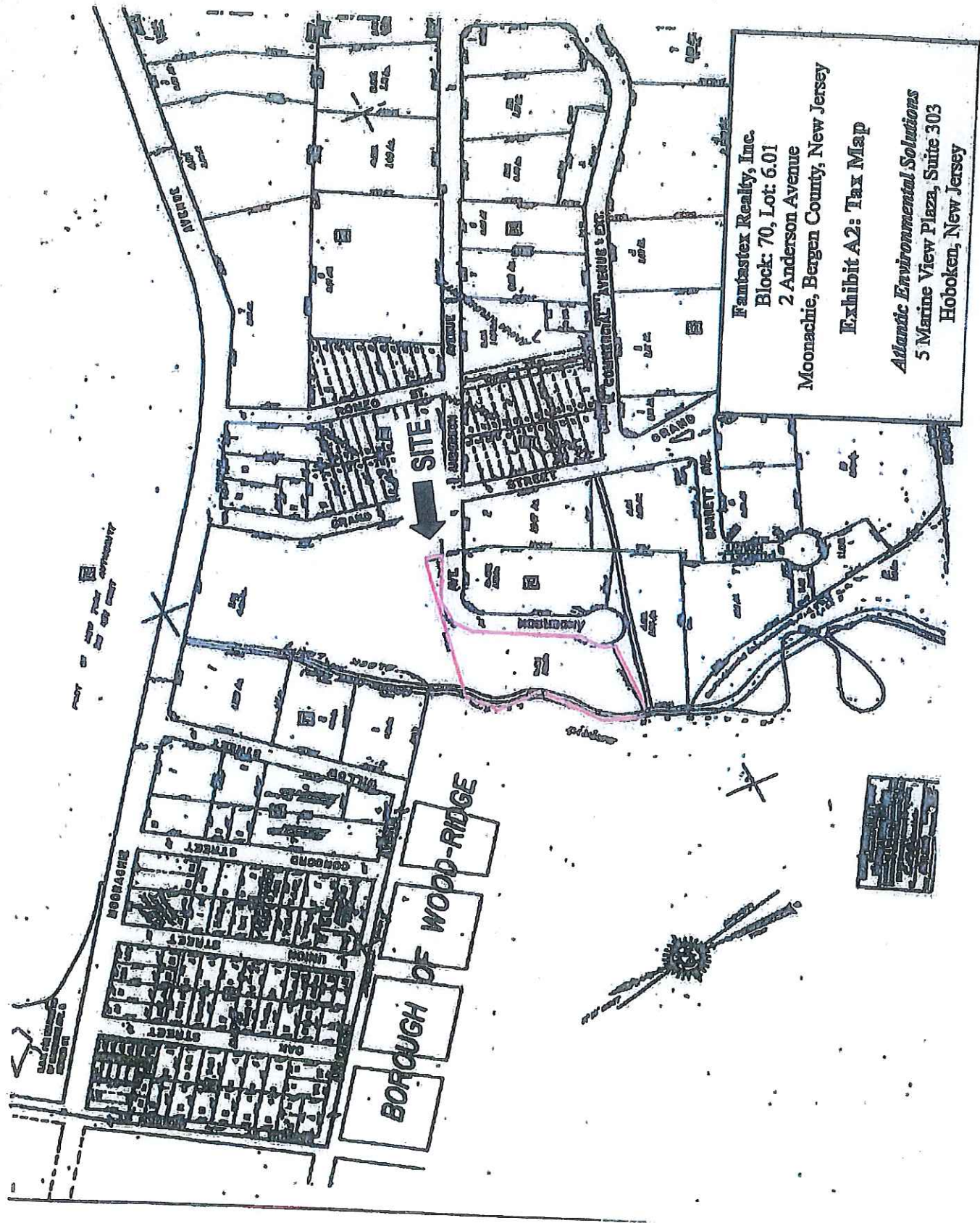


Exhibit A2
Tax Map
&
Metes & Bounds Description



Fantastex Realty, Inc.
 Block: 70, Lot: 6.01
 2 Anderson Avenue
 Moonachie, Bergen County, New Jersey
 Exhibit A2: Tax Map
 Atlantic Environmental Solutions
 5 Marine View Plaza, Suite 303
 Hoboken, New Jersey

Exhibit A-2: Metes and Bounds Description

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Moonachie Borough, Country of Bergen and State of New Jersey, being more particularly described as follows:

Being known and designated as Lot 6-A, in Block 70 on a certain Map entitled: "Final Plat, Lot 6, Block 70, Borough of Moonachie, Bergen County, New Jersey, Willand, Inc.", filed in the Bergen County Clerk's Office September 23, 1966 as map No. 6503.

Being further described as follows:

BEGINNING at a point in the northerly line of Anderson Avenue, said point being in the division line between Lot 6-A, in Block 70 on the West and Lot 1-B, in Block 70 on the East as shown on the above described Filed Map No. 6503 and running thence

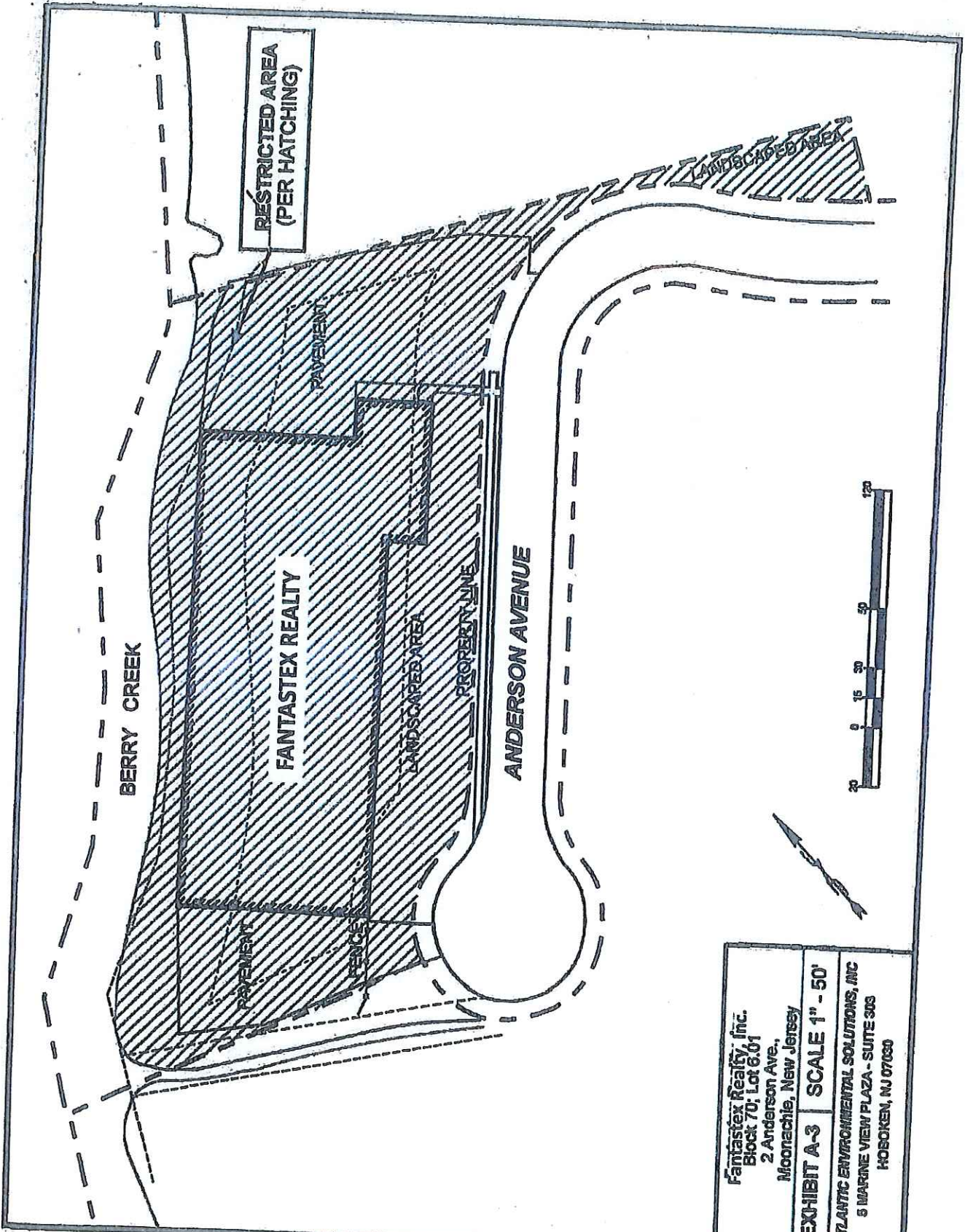
- (1) In a westerly direction along the northerly line of Anderson Avenue, along a curve to the right having a radius of 268.74 feet to a point; thence
- (2) In a westerly and southwesterly direction, along a curve to the left having a radius of 100.00 feet, an arc distance of 176.79 feet to a point; thence
- (3) South 38 degrees 50 minutes West 210.03 feet to a point; thence
- (4) In a southwesterly direction along a curve to the right having a radius of 50.00 feet, an arc distance of 36.14 feet to a point; thence
- (5) In a southerly direction along a curve to the left having a radius of 50.00 feet, an arc distance of 57.76 feet to a point; thence
- (6) North 75 degrees 56 minutes 29 seconds West 203.02 feet to a point; thence
- (7) North 23 degrees 25 minutes 43 seconds East 62.48 feet to a point; thence
- (8) North 57 degrees 37 minutes 03 seconds East 81.05 feet to a point; thence
- (9) North 41 degrees 51 minutes 11 seconds East 79.08 feet to a point; thence
- (10) North 34 degrees 48 minutes East 86.91 feet to a point; thence
- (11) North 57 degrees 26 minutes 39 seconds East 102.61 feet to a point; thence

- (12) North 49 degrees 03 minutes 56 seconds East 13.29 feet to a point; thence
- (13) South 67 degrees 55 minutes 00 seconds East 362.72 feet to a point; thence
- (14) South 22 degrees 05 minutes 00 seconds West 43.05 feet to a point in the northerly line of Anderson Avenue and being the point and place of BEGINNING.

BEING the same premises conveyed to 2 Anderson Owners Corp, a New Jersey Corporation, by virtue of a "Deed in Lieu of Foreclosure" from North Face Realty, LLC, dated February 1, 2010 and recorded March 1, 2010, in V Book 00371, at Page 0898, in the Office of the Bergen County Clerk of Bergen County, New Jersey.

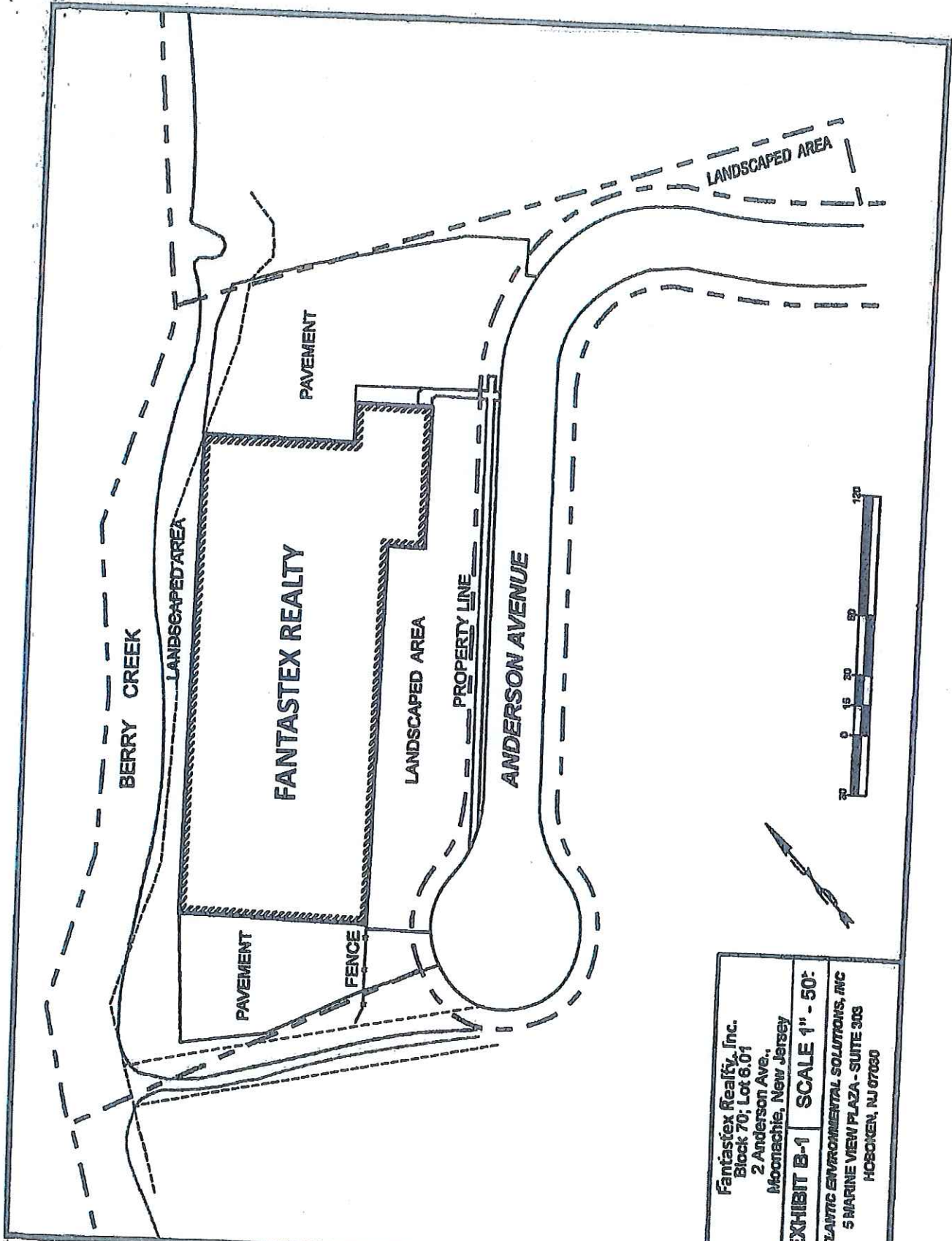
PREMISES also known as 2 Anderson Avenue, Moonachie, NJ 07074

Exhibit A3
Property Map



Fantastex Realty, Inc.
 Block 70; Lot 6.01
 2 Anderson Ave.,
 Moonachie, New Jersey
EXHIBIT A-3 SCALE 1" = 50'
 ATLANTIC ENVIRONMENTAL SOLUTIONS, INC
 8 MARINE VIEW PLAZA - SUITE 303
 HOBOKEN, NJ 07030

Exhibit B1
Restricted Area Map



Fantastex Realty, Inc.
 Block 70; Lot 6.01
 2 Anderson Ave.,
 Moonachie, New Jersey
EXHIBIT B-1 | **SCALE 1" = 50'**
 ATLANTIC ENVIRONMENTAL SOLUTIONS, INC
 5 MARINE VIEW PLAZA - SUITE 303
 HOBOKEN, NJ 07030

Exhibit B2
Restricted Area Data Table

Exhibit B-2: Restricted Area Data Table

Historic fill material is located at the property. Historic fill material is likely to contain contaminants including PAHs and metals at levels in excess of the Department's applicable soil remediation standards. The historic fill material at the property is approximately four (4) to six (6) feet below grade and consists of silty sandy/clay soils with gravel.

Exhibit C1

Exhibit C-1: Deed Notice as Institutional Control

The Restricted Area compromises the entire property where fill material was used to raise the ground surface elevation for development of the property structures and improvements (i.e. facility building and associated asphalt parking). The restricted area comprises approximately 1.79 Acres, which has been identified on Exhibit B-1 of this Notice. Please see Exhibit A3 for a copy of the Property Map.

The Property subsurface is restricted due to the presence of historical fill material. The Property subsurface should only be accessed with appropriate protective equipment along with appropriate notification to NJDEP and others, as applicable.

Yearly inspections of the Property along with Biennial Reporting to determine disturbances, land use changes, and current use; plus, review new requirements and standards to evaluate protectiveness of the Deed Notice.

Exhibit C2, C3, C4, C5

Exhibit C-2: Building Foundation

The engineering controls include the building area with 6-8 inches of concrete slab and 2 inches of stone base. Thus, the engineering cap of concrete and stone is approximately 8-10 inches in thickness. The objective of the engineering control is to prevent direct contact with the subsurface. The engineering control is intended to act as a barrier to the subsurface historical fill contaminated soil.

Yearly inspections of the engineering control will be performed to review its integrity, operability, and effectiveness; protection of the public health, safety, and environment; checking for disturbance and ensuring that it is appropriately addressed; maintaining a log which describes the result of the inspection; and checking for changes in regulations and standards, as applicable.

The biennial certification will be prepared per the NJDEP's standard Remedial Action Protectiveness /Biennial Certification Form - Soil and will include the results of inspections.

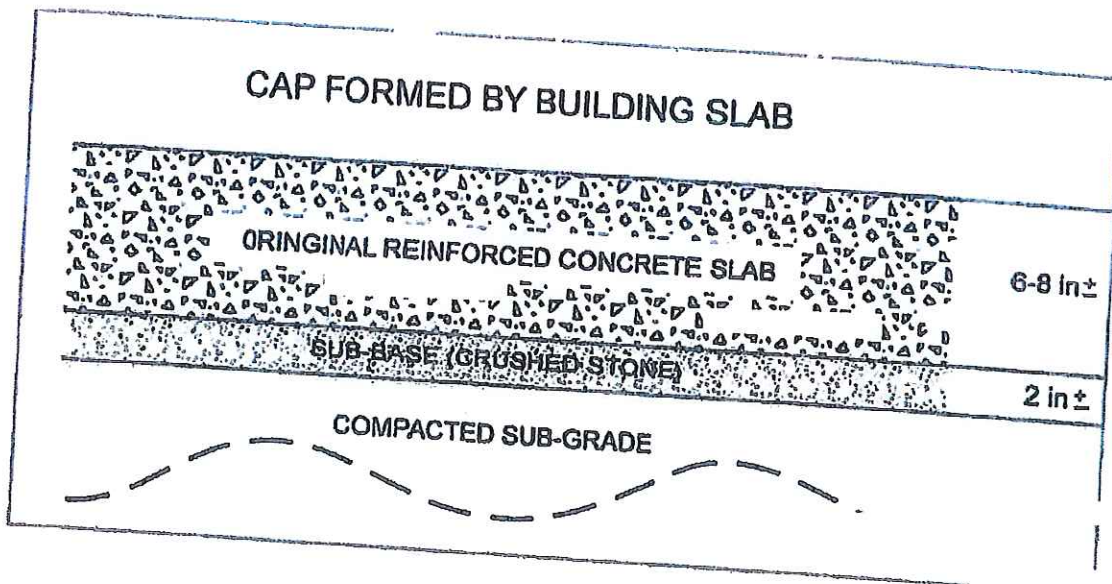


Exhibit C-3: Asphalt Parking Area

The engineering controls include the Parking lot with 4-6 inches of asphalt and 2 inches of sub-base (crushed stone). The objective of the engineering control is to prevent direct contact with the subsurface. The engineering control is intended to act as a barrier to the subsurface historical fill contaminated soil.

Yearly inspections of the engineering control will be performed to review its integrity, operability, and effectiveness; protection of the public health, safety, and environment; checking for disturbance and ensuring that it is appropriately addressed; maintaining a log which describes the result of the inspection; and checking for changes in regulations and standards, as applicable.

The biennial certification will be prepared per the NJDEP's standard Remedial Action Protectiveness /Biennial Certification Form - Soil and will include the results of inspections.

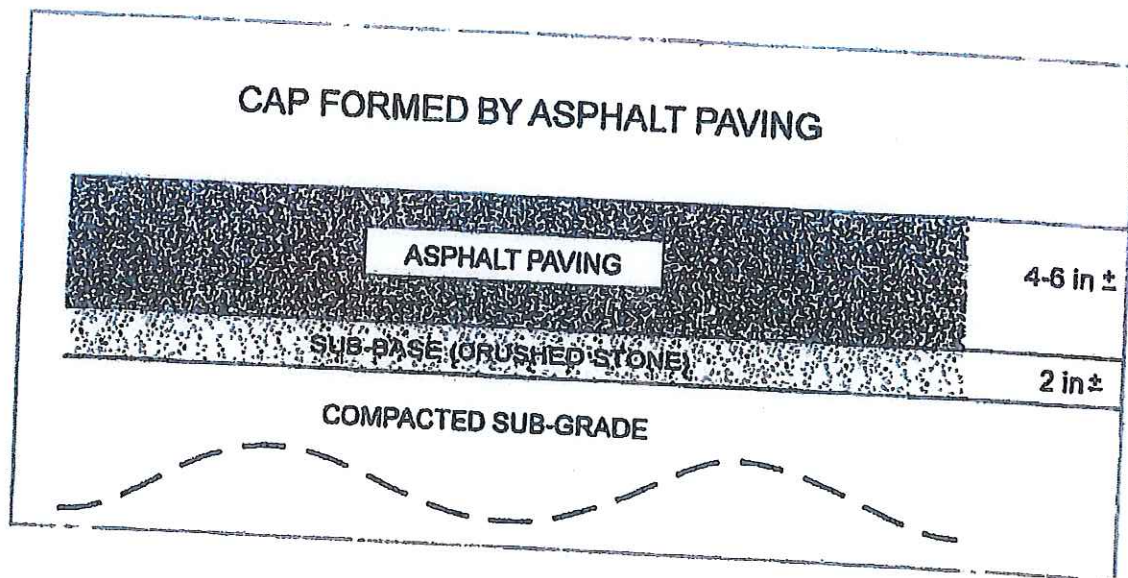


Exhibit C-4: Vegetated Cover/ Landscaping

The engineering controls include the Vegetated Cover/ Landscaping Area with 4 inches of clean fill material below landscaping area. The objective of the engineering control is to prevent direct contact with the subsurface. The engineering control is intended to act as a barrier to the subsurface historical fill contaminated soil.

Yearly inspections of the engineering control will be performed to review its integrity, operability, and effectiveness; protection of the public health, safety, and environment; checking for disturbance and ensuring that it is appropriately addressed; maintaining a log which describes the result of the inspection; and checking for changes in regulations and standards, as applicable.

The biennial certification will be prepared per the NJDEP's standard Remedial Action Protectiveness /Biennial Certification Form - Soil and will include the results of inspections.

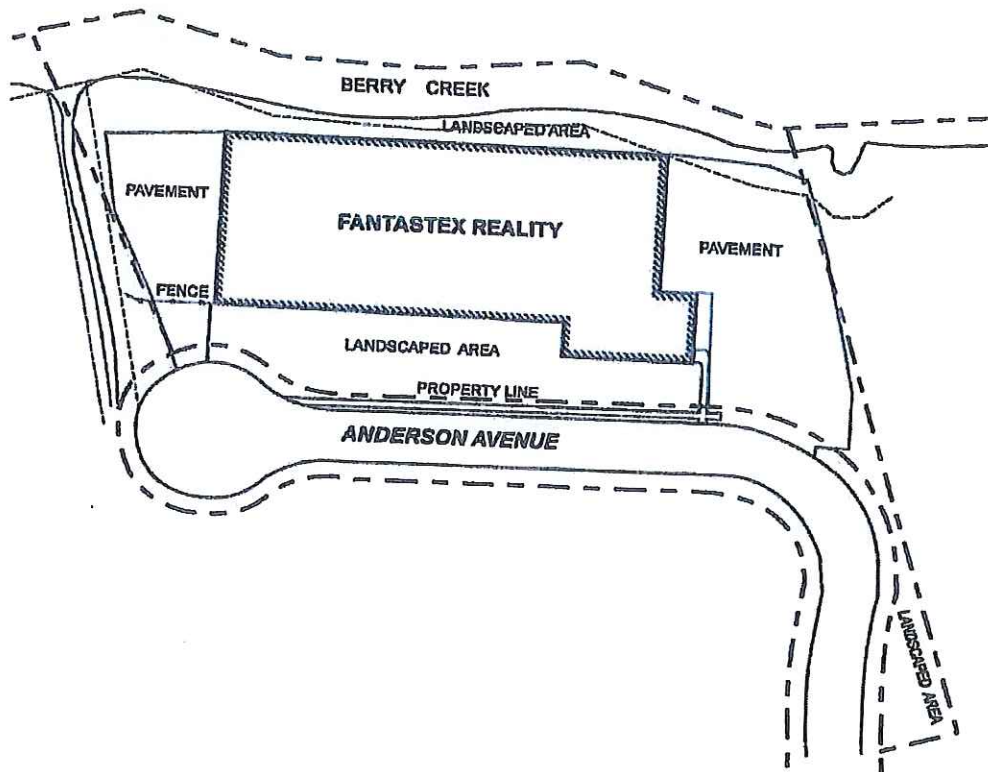
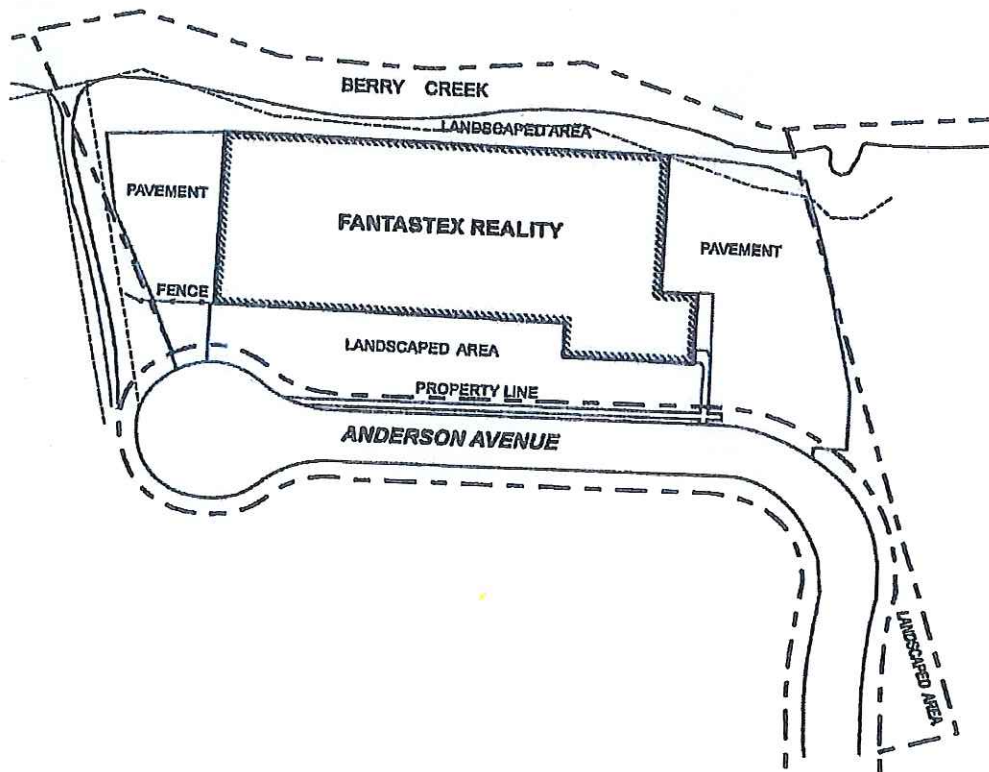


Exhibit C-5: Fence

The engineering controls include the 6 foot high Fence approx. 35 feet in length. The objective of the engineering control is to prevent direct contact with the subsurface. The engineering control is intended to act as a barrier to the subsurface historical fill contaminated soil.

Yearly inspections of the engineering control will be performed to review its integrity, operability, and effectiveness; protection of the public health, safety, and environment; checking for disturbance and ensuring that it is appropriately addressed; maintaining a log which describes the result of the inspection; and checking for changes in regulations and standards, as applicable.

The biennial certification will be prepared per the NJDEP's standard Remedial Action Protectiveness /Biennial Certification Form - Soil and will include the results of inspections.



Attachment D:

Annual Inspection Letter dated March 26, 2020





ATLANTIC ENVIRONMENTAL SOLUTIONS, INC

March 26, 2020

Mr. Charles Yoo
New York Elegant Fabrics, Inc.
242 W. 36th Street, 2nd Floor
New York, NY 10018
Phone: (212) 302-4980

Via e-mail: charles@nyelegant.com

Re: Annual Inspection Letter
Infiniti Color Graphics, Inc. aka Fantastex Realty, Inc. & Trinity Graphic, Inc.
2 Anderson Avenue, Moonachie, Bergen County, New Jersey
NJDEP PI# G000035895
Soil RAP# RAP170001


Dear Mr. Yoo:


Atlantic Environmental Solutions, Inc. (AESI) performed a subject property inspection on March 19, 2020. AESI's inspector reported that the use of the site is consistent with any restrictions in the institutional control; and that the engineering controls within the institutional control continues to be protective of the public health and safety and of the environment. All of the applicable engineering controls stated within the filed deed notice have been inspected and no degradation or concerns were observed. No disturbances or damages to the engineering controls have been observed. Site operations within the restricted area are not jeopardizing the integrity of engineering controls. This inspection and subsequent inspections of the engineering controls and site operations will occur on or about April 24, 2021 of the applicable year.

Please see Attachment A for Inspections Log and Attachment B for Photographic Documentation.

If you have any questions regarding the enclosed documents, please feel free to contact me at your convenience.

Very truly yours,


Marzena Sobilo
Project Manager


Jeffrey Anderson
Vice President

Attachment A:

Inspections Log



Atlantic Environmental Solutions, Inc. Inspections Log

**Infiniti Color Graphics, Inc.
aka Fantastex Realty, Inc. & Trinity Graphic, Inc.
2 Anderson Avenue
Moonachie, New Jersey**

Annual Inspection	Annual Inspection Dates
1	11/2016
2	1/ 2018
3	3/ 2019
4	3/ 2020

Attachment B:

Photographic Documentation – March 19, 2020



Attachment B
Photographic Documentation
2 Anderson Avenue
Moonachie, New Jersey



Photograph #1 – View of the subject property.



Photograph #2 – View of the asphalt parking area of the subject property.



Attachment B
Photographic Documentation
2 Anderson Avenue
Moonachie, New Jersey



Photograph #3 – View of the asphalt driveway and fence of the subject property.



Photograph #4 – View of the landscaping area of the subject property.



Attachment B
Photographic Documentation
2 Anderson Avenue
Moonachie, New Jersey



Photograph #5 – View of the concrete sidewalk of the subject property.



Photograph #6 – View of the concrete sidewalk and landscaping area of the subject property.

Attachment B
Photographic Documentation
2 Anderson Avenue
Moonachie, New Jersey



Photograph #7 – View of the concrete sidewalk and landscaping area of the subject property.



Photograph #8 – View of the asphalt cap of the subject property.



Attachment B
Photographic Documentation
2 Anderson Avenue
Moonachie, New Jersey



Photograph #9 – View of the landscaping area of the subject property.



Photograph #10 – View of the asphalt cap of the subject property.

Attachment B
Photographic Documentation
2 Anderson Avenue
Moonachie, New Jersey



Photograph #11 – View of the fence of the subject property.



Photograph #12 – View of the asphalt cap of the subject property.

Attachment B
Photographic Documentation
2 Anderson Avenue
Moonachie, New Jersey



Photograph #13 – View of the landscaping area of the subject property.



Photograph #14 – View of the landscaping area of the subject property.

Attachment B
Photographic Documentation
2 Anderson Avenue
Moonachie, New Jersey



Photograph #15 – View of the concrete cap of the subject property.



Photograph #16 – View of the concrete cap of the subject property.



Attachment B
Photographic Documentation
2 Anderson Avenue
Moonachie, New Jersey



Photograph #17 – View of the concrete cap of the subject property.



Photograph #18 – View of the concrete cap of the subject property.

Attachment B
Photographic Documentation
2 Anderson Avenue
Moonachie, New Jersey



Photograph #19 – View of the concrete cap of the subject property.



Photograph #20 – View of the concrete cap of the subject property.

Attachment E:

Photographic Documentation – May 7, 2021



Attachment E
Photographic Documentation

Infiniti Color Graphics, Inc.
Aka Fantastex Realty, Inc.
2 Anderson Avenue
Moonachie, New Jersey



Photograph #1 – View of the subject property.



Photograph #2 – Alternate view of the subject property.



Attachment E
Photographic Documentation

Infiniti Color Graphics, Inc.
Aka Fantastex Realty, Inc.
2 Anderson Avenue
Moonachie, New Jersey



Photograph #3 – View of the asphalt cap, landscaping area, concrete sidewalk and curb of the subject property.



Photograph #4 – View of the concrete sidewalk cap and curb of the subject property.



Attachment E
Photographic Documentation

Infiniti Color Graphics, Inc.
Aka Fantastex Realty, Inc.
2 Anderson Avenue
Moonachie, New Jersey



Photograph #5 – View of the concrete sidewalk cap and landscaping area of the subject property.



Photograph #6 – View of the asphalt cap and concrete sidewalk cap of the subject property.

Attachment E
Photographic Documentation

Infiniti Color Graphics, Inc.
Aka Fantastex Realty, Inc.
2 Anderson Avenue
Moonachie, New Jersey



Photograph #7 – View of the landscaping area of the subject property.



Photograph #8 – View of the landscaping area and concrete curb of the subject property.



Attachment E
Photographic Documentation

Infiniti Color Graphics, Inc.
Aka Fantastex Realty, Inc.
2 Anderson Avenue
Moonachie, New Jersey



Photograph #9 – View of the asphalt cap and fence of the subject property.



Photograph #10 – View of the asphalt cap of the subject property.



Attachment E
Photographic Documentation

Infiniti Color Graphics, Inc.
Aka Fantastex Realty, Inc.
2 Anderson Avenue
Moonachie, New Jersey



Photograph #11 – View of the landscaping area of the subject property.



Photograph #12 – View of the landscaping area of the subject property.

Attachment E
Photographic Documentation

Infiniti Color Graphics, Inc.
Aka Fantastex Realty, Inc.
2 Anderson Avenue
Moonachie, New Jersey



Photograph #13 – View of the asphalt cap of the subject property.



Photograph #14 – View of the landscaping area of the subject property.

Attachment E
Photographic Documentation

Infiniti Color Graphics, Inc.
Aka Fantastex Realty, Inc.
2 Anderson Avenue
Moonachie, New Jersey



Photograph #15 – View of the landscaping area of the subject property.



Photograph #16 – View of the asphalt cap of the subject property.

Attachment E
Photographic Documentation

Infiniti Color Graphics, Inc.
Aka Fantastex Realty, Inc.
2 Anderson Avenue
Moonachie, New Jersey



Photograph #17 – View of the asphalt cap of the subject property.

Kennedy/Jenks Consultants

Engineers & Scientists
214 Carnegie Center, Suite 103
Princeton, New Jersey
Tel 609-285-2622

May 21, 2019

7 Capitol LLC
c/o Hair Zone
10 State Street
Moonachie, NJ 07074

Re: Sub-Slab Soil Gas and Indoor Air Sampling at:
7 Capitol Drive
Moonachie, NJ / Bergen County
Block #31, Lot #9
Sampling Date: March 24, 2021

For: Former Safer Textiles Processing Facility
7 Capitol Drive
Moonachie, NJ / Bergen County
NJDEP Preferred Identification (PI) #: 026381

Dear Sir or Madam:

I am writing on behalf of General Mills Operations LLC, to provide you with the analytical results from sub-slab soil gas and indoor air samples collected at the subject property on March 28, 2019. The samples were collected as part of a vapor intrusion investigation due to the presence of elevated levels of site-related contamination in previous sub-slab soil gas samples collected at your property at the Former Safer Textiles Processing Facility site. The sample locations are presented in Figure 1.

The samples were analyzed for volatile organic compounds according to USEPA Method TO-15. The chlorinated volatile organic compounds of concern associated with the Former Safer Textiles Processing Facility site that could potentially affect indoor air quality within your building are tetrachloroethylene (PCE), trichloroethylene (TCE), cis-1,2-dichloroethylene (cDCE), and vinyl chloride. The samples were analyzed for the full list of volatile organic compounds and all analytical results are included in this letter and attached summary tables. Therefore, if contaminants unrelated to the Former Safer Textiles Processing Facility site were detected, these compounds are also reported for your information.

Summarized below and in the attached tables are the analytical results of the sub-slab soil gas and indoor air samples collected from the subject property as well as the analytical results for one ambient (outdoor) air sample. The NJDEP Indoor Air Screening Levels referenced in the attached indoor air sampling results tables are based upon typical exposure factors and assume occupants of the building are exposed to the indoor air over a 25 to 30 year period. Any sampling result that exceeded an applicable NJDEP screening level is presented in bold type and shaded.

RESULTS:

PCE was detected in the sub-slab soil gas at a concentration above NJDEP's Non-Residential Soil Gas Screening Levels (Table 1). As noted above, this is a contaminant associated with the Former Safer Textiles Processing Facility site. However, this contaminant was not detected in the indoor air at concentrations above NJDEP's Non-Residential Indoor Air Screening Levels (Table 2).

Although these findings indicate that vapor intrusion is not occurring at your building, due to the elevated level of site-related contamination in the sub-slab soil gas at your property, occasional monitoring of the indoor air is needed. You will be contacted to arrange a mutually convenient date and time to conduct additional testing during the 2022/2023 heating season, if required.

In addition, Ethylbenzene was detected in the indoor air at a concentration above NJDEP's Non-Residential Indoor Air Screening Level. This contaminant is not associated with the Former Safer Textiles Processing Facility site and was not detected in the sub-slab soil gas sample collected from your property. Indoor air contamination that is not due to the site is referred to as "background contamination." Background indoor air contamination can be due to vapors associated with cigarette smoke, dry cleaned clothing, gasoline-powered machinery and certain construction materials and cleaning products, among other things. For more information, please refer to the attached list of common sources of background indoor air contamination. An Indoor Air Building Survey/Sampling Form was completed for your property on the day of the sampling to identify possible sources of background contamination. If you would like a copy, please contact the individual identified below.

The New Jersey Department of Health (NJDOH) is responsible for evaluating indoor air quality issues. Therefore, if you have questions regarding the quality of the indoor air and/or require information about potential health effects, please contact NJDOH's Indoor Environments Program at (609) 826-4920.

Please note that pursuant to New Jersey's Open Public Records Act (OPRA), all building surveys and vapor intrusion sampling results provided to NJDEP during this investigation become part of the public record for the Former Safer Textiles Processing Facility site. NJDEP is obligated to make this information available to any interested party that requests access to it through its Office of Record Access.

Page 3

If you have any questions regarding this correspondence or remedial activities at the Former Safer Textiles Processing Facility site, please contact Joseph Claypoole at Tel. 609.285.2622 or email josephclaypoole@kennedyjenks.com. For information about vapor intrusion, please

see NJDEP's web page at www.nj.gov/dep/srp/guidance/vaporintrusion/indoor_air.htm.

Sincerely,
Kennedy/Jenks Consultants, Inc.



Joseph Claypoole, CPG
Vice President/Principal Geologist

Enclosures: Soil Gas and Indoor Air Sampling Location Figure
Soil Gas and Indoor Air Sampling Results Summary Tables
Common Household Sources of Background Indoor Air Contamination

cc: Bergen County Department of Health Services
Matthew Jones (Kennedy/Jenks Consultants)
Diane Curelli (General Mills Operations LLC)
Charles Anderson, LSRP (AMAI)

Table 1 - Non-Residential Sub-Slab Soil Gas Results Summary Table

Former Safer Textiles Facility
 7 Capitol Drive
 Moonachie, Bergen
 PIN: #026381, LSRP ID. #574438

Former Safer Textiles Facility 7 Capitol Dr. Moonachie, Bergen Block 31, Lot 9	NJDEP	Soil Gas Sampling	
	Non-Residential Soil Gas Screening Levels	Results SVP-03 (20210324)	Results DUP-02 (20210324)*
Chemical	ug/m ³	3/24/2021	
Acetone	NA	52.5	54.4
Benzene	79	ND (0.15)	7.7 J
Dichlorodifluoromethane	NA	2.1 J	ND (1.6)
cis-1,2-Dichloroethylene	NA	2.4 J	ND (0.91)
Ethanol	NA	627 E	203
Ethyl Acetate	NA	15	ND (2.7)
Freon 113	6600000	31	32
Isopropyl Alcohol	NA	3.4	12
Methyl ethyl ketone	1100000	2.8	ND (2.5)
Methyl Isobutyl Ketone	660000	1.6 J	ND (3.0)
Styrene	220000	2.1 J	ND (1.6)
Tertiary Butyl Alcohol	NA	1.5 J	ND (0.85)
Tetrachloroethylene	2400	1190	4500
Tetrahydrofuran	NA	1.3 J	ND (2.9)
Toluene	1100000	11	19
Trichloroethylene	150	8.6	14
m,p-Xylene	22000	4.8	13 J
o-Xylene	22000	2 J	ND (1.5)
Xylenes (total)	22000	6.5	13 J

Notes:

Only compounds detected at one or more sample locations above the analytical reporting limits are listed in this table.

All results are in micrograms per cubic meter (µg/m³).

* - Duplicate of sample SVP-03.

J - Estimated value

NA - A screening level is currently not available for this chemical.

Bolded and shaded results identify exceedances of the applicable NJDEP Soil Gas Screening

Table 2 - Non-Residential Indoor Air Results Summary Table

Former Safer Textiles Processing Facility
 7 Capitol Drive
 Moonachie, Bergen
 PIN: #026381, LSRP ID. #574438

Former Safer Textiles Facility 7 Capitol Dr. Moonachie, Bergen Block 31, Lot 9	NJDEP	Indoor Air	Indoor Air	Indoor Air	Indoor Air	Ambient Air
	Non-Residential Indoor Air Remediation Standard	Sampling Results IA-04 (20210323)	Sampling Results IA-05 (20210323)	Sampling Results IA-06 (20210323)	Sampling Results DUP-01 (20210323)*	Sampling Results AA-01 (20210323)
Chemical	µg/m3	3/24/2021	3/24/2021	3/24/2021	3/24/2021	3/24/2021
Acetone	NA	910	1340	406	1040	7.6
Benzene	1.6	0.54 J	0.58 J	0.48 J	0.58 J	0.58 J
Chlorobenzene	220	1.2	1.2	0.46 J	1.4	ND (0.12)
Chloromethane	390	1.5	1.4	1.2	1.5	1.1
1,2-Dichloroethane	31	0.69 J	0.61 J	ND (0.085)	0.73 J	ND (0.085)
Dichlorodifluoromethane	NA	1.7	1.7	1.8	1.7	1.7
Ethylbenzene	4.9	9.6	10	3.9	11	ND (0.065)
Ethyl Acetate	NA	13	6.5	5.4	7.2	25
Freon 113	130000	0.46 J	ND (0.13)	ND (0.13)	ND (0.13)	ND (0.13)
Hexane	3100	0.46 J	0.46 J	0.49 J	0.49 J	0.39 J
Isopropyl Alcohol	NA	7.6	8.1	5.2	8.4	2.7
Methylene chloride	1200	1.5	0.9	1.9	1	0.9
Methyl ethyl ketone	22000	1.6	1.8	1.4	1.9	1.3
Methyl Isobutyl Ketone	13000	ND (0.15)	ND (0.15)	0.49 J	0.45 J	ND (0.15)
Styrene	4400	1.4	1.4	0.55 J	1.7	ND (0.081)
1,2,4-Trimethylbenzene	260	0.64 J	0.74 J	ND (0.16)	0.69 J	ND (0.16)
2,2,4-Trimethylpentane	NA	0.46 J	0.51 J	ND (0.10)	0.56 J	ND (0.10)
Tertiary Butyl Alcohol	NA	0.42 J	0.55 J	0.36 J	0.55 J	ND (0.042)
Tetrachloroethylene	47	1.6	1.4	0.95	1.2	0.36
Toluene	22000	9	9.8	4.5	11	1.6
Trichlorofluoromethane	NA	1.6	1.5	1.6	1.5	1.1
Vinyl Acetate	-	ND (0.12)	ND (0.12)	ND (0.12)	1.5	0.67 J
m,p-Xylene	440	40	40	16	46.5	1
o-Xylene	440	18	18	6.9	21	ND (0.074)
Xylenes (total)	440	56.9	58.2	23	67.3	1

Notes:

Only compounds detected at one or more sample locations above the analytical reporting limits are listed in this table.

All results are in micrograms per cubic meter (µg/m³).

* - Duplicate of sample IA-04.

J - Estimated value

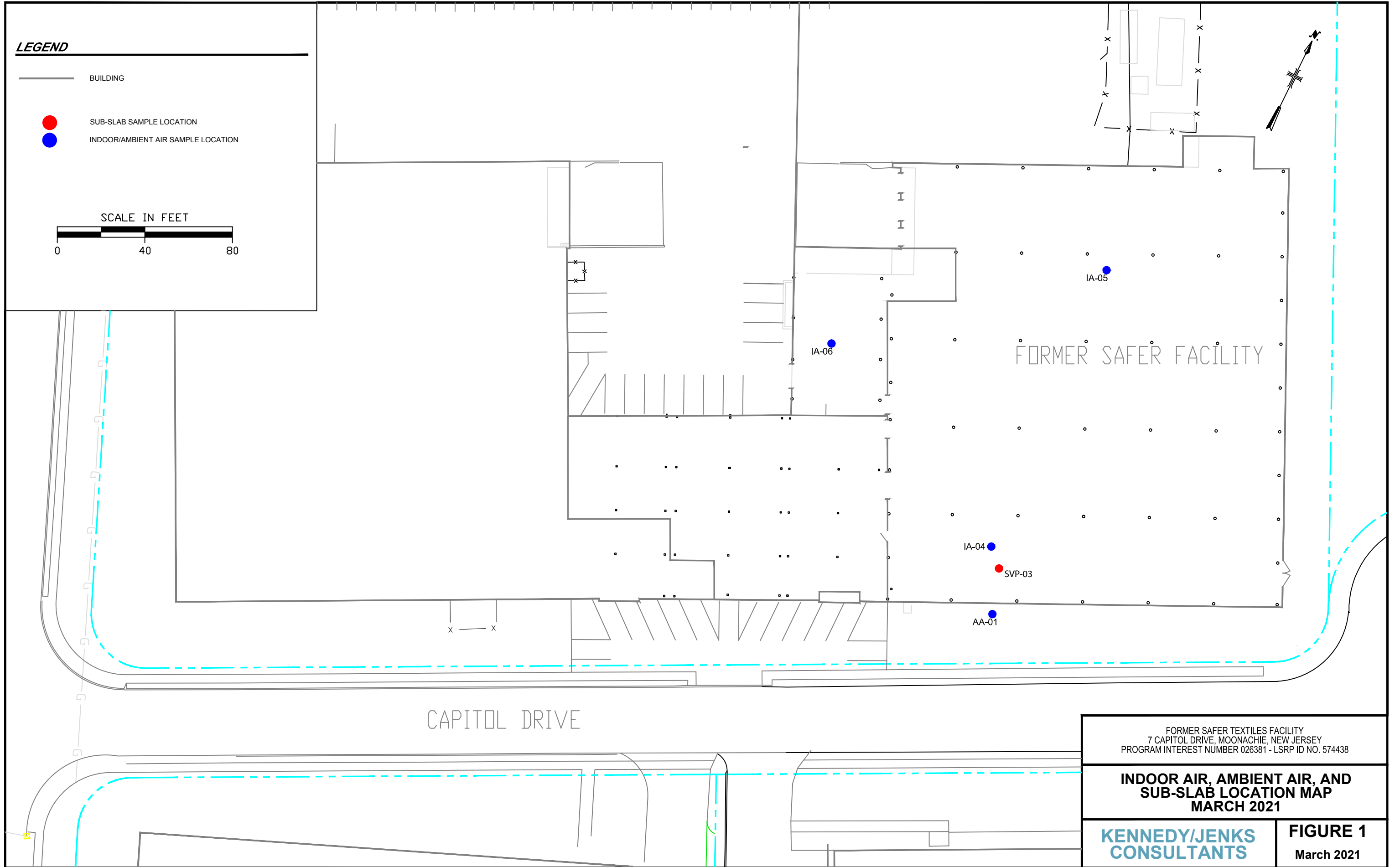
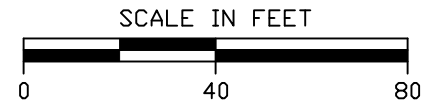
NA - A remediation standard is currently not available for this chemical.

ND - Not Detected

Bolded and shaded results identify exceedances of the applicable NJDEP Indoor Air Remediation Standards.

LEGEND

- BUILDING
- SUB-SLAB SAMPLE LOCATION
- INDOOR/AMBIENT AIR SAMPLE LOCATION



FORMER SAFER TEXTILES FACILITY
7 CAPITOL DRIVE, MOONACHIE, NEW JERSEY
PROGRAM INTEREST NUMBER 026381 - LSRP ID NO. 574438

**INDOOR AIR, AMBIENT AIR, AND
SUB-SLAB LOCATION MAP
MARCH 2021**

**KENNEDY/JENKS
CONSULTANTS**

FIGURE 1
March 2021

PA1341014 - General Mills Drawing/SSDP-Figures 183_9-7-2016.dwg, 9/7/2016 11:59:42 AM, DWG To PDF.pc3

Common Household Sources of Background Indoor Air Contamination

Acetone	rubber cement, cleaning fluids, scented candles and nail polish remover
Benzene	automobile exhaust, gasoline, cigarette smoke, scented candles, scatter rugs and carpet glue
Bromomethane	soil or space fumigant
1, 3-Butadiene	automobile exhaust and residential wood combustion
2-Butanone (MEK)	automobile exhaust, printing inks, fragrance/flavoring agent in candy and perfume, paint, glue, cleaning agents and cigarette smoke
Chlorobenzene	scented candles, plastic foam insulation and paint products
Chloroethane	refrigerant
Chloroform	generated from chlorinated water (showers)
Cyclohexane	gasoline, paint thinner, paint and varnish remover
1,4-Dichlorobenzene	moth balls, general insecticide in farming, air deodorant and toilet disinfectant
Dichlorodifluoromethane	refrigerant (CFCs) and cleaning solvent
1, 1-Dichloroethane	plastic products (food and other packaging material) and flame retardant fabrics
1,2-Dichloroethane	polyresin molded decorations (particularly from China)
1, 1-Dichloroethene	plastic products (food and other packaging material), adhesives and flame retardant fabrics
1, 3-Dichloropropene	fungicides
Ethylbenzene	paint, paint thinners, insecticides, wood office furniture, scented candles and gasoline
Formaldehyde	building materials (particle board), furniture, insulation and cigarette smoke

<i>n</i> -Heptane	gasoline, nail polishes, wood office furniture and petroleum products
<i>n</i> - Hexane	gasoline, rubber cement, typing correction fluid and aerosols in perfumes
Methylene chloride	hairspray, paint stripper, rug cleaners, insecticides and furniture polish
Methyl isobutyl ketone (MIBK)	paints, varnishes, dry cleaning preparations, naturally found in oranges, grapes and vinegar
Methyl <i>tert</i> butyl ether (MTBE)	gasoline (oxygenating agent)
Naphthalene	cigarette smoke, automobile exhaust, residential wood combustion, insecticides and moth balls
Styrene	cigarette smoke, automobile exhaust, fiberglass, rubber and epoxy adhesives, occurs naturally in various fruits, vegetables, nuts and meats
Tertiary butyl alcohol (TBA)	gasoline (oxygenating agent)
1, 1 , 2 ,2-Tetrachloroethane	solvent, paint and rust removers, varnishes and lacquers
Tetrachloroethene (PCE)	dry cleaning, metal degreasing, adhesives and glues, insecticides, scented candles and rug cleaner
Toluene	gasoline, automobile exhaust, polishes, nail polish, synthetic fragrances, paint, scented candles, paint thinner, adhesives and cigarette smoke
1, 1, 1-Trichloroethane	spot cleaner, glues, insecticides, drain cleaners, shoe polish
Trichloroethene (TCE)	glues, adhesives, paint removers, spot removers, rug cleaning fluids, paints, metal cleaners, typewriter correction fluid, and automotive cleaning and degreasing products
1, 2, 4-Trimethylbenzene	gasoline and automobile exhaust
1, 3, 5-Trimethylbenzene	gasoline and automobile exhaust
2 ,2, 4-Trimethylpentane	gasoline and automobile exhaust
Xylenes, total	water sealer, gasoline, automobile exhaust, markers, paint, floor polish and cigarette smoke