#### BERGEN COUNTY DEPARTMENT OF HEALTH SERVICES

220 East Ridgewood Ave, Paramus, New Jersey 07652

### **REHS MONTHLY REPORT SUMMARY**

**TOWN: Moonachie** 

MONTH/YEAR: March 2023 REHS: Schmitt

#	FOOD ESTABLISHMENTS	#	PUBLIC RECREATIONAL BATHING
2	Plan reviews (unduplicated)		SEASONAL FACILITIES
	Pre-Op Inspections (unduplicated)		Pre-Operational Inspections
	Non-Routine Investigations		Routine Chapter IX
	(complaints, emergencies etc.)		
	N-R Investigations from Foodborne Outbreak		Reinspections
	Non-Routine Inspections (Ch. 24 performed)		Non-routine, emergency, complaint-related
	N-R Inspections from Foodborne Outbreak		Total number licensed in reporting year
	Enforcement Actions		CLOSURES:
			Swimming / Wading Pool
	CHAPTER 24		Hot Tub / Spa
	Site Inspections (BOH use only)		Spray Park
1	Risk 1		Aquatic Recreational Facility
	Risk 2		Bathing Beach
5	Risk 3		YEAR-ROUND FACILITIES
2	Risk 4		Pre-Operational Inspections
	Specialized Processes overseen		Routine Chapter IX
2	Mobile Vendors		Reinspections
	Temporary Events		Non-routine, emergency, complaint-related
	REINSPECTIONS		Total number licensed in reporting year
	(Conditional/Unsatisfactory only)		
	Risk 1		CLOSURES
	Risk 2		Swimming / Wading Pool
1	Risk 3		Hot Tub / Spa
	Risk 4		Spray Park
	Mobile Vendors		Aquatic Recreational Facility
	Temporary Events		Bathing Beach
	# OF LICENSED ESTABLISHMENTS (year)		
	Risk 1		Sanitary Survey conducted – Bathing Beach
	Risk 2		_
	Risk 3		
	Risk 4	#	TANNING FACILITIES
	Mobile		Pre-Operational Inspections
	Temporary		Routine Inspections
#	COMPLAINTS, INQUIRIES, ISSUES		Reinspections
	Number of contacts (inquiries, issues)		Complaint, emergency, non-routine
	Complaint Investigations (unduplicated)		Enforcement Actions
	Enforcement Actions		Unregistered facilities identified
		1	0

#### **BERGEN COUNTY DEPARTMENT OF HEALTH SERVICES**

220 East Ridgewood Ave, Paramus, New Jersey 07652

### **REHS MONTHLY REPORT SUMMARY**

TO	W	'N:
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MONTH/YEAR: REHS:

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



# Bergen County Department of Health Services

Moonachie (a) Supervisor: Maria Schmitt March 2023

IVIOUI	iacili <del>c</del> (a)					Supervisor: Mana Schmitt	Wal Cil 2025
Item	Date	Location	Address	Program	Туре	Description	Inspector
1	3/2/2023	Moonachie Health Dept	70 Moonachie Rd	SAN-Administration	SAN-Administration	Prepared and submitted February monthly report	Maria Schmitt
2	3/3/2023	Two Pitas	8 East Joseph Street	SAN-Food Surveillance	Report of Inspection	Attempted inspection - Establishment permanently closed	Maria Schmitt
3	3/6/2023	Mr. Softee	90 Moonachie Ave	SAN-Food Surveillance	Report of Inspection	Chapter 24 inspection - Mobile Vendor - Satisfactory	Maria Schmitt
4	3/8/2023	17 Frederick Street	90 Moonachie Ave	SAN-Rabies Control	AnimalBite	Dog bite investigation - No human exposure	Maria Schmitt
5	3/9/2023	Moonachie Civic Center	125 Moonachie Road	SAN-Food Surveillance	Report of Inspection	Chapter 24 inspection - Risk 2 - Satisfactory	Maria Schmitt
6	3/9/2023	17 Frederick Street	90 Moonachie Ave	SAN-Rabies Control	AnimalBite	Follow up with animal control officer. Animal control will open a case.	Maria Schmitt
7	3/13/2023	Moonachie Health Dept	70 Moonachie Rd	SAN-Administration	SAN-Administration	Board of health meeting	Maria Schmitt
8	3/15/2023	Tinto Coffee	84 Moonachie Road	SAN-Food Surveillance	Report of Inspection	Chapter 24 - Risk 3 - Conditional (food protection violations/preventing contamination from hands violations)	Daihana Rivera
9	3/16/2023	Hudson Table	2 Anderson Avenue	SAN-Food Surveillance	Chapter 24 Plan Review	Chapter 24 plan review - Pending	Maria Schmitt
10	3/17/2023	4 East Sixth Street	2 Anderson Avenue	SAN-Rabies Control	Complaint	Complaint investigation - Dog breeder in trailer	Maria Schmitt
11	3/23/2023	Hudson Table	2 Anderson Avenue	SAN-Food Surveillance	Chapter 24 Plan Review	On site plan review with management. Approved	Maria Schmitt
12	3/23/2023	Tinto Coffee	84 Moonachie Road	SAN-Food Surveillance	Report of Inspection	Reinspection - Risk 3 - Posted Satisfactory	Daihana Rivera
13	3/23/2023	The Gray Cliff	122 Moonachie Rd	SAN-Food Surveillance	Report of Inspection	Chapter 24 - Risk 3 - Satisfactory	Daihana Rivera
14	3/24/2023	4 East Sixth Street	2 Anderson Avenue	SAN-Rabies Control	Complaint	Follow up with Moonachie police. Dogs are not in danger.	Maria Schmitt
15	3/30/2023	Moonachie Liquors	46 Moonachie Ave	SAN-Food Surveillance	Report of Inspection	Chapter 24 inspection - Risk 1 - Satisfactory	Maria Schmitt



# Bergen County Department of Health Services

Moonachie (a) Supervisor: Maria Schmitt April 2023

IVICCI	obtaine (d)							
Item	Date	Location	Address	Program	Туре	Description	Inspector	
1	4/5/2023	Moonachie Health Dept	70 Moonachie Rd	SAN-Administration	SAN-Administration	Prepared and submitted March monthly report	Maria Schmitt	
2	4/5/2023	Bistro 107	107 Moonachie Road	SAN-Food Surveillance	Report of Inspection	Chapter 24 - Risk 3 - Conditional (preventing contamination from hands)	Daihana Rivera	
3	4/6/2023	In Thyme Catering truck	55 Moonachie Ave	SAN-Food Surveillance	Report of Inspection	Chapter 24 inspection - Mobile Vendor - Satisfactory	Maria Schmitt	
4	4/6/2023	In Thyme Kitchen Truck	55 Moonachie Ave	SAN-Food Surveillance	Report of Inspection	Chapter 24 inspection - Mobile Vendor - Satisfactory	Maria Schmitt	
5	4/6/2023	In Thyme at Berry Creek	55 Moonachie Ave	SAN-Food Surveillance	Report of Inspection	Chapter 24 inspection - Risk 3 - Satisfactory	Maria Schmitt	
6	4/11/2023	3 Sale Street	3 Sale Street	SAN-Rabies Control	AnimalBite	Dog bite investigation	Maria Schmitt	
7	4/12/2023	Bistro 107	107 Moonachie Road	SAN-Food Surveillance	Report of Inspection	Reinspection - Risk 3 - Posted Satisfactory	Daihana Rivera	
8	4/13/2023	Baloush Catering #2	90 Moonachie Ave	SAN-Food Surveillance	Report of Inspection	Chapter 24 inspection - Mobile Vendor - Satisfactory	Maria Schmitt	
9	4/13/2023	Baloush Catering #1	90 Moonachie Ave	SAN-Food Surveillance	Report of Inspection	Chapter 24 inspection - Mobile vendor - Satisfactory	Maria Schmitt	
10	4/14/2023	Bella's Beauty Bar	115 Moonachie Road	SAN-Body Art	Application Body Art Permanent	Body Art inspection - Satisfactory	Maria Schmitt	
11	4/19/2023	Arigato Sushi	19 Oak Street	SAN-Food Surveillance	Report of Inspection	Chapter 24 inspection - Risk 4 - Satisfactory	Maria Schmitt	
12	4/21/2023	3 Sale Street	3 Sale Street	SAN-Rabies Control	AnimalBite	Released dog from quarantine	Maria Schmitt	



# Bergen County Department of Health Services

Moonachie (a) Supervisor: Maria Schmitt May 2023

	,					•	•
Item	Date	Location	Address	Program	Туре	Description	Inspector
1	5/2/2023	Moonachie Health Dept	70 Moonachie Rd	SAN-Administration	SAN-Administration	Prepared and submitted April monthly report	Maria Schmitt
2	5/2/2023	Robert L. Craig Elementary	20 W. Park Street	SAN-Food Surveillance	Report of Inspection	Chapter 24 inspection - Risk 2 - Satisfactory	Maria Schmitt
3	5/12/2023	Segovia	150 Moonachie Road	SAN-Food Surveillance	Report of Inspection	Chapter 24 - Risk 3 - Satisfactory	Daihana Rivera
4	5/12/2023	La Havana 59	110 Moonachie Ave	SAN-Food Surveillance	Report of Inspection	Chapter 24 - Risk 3 - Satisfactory	Daihana Rivera
5	5/12/2023	Bazzarelli	117 Moonachie Rd	SAN-Food Surveillance	Report of Inspection	Chapter 24 - Risk 3 - Satisfactory	Daihana Rivera
6	5/17/2023	4 East Sixth Street	2 Anderson Avenue	SAN-Rabies Control	Complaint	Issued notice of violation for odor coming from trailer	Maria Schmitt
7	5/26/2023	Prova	94 Moonachie Avenue	SAN-Food Surveillance	Report of Inspection	Chapter 24 - Risk 3 - Conditional (preventing contamination from hands violations)	Daihana Rivera
8	5/30/2023	Prova	94 Moonachie Avenue	SAN-Food Surveillance	Report of Inspection	Reinspection - Risk 3 - Posted Satisfactory	Daihana Rivera

### **MEMORANDUM**

04/03/2023

Date:



## COUNTY OF BERGEN

DEPARTMENT OF HEALTH SERVICES

One Bergen County Plaza – 4<sup>th</sup> Floor Hackensack, NJ 07601 (201) 634-2600

То	Jennifer Cooney				
From:	Claudia Goez, RN, BSN				
Subject:	March 2023	Statistics	Moonac	chie	
	A.C. Title 8 Chapter 52, Public Helth Prace as set forth in this chapter."	actice Standard	s "Each local boar	rd of health shall maintair	n the standards of
education a	ing is a synopsis of the services provided and referral to meet the core public health J.A.C. 8:52-3.2.				
Program:	Wellness Program	Location: M	Ioonachie		
New Visits	(Health Risk Assessment):	Ĭ	2		
	sit (First Visit of Calendar Year):		1		
	ach Visit Thereafter):		1		
•	nt Visits (Each Month/Quater):	ļ	0		
	Contacts (Follow-Ups):	L	0		
MailConta	cts/Postcars (Reminders):		0		
Referrals (	Outside Agencies):	Ĺ	0		
Referrals F	Follow-Up (With Clients)		0		
Discharges	:		0		
* Additio	nal Services:				
Reportable	Disease (As per N.J.A.C. 8:57) investiga	tion total:	0		
* Diseases	CDRRS report to follow this week				
School Au	dits (As per N.J.A.C. 8:57 Subcharter 4):		0		
School Re-	Audits:		0		
School Fin	al Audits:		0		
Elevated L	ead Home Visits:		0		
Other Ever	nts:				

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

### **MEMORANDUM**



### COUNTY OF BERGEN

#### DEPARTMENT OF HEALTH SERVICES

One Bergen County Plaza – 4<sup>th</sup> Floor Hackensack, NJ 07601 (201) 634-2600

Date:	05/01/2023			
То	Jennifer Cooney			
From:	Marianita Natcher, RN, BSN			
Subject:	April 2023	Statistics	Moonachie	
	.A.C. Title 8 Chapter 52, Public Helth Prace as set forth in this chapter."	actice Standards "Ea	ach local board of health shall m	aintain the standards of
education a	ring is a synopsis of the services provided and referral to meet the core public health J.A.C. 8:52-3.2.			
Program:	Wellness Program	<b>Location:</b> Moona	nchie	
New Visits	s (Health Risk Assessment):		2	
First Re-vi	sit (First Visit of Calendar Year):		1	
Revisits (E	ach Visit Thereafter):		1	
Total Clier	nt Visits (Each Month/Quater):		4	
Telephone	Contacts (Follow-Ups):		0	
Mail Conta	acts/Postcars (Reminders):		0	
Referrals (	Outside Agencies):		0	
Referrals F	Follow-Up (With Clients)		0	
Discharges	s:		0	
* Additio	nal Services:			
School Au	dits (As per N.J.A.C. 8:57 Subcharter 4):		0	
School Re-	Audits:		0	
School Fin	al Audits:		0	
Other Ever	nts:			

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

### **MEMORANDUM**

06/01/2023

Date:



### COUNTY OF BERGEN

#### DEPARTMENT OF HEALTH SERVICES

One Bergen County Plaza – 4<sup>th</sup> Floor Hackensack, NJ 07601 (201) 634-2600

То	Jennifer Cooney			
From:	Marianita Natcher, RN, BSN			
Subject:	May 2023	Statistics	Moonachie	
-	J.A.C. Title 8 Chapter 52, Public Helth ce as set forth in this chapter."	Practice Standards "E	ach local board of health sha	all maintain the stan
education	wing is a synopsis of the services provide and referral to meet the core public hear. J.A.C. 8:52-3.2.			
Program:	Wellness Program	Location: Moon	achie	
New Visits	s (Health Risk Assessment):		0	
First Re-vi	isit (First Visit of Calendar Year):		0	
Revisits (E	Each Visit Thereafter):		2	
Total Clien	nt Visits (Each Month/Quater):		2	
Telephone	e Contacts (Follow-Ups):		0	
MailConta	acts/Postcars (Reminders):		0	
Referrals (	(Outside Agencies):		0	
Referrals I	Follow-Up (With Clients)		0	
Discharge	s:		0	
* Additio	onal Services:			
School Au	ndits (As per N.J.A.C. 8:57 Subcharter	4):	0	
C .11 D .	-Audits:		0	
School Re-				

<sup>\*</sup> 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.

From: 03-01-23 To: 03-31-23

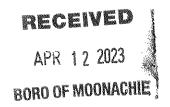
Town: Moonachie

Date	SR#	Address	Nature of Call	Additional Info	Symptom	Disposition	Ticket # ACO(s)	Comment
Species	: Patrols					-	<u> </u>	·····
03-07-23	1				Patrolled Area		1372	
03-08-23					Patrolled Area		1368	
03-11-23					Patrolled Area		1359	
03-15-23					Patrolled Area		1351	
3-16-23					Patrolled Area		1364	
3-19-23	1		***************************************		Patrolled Area		1364	
3-21-23					Patrolled Area	***************************************	1351	
03-24-23				-	Patrolled Area		1351	
03-26-23					Patrolled Area		1364	-

Total Patrols: 9

Species: Cat

03-26-23	335812	19 LINCOLN PL	TNR	Please bring 3 traps in the AM	Set Trap	Trap Set		1352	3 traps set
03-01-23	335879	19 LINCOLN PL	Stray	Resident has 1 cat trapped, if not adoptable will take back as TNR.	Trapped	Impounded	22002	1368	If cat is not adoptable will take back as TNR. He said cat is sweet. Cat came in over counter.
03-01-23	335880	Daltile Center Plaza	Stray	Anna has cat by her has injury to right back leg. Cat seems friendly	Injury	G.O.A.		1352	Resident is young employee of large business. SHE cat on video with slight limp. Cat was last seen on neighboring business's property. Explained if comes back she will need permission from business owner to try and trap.



#### From: 03-01-23 To: 03-31-23

Town: Moonachie

Date	SR#	Address	Nature of Call	Additional Info	Symptom	Disposition	Ticket #	ACO(s)	Comment
Species: (	Cat (Conti	nued)		•		1		•	
03-02-23	336516	19 LINCOLN PL	Stray	There are two cats trapped. (551) 497-3426	Trapped	Picked Up Domestic	22010, 22011	1359	Picked up two stray cats. Black/white one is TNR. Brown Tabby is stray.
03-07-23	336554	14 HENRY ST	TNR	bring 3 traps not sure if there are any on the prop.	Set Trap	Trap Set		1351	
03-07-23	336614	14 HENRY ST	Check Trap		· ·	Trap Checked		1351	Closed for night
03-08-23	336633	19 LINCOLN PL	Transport	Transport cat#22011 (INC)		Dropped Off		1369	
03-15-23	336769	14 HENRY ST	Pick up Trap	Remove traps from property.		Trap Removed		1351	
03-17-23	336865	19 LINCOLN PL	Stray		TNR	Picked Up Domestic	22162	1359	TNR cat trapped. Bringing back to Shelter. Bring to Feral Incoming Room.
03-21-23	336928	19 LINCOLN PL	Transport	Transport cat #22002(INC)		Dropped Off		1351	-

Sub-Total Cat: 10

Species: Dog

03-26-23 337108	Stray	At PDHQ	Cancel on Scene	1364	
100 20 20 1001 100 1					

Sub-Total Dog: 1

From: 03-01-23 To: 03-31-23

Town: Moonachie

Date	SR#	Address	Nature of Call	Additional Info	Symptom	Disposition	Ticket#	ACO(s)	Comment
Species:	Goose			AAAA AAAA AAAAA AAAAA AAAAA AAAAA AAAAA AAAA		<del>-</del>			
03-11-23	336708	100 STATE ST	Injured	Resident states goose is very injured on side of road.		Nothing Found		1366	Patrolled area nothing found.
Sub-Tot	tal Goose:	1					•	•	1
Species:	Groundho	og							
03-03-23	336545	100 MOONACHIE AVE	Injured	By flight Safety. Still alive	Hit by Car	Picked Up Wildlife	W19774	1352	Mange no hair on head and broken lower jaw .Blood coming from mouth and ears .
Sub-Tot	tal Ground	ihog: 1					•		
Species:	Muskrat								
03-17-23	336866	150 MOONACHIE RD	DOA		In Street	Removed Wildlife	W19865	1359	Removed muskrat from street

Sub-Total Muskrat: 1

Town Totals: 23

From: 04-01-23 To: 04-30-23

Town: Moonachie

Date	SR#	Address	Nature of Call	Additional Info	Symptom	Disposition	Ticket # ACO	(s) Comment
Species:	Patrols						1	1
04-07-23					Patrolled Area		1359	
04-10-23					Patrolled Area		1364	
4-19-23					Patrolled Area		1352	
04-23-23					Patrolled Area		1351	
04-25-23					Patrolled Area		1351	

Total Patrols: 5

Species: Cat

104-25-23   1337911   19 LINCOLN PL	Transport	Transport cat#22162(CR1)	Transport	Done	1370	
	1 - 7 - 3 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	Transport data E2102(0111)	Transport		1370	

Sub-Total Cat: 1

Species: Raccoon

04-07-23   337	37501 l	MOONACHIE AVE !	DOA	In Street Removed Wildlife W20	0025 1359	Removed raccoon
			5071	[III Street [Netfloved Witching   WZC	1025 1335	nemoved raccoon
	- 1				l '	from street
<u> </u>						a on steet

Sub-Total Raccoon: 1

Town Totals: 7





May 8, 2023

Ms. Jennifer Cooney Moonachie Board of Health Municipal Building 70 Moonachie Road Moonachie, NJ 07074

Re: Response Action Outcome Submission HighRoad Press 220 Anderson Avenue Block 65, Lot 2.03 Moonachie, Bergen County Preferred ID 1020027 ISRA Case E2023211598

Dear Ms. Cooney:

Enclosed please find the following items pertaining to the Response Action Outcome submission for the above-referenced Property. These documents were submitted to the NJDEP on May 8, 2023:

- Response Action Outcome (paper and electronic copies);
- Remedial Action Outcome Form (paper and electronic copy);
- Case Inventory Document (electronic copy);
- Cover/Certification Form (electronic copy);
- Preliminary Assessment Report (electronic copy);

The Property (Block 65, Lot 2.03) is currently developed with a single-story industrial building with associated driveway, parking lot, and landscaped areas. Due to the sale of the business at the Site, New Jersey Industrial Site Recovery Act Requirements were triggered for PI# 1020027. The attached documentation describes the investigation and remediation activities at the Site and concludes with the Response Action Outcome letter specifying that environmental contamination is not present at the property.



May 8, 2023

Mittera Group, Inc. 1312 Locust Street, Suite 202 Des Moines, Iowa 50309 Attn: Mr. Jon Troen

And

HighRoad Press, LLC 220 Anderson Avenue Moonachie, New Jersey 07074

Attn: Hallie Satz

Re: Response Action Outcome

Remedial Action Type: Unrestricted Use

Scope of Remediation: ISRA Industrial Establishment as defined according to N.J.A.C.

7:26B - Leasehold

ISRA Trigger: Business Sale ISRA Case: E2023211598 Case Name: HighRoad Press Address: 220 Anderson Avenue

Municipality: Moonachie

County: Bergen Block: 65, Lot: 2.03 Preferred ID: 1020027

Dear Mr. Troen and Ms. Satz:

As a Licensed Site Remediation Professional, authorized pursuant to N.J.S.A. 58:10C to conduct business in New Jersey, I hereby issue this Response Action Outcome for the remediation of the industrial establishment as defined according to N.J.A.C 7:26B specifically referenced above. I personally reviewed and accepted all of the referenced remediation and based upon this work, it is my professional opinion that this remediation has been completed in compliance with the Administrative Requirements for the Remediation of Contaminated Sites (N.J.A.C. 7:26C), that is

protective of public health, safety and the environment. Also, full payment has been made for all Department fees and oversight costs pursuant to N.J.A.C. 7:26C-4.

This remediation includes the completion of a Preliminary Assessment as defined pursuant to the Technical Requirements for Site Remediation (N.J.A.C. 7:26E).

My decision in this matter is made upon the exercise of reasonable care and diligence and by applying the knowledge and skill ordinarily exercised by licensed site remediation professionals in good standing practicing in the State at the time these professional services are performed.

As required pursuant to N.J.A.C. 7:26C-6.2(b)2ii, a copy of all records related to the remediation that occurred at this location is being simultaneously filed with the New Jersey Department of Environmental Protection (Department). These records contain all information upon which I based my decision to issue this Response Action Outcome.

By operation of law a Covenant Not to Sue pursuant to N.J.S.A. 58:10B -13.2 applies to this remediation. The Covenant Not to Sue is subject to any conditions and limitations contained herein. The Covenant Not to Sue remains effective only as long as the real property referenced above continues to meet the conditions of this Response Action Outcome.

#### CONDITIONS

Pursuant to N.J.S.A. 58:10B-12o, Mittera Group, Inc. and any other person who is liable for the cleanup and removal costs and remains liable pursuant to the Spill Compensation and Control Act, N.J.S.A. 58:10-23.11 et seq. shall inform the Department in writing, on a form available from the Department, within 14 calendar days after its name or address changes. Any notices you submit pursuant to this paragraph shall reference the above case numbers and shall be sent to:

New Jersey Department of Environmental Protection Bureau of Case Assignment and Initial Notice Mail Code 401-05H 401 East State Street, 5th floor PO Box 420 Trenton, New Jersey 08625-0420

#### NOTICES

#### Building Interiors Not Addressed (Non-Child Care)

Please be advised that the remediation that is covered by this Response Action Outcome does not address the remediation of hazardous substances that may exist in building interiors or equipment, including, but not limited to, radon, asbestos and lead. As a result, any risks to human health presented by any building interior or equipment remains. A complete building interior evaluation should be completed before any change in use or re-occupancy is considered.

#### <u>ISRA Specific - Multi-Tenant Situations - Bureau of Case Assignment and Initial Notice</u> Referral

Please be advised that this Response Action Outcome is for the leasehold portion of the above referenced property only. The leasehold portion is the area defined by the approximately 40,000 square feet of leased space and identified on the enclosed map. It does not include the Areas of Concern (AOC) 4, AOC 5, AOC, 8, AOC 10 and AOC 11 located at the above referenced property which service(s) the multi-tenant facility including non-subject tenants.

#### Historically Applied Pesticides Not Addressed

Please be advised that the remediation that is covered by this Response Action Outcome does not address the remediation of contaminants that may exist from the historical application of pesticides. As a result, any risks presented by the historical application of pesticides may remain. An evaluation of historical pesticides should be completed if there is a land use change to residences, schools, child care centers and playgrounds. This exclusion does not apply if the pesticide contamination is from a discharge due to manufacturing, mixing, or other handling of these chemicals and not from application.

#### END OF NOTICES

In concluding that this remediation has been completed, I am offering no opinions concerning whether either primary restoration (restoring natural resources to their pre-discharge condition) or compensatory restoration (compensating the citizens of New Jersey for the lost interim value of the natural resources) has been completed.

Pursuant to N.J.S.A. 58:10C-25, the Department may audit this Response Action Outcome and associated documentation up to three years following issuance. Based on a finding by the Department that a Response Action Outcome is not protective of public health, safety and the environment, the Department can invalidate the Response Action Outcome. Other justifications for the Department's invalidation of this Response Action Outcome are listed in the Administrative Requirements for the Remediation of Contaminated Sites at N.J.A.C. 7:26C-6, including, but not limited to, a Department audit following issuance of this document may be initiated at any time if: a) undiscovered contamination is found that was not addressed by the Response Action Outcome, b) if the Site Remediation Professional Licensing Board conducts an investigation of the Licensed Site Remediation Professional issuing the Response Action Outcome or, c) if the license of that person is suspended or revoked.

Thank you for your attention to these matters. If you have any questions, please contact me at (201) 218-8640 or by e-mail (a.allen@gklenvironmental.com).

Sincerely,

Andrew A. Allen, LSRP

Culm C. Clar

Owner

GKL Environmental Consulting LLC Licensed Site Remediation Professional

#746564

cc:

Ms. Jennifer Cooney Moonachie Board of Health Municipal Building 70 Moonachie Road Moonachie, NJ 07074

Dr. Hansel F. Asmar Director Bergen County Department of Health Services One Bergen County Plaza – 4<sup>th</sup> Floor Hackensack, New Jersey 07601

Mr. Thomas Longo Program Coordinator Bergen County Office of Environmental Health One Bergen County Plaza — 4<sup>th</sup> Floor Hackensack, New Jersey 07601

Borough of Moonachie Mayor, Clerk, and Town Council 1 Municipal Building 70 Moonachie Road Moonachie, NJ 07074

Ms. Safiye Ercan AMB US Logistics Fund LP 1 Meadowlands Plaza Suite 100 East Rutherford, New Jersey 07073 NJDEP Bureau of Case Assignment & Initial Notice NJDEP

Mail Code: 401-05H

PO Box 420

Trenton, New Jersey 08625-0420

 $E:\GKL\ Environmental\Projects\013-Mittera\ Moonachie\Reports\RAO\FINAL\1020027\_RAO\_2023\ 05-Mittera\ Moonachie\Reports\RAO\FINAL\1020027\_RAO\_2023\ 05-Mittera\1020027\_RAO\_2023\ 05-Mittera$ 



LEGEND

EASEHOLD BOUNDARY

1 INCH = 100 FEET



14 RUNNING HILLS DRIVE NEWTON, NJ 07860

(201) 218-8640

a.allen@gklenvironmental.com

220 ANDERSON AVENUE MOONACHIE, NJ PROJECT #: 013

PI#: NA

FIGURE DATE: 04/28/2023

LEASEHOLD SUBJECT TO ISRA FIGURE 1

ENVIRONMENTAL CONSULTING



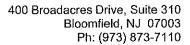
# **New Jersey Department of Environmental Protection**Site Remediation Program

### RESPONSE ACTION OUTCOME FORM

Date Stamp (For Department use only)

Note: The Case Inventory Document (CID) must be submitted in final form with all RAO submissions. The CID must identify

	Areas of Concern (AOCs) associated with the RAO.	
SE	CTION A. SITE	
Site	e Name: HighRoad Press	<u>_</u>
Pro	gram Interest (PI) Number(s): 1020027	
Ca	se Tracking Number(s) for this submission: LSR230001	
	This form must be attached to the Cover/Certification Form	
X	All Oversight Invoices and Annual Remediation Fees are Paid in Full.	
SE	CTION B. SCOPE OF THE RESPONSE ACTION OUTCOME	
1.	Indicate the extent of remediation covered by the Response Action Outcome.	
	Check only 1 box:	
	☑ Unrestricted RAO ☐ Limited Restricted RAO	
	☐ Restricted RAO	
2.	Check only 1 box:	
	☐ Area(s) of Concern Only	
	☐ Entire Site	
	☑ ISRA Subject Industrial Establishment (leasehold portion only)	
	Total number of contaminated AOCs associated with the case: 0	•
	Total number of contaminated AOCs addressed in this submission: 0	
5.	Are there any outstanding contaminated AOCs associated with the case where an RAO has not been filed?	⊠ No
6.	Does this RAO address a discharge/release from a federally regulated UST?	⊠ No
SE	CTION C. RESPONSE ACTION OUTCOME PREPARATION CHECKS	
1.	Was the RAO issued only to the "Person(s) that conducted the Remediation"? ⊠ Yes	☐ No
2.	Does the language in the issued RAO document conform to the RAO shell document? 🗵 Yes	☐ No
3.	Were all the applicable individuals/agencies noted in the shell document copied on the RAO? ⊠ Yes	☐ No
4.	Are there electronic copies of all remediation related records included with this submission?	☐ No
5.	Did the remedial action render the property unusable for future redevelopment or recreation use?	⊠ No
6.	Have any NJDEP-documented deficiencies been addressed in this or prior submission?	⊠ N/A
SE	CTION D. RESPONSE ACTION OUTCOME NOTICES (check all the apply and were used in the RAO document	)
1. (	General Notices	
	<ul><li>☐ Well Decommissioning</li><li>☑ Building Interiors Not Addressed (Non-Child Care)</li></ul>	
	☐ Building Interiors Addressed (Norl-Child Care)	





Remedial Action Protectiveness / Biennial Certification Form - Soil Mark Lighting aka Mark Lighting Fixture Company 25 Knickerbocker Road Moonachie / Bergen County / New Jersey **NJDEP PI No. 023566** Case No. RAP140001 **GEI Project #: 2100860** 

### **CC** List

- 1. Supriya Sanyal, Borough Clerk Moonachie Municipal Building 70 Moonachie Road, 3rd Floor Moonachie, NJ 07074
- 2. Bergen County Department of Health Services Dr. Hansel F. Asmar, Director/Health Officer One Bergen County Plaza, 4th Floor Hackensack, NJ 07601-7076
- BORO OF MOONACHIE 3. Ms. Jennifer Cooney, Board of Health Secretary
- Moonachie Municipal Building 70 Moonachie Road Moonachie, NJ 07074
- 4. Office of the Bergen County Clerk John S. Hogan One Bergen County Plaza Hackensack, NJ 07601



### New Jersey Department of Environmental Protection Contaminated Site Remediation & Redevelopment Program

### SOIL REMEDIAL ACTION PROTECTIVENESS/ BIENNIAL CERTIFICATION FORM

Date Stamp
(For Department use only)

( Ar O) Dobat than the comp
SECTION A. SITE NAME AND LOCATION
Site Name: Mark Lighting
ist all AKAs: Mark Lighting Fixture Company
Street Address: 25 Knickerbocker Road
Municipality: Moonachie (Township, Borough or City)
County: Bergen Zip Code: 07074
Program Interest (PI) Number(s): 023566
Soil Remedial Action Permit (RAP) Number: RAP140001
Section B. FEES  Soil Remedial Action Protectiveness/Biennial Certification Form for a Soil RAP
Note: A Soil RAP Initial Application is required to be submitted with this form. Please see the Compliance Notice: Post-NFA cases requiring remedial action permits, which includes the fee breakdown: <a href="https://www.nj.gov/dep/srp/enforcement/post_nfa_compliance_notice.pdf">https://www.nj.gov/dep/srp/enforcement/post_nfa_compliance_notice.pdf</a> .  Effective on or Before June 30, 2022  \$5,130  \$5,365
SECTION C. FEE BILLING CONTACT PERSON  Changed Since Last Submittal of the Soil Remedial Action Protectiveness/Biennial Certification Form  Date of RAP Contact Information Change Form Submission:  Business Name: New York Mutual Trading, Inc.
· · · Nakaniahi
First Name of Contact: Ami Last Name of Contact: Nakanishi  Title: Senior Vice President/General Manager
Phone Number: (201) 933-9555
I HONO Prantipoli.
Mailing Address: 77 Metro Way  Municipality: Secaucus State: New Jersey Zip Code: 07094
Wunicipality.
Email Address: ami@nymtc.com
SECTION D. PERSON(S) RESPONSIBLE FOR CONDUCTING THE REMEDIATION
1. Has the mailing address changed for the Person Responsible for Conducting the Remediation that is currently listed on the Soil RAP for the site?□ Yes ☑ No
If "Yes", provide the date of the Soil RAP Modification Application submission:
2. Has the Contact Person/Information changed since the last submittal of the Soil Remedial Action Protectiveness/Biennial Certification Form?□ Yes ☑ No
If "Yes", provide the date of the RAP Contact Information Change Form submission:

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SE	CTION E. CURRENT OWNER(S) OF THE SITE
1.	Has the Property Owner changed from what is currently listed on the Soil RAP for the site? 🔲 Yes 🔣 No
	If "Yes", provide the date of the RAP Transfer/Change of Property  Ownership Application submission:
2.	Has the mailing address changed for the Property Owner that is currently listed on the Soil RAP for the site? ☐ Yes ☑ No
	If "Yes", provide the date of the Soil RAP Modification Application submission:
3.	Has the Contact Person/Information changed since the last submittal of the Soil Remedial Action Protectiveness/Biennial Certification Form? ☐ Yes ☑ No
	If "Yes", provide the date of the RAP Contact Information Change Form submission:
SE	CTION F. ATTACHED DOCUMENTS
Att	ach electronic copies of the following documents in an email to <a href="mailto:srp_submissions@dep.nj.gov">srp_submissions@dep.nj.gov</a> : (Check all that apply)
*S	ee instructions for how to handle submissions associated with a Post-NFA Case.
	The Soil Remedial Action Protectiveness/Biennial Certification Form using the current form on the NJDEP Website (Required).
	All inspection reports/logs that have been completed since the last submittal of the Soil Remedial Action Protectiveness/Biennial Certification Form (Required). See Attachment 2
	A contaminant concentration table that compares Soil Remediation Standard changes and order of magnitude analysis associated with the Soil RAP (Required). See Attachment 3
	The Contaminants of Emerging Concern (CECs) evaluation completed associated with the Soil RAP (Required).
	A current Tax Map of the property if the block and lot has changed since the Deed Notice was filed, if applicable.
i	The completed Remediation Cost Review and RFS/FA Form with a detailed cost estimate, if applicable.
	The homeowner or condominium association's annual budget that includes funds for the operation, maintenance, and monitoring of the engineering control(s) associated with the Soil RAP, if applicable.
	☐ The annual statements confirming the value of the Financial Assurance Instrument, if applicable.
S	ECTION G. DEED NOTICE/DECLARATION OF ENVIRONMENTAL RESTRICTION (DER)/NOTICE IN-LIEU OF DEED NOTICE INFORMATION
1.	11/07/2001 Nation/DEP or the issuance of the Notice In-Lieu of DN: 11/07/2001
	For the current Deed Notice/DER, provide the Book and Page numbers in which the Deed Notice/DER was filed at the county recording office:
	Book and Page Numbers: Book: 8417, Pages 910 to 924
3	The state of the s
	If " <b>Yes</b> ", attach a current Tax Map of the property and list the former and new Municipal Block and Lot numbers of the Deed Notice/DER below:
	Former Municipal Block and Lot Number(s):
	New Municipal Block and Lot Number(s):
4	Did you provide copies of this form to the municipal and county clerks for each municipality and county in which the site is located; the local, county and regional health department for each municipality and county in which the site is located; each current owner of the site; the Pinelands Commission as applicable; and the Highlands Commission as applicable?

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SE	CTION H.	SITE USE, CH	IANGES, AND D	ISTURBAN	CES				
1.	Indicate cu	rrent site use:							
	☐ Industri ☐ Reside ☑ Comme	ntial ercial	☐ Child Care F ☐ Hospital ☐ Landfill ☐ Agricultural		☐ Park or Recreat ☐ Vacant ☐ Government Fa ☐ Road/Right of V	icility Vay	Solar Panel Other:		
2.	filed or the submission	issuance of the n of a Soil RAI	ne Notice In-Lieu P Modification Ap	of DN that voplication?	eed Notice/DER wa vould require the			☐ Yes	⊠ No
	submissio	n of a Soil RA	e change was a P Modification A	oplication:					
	Site Use C	Change:							
	Date of So	oil RAP Modific	cation Application	n Submissior	1:				
		Note: Purs	uant to N.J.A.C. quired for Schoo	7:26E- 5.3, a ls, Child Car	a Presumptive or A e Centers, and Res	Iternative Rem idences.	nedy		
3.	the site to taken plac Certification	determine if di e since the las on Form?	isturbances of the st submittal of the	e remediai a e Soil Remed	o Attachment A of t ction/engineering c tial Action Protectiv	reness/Biennia	al 	⊠ Yes	□No
	of the Soil	l Remedial Ac	tion Protectivene	ss/Biennial (	een completed sind Certification Form.		mittal See	Attachn	nent 2
4.	Have distu	urbances of th ibmittal of the	e remedial actior Soil Remedial A	n/engineering ction Protect	g control(s) taken p iveness/Biennial Co	lace since ertification For	m?	Yes	⊠ No
	If "Yes", p	rovide the follo	owing information	n:				_	
	a) Da	ite of Disturba	nce:		Duration of Distur	bance: Month	าร	Days	
	De	scribe the dist	turbance:						
	in	the Deed Noti	ce/DER/Notice I escribe below the	n-Lieu of DN e reasons wh	s) restored to the core and indicate what and indicate what and safety are	it measures ar	e being	. □ Yes	□No
	Α	pproximate Da	ate of Expected E	Engineering (	Control(s) Disturbar	nce Repair*:			
	*	Note that the	engineering cont ance and that a S	trol(s) disturb Soil RAP Mo	pance should be rep dification Applicatio rol(s) for the site.	paired within 6	0 days		

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5.	N.J.A.C. 7:26C-7.8(b)3 require the submission of a Soli NAT Modification 7.5pinosition	⊠ No
	If "Yes", Provide the date of Soil RAP Modification Application Submission:	
6.	Did the comparison conducted above reveal a change in the Soil Remediation Standards?	□ No │
	If <b>"Yes</b> ", did the Soil Remediation Standards change by an order of magnitude?	⊠ No
	If "Yes", does the change require a modification of the institutional or engineering control?	□No
	If "Yes", provide the date of Soil RAP Modification Application Submission:	
	Attach a contaminant concentration table that compares Soil Remediation Standard changes and order of magnitude analysis.  See Attachment 3	
the ass det	Intaminants of Emerging Concern (CECs): The permittee(s) is required to evaluate whether there is the potenticle compounds listed below may have been manufactured, used, handled, stored, disposed or discharged at the AC sociated with the Soil RAP. Evaluation does not mean analysis. Evaluation means using your professional judge termine if the compounds are potential contaminants of concern at the AOC(s) associated with the Soil RAP. The aluation of these compounds should be the same as any other compound. Additional information on CECs can be <a href="https://www.nj.gov/dep/srp/emerging-contaminants/">https://www.nj.gov/dep/srp/emerging-contaminants/</a> .	ement to
7.	Is 1,4-dioxane a potential contaminant of concern at the AOC(s) associated with the Soil RAP and does it require further remedial investigation?	⊠ No
8.	Is perchlorate a potential contaminant of concern at the AOC(s) associated with the Soil RAP and does it require further remedial investigation?	⊠ No
9.	Are per- and polyfluoroalkyl substances (PFAS), including but not limited to perfluorononanoic acid (PFNA), perfluorooctanoic acid (PFOA), and perfluorooctane sulfonic acid (PFOS) potential contaminants of concern at the AOC(s) associated with the Soil RAP and does it require further remedial investigation?	⊠ No
10	l. Is 1,2,3-trichloropropane (1,2,3-TCP) a potential contaminant of concern at the AOC(s) associated with the Soil RAP and does it require further remedial investigation?	⊠ No
	Attach the results of the required emerging CECs evaluation: See Attachment 4	
	If "Yes" to any of the questions 7 to 10 above, then provide a discussion of how this issue is being addressed:	,
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s	ECTION I. VAPOR INTRUSION	
1	. Are compounds of potential vapor intrusion concern included in the Deed Notice/DER/Notice In-Lieu of DN?	⊠ No
	If "Yes", then complete this section; otherwise proceed to the next section.	

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2.	Based on the most recent soil data available, do any contaminants of concern currently require a vapor intrusion investigation pursuant to N.J.A.C. 7:26E-1.15?	□No
	If "Yes", attach a table with the vapor intrusion sampling results, a scaled site map indicating the location of all structures investigated for vapor intrusion, and provide a discussion of those results below or provide a written explanation with the reasons for not evaluating the vapor intrusion pathway.	
3.	Were there any changes in property use for the site or surrounding properties that required a vapor intrusion investigation from this soil contamination?	□No
	If "Yes", attach a table with the vapor intrusion sampling results, a scaled site map indicating the location of all structures investigated for vapor intrusion, and provide a discussion of those results below or provide a written explanation with the reasons for not evaluating the vapor intrusion pathway:	
4.	Have any vapor intrusion engineering controls/mitigation systems been installed as a result of this soil contamination? (If a system was installed, but not required for the remediation (i.e., there is not a complete VI pathway requiring the system), check " <b>No</b> ")	□No
	If "Yes", indicate the type of engineering control that was implemented: (check all that apply)	
	<ul> <li>☐ Subsurface Depressurization System</li> <li>☐ Subsurface Ventilation System</li> <li>☐ Soil Vapor Extraction System</li> <li>☐ HVAC Positive Pressure</li> <li>☐ Other (specify):</li> </ul>	
	Attach any vapor intrusion sampling results as required from the Vapor Intrusion Monitoring Plan for the permit including the NJDEP Vapor Intrusion Mitigation Monitoring and Maintenance Checklist. Provide a scaled site moderary identifies the building(s) and/or structure(s) with the vapor intrusion engineering control(s)/mitigation system place (e.g., active or passive), including the address and block and lot of each impacted property.	ap tnat
	<b>Note:</b> A Soil RAP Modification Application should be submitted if the vapor intrusion engineering controls/mitigation systems is not included in the Soil RAP for the site.	

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5.	Is there sub-slab soil gas (SSSG) contamination above the NJDEP's Soil Gas Screening Levels (SGSLs) beneath any buildings that require a VI Long-Term Monitoring (LTM) Plan or a VI Change in Use Evaluation Plan, or both as a result of this soil contamination?	
	If "Yes", check all that apply and answer the question below:	
	☐ SSSG > SGSL and ≤ 10X NJDEP SGSL (VI LTM Plan pursuant to Table 6-2 of the VIT Guidance)	
	SSSG > 10X NJDEP SGSL (VI LTM Plan pursuant to Table 6-2 of the VIT Guidance)	١
	SSSG > NJDEP Residential SGSL for Non-Residential Structure (VI Change in Use Evaluation Plan)	
	Have annual inspections been completed to determine if building conditions have changed and/or there has been a change in the use?	
	Attach a summary of the building inspections and/or any vapor intrusion sampling results as required from the VI LTM Plan or the VI Change in Use Evaluation Plan for the permit. Provide a scaled site map that clearly identifies the building(s) and/or structure(s) with the VI LTM Plan or the VI Change in Use Evaluation Plan, including the address and block and lot of each impacted property.	
	<b>Note:</b> A Soil RAP Modification Application should be submitted if the VI LTM Plan or the VI Change in Use Evaluation Plan is not included in the Soil RAP for the site.	
6.	Are there any buildings with an Indeterminate Vapor Intrusion Pathway status as a result of this soil contamination?	
	If " <b>Yes</b> ", have annual inspection been completed to determine if there has been a change in the use?	
	Attach a summary of the inspection and a scale site map clearly identifying the buildings with Indeterminate Vapor Intrusion Pathway status, including the address and block/lot of each building.	
	<b>Note:</b> A Soil RAP Modification Application should be submitted if the Indeterminate Vapor Intrusion Pathway status is not included in the Soil RAP for the site.	
SI	ECTION J. FINANCIAL ASSURANCE	
1.	Does the Soil RAP/Deed Notice/DER/Notice In-Lieu of DN include an engineering control? ☑ Yes ☐ No	
	If "No" proceed to the next section.	
2	Is Financial Assurance required for the site?	
	to the Benediction Cost Roylow and RES/FA Form with a detailed cost estimate.	
3.	If the Financial Assurance Instrument is a Line of Credit, Remediation Trust Fund, Surety Bond, or Environmental Insurance Policy, have annual statements confirming the value of the NA Financial Assurance Instrument been submitted pursuant to the permit schedule?	
	If "No", attach the annual statements confirming the value of the Financial Assurance Instrument.	
4	association, have copies of the annual budget that includes funds for the operation, maintenance, and monitoring of the engineering control(s) at the site been submitted pursuant to the permit schedule?	
	If "No", attach copies of the association's annual budget that includes funds for the operation, maintenance, and monitoring of the engineering control(s) at the site.	

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SECTION K. OTHER INFORMATION PROVIDED	
List any other pertinent information to support the Soil Remedial Action Protectiveness/Biennial Certification Form. This section should include a discussion of any new information or soil data as it relates to the protectiveness of the soil remedial action for the site.	
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SECTION L. PERSON WITH PRIMARY CONTACT FOR FOR MONITORING THE PROTECTIVENE CERTIFICATION	SS OF THE REMEDIAL A	PERSON RESPONSIBLE CTION INFORMATION AND
Affiliation/Name of Organization: New York Mutual Trad	ing, Inc.	
Representative First Name: Ami	Representative La	st Name: Nakanishi
Title: Senior Vice President/General Manager	,	
Phone Number: (201) 933-9555	Ext.:	Fax:
Mailing Address: 77 Metro Way		
Municipality: Secaucus	State: NJ	Zip Code: <u>07094</u>
Email Address: ami@nymtc.com	A SECTION AND ADDRESS OF THE ADDRESS	
Relationship to the Site (check all that apply)		
☐ I am the Person Responsible for Conducting Ren	nediation	
☑ I am the current Owner	·	
☐ I am the current Operator		
☐ I am the current Lessee		
This certification shall be signed by the person with prima the protectiveness of the remedial action in accordance w Contaminated Sites rule at N.J.A.C. 7:26C-1.5(a).	vith the Administrative Req	uirements for the Remediation of
I certify under penalty of law that I have personally exami including all attached documents, and that based on my if the information, to the best of my knowledge, I believe the aware that there are significant civil penalties for knowing am committing a crime of the fourth degree if I make a will aware that if I knowingly direct or authorize the violation of	nquiry of those individuals at the submitted information ily submitting false, inaccui ritten false statement which of any statute, I am persona	Immediately responsible for obtaining in true, accurate and complete. I am rate or incomplete information and that I is do not believe to be true. I am also ally liable for the penalties.
I also understand that engineering and institutional contro protective of public health and safety and the environmer	ot.	
Based upon the information provided herein, I hereby cer engineering and/or institutional controls remains protective	tify that the remedial action we of public health and safe	n(s) implemented at the site that includes ty and the environment.
Signature:		Date: 4,6,2023
Name/Title: Ami Nakanishi / Sernior Vice President/General Mana	ger	

Completed forms should be emailed to <a href="mailto:srp\_submissions@dep.nj.gov">srp\_submissions@dep.nj.gov</a>\*.

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

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

SECTION M. LICENSED SITE REMEDIATION F	PROFESSIONAL INFO	ORMATION AND STATEM	ENT
LSRP ID Number: 573684	_		
First Name: Alfred	Last Name:		
Phone Numbers: (973) 662-7027	Ext.:	Fax:	
Mailing Address: 400 Broadacres Drive, Suite 31			07000
Municipality: Bloomfield	State: NJ	Zip Code:	07003
Email Address: amoffit@geiconsultants.com			
This statement shall be signed by the LSRP who N.J.S.A. 58:10B-1.3b(1) and (2).			
(1) I certify, as a Licensed Site Remediation Professioness in New Jersey, that for the remedia submission, I personally: Managed, supervisions this submission, and all attachments included performed by other persons that forms the based another site remediation professional, licenses relied; (2) conducted a site visit and observed as was reasonably observable; and (3)conclusions sufficient information upon which to compreports related thereto.	tion described in trits the following of the following of the following of the information of the then-current conducted in the exercise of the following of the exercise of the following of the following of the following of the following of the exercise of the following of the	emediation conducted at the nd/or periodically reviewed in this submission; and/or and/or (1) reviewed all available of the state of my independent profession.	is site that is described in and evaluated the work completed the work of documentation on which I us of as much of the work on al judgment, that there
<ul> <li>(2) I certify: <ul> <li>That I have read this submission and all</li> <li>That in performing the professional server area of concern, I adhered to the professionals provided in Note that the remediation conducted at the eall attachments to this submission, was requirements in N.J.S.A. 58:10C-14.c;</li> <li>That the remediation described in this sepursuant to and in compliance with the N.J.A.C. 7:26I; and</li> <li>That the information contained in this secomplete.</li> </ul> </li> <li>(3) I certify, when this submission includes a rest been remediated in compliance with all applies safety and the environment.</li> </ul>	vices as the licensed sessional conduct standa N.J.S.A. 58:10C-16; entire site or each area conducted pursuant to submission, and all atta regulations of the Site ubmission and all atta sponse action outcome licable statutes, rules,	aite remediation professional and requirements gove a of concern, that is describe and in compliance with the achments to this submission Remediation Professional chments to this submission and the entire site or each and regulations and is protession.	ed in this submission and e remediation n, was conducted Licensing Board at is true, accurate, and h area of concern has ective of public health and
(4) I certify that no other person is authorized or the Board or the Department have provided	to me.	word, encryption method, o	r electronic signature that
<ul> <li>(5) I certify that I understand and acknowledge of the light of the linterest of the light of the light of the light of the light of th</li></ul>	representation, or cert and administrative enfor ed to license suspension make a false statementation submitted to the fall be guilty, upon convection b. of N.J.S.2C:4 and or by imprisonment,	cement pursuant to N.J.S.F. on, revocation, or denial of nt, representation, or certific Department or required to viction, of a crime of the thir 13-3, be subject to a fine of or both.	renewal; and cation in any application, be maintained pursuant to degree and shall, not less than \$5,000 nor
(6) I certify that I have read this certification prio	r to signing, certifying,	and making this submission	n.
LSRP Signature: Alfud Miffet		Date: 4/04/2023	
LSRP Name: Alfred Moffit, Senior Consultant			
Company Name: GEI Consultants, Inc.		AAAATTITY	,

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# Attachment 1 – Financial Obligations Summary

Mark Lighting
aka Mark Lighting Fixture Company
25 Knickerbocker Road
Moonachie, Bergen County, New Jersey
NJDEP PI No.: 023566

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# Financial Obligations Summary Report as of 03/10/2023

Please note that it takes 2-3 weeks for checks sent to the Treasury Department to be processed and payment reflected in NJDEP's data system

# **PI#: 023566 - MARK LIGHTING**

USR000001	RAP140001	PFR000001	ISR960002	Case# or Activity #
92-07-06-1454 BUST C1	Remedial Action Permit Set	E95486 Mark Lighting DER/DN	E95486 Mark Lighting Fixtures	Document Title or Case Name
UST Remediation	Remedial Action Permit	Publicly Funded Remediation	ISRA Remediation	Type of Case
24530 Closed		24529	24529 Closed	Case Tracking Number
Closed	Approved	Transferred 24529 Pending Payment	Closed	Status
5/10/23		6/4/23	6/21/23	Next Scheduled Billing Date
There are no Billing Contacts for this activity	Ami Nakanishi	Kazuko Ashikari	Do Not Mail	Billing Contact
	Invoice#: 220564460			Most Recent Invoice
No	No	No o	No	Most Recent Invoice
\$.00	\$.00	\$.00	\$.00	Amount Due

# **Billing/Fees History**

Case# or Activity #	Amount Due	Bill Status	Type of Notice	invoice#	Payment Plan#	Bill Date	Due Date	Billed Amount	Payment Received	Case Tracking Number	Bill Type
ISR960002	\$914.50	\$914.50 Closed (Canceled)	Original (Non-Initial)	120041710	0	1/11/2012	3/11/2012	\$914.50		24529	SRP Direct Billing
PFR000001	\$0.00	\$0.00 Closed (Paid In Full)	Original (Initial)	111931100	0	11/30/2011	12/30/2011	\$375.00	\$375.00	24529	Fee
RAP140001	\$0.00	\$0.00 Closed (Paid In Full)	Original (Initial)	141752210	0	9/25/2014	11/24/2014	\$750.00	\$750.00		Fee
RAP140001	\$0.00	\$0.00 Closed (Paid In Full)	Original (Non-Initial)	160456180	0	4/18/2016	6/17/2016	\$205.00	\$205.00		Fee
RAP140001	\$0.00	\$0.00 Closed (Paid In Full)	Original (Non-Initial)	170422580	0	4/18/2017	6/17/2017	\$255.00	\$255.00	***************************************	Fee
RAP140001	\$0.00	\$0.00 Closed (Paid In Full)	Original (Non-Initial)	180396340	0	4/18/2018	6/17/2018	\$320.00	\$320.00		Fee

# Financial Obligations Summary Report as of 03/10/2023

RAP140001         \$0.00 Closed (Paid In Full)         Original (Non-Initial)         190344800         0         4/18/2019         6/17/2019         \$400.00         \$400.00         \$400.00         \$400.00         \$400.00         \$400.00         \$550.00 <th>Case# or Activity #</th> <th>Amount Due</th> <th>Bill Status</th> <th>Type of Notice</th> <th>Invoice#</th> <th>Payment Plan#</th> <th>Bill Date</th> <th>Due Date</th> <th>Billed Amount</th> <th>Case Payment Tracking Received Number</th> <th>Bill Type</th>	Case# or Activity #	Amount Due	Bill Status	Type of Notice	Invoice#	Payment Plan#	Bill Date	Due Date	Billed Amount	Case Payment Tracking Received Number	Bill Type
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\$0.00 Closed (Paid In Full) Original 210612840 0 4/18/2021 6/17/2021 \$550.00 \$550.00 \$550.00 \$550.00 \$550.00 \$550.00 \$550.00 \$550.00	RAP140001	\$0.00	Closed (Paid In Full)	Original (Non-Initial)	200304440		4/19/2020	6/18/2020	\$550.00	\$550.00	Fee
\$0.00 Closed (Paid In Full) Original 220564460 0 4/18/2022 6/17/2022 \$550.00 \$550.00	RAP140001	\$0.00	Closed (Paid In Full)	Oríginal (Non-Initial)	210612840	0	4/18/2021	6/17/2021	\$550.00	\$550.00	9
	RAP140001	\$0.00	1 1	Original (Non-Initial)	220564460	0	4/18/2022	6/17/2022	\$550.00	\$550.00	д 98

No Fees/Bills Assessed or Paid
For cases under LSRP Oversight, an RAO cannot be issued until
the Annual Remediation Fee Form is filed and fee is naid

Unbilled Charges         Case# or Activity#         Amount         Date           Status         ISR960002         PFR000001         PFR000001	 Gata'/EP					
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No Unbilled Charges at this Site: 023566 - Mark Lighting

# PI#: 033365 - MARK LIGHTING FIXTURE CO

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# Financial Obligations Summary Report as of 03/10/2023

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Corrected 3rd Notice	Corrected 3rd Notice	Corrected 2nd Notice	Type of Notice
050025200	020250560	072362140	Invoice #
0	0	0	Payment Plan#
11/29/2007	11/29/2007	11/29/2007	Bill Date
12/29/2007	12/29/2007	12/29/2007	Due Date
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No Fees/Bills Assessed or Paid
For cases under LSRP Oversight, an RAO cannot be issued until the Annual Remediation Fee Form is filed and fee is naid

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No Unbilled Charges at this Site: 033365 - Mark Lighting Fixture Co

If you have any questions concerning outstanding annual remediation fees or oversight bills, contact the Office of Direct Billing & Cost Recovery at (609) 633-0701

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# Attachment 2 - Annual Inspections

Mark Lighting
aka Mark Lighting Fixture Company
25 Knickerbocker Road
Moonachie, Bergen County, New Jersey
NJDEP PI No.: 023566

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300 Broadacres Drive Suite 100 Bloomfield, New Jersey 07003 Ph: (973) 662-7027 Fax: (973) 509-9625

# Memorandum

To:

Project File

From:

Alfred Moffit, LSRP, GEI Consultants

Date:

March 30, 2022

Re:

Remedial Action Protectiveness/Biennial Certification Inspection

NY Mutual Trading, Inc. 25 Knickerbocker Road

Moonachie, New Jersey 07074

NJDEP PI No.: 023566 GEI Project No.: 2100830

I conducted a site inspection at the referenced facility on March 22, 2022 to evaluate the condition of the asphalt cover (access roads and parking lot) and building floor slab. This hardstand and associated landscaping serve as the engineering controls for the remedial action permit that currently is in place at this site.

The property is comprised of one two-story warehouse building with some office space in its southern portion. Engineering controls in place to minimize potential exposure to base neutral compounds and metals in Historic Fill in the subsurface consist of:

- 1) Vegetative cover south of the site building towards Knickerbocker Road,
- 2) Asphalt pavement cover to the west, north, and east of the site building, and
- 3) Concrete floor slab within the site building

The building floor slab and associated buffer strip landscaping is intact and functioning as designed. Based on this inspection, the engineering controls appeared to be in good condition. Potholes and surface cracks were noted in some section of the asphalt paved parking/drive areas. These isolated potholes were not deep and did not exposed the underlying soil. These potholes and surface cracks typically form over the winter and are patched/repaired as part of routine maintenance to prevent further deterioration. The next annual inspection is in April 2023 and the next NJDEP biennial certification is due in April 2023. Based on this inspection the engineering controls are in place and effective in minimizing the potential for exposure to the Historic Fill.



300 Broadacres Drive Suite 100 Bloomfield, New Jersey 07003 Ph: (973) 662-7027 Fax: (973) 509-9625

# Memorandum

To:

Project File

From:

Alfred Moffit, LSRP, GEI Consultants

Date:

March 16, 2023

Re:

Remedial Action Protectiveness/Biennial Certification Inspection

NY Mutual Trading, Inc. 25 Knickerbocker Road

Moonachie, New Jersey 07074

NJDEP PI No.: 023566 GEI Project No.: 2100830

I conducted a site inspection at the referenced facility on March 14, 2023 to evaluate the condition of the asphalt cover (access roads and parking lot) and building floor slab. This hardstand and associated landscaping serve as the engineering controls for the remedial action permit that currently is in place at this site.

The property is comprised of one, two-story warehouse building with some office space in its southern portion. Engineering controls in place to minimize potential exposure to base neutral compounds and metals in Historic Fill in the subsurface consist of:

- 1) Vegetative cover south of the site building towards Knickerbocker Road,
- 2) Asphalt pavement cover to the west, north, and east of the site building, and
- 3) Concrete floor slab within the site building

The building floor slab and associated buffer strip landscaping is intact and functioning as designed. Based on this inspection, the engineering controls appeared to be in good condition. Potholes and surface cracks were noted in some sections of the asphalt paved parking/drive areas. These potholes and surface cracks typically form over the winter and are patched/repaired as part of routine maintenance to prevent further deterioration. The next annual inspection is in April 2024 and the next NJDEP biennial certification is due in April 2025. Based on this inspection the engineering controls are in place and effective in minimizing the potential for exposure to the Historic Fill.

# Attachment 3 – Order of Magnitude Analysis

Mark Lighting
aka Mark Lighting Fixture Company
25 Knickerbocker Road
Moonachie, Bergen County, New Jersey
NJDEP PI No.: 023566

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# Attachment 3 - Order of Magnitude Analysis 25 Knickerbocker Road aka Mark Lighting Fixture Company 25 Knickerbocker Road, Moonachie, Bergen County, NJ SRP No.: 023566; Soil RAP No.: RAP140001

above the 1999 SCC have not changed by an order of magnitude. In addition, there are no compounds listed in NJDEP's May 2021 Order of Magnitude Evaluation Guidance (Version 2.0) that are currently above NJDEP's Residential SRS, In accordance with N.J.A.C. 7:26C-7.8(b)3, a comparison was conducted between the 1999 Soil Cleanup Criteria (SCC) and the 2021 SRS. The evaluation of this data indicates that contaminants identified in the Deed Notice as being analysis is that the Soil - RAP, deed notice, and current engineering controls are still protective of public health, safety, and the environment. Non-Residential SRS, and/or Migration to Ground Water Exposure Pathway Standards. A contaminant concentration table that compares the SCC to SRS changes and order of magnitude analysis is provided below. The conclusion of this

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Dibenz (a.h) anthracene	indeno (1,2,3-CD) pyrene		Chrysene	penzo (e) byrene	Danza [a] pyrana	Benzo [k] fluoranthene		Benzo [b] fluoranthene	חבוולה (מ) מוזיווו מרכווב	Board (a) anthracene			Contabiliant				
53-70-3	T30-02-0	100 00 0	218-01-09	0.000	50-32-8	6-80-707		205-99-2	70.00	26-55-3			Ç	CAC#			
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Notes:

NA = Standard not available/not applicable

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# Attachment 4 – Evaluation of Emerging Contaminants of Concern

Mark Lighting
aka Mark Lighting Fixture Company
25 Knickerbocker Road
Moonachie, Bergen County, New Jersey
NJDEP PI No.: 023566

# Attachment 4 - Evaluation of Contaminants of Emerging Concern

# Mark Lighting aka Mark Lighting Fixture Company 25 Knickerbocker Road Moonachie, Bergen County, New Jersey NJDEP PI No.: 023566

Soil Remedial Action Permit Nos.: RAP140001

Section H of the May 2, 2022, Remedial Action Protectiveness/Biennial Certification Form – Soil states that

"The permittee(s) is required to evaluate whether there is the potential that the compounds listed below may have been manufactured, used, handled, stored, disposed or discharged at the AOC(s) associated with the Soil RAP. Evaluation does not mean analysis. Evaluation means using professional judgement to determine if the compounds are potential contaminants of concern at the AOC(s) associated with e Soil RAP." The compounds are: 1,4-dioxane, perchlorate, per- and polyfluoroakyl substances (PFAS), inc.: perfluorooctanoic acid (PFOA) and perfluorooctane sulfonic acid (PFOS), and 1,2,3-trichloropropane (1,2,3-TCP). The following is discussion of the Contaminants of Emerging Concern, and the Soil RAP related Contaminants of Concern are below followed by the evaluation.

# Contaminants of Emerging Concern

## 1,4-dioxane

According to EPA Technical Fact Sheet -1,4-dioxane (dated November 2017); historically, the main use of 1,4-dioxane was as a stabilizer of chlorinated solvents. It is short-lived in the atmosphere, may leach readily from soil to groundwater, migrating rapidly in groundwater and is relatively resistant to biodegradation in the subsurface.

## **Perchlorate**

According to EPA Technical Fact Sheet – Perchlorate (dated January 2014); perchlorate is a naturally occurring and man-made anion used to produce nitrate fertilizers and commonly used as an oxidizer in solid propellants, munitions, fireworks, airbag initiators for vehicles, matches and signal flares. It is also used in some electroplating operations and found in some disinfectants and herbicides. It is highly soluble in water, migrating quickly from soil to groundwater.

# PFAS (inc. PFNA, PFOA, and PFOS)

Per- and polyfluoroalkyl substances (PFAS) have been used in a wide variety of industrial and commercial processes and products, including, but not limited to electroplating and metal finishing (e.g., chromium plating), vapor/mist suppression, stain repellants, electronics, aerospace, automotive, insecticide/herbicides, adhesives/varnish/paints, coatings for textiles (fabrics, upholstery, and carpeting), paper products, and cookware; to formulate some firefighting foams;

and at landfills. They have also been used in a range of applications in photographic imaging, semiconductor, construction, electronics, and aviation industries.

Fluoropolymer manufacturing and facilities that used PFAS in industrial and commercial product manufacturing and fluorinated Aqueous Film Forming Foam (AFFF) are considered significant potential sources of PFAS. AFFF containing perfluorooctanesulfonic acid (PFOS) has been used to extinguish petroleum hydrocarbon fires. AFFF contamination has been identified at many locations where AFFF products were stored and discharged, including, but not limited to, airports, spill/crash sites, firefighter training facilities, refineries, and bulk petroleum storage facilities.

The scientific understanding of the toxicity, fate and transport, health effects, and analytical capabilities of PFAS are continuing to advance. PFAS are man-made chemicals that contain carbon and fluorine atoms of various chain length. PFAS are mobile, persistent, and soluble in water. Certain PFAS can be toxic and bioaccumulate in fish and/or humans when discharged into the environment. These contaminants at low levels can cause adverse health effects, as they persist (bioaccumulate) in the body for many years. Standards, criteria, and guidance have been developed by the NJDEP using assumptions that are protective for exposures over a lifetime.

On October 17, 2022 (effective date), the NJDEP published in the New Jersey Register and posted on CSRRP's Interim Remediation Standards webpage interim soil remediation standards for the ingestion-dermal exposure pathway for PFNA, PFOA, PFOS, and hexafluoropropylene oxide dimer acid and its ammonium salt (GenX), and soil and soil leachate remediation standards for the migration to groundwater (MGW) exposure pathway for PFNA, PFOA, and PFOS.

# Perfluorononanoic Acid (PFNA):

In July 2015, the New Jersey Drinking Water Quality Institute (DWQI) recommended a health-based maximum contaminant level (MCL) for perfluorononanoic acid (PFNA). The DWQI is an advisory body to the NJDEP that is responsible for recommending MCLs in drinking water. This recommended MCL served as the basis for the interim specific groundwater quality standard for PFNA established by NJDEP on November 25, 2015. The interim specific groundwater quality standard was replaced by a permanent, specific groundwater quality standard of the same value under amendments to the Groundwater Quality Standards regulations adopted on January 16, 2018. Concurrent adoption of amendments to the Discharge of Petroleum and Other Hazardous Substances regulations (N.J.A.C. 7:1E) added PFNA to the List of Hazardous Substances. On August 7, 2017, NJDEP proposed amendments to the Safe Drinking Water Act Rules that include establishing a new MCL for PFNA. On September 4, 2018, the NJDEP adopted the MCL and concurrently amended the Groundwater Quality Standard for PFNA.

# Perfluorooctanoic Acid (PFOA):

In 2007, NJDEP issued a preliminary drinking water guidance level for perfluorooctanoic acid (PFOA)). In March of 2017, the DWQI recommended a lower MCL for PFOA. In October 2017, the NJDEP issued an updated drinking water guidance value for PFOA and announced that the NJDEP would accept the DWQI recommended lower PFOA MCL. On March 13, 2019, NJDEP established an interim specific groundwater quality standard for PFOA that became effective upon

posting to the "Table of Interim Specific Groundwater Quality Criteria (ISGWQC), Interim PQLs (IPQLs), and Interim Specific Ground Water Quality Standards (ISGWQS) for Constituents in Class II-A Groundwater".

Perfluorooctanesulfonic Acid (PFOS):

In November 2017, the DWQI published draft recommendations for a health based MCL for PFOS and in June of 2018, the NJDEP accepted the DWQI recommended PFOS MCL. On March 13, 2019, NJDEP established an interim specific groundwater quality standard for PFOS that also PFOS became effective upon posting to the "Table of Interim Specific Groundwater Quality Criteria (ISGWQC), Interim PQLs (IPQLs), and Interim Specific Groundwater Quality Standards (ISGWQS) for Constituents in Class II-A Groundwater".

# 1,2,3-TCP

According to EPA Technical Fact Sheet -1,2,3-TCP (dated November 2017); 1,2,3-TCP is exclusively a man-made chlorinated hydrocarbon, typically found at industrial or hazardous waste sites and is often present at sites contaminated by other chlorinated solvents. It has been used as an industrial solvent and as a cleaning and degreasing agent; it has been found as an impurity resulting from the production of soil fumigants and is used as a chemical intermediate in the production of other chemicals such as liquid polymers. It evaporates readily from surface soil and surface water and travels quickly from subsurface soil to groundwater. In the pure form, it is likely to exist as a dense nonaqueous phase liquid. Primary human exposure routes are inhalation of ambient air and ingestion of drinking water.

## Site Specific Contaminants of Concern

Polycyclic aromatic hydrocarbons (PAHs)

(Agency for Toxic Substances and Disease Registry (ATSDR) ToxFAQs September 1996)

Polycyclic aromatic hydrocarbons (PAHs) are a group of over 100 different chemicals that are formed during the incomplete burning of coal, oil and gas, garbage, or other organic substances like tobacco or charbroiled meat. They are also typically found in and associated with historic fill. PAHs are usually found as a mixture containing two or more of these compounds, such as soot. Some PAHs are manufactured and usually exist as colorless, white, or pale yellow-green solids. PAHs are found in coal tar, crude oil, creosote, and roofing tar, but a few are used in medicines or to make dyes, plastics, and pesticides. Most PAHs do not dissolve easily in water, rather they stick to solid particles and settle to the bottoms of lakes or rivers. In soil, PAHs are most likely to stick tightly to soil particles. Certain PAHs move through soil to contaminate groundwater. Primary human exposure routes are inhalation of ambient air and ingestion of soil/drinking water.

# **Evaluation**

The Soil RAP and associated deed notice are for the entire property for concentrations of PAHs previously detected above the NJDEP Soil Cleanup Criteria (SCC). The contaminants of concern are attributable to historic fill used to raise the topographical elevation in the area. They are not used, stored, or manufactured currently at the property.

The industries and operations that are associated with the Contaminants of Emerging Concern (CECs) 1,4-dioxane, perchlorate, PFAS (inc. PFOA, PFOS, and PFNA), and 1,2,3-TCP were not observed or known to have occurred at the property. No further investigation is required for Contaminants of Emerging Concern relative to the Soil RAP and there is no basis for a groundwater Site Investigation (SI) related to PFOA, PFOS, PFNA, or any other PFAS compounds, nor the basis for an SI related to the other CECs (1,4-dioxane, perchlorate, and 1,2,3-TCP). A review of prior reports did not find documentation that contradicts the above conclusions.

Based on the above information and review, it is the LSRP of Records opinion that the CECs are not COCs associated with the Soil RAP. Should additional information become available that contradicts this conclusion, it will be documented within the next Biennial Certification.

# Attachment 5 – RFS/FA Documentation

Mark Lighting
aka Mark Lighting Fixture Company
25 Knickerbocker Road
Moonachie, Bergen County, New Jersey
NJDEP PI No.: 023566

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

# REMEDIATION COST REVIEW AND RFS/FA FORM

☑ FA RFS

Date Stamp (For Department use only)

SECTION A. SITE NAME AND LOCATION		
Site Name: 25 Knickerbocker Road		
List All AKAs: Mark Lighting Fixture Company		
Street Address: 25 Knickerbocker Road	L. Daniel on City	The state of the s
Municipality: Moonachie (Townsh		
County: Bergen	Zip Code: <u>07074</u>	-
Program Interest (PI) or RFS Number(s): 023566	440004	
Case Tracking Number(s): Soil Remedial Action Permit #RAP1	140001	
SECTION B. PERSON RESPONSIBLE FOR CONDUCTING THE	HE REMEDIATION	
Full Legal Name Person Responsible for Conducting Remediation	on: New York Mutua	al Trading, Inc.
Representative First Name: Ami	Representative Las	t Name: Nakanishi
Mailing Address: 77 Metro Way		
Municipality: Secaucus	State: NJ	Zip Code: <u>07094</u>
Phone Number: (201) 933-9555 Ext:		Fax:
I am also the person responsible for establishing and maintai	ning a Remediation	Funding Source (RFS).
I am also the person responsible for establishing and market		
Billing Contact		
⊠ Same as Person Responsible for Conducting Remediation / I	Representative listed	d above.
Name of Organization:		
Name of Billing Contact:	Title:	
Mailing Address		
Municipality:	State:	Zip Code:
Phone Number: Ext: _		Fax:
Email Address:		
EXEMPTION CLAIM FOR RFS ONLY (not FA)		7 000 F 0/L)
If claiming an exemption from the requirement to post Remediat	tion Funding Source	pursuant to N.J.A.C. 7:26C-5.2(b),
please check the appropriate box below and do not complete se	chons o unough in	·
<ul><li>Environmental Opportunity Zone</li><li>Innovative remedial action technology</li></ul>		·
Unrestricted or limited restricted use remedial action		ti and ditional supporting
Government entity	NOTE: All exemp	tions require additional supporting be attached. Please refer to the form
Remediation at primary or secondary residence	instructions. If the	exemption is only for a portion of the
Owner or operator of a licensed child care center	site, vou must con	nplete section C through H for the
Public, private or charter school	criteria. See ins	that does not meet the exemption tructions.

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SECTION C. PURPOSE OF SUBMISSION	,						
Check all that apply							
<ul> <li>Check all that apply</li> <li>☐ Initial Remediation Funding Source pursuant to N.J.A.C. 7:26C-5.2(a) (attach original RFS instrument and 1% surcharge payment, as applicable)</li> <li>☐ Initial Financial Assurance for a Remedial Action Permit pursuant to N.J.A.C. 7:26C-7 (attach original FA instrument)</li> <li>☐ Initial Direct Oversight Remediation Trust Fund Agreement pursuant to N.J.A.C. 7:26C-14.2(b)5 (attach original RTF instrument and 1% surcharge payment)</li> </ul>							
<ul> <li>☐ Initial Direct Oversight Remediation Cost Review pursuant to N.J.A.C. 7:26C-14.2(b)4</li> <li>☐ Annual Remediation Cost Review pursuant to N.J.A.C. 7:26C-5.10 (attach RFS instrument verification and valuation)</li> <li>☑ Biennial Cost Review pursuant to N.J.A.C. 7:26C-7.10 (Remedial Action Permits)</li> </ul>							
<ul> <li>☐ Change in Remediation Funding Source or Financial Assurance Amount pursuant to N.J.A.C. 7:26C-5.11</li> <li>☐ Change in Remediation Funding Source or Financial Assurance Mechanism pursuant to N.J.A. 7:26C-5.11(d)</li> <li>☐ Remediation Funding Source Disbursement Notification pursuant to N.J.A.C. 7:26C-5.12(a)</li> <li>☐ Remediation Funding Source Disbursement Request pursuant to N.J.A.C. 7:26C-5.12(b) — Direct Oversight only</li> <li>☐ Remediation Funding Source/Financial Assurance Disbursement Request pursuant to N.J.A.C. 7:26C-5.13(d) — Department held RFS/FA</li> </ul>							
☐ Using a Remediation Funding Source as Financial A							
SECTION D. TYPE AND AMOUNT OF REMEDIATION FL	INDING SOURCE OR FINANCIAL ASSURANCE POSTED						
Initial or Existing Mechanism for ☐ RFS or ⊠ FA	Replacement Mechanism for 🔲 RFS or 🗌 FA						
Check all that apply	Check all that apply  Letter of Credit Remediation Trust Fund Self Guarantee Line of Credit Environmental Insurance Policy Surety Bond Direct Oversight Remediation Trust Fund						
Expiration Date of Remediation Funding Source or Finance	ncial Assurance Posted:NA						
2. Amount of Remediation Funding Source or Financial As increase, reduction, or disbursement addressed in this s	surance posted prior to any \$30,000.00						
3. Do you want to disburse, reduce, or increase the amour If "Yes," specify below:  ☐ Disburse RFS ☐ Reduce RFS ☐ Increase RFS	t of the Remediation Funding Source? ☐ Yes ☑ No						

V.		
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CTION E. REMEDIATION COST ESTIMATION		
	all that apply)	
A Preliminary Assessment/Site Investigation has NOT been completed for the funding source has been established in the amount of \$100,000 or \$250,000    Calculated independently by LSRP/Consultant using (attach documentation us   Actual competitive bid(s)    Internal company data  Other commercially available software. Specify:	ne site, the surrogate remediation). sed to generate calculation): Attachment 1	n
To complete remediation:  or  For Financial Assurance: \$30,000.00	Consultants ·	-
a. Date of most recent prior cost estimate:  b. Total monies spent to date to remediate the site:  Attach detailed summary of monies spent to remediate.  c. Estimated remaining costs to complete the remediation:  Attach detailed estimate of remaining costs to complete remediation.  d. Provide an explanation of any changes from most recent prior cost estimate.		
a Date of most recent prior cost estimate:	99/17/2021 \$30,000.00	
	RACER® (attach documentation for estimate)   Cost-Pro® (attach documentation for estimate)   Surrogate Cost (ISRA Remediation Certifications, see for instructions for furth A Preliminary Assessment/Site Investigation has NOT been completed for fit funding source has been established in the amount of \$100,000 or \$250,000     Calculated independently by LSRP/Consultant using (attach documentation using Actual competitive bid(s)   See     Actual competitive bid(s)   See     Internal company data   Other commercially available software. Specify:     Other. Specify: LSRP Review of files/knowledge of site     Estimated cost:   To complete remediation:   OT     For Financial Assurance:   \$30,000.00     Full legal name of person who prepared the cost estimate:   Alfred Moffit, LSRP, GELO     CTION F. COST REVIEW FOR REMEDIATION FUNDING SOURCE OR FINANCIA     Remediation Funding Source – due annually     a. Date of most recent prior cost estimate:   Attach detailed summary of monies spent to remediate.     b. Total monies spent to date to remediate the site:   Attach detailed summary of monies spent to remediate.     c. Estimated remaining costs to complete the remediation:   Attach detailed estimate of remaining costs to complete remediation.     d. Provide an explanation of any changes from most recent prior cost estimate.	Indicate the method(s) used to calculate the remediation cost review/estimate: (Check all that apply)    RACER® (attach documentation for estimate)   Cost-Pro® (attach documentation for estimate)   Surrogate Cost (ISRA Remediation Certifications, see for instructions for further clarification)   A Preliminary Assessment/Site Investigation has NOT been completed for the site, the surrogate remediation funding source has been established in the amount of \$10,000 or \$250,000.   Calculated independently by LSRP/Consultant using (attach documentation used to generate calculation):   Actual competitive bid(s)   See Attachment 1     Internal company data   Other commercially available software. Specify:     Other other commercially available software. Specify:     Other specify: LSRP Review of files/knowledge of site

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SE	CTION G.	LSRP AUTHORIZED DISBURSEMENTS NOTIFICATION AND REQUEST FOR NJDEP REDUCTION APPROVAL	NA
1.	Date previ	ous notification/request submitted:	
2.	For Reme	diation Trust Funds and Lines of Credit:	
		ne LSRP authorized disbursement (Attach copy of authorization):	
	b. Total a	mount of the authorized disbursement:	
	c. Date th	ne holder of the RFS mechanism disbursed the funds:	
		nt of RFS remaining after disbursement	
3.	For NJDEI	P authorized reductions:	
	a. Amour	nt of funds you are requesting the NJDEP authorize for reduction:	
		e RFS account information (e.g., bank name, account number, etc.):	
·		THE PROPERTY OF THE PROPERTY O	NΙΛ
		REQUEST FOR NJDEP AUTHORIZED DISBURSEMENTS	NA s in accordance
OI wi	NLY for sit ith N.J.A.C	es subject to Direct Oversight pursuant to N.J.A.C. 7:26C-14 and disbursement request . 7:26C-5.13	3 III accordano
1.	Total amo	unt of requested disbursement	
	Provide th	e name, address, telephone number, email and tax identification number of all parties to recersement and amount of each payment.	
3.	Attach a c	description of remediation costs incurred or to be incurred and the specific remediation that had under this request including the following documentation:	s or will be
	a.) For re	emediation costs that have been incurred, include a Remediation Report documenting the cordiation activities; or	npletion of the
		emediation costs to be incurred, include a proposed scope of work of the remediation activities	s to be completed

4. Attach an estimate of all remaining costs to complete the remediation.

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SECTION I. LICENSED SITE REMEDIATION I	PROFESSIONAL INFO	ORMATION AND STATEMENT
LSRP ID Number: 573684		N. A. A. C. C. A. I. I.
First Name: Alfred E.	Last Name:	
Phone Numbers: (973) 662-7027	Ext.:	Fax:
Mailing Address: 400 Broadacres Drive, Suite 3	10	07000
Municipality: Bloomfield	State: NJ	Zip Code: 07003
Email Address: AMoffit@GEIConsultants.com		
This statement shall be signed by the LSRP who N.J.S.A. 58:10B-1.3b(1) and (2).		tification in accordance with N.J.S.A. 58:10C-14, and
business in New Jersey, that for the remed submission, I personally: Managed, superv this submission, and all attachments includ performed by other persons that forms the another site remediation professional, licen relied; (2) conducted a site visit and observ	vision described in this spirited, or performed the reled in this submission; a basis for the information ased or not, after having yed the then-current concluded in the exercise of the land of the exercise of the land of the exercise of the land of the exercise of the	pursuant to N.J.S.A. 58:10C-1 et seq. to conduct s submission, and all attachments included in this e remediation conducted at this site that is described in and/or periodically reviewed and evaluated the work ion in this submission; and/or completed the work of ing: (1) reviewed all available documentation on which is conditions and verified the status of as much of the work of my independent professional judgment, that there I phase of remediation and prepare workplans and
area of concern, I adhered to the profremediation professionals provided in  That the remediation conducted at the all attachments to this submission, we requirements in N.J.S.A. 58:10C-14.c  That the remediation described in this to and in compliance with the regulation and  That the information contained in this complete.  (3) I certify, when this submission includes a repetity and the environment	ervices as the licensed stessional conduct standand.  N.J.S.A. 58:10C-16;  e entire site or each areas conducted pursuant to;  s submission, and all attained attaine	d site remediation professional for the entire site of each dards and requirements governing licensed site rea of concern, that is described in this submission and it to and in compliance with the remediation attachments to this submission, was conducted pursual diation Professional Licensing Board at N.J.A.C. 7:26l; ttachments to this submission is true, accurate, and me, that the entire site or each area of concern has s, and regulations and is protective of public health and
the Board or the Department have provide	ed to me.	ssword, encryption method, or electronic signature tha
<ul> <li>(5) I certify that I understand and acknowledge</li> <li>If I knowingly make a false statement Department I may be subject to civil a (f) by the Board, including but not lim</li> <li>If I purposely, knowingly, or recklessledge form, record, document or other inforthe Site Remediation Reform Act, I support than \$75,000 per day of violation</li> </ul>	e that: t, representation, or cert and administrative enfor ited to license suspensi ly make a false stateme, rmation submitted to the chall be guilty, upon cont osection b. of N.J.S.2C:2 on, or by imprisonment,	ertification in any document or information I submit to to forcement pursuant to N.J.S.A. 58:10C-17.a.1(a)through ision, revocation, or denial of renewal; and ment, representation, or certification in any application, the Department or required to be maintained pursuant to proviction, of a crime of the third degree and shall, 0:43-3, be subject to a fine of not less than \$5,000 nor tot, or both.
(6) I certify that I have read this certification pr	rior to signing, certifying	ng, and making this submission.
LSRP Signature:		Date: 4/04/2023
LSRP Signature:  LSRP Name: Alfred E. Moffit III / Senior Cons	sultant	
Company Name: GEI Consultants, Inc.		

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SECTION J. PERSON RE	SPONSIBLE FOR CONDU	CTING THE REMEDIAT	ION INFORMAT	ION AND CERTIFICATION
Full Legal Name of the Per	son Responsible for Conduc	cting the Remediation:	New York Mutua	al Trading, Inc.
Representative First Name		Representa	ative Last Name	Nakanishi
	ent/General Manager	-		
	33-9555	Ext:	Fax:	
Mailing Address: 77 Met	ro Way			
City/Town: Secaucus		State: NJ	Zip	Code: 07094
Email Address: ami@m				LANCE TO THE PARTY OF THE PARTY
remediation funding so	for conducting the remediat urce/financial assurance.			
in accordance with Admini	strative Requirements for the	e Remediation of Contam	ninated Sites rule	is submitting this notification e at N.J.A.C. 7:26C-1.5(a).
I certify under penalty of la including all attached docu the information, to the best aware that there are signif	w that I have personally examents, and that based on met of my knowledge, I believe icant civil penalties for knowing the fourth degree if I make a prect or authorize the violation	mined and am familiar way inquiry of those individung that the submitted informingly submitting false, inapprint weitten false statement weitten statement weitten statement weitten statement weitten statement weitten statement weitten statement weitten statement weitten statement weitten statement weitten statement weitten statement weitten	ith the information uals immediately nation is true, acc accurate or incon which I do not be	on submitted herein,  / responsible for obtaining  curate and complete. I am  nplete information and that I  lieve to be true. I am also
I certify I am fully aware o and Financial Assurances instrument does not deviat	f the requirements of N.J.A.C and the language of any pro e in any way from the langua nce/rfsguide except as appro	D. 7:26C-5 et seq. as the ovided Remediation Fund age in the Department's i	y pertain to Rem ling Source or Fi	nediation Funding Sources inancial Assurance
For disbursement notificata	ion or request pursuant to N. ncurred or to be incurred, an	J.A.C. 7:26C-5.12 or 5.1 ad does not include inelig	ible legal tees.	t the disbursement relates to
Signature:	List Control for Description 1/1	Peneral Managar	vale: _	T(-(-
Mame/Title: Ami Nakani	shi / Senior Vice President/G	seneral wanagei		

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SECTION K. PERSON ESTABLISHING AND MASSURANCE (complete if different	MAINTAINING A REMEDIA nt person than Section J)	TION FUNDING SOURCE/FINANCIAL	
Full Legal Name of Person Establishing and Maintaining a Remediation Funding Source:			
Representative First Name:	Represent	ative Last Name:	
Title:			
Phone Number:		Fax:	
Mailing Address:			
City/Town:	State:	Zip Code:	
Email Address:			
This certification shall be signed by the person e assurance who is submitting this notification in a Contaminated Sites rule at N.J.A.C. 7:26C-1.5(a	accordance with Administrat a).	the Requirements for the Remoditation of	
I certify under penalty of law that I have personal including all attached documents, and that base the information, to the best of my knowledge, I have that there are significant civil penalties for the fourth degree if I need to be the fourth	ally examined and am famili d on my inquiry of those inc pelieve that the submitted in r knowingly submitting false make a written false stateme	formation is true, accurate and complete. I am in inaccurate or incomplete information and that I ent which I do not believe to be true. I am also	
am committing a crime of the local register in make a water that if I knowingly direct or authorize the violation of any statute, I am personally liable for the penalties.  I certify I am fully aware of the requirements of N.J.A.C. 7:26C-5 et seq. as they pertain to Remediation Funding Sources and Financial Assurances and the language of any provided Remediation Funding Source or Financial Assurance instrument does not deviate in any way from the language in the Department's model documents found at <a href="https://www.nj.gov/dep/srp/guidance/rfsguide">www.nj.gov/dep/srp/guidance/rfsguide</a> except as approved by the Department.			
For a disbursement notification or request pursuremediation costs, incurred or to be incurred, ar	ant to N.J.A.C. 7:26C-5.12	, I certify that the disbursement relates to actual	
Signature:		Date:	

Completed forms should be sent to:

Name/Title:

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

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# Financial Assurance Estimate 25 Knickerbocker Road Moonachie - Bergen County NJDEP PI No. 023566

ltem No.	Description	Annual Maintenance Cost	(Pr	0-Year ojected) enance Cost	Notes
1	Maintenance of Engineering Controls	NC	\$		(a)
	- Concrete Floor Slab				
	- Parking Area				
	- Landscapped Area				
	- Walkways				
2	Inspection of Engineering Controls				
	- Annually by owner	NC	\$	-	(b)
3	Biennial Certification (every 2 years)	\$ 1,200	\$	18,000	(c)
4	NJDEP Annual Fee	\$ 420	\$	12,600	
5	Total Estimated Costs		\$	30,600	
6	Final Financial Assurance Amount		\$	30,000	(d)
0	That I manical Assarance with a second				
NOTES					
(a)	Operations and Maintenance of engineer	ing controls is part of overa	II mainte	enance of site	
(b)	Property owner to do annual inspections	of engineering controls as p	art of be	est business p	ractices.
(c)	Assumes 15 inspections over a 30-year ti	meframe.			
(d)	Financial assurance amount based on net present value calculations.		<u> </u>		

GEI Consultants March 2023 GEI Project No. 2100830

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# New Jersey Department of Environmental Protection Contaminated Site Remediation & Redevelopment Program

# SOIL REMEDIAL ACTION PROTECTIVENESS/ BIENNIAL CERTIFICATION FORM



Date Stamp (For Department use only)

			(For Department use only)
	TION A. SITE NAME AND LOCATION	_	RECEIVED
	Name: Terminal Construction Corporation		MAY 1-2 3
	II AKAs:		
	t Address: 100 Anderson Avenue	/T	BORO OF MOONACHIE
	cipality: Moonachie		
		Zip Cod	le: 07074
	ram Interest (PI) Number(s): 007895	DA DO4000	
Soil F	Remedial Action Permit (RAP) Number: F	RAP2 10002	
SECT	TION B. FEES		
×	Soil Remedial Action Protectiveness/Bi	ennial Certification Form for a	Soil RAP(No Fee)
	Have all outstanding Soil RAP annual f	ees been paid?	
	Post-NFA Cases (Sites without a Soil F	RAP): Soil Remedial Action Pro	otectiveness/Biennial Certification Form:
	Note: A Soil RAP Initial Application is with this form. Please see the Compl cases requiring remedial action permi	iance Notice: Post-NFA	Effective on or Before Effective June 30, 2022 July 1, 2022
	breakdown: <a href="https://www.nj.gov/dep/srp/enforceme-notice.pdf">https://www.nj.gov/dep/srp/enforceme-notice.pdf</a> . <a href="https://www.nj.gov/dep/srp/enforceme-notice.pdf">https://www.nj.gov/dep/srp/enforceme-notice.pdf</a> .	ent/post_nfa_compliance_	\$5,130 \$5,365
SECT	TION C. FEE BILLING CONTACT PERS	ON	BECENED
SECT	TION C. FEE BILLING CONTACT PERS  Changed Since Last Submittal of the Se		ness/Biennial Certification Form
SECT		oil Remedial Action Protective	ness/Riennial Certification Form
	Changed Since Last Submittal of the Son Date of RAP Contact Information Change	oil Remedial Action Protective ge Form Submission:	ness/Biennial Certification Form  MAY 1 - 2023
Busin	Changed Since Last Submittal of the Son Date of RAP Contact Information Changes Name: LBA OR Development-Compa	oil Remedial Action Protective ge Form Submission: any I, LLC	ness/Biennial Certification Form MAY 1 - 2023 BORO OF MOONACHIE
Busin First I	Changed Since Last Submittal of the Son Date of RAP Contact Information Changes Son Name: LBA OR Development-Company Name of Contact: Perry	oil Remedial Action Protective ge Form Submission:	ness/Biennial Certification Form MAY 1 - 2023 BORO OF MOONACHIE
Busin First I	Changed Since Last Submittal of the So Date of RAP Contact Information Changes ess Name: LBA OR Development-Compa Name of Contact: Perry Principal and COO	oil Remedial Action Protective ge Form Submission: any I, LLC Last Name of C	MAY 1 - 2023  BORO OF MOONACHIE  Contact: Schonfeld
Busin First I Title:	Changed Since Last Submittal of the Son Date of RAP Contact Information Changes Name: LBA OR Development-Company Name of Contact: Perry Principal and COO  Number: (949) 955-3910	oil Remedial Action Protective ge Form Submission: any I, LLC	MAY 1 - 2023  BORO OF MOONACHIE  Contact: Schonfeld
Busin First I Title: Phon- Mailir	Changed Since Last Submittal of the Son Date of RAP Contact Information Changes Name: LBA OR Development-Company Name of Contact: Perry Principal and COO  e Number: (949) 955-3910  ng Address: 3347 Michelson Drive	oil Remedial Action Protective ge Form Submission: any I, LLC Last Name of C	BORO OF MOONACHIE  Contact: Schonfeld  Fax:
Busin First I Title: Phon Mailir Munio	Changed Since Last Submittal of the Son Date of RAP Contact Information Changes Name: LBA OR Development-Companies of Contact: Perry Principal and COO  e Number: (949) 955-3910  ng Address: 3347 Michelson Drive Cipality: Irvine	oil Remedial Action Protective ge Form Submission: any I, LLC Last Name of C	MAY 1 - 2023  BORO OF MOONACHIE  Contact: Schonfeld
Busin First I Title: Phon- Mailir Munic Email	Changed Since Last Submittal of the Son Date of RAP Contact Information Changes Name: LBA OR Development-Companies of Contact: Perry Principal and COO  e Number: (949) 955-3910  ng Address: 3347 Michelson Drive Cipality: Irvine Address: pschonfeld@lbarealty.com	oil Remedial Action Protective ge Form Submission: any I, LLC Last Name of C Ext.: State: CA	BORO OF MOONACHIE Contact: Schonfeld  Fax:  Zip Code: 92612
Busin First I Title: Phon- Mailir Munic Email	Changed Since Last Submittal of the Son Date of RAP Contact Information Changes Name: LBA OR Development-Company Principal and COO Results (949) 955-3910 Responsible Scipality: Irvine Address: pschonfeld@lbarealty.com	oil Remedial Action Protective ge Form Submission: any I, LLC Last Name of C Ext.: State: CA  CR CONDUCTING THE REME	BORO OF MOONACHIE Contact: Schonfeld  Fax:  Zip Code: 92612
Busin First I Title: Phon- Mailir Munic Email SEC1	Changed Since Last Submittal of the Son Date of RAP Contact Information Changes Name: LBA OR Development-Companies of Contact: Perry Principal and COO  e Number: (949) 955-3910  ng Address: 3347 Michelson Drive Cipality: Irvine Address: pschonfeld@lbarealty.com	oil Remedial Action Protective ge Form Submission: any I, LLC Last Name of C Ext.: State: CA  CR CONDUCTING THE REME erson Responsible for Conductive	Pontact: Schonfeld  Fax:  Zip Code: 92612  EDIATION  Sting the
Busin First I Title: Phon- Mailir Munid Email SEC1 1. H	Changed Since Last Submittal of the Son Date of RAP Contact Information Changes Name: LBA OR Development-Company Principal and COO Results (949) 955-3910 Responsible Sipality: Irvine Address: pschonfeld@lbarealty.com	oil Remedial Action Protective ge Form Submission: any I, LLC Last Name of C Ext.: State: CA  OR CONDUCTING THE REME erson Responsible for Conduction Soil RAP for the site?	EDIATION  Contests/Biennial Certification Form  MAY 1 - 2023  BORO OF MOONACHIE  Zip Code: 92612  EDIATION  Cting the
Busin First I Title: Phon- Mailir Munid Email SEC1 1. H R If 2. H	Changed Since Last Submittal of the Son Date of RAP Contact Information Changes Name: LBA OR Development-Comparts of Contact: Perry Principal and COO  e Number: (949) 955-3910  ing Address: 3347 Michelson Drive  cipality: Irvine Address: pschonfeld@lbarealty.com  TION D. PERSON(S) RESPONSIBLE FOR Signal Street Mailing address changed for the Polyment Street Mailing address changed for the Polyment Street Mailing address changed for the Polyment Street Mailing address changed for the Polyment Street Mailing address changed for the Polyment Street Mailing address changed for the Polyment Street Mailing address changed for the Polyment Mailing	oil Remedial Action Protective ge Form Submission: any I, LLC Last Name of C Ext.: State: CA  OR CONDUCTING THE REME erson Responsible for Conduction RAP for the site?	BORO OF MOONACHIE Contact: Schonfeld  Fax:  Zip Code: 92612  EDIATION  Sting the  Yes No

SE	CTION E. CURRENT OWNER(S) OF THE SITE
1.	Has the Property Owner changed from what is currently listed on the Soil RAP for the site? ☐ Yes 🔀 No
	If "Yes", provide the date of the RAP Transfer/Change of Property  Ownership Application submission:
2.	Has the mailing address changed for the Property Owner that is currently listed on the Soil RAP for the site? ☐ Yes ☒ No
	If "Yes", provide the date of the Soil RAP Modification Application submission:
3.	Has the Contact Person/Information changed since the last submittal of the Soil Remedial Action Protectiveness/Biennial Certification Form? ☐ Yes ☑ No
	If "Yes", provide the date of the RAP Contact Information Change Form submission:
SE	CTION F. ATTACHED DOCUMENTS
Att	ach electronic copies of the following documents in an email to <a href="mailto:srp_submissions@dep.nj.gov">srp_submissions@dep.nj.gov</a> : (Check all that apply)
*Se	ee instructions for how to handle submissions associated with a Post-NFA Case.
	The Soil Remedial Action Protectiveness/Biennial Certification Form using the current form on the NJDEP Website (Required).
	All inspection reports/logs that have been completed since the last submittal of the Soil Remedial Action Protectiveness/Biennial Certification Form (Required).
	A contaminant concentration table that compares Soil Remediation Standard changes and order of magnitude analysis associated with the Soil RAP (Required).
	The Contaminants of Emerging Concern (CECs) evaluation completed associated with the Soil RAP (Required).
	A current Tax Map of the property if the block and lot has changed since the Deed Notice was filed, if applicable.
	The completed Remediation Cost Review and RFS/FA Form with a detailed cost estimate, if applicable.
	The homeowner or condominium association's annual budget that includes funds for the operation, maintenance, and monitoring of the engineering control(s) associated with the Soil RAP, if applicable.
	☐ The annual statements confirming the value of the Financial Assurance Instrument, if applicable.
SE	CTION G. DEED NOTICE/DECLARATION OF ENVIRONMENTAL RESTRICTION (DER)/NOTICE IN-LIEU OF DEED NOTICE INFORMATION
1.	Provide the filing date of the current Deed Notice/DER or the issuance of the Notice In-Lieu of DN: 08/24/2020
2.	For the current Deed Notice/DER, provide the Book and Page numbers in which the Deed Notice/DER was filed at the county recording office:
	Book and Page Numbers: Book 3677, Pages 1313-1335
3.	Since the Deed Notice/DER was filed, did the Municipal Block and Lot number(s) of the Deed Notice/DER change?
	If " <b>Yes</b> ", attach a current Tax Map of the property and list the former and new Municipal Block and Lot numbers of the Deed Notice/DER below:
	Former Municipal Block and Lot Number(s):
	New Municipal Block and Lot Number(s):
4.	Did you provide copies of this form to the municipal and county clerks for each municipality and county in which the site is located; the local, county and regional health department for each municipality and county in which the site is located; each current owner of the site; the Pinelands Commission as applicable; and the Highlands Commission as applicable?

SE	CTION	H. SITE USE, CHANGES, AND DISTURBANCES
1.	Indicate	e current site use:
	_	idential Hospital Vacant Other: nmercial Landfill Government Facility
2.	filed or	e site use(s) changed since the most recent Deed Notice/DER was the issuance of the Notice In-Lieu of DN that would require the sion of a Soil RAP Modification Application?
	submis	sion of a Soil RAP Modification Application:
	Site Us	e Change: Impacted soils within Restricted Area were excavated. Site currently is vacant.
		Soil RAP Modification Application Submission:
		Note: Pursuant to N.J.A.C. 7:26E- 5.3, a Presumptive or Alternative Remedy is required for Schools, Child Care Centers, and Residences.
3.	the site taken p Certific	eriodic inspections been conducted pursuant to Attachment A of the Soil RAP for to determine if disturbances of the remedial action/engineering control(s) have lace since the last submittal of the Soil Remedial Action Protectiveness/Biennial action Form?
	If "Yes of the	', attach all inspection reports/logs that have been completed since the last submittal See Attachment 2
4.	Have o	isturbances of the remedial action/engineering control(s) taken place since is submittal of the Soil Remedial Action Protectiveness/Biennial Certification Form?⊠ Yes ☐ No
		, provide the following information:
	a)	Date of Disturbance: 03/08/2022 Duration of Disturbance: Months 0 Days 4
		Describe the disturbance:
		Impacted soils within and beyond the Restricted Area were excavated during site redevelopment. As part of redevelopment, the site buildings were demolished providing access to the soils which previously were inaccessible. Refer to Attachment 1 for details regarding the disturbance and excavation activities. A Deed Notice termination request submitted to and approved by NJDEP on March 29, 2023.
	b)	Was the remedial action/engineering control(s) restored to the conditions stated in the Deed Notice/DER/Notice In-Lieu of DN?
		If "No", briefly describe below the reasons why and indicate what measures are being taken to ensure the protectiveness of public health and safety and of the environment:
		Impacted soils within and beyond the Restricted Area were excavated during site redevelopment. Refer to Attachment 1 for details regarding the disturbance and excavation activities. A Deed Notice termination request submitted to and approved by NJDEP on March 29, 2023.
		Approximate Date of Expected Engineering Control(s) Disturbance Repair*:
		* Note that the engineering control(s) disturbance should be repaired within 60 days of the disturbance and that a Soil RAP Modification Application is required for any permanent change to the engineering control(s) for the site.

5.	Since the Soil RAP was issued, did the comparison conducted pursuant to N.J.A.C. 7:26C-7.8(b)3 require the submission of a Soil RAP Modification Application?	⊠ No
	If "Yes", Provide the date of Soil RAP Modification Application Submission:	
6.	Did the comparison conducted above reveal a change in the Soil Remediation Standards? 🗵 Yes	☐ No
	If "Yes", did the Soil Remediation Standards change by an order of magnitude? 🛛 Yes	☐ No
	If "Yes", does the change require a modification of the institutional or engineering control?	⊠ No
	If "Yes", provide the date of Soil RAP Modification Application Submission:	
	Attach a contaminant concentration table that compares Soil Remediation	
	Standard changes and order of magnitude analysis. See Attachment 3	
the ass def eva	ontaminants of Emerging Concern (CECs): The permittee(s) is required to evaluate whether there is the potential compounds listed below may have been manufactured, used, handled, stored, disposed or discharged at the A sociated with the Soil RAP. Evaluation does not mean analysis. Evaluation means using your professional judgetermine if the compounds are potential contaminants of concern at the AOC(s) associated with the Soil RAP. The aluation of these compounds should be the same as any other compound. Additional information on CECs can be https://www.nj.gov/dep/srp/emerging-contaminants/.	OC(s) ement to le
7.	Is 1,4-dioxane a potential contaminant of concern at the AOC(s) associated with the Soil RAP and does it require further remedial investigation?	⊠ No
8.	Is perchlorate a potential contaminant of concern at the AOC(s) associated with the Soil RAP and does it require further remedial investigation?	⊠ No
9.	Are per- and polyfluoroalkyl substances (PFAS), including but not limited to perfluorononanoic acid (PFNA), perfluorooctanoic acid (PFOA), and perfluorooctane sulfonic acid (PFOS) potential contaminants of concern at the AOC(s) associated with the Soil RAP and does it require further remedial investigation?	⊠ No
10.	Is 1,2,3-trichloropropane (1,2,3-TCP) a potential contaminant of concern at the AOC(s) associated with the Soil RAP and does it require further remedial investigation?	⊠ No
	Attach the results of the required emerging CECs evaluation: See Attachment 4	
	If "Yes" to any of the questions 7 to 10 above, then provide a discussion of how this issue is being addressed:	
NAME OF THE PROPERTY OF THE PR		
SE	ECTION I. VAPOR INTRUSION	<del> </del>
1.	Are compounds of potential vapor intrusion concern included in the Deed Notice/DER/Notice In-Lieu of DN?	☐ No
	If "Yes", then complete this section; otherwise proceed to the next section.	

2.	Based on the most recent soil data available, do any contaminants of concern currently require a vapor intrusion investigation pursuant to N.J.A.C. 7:26E-1.15?	⊠ No
	If "Yes", attach a table with the vapor intrusion sampling results, a scaled site map indicating the location of all structures investigated for vapor intrusion, and provide a discussion of those results below or provide a written explanation with the reasons for not evaluating the vapor intrusion pathway.	
3.	Were there any changes in property use for the site or surrounding properties that required a vapor intrusion investigation from this soil contamination?	⊠ No
	If "Yes", attach a table with the vapor intrusion sampling results, a scaled site map indicating the location of all structures investigated for vapor intrusion, and provide a discussion of those results below or provide a written explanation with the reasons for not evaluating the vapor intrusion pathway:	
4.	Have any vapor intrusion engineering controls/mitigation systems been installed as a result of this soil contamination? (If a system was installed, but not required for the remediation (i.e., there is not a complete VI pathway requiring the system), check "No")	<b>⊠</b> No
	If "Yes", indicate the type of engineering control that was implemented: (check all that apply)	<u> </u>
	<ul> <li>☐ Subsurface Depressurization System</li> <li>☐ Subsurface Ventilation System</li> <li>☐ Soil Vapor Extraction System</li> <li>☐ HVAC Positive Pressure</li> <li>☐ Other (specify):</li></ul>	
	Attach any vapor intrusion sampling results as required from the Vapor Intrusion Monitoring Plan for the permi including the NJDEP Vapor Intrusion Mitigation Monitoring and Maintenance Checklist. Provide a scaled site in clearly identifies the building(s) and/or structure(s) with the vapor intrusion engineering control(s)/mitigation sysplace (e.g., active or passive), including the address and block and lot of each impacted property.	nap that
	Note: A Soil RAP Modification Application should be submitted if the vapor intrusion engineering controls/mitigation systems is not included in the Soil RAP for the site.	

5.	Is there sub-slab soil gas (SSSG) contamination above the NJDEP's Soil Gas Screening Levels (SGSLs) beneath any buildings that require a VI Long-Term Monitoring (LTM) Plan or a VI Change in Use Evaluation Plan, or both as a result of this soil contamination?
	If "Yes", check all that apply and answer the question below:
	<ul> <li>SSSG &gt; SGSL and ≤ 10X NJDEP SGSL (VI LTM Plan pursuant to Table 6-2 of the VIT Guidance)</li> <li>SSSG &gt; 10X NJDEP SGSL (VI LTM Plan pursuant to Table 6-2 of the VIT Guidance)</li> <li>SSSG &gt; NJDEP Residential SGSL for Non-Residential Structure (VI Change in Use Evaluation Plan)</li> </ul>
	Have annual inspections been completed to determine if building conditions have changed and/or there has been a change in the use?
	Attach a summary of the building inspections and/or any vapor intrusion sampling results as required from the VI LTM Plan or the VI Change in Use Evaluation Plan for the permit. Provide a scaled site map that clearly identifies the building(s) and/or structure(s) with the VI LTM Plan or the VI Change in Use Evaluation Plan, including the address and block and lot of each impacted property.
	<b>Note:</b> A Soil RAP Modification Application should be submitted if the VI LTM Plan or the VI Change in Use Evaluation Plan is not included in the Soil RAP for the site.
6.	Are there any buildings with an Indeterminate Vapor Intrusion Pathway status as a result of this soil contamination? ☐ Yes ☑ No
	If " <b>Yes</b> ", have annual inspection been completed to determine if there has been a change in the use?
	<b>Attach</b> a summary of the inspection and a scale site map clearly identifying the buildings with Indeterminate Vapor Intrusion Pathway status, including the address and block/lot of each building.
	<b>Note:</b> A Soil RAP Modification Application should be submitted if the Indeterminate Vapor Intrusion Pathway status is not included in the Soil RAP for the site.
SE	CTION J. FINANCIAL ASSURANCE
1.	Does the Soil RAP/Deed Notice/DER/Notice In-Lieu of DN include an engineering control? ☒ Yes ☐ No
	If "No", proceed to the next section.
2.	Is Financial Assurance required for the site? ⊠ Yes □ No
	If "Yes", attach a completed Remediation Cost Review and RFS/FA Form with a detailed cost estimate.
3.	If the Financial Assurance Instrument is a Line of Credit, Remediation Trust Fund, Surety Bond, or Environmental Insurance Policy, have annual statements confirming the value of the
	Financial Assurance Instrument been submitted pursuant to the permit schedule?
	If " <b>No</b> ", attach the annual statements confirming the value of the Financial Assurance Instrument.
4.	If the current owner of the site is either a homeowner association or a condominium association, have copies of the annual budget that includes funds for the operation, maintenance, and monitoring of the engineering control(s) at the site been submitted pursuant to the permit schedule?
	If "No", attach copies of the association's annual budget that includes funds for the operation, maintenance, and monitoring of the engineering control(s) at the site.

SECTION K. OTHER INFORMATION PROVIDED
List any other pertinent information to support the Soil Remedial Action Protectiveness/Biennial Certification Form. This section should include a discussion of any new information or soil data as it relates to the protectiveness of the soil remedial action for the site.
Impacted soils within and beyond the Restricted Area were excavated during site redevelopment. A Deed Notice termination request was submitted to and approved by NJDEP on March 29, 2023. The executed Deed Notice Termination has been sent to Bergon County and awaiting recording by the Clerk's Office.

SECTION L. PERSON WITH PRIMARY CONTACT FO FOR MONITORING THE PROTECTIVEN CERTIFICATION	ESS OF T	THE REMEDIAL ACTION	ON RESPONSIBLE INFORMATION AND
Affiliation/Name of Organization: LBA OR Development			
Representative First Name: Perry	F	Representative Last Name	Schonfeld
Title: President and Chief Operating Officer			
Phone Number: (979) 955-9310	Ext.: _	F	ax:
Mailing Address: 3347 Michelson Drive, Suite 200			
Municipality: Irvine	State:	CA	Zip Code: <u>92612</u>
Email Address: pschonfeld@lbarealty.com			
Relationship to the Site (check all that apply)			
☐ I am the Person Responsible for Conducting Re	mediation		
☑ I am the current Owner			
☐ I am the current Operator			
☐ I am the current Lessee			
This certification shall be signed by the person with prime the protectiveness of the remedial action in accordance Contaminated Sites rule at N.J.A.C. 7:26C-1.5(a).	ary contac with the A	ct for permit compliance/p dministrative Requiremen	erson responsible for monitoring ts for the Remediation of
I certify under penalty of law that I have personally examincluding all attached documents, and that based on my the information, to the best of my knowledge, I believe the aware that there are significant civil penalties for knowing am committing a crime of the fourth degree if I make a wayare that if I knowingly direct or authorize the violation	inquiry of nat the sub gly submit vritten false	those individuals immedia omitted information is true tting false, inaccurate or ir e statement which I do no	ately responsible for obtaining , accurate and complete. I am ncomplete information and that I t believe to be true. I am also
I also understand that engineering and institutional contr protective of public health and safety and the environme	nt.		
Based upon the information provided herein, I hereby ce engineering and/or institutional controls remains protections.	rtify that ti ve of publ	he remedial action(s) implice health and safety and to	lemented at the site that includes he environment.
Signature: Perry Schonfeld		. Date:	4/25/2023
Name/Title: Perry Schonfeld, President and Chief	Operati	ng Officer	

Completed forms should be emailed to <a href="mailto:srp\_submissions@dep.nj.gov">srp\_submissions@dep.nj.gov</a>\*.

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

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

SECTION M. LICENSED SITE REMEDIATION	PROFESSIONAL INFO	DRMATION AND STATEMENT
LSRP ID Number: 624376		
First Name: Peter	 Last Name:	Sorge
Phone Numbers: (908) 895-1870	Ext.:	Fax:
Mailing Address: 57 Fourth Street		
Municipality: Somerville	State: NJ	Zip Code: 08876
Email Address: psorge@verdantas.com		
		cation in accordance with N.J.S.A. 58:10C-14, and
business in New Jersey, that for the remedia submission, I personally: Managed, supervis this submission, and all attachments included performed by other persons that forms the ba another site remediation professional, license relied; (2) conducted a site visit and observed as was reasonably observable; and (3)conclu	tion described in this sed, or performed the red in this submission; and in this submission; and in the information and or not, after having: detection in the exercise o	submission, and all attachments included in this emediation conducted at this site that is described in addor periodically reviewed and evaluated the work in this submission; and/or completed the work of (1) reviewed all available documentation on which I ditions and verified the status of as much of the work f my independent professional judgment, that there hase of remediation and prepare workplans and
<ul> <li>area of concern, I adhered to the profest remediation professionals provided in N.</li> <li>That the remediation conducted at the eall attachments to this submission, was requirements in N.J.S.A. 58:10C-14.c;</li> <li>That the remediation described in this submission to and in compliance with the N.J.A.C. 7:26I; and</li> <li>That the information contained in this submission includes a res</li> </ul>	vices as the licensed since sissional conduct standard. J.S.A. 58:10C-16; entire site or each area conducted pursuant to the conducted pursuant to the conducted pursuant to the conducted pursuant to the conducted pursuant attached by the conducted pursuant atta	the remediation professional for the entire site or each ords and requirements governing licensed site of concern, that is described in this submission and and in compliance with the remediation ochments to this submission, was conducted Remediation Professional Licensing Board at himents to this submission is true, accurate, and
safety and the environment.  (4) I certify that no other person is authorized or	able to use any passw	rord, encryption method, or electronic signature that
Department I may be subject to civil and (f) by the Board, including but not limite If I purposely, knowingly, or recklessly r form, record, document or other information Reform Act, I sha	hat: epresentation, or certife d administrative enforce d to license suspension make a false statement ation submitted to the L ll be guilty, upon convi- ection b. of N.J.S.2C:43 or by imprisonment, o	t, representation, or certification in any application, Department or required to be maintained pursuant to ction, of a crime of the third degree and shall, 1-3, be subject to a fine of not less than \$5,000 nor r both.
LODD Singeture		Data:
LSRP Signature:		Date:
LSRP Name: Peter Sorge Company Name: Verdantas, LLC		-
Company Name. verdantas, ELO		-

## Attachment 1 - Site Use Changes and Disturbance

A Deed Notice was filed in August 2020 for residual impacts associated with a release from a former gasoline underground storage tank (UST). The site is being redeveloped and the prior structures have been demolished. The current property owner, LBA OR Development-Company I, LLC (LBA) is constructing one industrial warehouse on the site. The demolition of the structures and removal of the engineering controls provided an opportunity to access and remove the impacted soil.

As documented in the attached Request for Termination of Deed Notice dated February 27, 2023, JM Sorge, Inc. (now known as Verdantas, LLC) oversaw the excavation and offsite disposal of impacted soil previously remediated through the establishment of the Deed Notice and engineering controls monitored under Remedial Action Permit (RAP) # RAP210002.

The excavation of the soil impacts within and beyond the Restricted Area occurred from March 8-14, 2022. Approximately 770 tons of soil were disposed of at Soil Safe, Inc. in Logan Township, New Jersey. Approximately 2,284 gallons of water pumped from the excavation were temporarily stored in a frac tank staged in proximity to the excavation with ultimate disposal at Clean Water of New York, Inc. in Staten Island, New York. The excavation was backfilled with ¼ inch stone from the base of the excavation to 4 ft bgs and dense graded aggregate (DGA) from 4 ft bgs to grade. Stone was acquired from Weldon Quarry in Lake Hopatcong, New Jersey.

On March 29, 2023, NJDEP approved the request to terminate the Deed Notice. The Deed Notice Termination has been submitted to Bergen County for recording.

# ENGINEERING CONTROL INSPECTION REPORT & MAINTENANCE LOG

Site Name and Address: 100 Anderson Avenue, Moonachie, NJ

Person conducting the inspection	Date <u>03/07/2022</u>
<u>Victoria Reed, Senior Manager</u> Name and Title	JM Sorge Company
<b>Engineering Control Inspection</b>	on
Name of occupant(s) and curren	nt use within the Engineering Control Area (see attached Site Map)
The site was vacant at the time Map is attached to this log.	of the inspection. No tenants occupy the Property. The Restricted Area
Engineering Control Type (Che	eck all that apply) Conditions
<u>X</u> Asphalt	[X]-Maintained []-Needs Repair []-Contamination is exposed.
Notes: No disturbance or deteriweek to remove Deed Notice/R	oration observed. Please note that the impacted soil will be excavated this estricted Area.
X Concrete / Building Slab	[X]-Maintained []-Needs Repair []-Contamination is exposed.
Notes: No disturbance or deteriweek to remove Deed Notice/R	oration observed. Please note that the impacted soil will be excavated this estricted Area.
Greenspace	[ ]-Maintained [ ]-Needs Repair [ ]-Contamination is exposed.
Notes:	
Fence and/or Signs	[ ]-Maintained [ ]-Needs Repair [ ]-Contamination is exposed.
Notes:	
Other: Rip Rap [ ]-M	aintained [ ]-Needs Repair [ ]-Contamination is exposed.
Notes:	
Do engineering controls match Yes	attached Deed Notice Map? If not describe any differences:
Describe any reports or evidence	ee of alterations, improvements, disturbances and/or repairs observed:
No disturbance or evidence of r	epair was observed.
Describe any alterations, impro	vements, disturbances and/or repairs likely to be necessary in the future:
Was an interview conducted wi	th on-site manager Yes No X
Name and title of on-site manage	ger

# ENGINEERING CONTROL INSPECTION REPORT & MAINTENANCE LOG

Site Name and Address: 100 Anderson Avenue, Moonachie, NJ Comments/Interview Notes: Vapor Intrusion Mitigation System Inspection (See Attached Map) \_\_\_\_\_ No <u>X</u> Is a Vapor Intrusion Mitigation System Present? If so, describe system components: N/A Are the system components intact and operating as intended? Describe conditions and attach photographs N/A \_\_\_\_\_\_ Are any repairs necessary? N/A Additional comments: The impacted soil within the Restricted Area will be excavated this week. Buildings have been demolished allowing for access to the impacted soil. Concrete slab and asphalt to be removed 3/8/2022. Date: 03/07/2022 Signature: Victoria Reed

# Attachment 3 - Contaminant of Emerging Concern Evaluation

The following table provides the compounds for which the NJDEP soil standards have changed by an order of magnitude.

SRS Migration to Ground Water - 2021	mg/kg		S	0.23	SN	14	బ	16	2.5	19	0.17		0.043	0.005	15		8	910		20		0.47	0.67
to Signature Sig				o																			0
Impact to Ground Water Screening Levels - 2013	mg/kg		140	NS	SN	1200	230	12	320	25	0.2		600	0.005	13		90	11000		20		18	П
Impactio Ground Water Sweeping layels - 2008	mg/kg		Q.	1115	Ne.	08	150	NS	710	16	0.5			4.206	•		900	(300)		30		10	
Presenta Verter Presental Presental	mg/kg	AND CONTRACTOR OF THE PARTY OF				11	1.11		100	100	0.		-				14						0.15
		The state of the s																					
SRS Inhalation Nonresidential - 2021	mg/kg		SN	S	SN	SS	S	1300	SV	27	36		82	NS	48		2500	SN		NS		SN	NS
estion- mal mential idential	mg/kg		450	13	910	180	1300	460000	7800	000	2600		1800	43	130000		390	52000		780		H	ى د
SRS ingestion- Dermal Nonresidential - 2021	mg		45	1	- 91	32	EI	460	78	340	26		18	Þ	130		33	52(		7			6
SRS Direct Contact Nonresidential -2017	mg/kg		240	SZ	00089	140	14000	40000	110	17	1.4		53	00	110000		290	45000		680		6	8
	1							3															
Sity blinet Contact Nonfreidentel	(मास्त्रगेष्ट्		2:10:00	SIN	00000	0.1	14000	34,0000	0.10		340				00000		0.05	01.03		00087		6)	••
2000 B			12)		\$\			1	2								7						N. Comments
SRS Inhalation Residential - 2021	mg/kg		NS	NS	NS	NS	NS	290	2.7	5.7	7.5		18	NS	10		520	NS		NS		NS	NS
SRS Ingestion- Dermal Residential	mg/kg		82	27	020	39	290	32000	470	2500	160		110	8.3	7800		23	3100		47		2	1.9
				7	T.		2	32	•	7			1	3	4			8					
AND DECEMBER CANTER PASSIBLE PASSIB P	By au		W															C					
SECURENT Contact Residental Zone	merke		3,010					0.000		æ	4									100		-	7
# 7.2																							
													\.\.\.\.\.\.\.\.\.\.\.\.\.\.\.\.\.\.\.										
						hthalate	alate		entadiene					thane									
		OAs	henyl	4-Chloroanifine	Benzaidehyde	bis(2-Ethylhexyl)phthalate	Buty! benzyl phthalate	actam	Hexachlorocyclopentadiene	alene	anzene		Bromomethane	Dibromochioromethane	enzere				nics	9	des	Э.	Σ
	Units	Semi-VOAs	1,1'-Biphenyl	4-Chlor	Benzait	bis(2-Et	Buty! b	Caprolactam	Hexach	Naphthalene	Nitrobenzene	VOAs	Bromoi	Dibrom	Ethylbenzene	Metals	Cobalt	Copper	Inorganics	Cyanide	Pesticides	4,4'-DDE	4,4'-DDT

Exceedances above NJDEP Soil Remediation Standards of benzene and methyl-t-butyl ether (MTBE) were recorded on the Deed Notice in 2020. The soil standards for these compounds have not changed by an order of magnitude. Review of historic data identified concentrations of bromodichloromethane, benzene, toluene, ethylbenzene, xylenes, and MTBE above current applicable 2021 NJDEP SRS. Benzene is above NJDEP Residential Ingestion-Dermal SRS, and ethylbenzene and MTBE are above NJDEP Residential and/or Bromodichloromethane, toluene, and xylenes are above NJDEP's Migration to Groundwater (MGW SRS); however, no further Nonresidential Inhalation SRS. As noted in Attachment 1, these impacts have been excavated from the Restricted Area. evaluation is warranted since the affected samples were collected below the historically reported seasonal high-water table.

## Appendix 4 - Contaminant of Emerging Concern Evaluation

Verdantas completed an evaluation of the following contaminants of emerging concern to assess whether there is evidence that suggests that any of these compounds may have been manufactured, used, stored, disposed, or discharged in relation to the release of gasoline from a former UST associated with the Deed Notice:

- 1,4-Dioxane
- Perchlorate
- Per- and polyfluoroalkyl substances (PFAS)
- 1,2,3-Trichloropropane (1,2,3-TCP)

PFAS compounds are commonly associated with firefighting foams, cleaning agents, fabric softeners, non-stick cookware, personal care products, stain repellants, electronics and wire manufacturing, photolithography and semiconductor industry, adhesive, varnish, paints, dyes, inks, polishes, waxes, manufacturing coatings, industrial surfactants, resins, molds and plastics, and wastewater treatment plants, among other uses.

1,4-Dioxane is a common contaminant at many sites contaminated with certain chlorinated solvents, particularly 1,1,1-trichloroethane, because of its widespread use as a stabilizer for chlorinated solvents. 1,4-dioxane is also commonly used as a purifying agent in the manufacture of pharmaceuticals and is a byproduct in the manufacture of polyethylene terephthalate plastic. It is a by-product present in many goods, including paint strippers, dyes, greases, antifreeze and aircraft deicing fluids, and in some consumer products.

Perchlorate is used in rocket fuels and explosives, temporary adhesives, electrolysis baths, batteries, air bags, drying agents, etching agents, cleaning agents and bleach, and oxygen generating systems.

1,2,3-TCP is used as an industrial solvent and as a cleaning and degreasing agent; it has been found as an impurity resulting from the production of soil fumigants.

The RAP for this site is for soil impacted with gasoline related contaminants. There is no known usage of the above-mentioned emerging contaminants of concern in connection with the former gasoline tank. Therefore, no further evaluation for emerging contaminants is warranted at this time.



May 17, 2023

Jennifer Cooney, Board Secretary Borough of Moonachie – Board of Health 70 Moonachie Road Moonachie, NJ 07074 MAY 1 8 2023
BORO OF MOONACHIE

sent via UPS, proof of delivery requested

Subject:

Updated Receptor Evaluation Electro-Miniatures Corporation 68 West Commercial Avenue Moonachie, New Jersey Block 66, Lot 6

Dear Ms. Cooney:

Enclosed please find a copy of the Updated Receptor Evaluation for the above-referenced site. Please contact me at (<u>michael.potts@terraphase.com</u> or 609-236-8171 Ext. 90) or Nick Scala (<u>nick.scala@terraphase.com</u> or 609-236-8171 Ext. 92) with any questions.

Sincerely,

For Terraphase Engineering Inc.

Michael Potts
Principal Geologist

Nicholas J. Scala, PG, LSRP

**Principal Geologist** 

cc. Ali Pollack, Electro-Miniatures Corporation Frank L. Tamulonis III, Blank Rome LLP

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

# RECEPTOR EVALUATION (RE) FORM

Date Stamp (For Department use only)

SECTION A. SITE
Site Name: Electro-Miniatures Corporation
Program Interest (PI) Number(s): 915279
Communication Center Number(s) and/or ISRA number(s) for this submission: (as many as will fit in the space provided)
ISRA Case # E2020183254
This form must be attached to the Cover/Certification Form if not submitted through a Remedial Phase Online Service
ndicate the type of submission:
☐ Initial RE Submission
<ul> <li>☑ Updated RE Submission</li> <li>Indicate the reason for submission of an updated RE form</li> <li>☐ Submission of an Immediate Environmental Concern (IEC) source control report;</li> <li>☑ Submission of a Remedial Investigation Report;</li> <li>☐ Submission of a Remedial Action Report;</li> <li>Check if included in updated RE</li> <li>☐ The known concentration or extent of contamination in any medium has increased;</li> <li>☐ A new AOC has been identified;</li> <li>☐ A new receptor is identified;</li> <li>☐ A new exposure pathway has been identified.</li> </ul>
SECTION B. ON SITE AND SURROUNDING PROPERTY USE
. Identify any sensitive populations/uses that are currently on-site or surrounding property usage within 200 feet
of the site property boundary ( <i>check all that apply</i> ): On-site Off-site
None of the following
location relative to the site.
Current site uses (check all that apply):  ☐ Industrial ☐ Residential ☐ Commercial ☐ School or child care ☐ Government ☐ Park or recreational use ☐ Vacant ☐ Agricultural ☐ Other:
Planned future on-site uses and off-site uses within 200 feet of the site boundary (check all that apply):
On-Site Off-Site Off-Site Off-Site On-Site Off-Site  ☐ ☐ Residential ☐ ☐ Commercial ☐ ☐ School or child care ☐ ☐ Government ☐ ☐ Park or recreational use ☐ ☐ Vacant ☐ ☐ Agricultural ☐ ☐ Other: ☐ Provide a map depicting the location of the proposed changes in land use.

SE	ECTION C. DESCRIPTION OF CONTAMINATION	
1.	Identify if any of the following exist at the site:	
	Yes No  ☐ ☑ Free product [N.J.A.C. 7:26E-1.8] identified is ☐ LNAPL* or ☐ DNAPL**.	
	Date identified:	
	Residual product [N.J.A.C. 7:26E-1.8]	
	Other primary source materials not identified above (e.g., buried drums, containers, unsecured friable asbestos). See form instructions for additional information.	
	Explain:	
	* LNAPL – measured thickness of .01 feet or more	
	**DNAPL – See Ground Water Technical Guidance and USEPA Assessment and Delineation of DNAPL Sour Zones at Hazardous Waste Sites (attached as Appendix A of the NJDEP GW Guidance) available at:  http://www.nj.gov/dep/srp/guidance/#pa_si_ri_gw. Also, see US EPA DNAPL Overview available at: http://cluin.org/contaminantfocus/default.focus/sec/Dense Nonaqueous Phase Liquids (DNAPLS)/cat/Overview available at:	
2.	Soil Migration Pathway	
	Has soil contamination been delineated to the applicable Direct Contact Soil  Remediation Standard pursuant to N.J.A.C. 7:26E-4.2?	☐ No
	Are all soils either below the applicable Direct Contact Criteria or under an institutional control (i.e. deed notice)?	☐ No
3.		
٠.	COTION D. CROUND WATER HOE	
	CTION D. GROUND WATER USE	•
1.	Have all potentially contaminated areas of concern been evaluated to determine if there is a potential that ground water is contaminated pursuant to N.J.A.C. 7:26E-3.5?	☐ No
	If "No," proceed to Section E.	
2.	Is a ground water investigation required? Yes	☐ No
	If "No," proceed to Section E.	
3.	Has a groundwater investigation been conducted? Yes	☐ No
	If "Yes":  Has the laboratory data package been received?⊠ Yes	□ No
	If the laboratory data package has not been received, provide the expected due	
	date for data: and proceed to Section E.	
	If " <b>No</b> ": Proceed to Section E.	
4.	Is ground water contaminated above the Ground Water Remediation Standards [N.J.A.C.7:9C]?	⊠ No
	If "Yes": Provide the date that the laboratory data package was available and confirmed contamination was identified above the Ground Water Remediation Standards.  Date:	
	If "No": Proceed to Section E.	
5.	Has ground water contamination been delineated to the applicable Remediation Standard pursuant to N.J.A.C 7:26E-4.3?	□No
ô.	What is the ground water classification for this site as per N.J.A.C. 7:9C? (check all that apply)  Class I-A  Class I-PL Pinelands Protection Area  Class I-PL Pinelands Preservation Area  Class III-A  Class III-B	_

7.	Has a well search been completed?	☐ No
	Date of most recent or updated well search:	
8.	Is a completed Well Search Spreadsheet or historical well search table attached and has an electronic copy of the spreadsheet been submitted to <a href="mailto:srpgis-wrs@dep.nj.gov">srpgis-wrs@dep.nj.gov</a>	□ No
	Note: Redacted wells must be excluded from all non-confidential documents including maps, tables, etc. (see RE Instructions).	
	If "No," explain:	<del></del>
9.	Are any potable or irrigation wells located within ½ mile of the currently known extent of contamination?	□No
	If "Yes,":	
	<ul> <li>A door to door survey is required in accordance with [N.J.A.C.7:26E-1.14(a)ii].</li> <li>Attach results of the door to door survey.</li> </ul>	
	<ul> <li>Identify if any of the following conditions exist based on the well search and door to door survey [N.J.A.C.7:26E-1.14(a)]:</li> </ul>	
	Yes No  ☐ Potable wells located within 500 feet from the downgradient edge of the currently known extent of contamination.  ☐ Potable wells located 250 feet upgradient or 500 feet side gradient of the currently known extent of contamination.  ☐ Ground water contamination from the discharge is located within a Tier 1 wellhead protection area (WHPA).	
40	. Has sampling been conducted of ☐ potable well(s) and /or ☐ non-potable use well(s)? ☐ Yes	П No
10.	If "No," provide justification then proceed to Question 12.	
11.	Has contamination been identified in potable well(s), <b>not attributed to background conditions</b> , above the Class II Ground Water Remediation Standards or State Safe Drinking Water levels, N.J.A.C 7:1E, whichever is applicable?	□ No
11.	conditions, above the Class II Ground Water Remediation Standards or State Safe	□ No
11.	conditions, above the Class II Ground Water Remediation Standards or State Safe Drinking Water levels, N.J.A.C 7:1E, whichever is applicable?	□ No
11.	conditions, above the Class II Ground Water Remediation Standards or State Safe Drinking Water levels, N.J.A.C 7:1E, whichever is applicable?	□ No
11.	conditions, above the Class II Ground Water Remediation Standards or State Safe  Drinking Water levels, N.J.A.C 7:1E, whichever is applicable?	□ No
11.	conditions, above the Class II Ground Water Remediation Standards or State Safe  Drinking Water levels, N.J.A.C 7:1E, whichever is applicable?	
11.	conditions, above the Class II Ground Water Remediation Standards or State Safe  Drinking Water levels, N.J.A.C 7:1E, whichever is applicable?	
	conditions, above the Class II Ground Water Remediation Standards or State Safe  Drinking Water levels, N.J.A.C 7:1E, whichever is applicable?	
	conditions, above the Class II Ground Water Remediation Standards or State Safe Drinking Water levels, N.J.A.C 7:1E, whichever is applicable?	□ No

SE	CTIO	N E.	VAPOR INTRUSION (VI)	
1.	"Yes	", pro	any of the following conditions exist that trigger a Vapor Intrusion investigation. For each condition che vide the date the condition was first identified (e.g. date laboratory data package was available). EP Vapor Intrusion Technical Guidance)	ecked
			Date Condition First Ide	entified
		$\boxtimes$	Ground water contamination in excess of the NJDEP Vapor Intrusion Ground Water Screening Levels (VIGWSL) and within 30 feet of a building for Petroleum Hydrocarbon Compounds (PHC) or 100 feet for non-PHC compounds	
		$\boxtimes$	Free product within 30 feet of a building for PHC or 100 feet for non-PHC compounds	***
		$\boxtimes$	Soil gas contamination detected at concentrations that exceed the Soil Gas Screening Levels (SGSL)	_
		$\boxtimes$	Indoor air contamination that exceeds the Indoor Air Screening Levels	_
		$\boxtimes$	Wet basement or sump containing free product or ground water containing detectable concentration of volatile organic contaminants	
		$\times$	Methane generating conditions causing oxygen deficient or explosion concern	
		$\boxtimes$	Other human or safety concern from the VI pathway (i.e. elemental mercury, unsaturated soil contamination), explain below:	
2.	Has g Wate Was for th Ident groun	groun or Scro a site e VI p ify an	d water contamination been delineated to the applicable Vapor Intrusion Ground eening Levels pursuant to N.J.A.C 7:26E-4.3?	
	Yes		30 feet of petroleum free product or dissolved petroleum hydrocarbon contamination in ground water 100 feet of any non-petroleum free product (e.g. chlorinated hydrocarbons) or any non-petroleum dissovolatile organic ground water contamination Other specific triggers  No buildings exist within the specified distances or other specific triggers	blved
5.	Is the	vapo	or intrusion pathway a concern at or adjacent to the site? (if "No," attach justification)	☐ No
6.	Has	soil a	as sampling of the building(s) been conducted?	□ No
			has the laboratory data package been received?	□ No
			data package was received, did constituents exceed the Soil Gas Screening Levels?	□No
			attach technical justification consistent with the NJDEP Vapor Intrusion Technical Guidance.	
7.			r air sampling been conducted at the identified building(s)?	☐ No
-			has the laboratory data package been received?	□ No
			data package has been received, did constituents exceed the Indoor Air Screening Levels? Yes	□ No
			or awaiting indoor air laboratory data package, proceed to Question 12.	<u>∟</u> 110

8	Has indoor air contamination been identified but not suspected to be from a discharge?  (if "Yes," attach justification)	□No
9.	Were indoor air results above the NJDEP's Rapid Action Levels?	☐ No
	Provide the date laboratory data package was received:	
	<ul> <li>Follow the IEC Guidance Document at <a href="http://www.nj.gov/dep/srp/guidance/index.html#iec">http://www.nj.gov/dep/srp/guidance/index.html#iec</a> for required actions and answer the following:</li> </ul>	d
	Was the IEC engineering system response for control implemented for all impacted structures?	□No
	Date implemented: NJDEP Case Manager:	
10.	Were the results of indoor air sampling above the NJDEP's Indoor Air Screening  Levels but at, or below, the Rapid Action Levels	☐ No
	If "Yes," answer the following:	
	Provide the date laboratory data package was received:	
	Has the Vapor Concern (VC) Response Action Form notifying the NJDEP     of the exceedances been submitted?	☐ No
	Date:	
	Has a plan to mitigate and monitor the exposure been submitted?	☐ No
	Date:	П.
	Has the Mitigation Response Action Report been submitted?	☐ No
44	Date:	□No
11.	Do one or more buildings have an Indeterminate VI Pathway status?	
42	Has the vapor intrusion investigation been completed?	☐ No
12.	If "No", is the vapor intrusion investigation stepping out as part of the site	
	investigation or remedial investigation. (If "No," attach justification)	☐ No
SE	CTION F. ECOLOGICAL RECEPTORS	··········
	Has an Ecological Evaluation (EE) been conducted? [N.J.A.C. 7:26E-1.16]⊠ Yes	☐ No
,,	Date conducted: 07/28/2021	
2.	Are any site-related contaminants above any Ecological Screening Criteria?	☐ No
3.	Are there any Environmentally Sensitive Natural Resources (ESNRs) on or adjacent to the site, or potentially impacted by site related contamination? [N.J.A.C. 7:26E-1.16]	⊠ No
4.	Do any potential or complete migration pathways exist between Contaminant of Potential Ecological Concern (COPECs) and ESNRs, or did historic migration pathways exist?	⊠ No
lf Y	ou answered "No" to Questions 2, 3, or 4, above <u>Stop Here</u> (form is complete).	
5.	If site-related free or residual product is/was present, does/did a potential or complete migration pathway exist to an ESNR?	☐ No
6.	Do the results of an EE trigger a remedial investigation of ecological receptors? [N.J.A.C. 7:26E-4.8] Yes	□No
	If "Yes", has a remedial investigation of ecological receptors been conducted?	□No
	Date conducted:	

7.	Do av	railable data indicate an impact (COPEC NRs) to Ecological Receptor(s), Surface	Os above Ecologies water, or Sedim	cal Screening Criteria			□No			
	lf " <b>Y</b>	ſes,"								
	a)	Check all ESNRs or media that apply:								
		☐ Surface water ☐ Sediment	☐ Soil ☐	Wetlands						
	b)	If this information is not submitted with summary information, attach a brief su of all actions to be taken to mitigate ex	ummary of all curr	aluation that includes ently available data a	contaminant and a description	l				
8.	Have	COPECs been fully delineated to the Ed	cological Screeni	ng Criteria [N.J.A.C.	7:26E-4.8(a)] in:					
	a)	Migration pathways	************************			Yes	☐ No			
	b)	ESNR	***************************************	***************************************	***************************************	Yes	☐ No			
9.	Has a	ın Ecological Risk Assessment been cor	nducted?		·····	Yes	□No			
10.	Provid which	de the following information for any on-s is potentially impacted by the site relate	ite and/or off-site ed discharges:	surface water body,						
		Surface Water Body Name	Stream Classification	Antidegradation Designation	Trout Production	Trout Maintenand	ce			
	<u></u>									
	ļ									
11.	Has a Program Interest (PI) or Permit number been issued for any regulated areas by the Division of Land Use Regulation? (e.g. wetlands, transition areas, flood hazard areas, coastal areas, tidelands, etc.).									
	lf "	"Yes,":								
		Identify the type(s) of regulated areas:								
		Provide the Land Use Regulation Prog	ram (LURP) PI o	r Permit number(s) fo	r the site:					
12	Are the	ere any <b>pending</b> applications for LURP NJDEP for the remediation?	jurisdiction letter	s or approvals under	review	□ Yes	No			
	•									
13.	Are the	ere any <b>valid</b> LURP jurisdiction letters c				<del></del>	☐ No			

Completed forms should be sent to the municipal clerk, designate health department, and:

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



May 11, 2023

REGENTED

MAY 16 2023

BORO OF MOONACHIE

Alison Pollack Elbert, Trustee Pre-Closing EMC Shareholders 569 Barr Court River Vale, NJ 07675

sent via email to apol88@qmail.com

Subject:

**Response Action Outcome** 

Remedial Action Type: Unrestricted Use

Scope of Remediation: ISRA Industrial Establishment as defined according to N.J.A.C. 7:26:B - Entire Site

Case Name: Electro-Miniatures Corp.

Address: 68 West Commercial Avenue

Municipality: Moonachie County: Bergen County

Block: 66 Lot: 6
Preferred ID: 915279

Communication Center #: 21-06-11-1254-36, UST Registration #: 915279, UST Closure #: UCL220001

ISRA Transaction: Sale of Business

ISRA Case #: E2020183254

Well Permit #'s: E202200659, E202200660, E202200661

Dear Ms. Elbert:

As a Licensed Site Remediation Professional authorized pursuant to N.J.S.A. 58:10C to conduct business in New Jersey, I hereby issue this Response Action Outcome for the remediation of the industrial establishment as defined according to N.J.A.C. 7:26B specifically referenced above. I directly oversaw and supervised all of the referenced remediation and based upon this work, it is my professional opinion that this remediation has been completed in compliance with the Administrative Requirements for the Remediation of Contaminated Sites (N.J.A.C. 7:26C), that is protective of public health, safety and the environment. Also, full payment has been made for all Department fees and oversight costs pursuant to N.J.A.C. 7:26C-4.

This remediation includes the completion of a Preliminary Assessment, Site Investigation and Remedial Investigation as defined pursuant to the Technical Requirements for Site Remediation (N.J.A.C. 7:26E).

My decision in this matter is made upon the exercise of reasonable care and diligence and by applying the knowledge and skill ordinarily exercised by licensed site remediation professionals in good standing practicing in the State at the time these professional services are performed.

As required pursuant to N.J.A.C. 7:26C-6.2(b)2ii, a copy of all records related to the remediation that occurred at this location is being simultaneously filed with the New Jersey Department of Environmental

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Protection (Department). These records contain all information upon which I based my decision to issue this Response Action Outcome.

By operation of law a Covenant Not to Sue pursuant to N.J.S.A. 58:10B-13.2 applies to this remediation. The Covenant Not to Sue is subject to any conditions and limitations contained herein. The Covenant Not to Sue remains effective only as long as the real property referenced above continues to meet the conditions of this Response Action Outcome.

### Conditions

Pursuant to N.J.S.A. 58:10B-12o, Pre-Closing EMC Shareholders and any other person who is liable for the cleanup and removal costs and remains liable pursuant to the Spill Compensation and Control Act, N.J.S.A. 58:10-23.11 et seq. shall inform the Department in writing, on a form available from the Department, within 14 calendar days after its name or address changes. Any notices you submit pursuant to this paragraph shall reference the above case numbers and shall be sent to:

New Jersey Department of Environmental Protection Bureau of Case Assignment and Initial Notice Mail Code 401-05H 401 East State Street, 5th floor PO Box 420 Trenton, New Jersey 08625-0420

### **NOTICES**

### Well Decommissioning

Pursuant to N.J.A.C. 7:9D-3, all wells installed as part of this remediation have been properly decommissioned by a New Jersey licensed well driller of the proper class in accordance with the procedures set forth in N.J.A.C. 7:9D and I have verified that the well driller's well decommissioning report has been submitted to the Bureau of Water Allocation and Well Permitting.

### **Building Interiors Not Addressed (Non-Child Care)**

Please be advised that the remediation that is covered by this Response Action Outcome does not address the remediation of hazardous substances that may exist in building interiors or equipment, including, but not limited to, radon, asbestos and lead. As a result, any risks to human health presented by any building interior or equipment remains. A complete building interior evaluation should be completed before any change in use or re-occupancy is considered.

### Contamination Remains On-Site due to Off-site Contamination

Please be advised that contamination in the ground water at this site exists above the Ground Water Quality Standards (N.J.A.C. 7:9C-1.7) which may limit ground water use at this site. Based on completion of a preliminary assessment and site investigation (as applicable), pursuant to N.J.A.C. 7:26E-3, and completion of a background investigation pursuant to N.J.A.C. 7:26E-3.9, there is no onsite contribution to this contamination and I have confirmed the source of this contamination is from offsite. This aspect

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of the site was reported to the Department and assigned the Department's Hotline incident number 23-01-11-0909-43. Any redevelopment on this site should take into consideration the potential for vapor intrusion from the ground water contamination.

In concluding that this remediation has been completed, I am offering no opinions concerning whether either primary restoration (restoring natural resources to their pre-discharge condition) or compensatory restoration (compensating the citizens of New Jersey for the lost interim value of the natural resources) has been completed.

Pursuant to N.J.S.A. 58:10C-25, the Department may audit this Response Action Outcome and associated documentation up to three years following issuance. Based on a finding by the Department that a Response Action Outcome is not protective of public health, safety and the environment, the Department can invalidate the Response Action Outcome. Other justifications for the Department's invalidation of this Response Action Outcome are listed in the Administrative Requirements for the Remediation of Contaminated Sites at N.J.A.C. 7:26C-6, including, but not limited to, a Department audit following issuance of this document may be initiated at any time if: a) undiscovered contamination is found that was not addressed by the Response Action Outcome, b) if the Site Remediation Professional Licensing Board conducts an investigation of the Licensed Site Remediation Professional issuing the Response Action Outcome or, c) if the license of that person is suspended or revoked.

Thank you for your attention to these matters. If you have any questions, please contact me at (609) 236-8171 x92.

Sincerely,

for Terraphase Engineering Inc.

Nicholas J. Scála, PG

Licensed Site Remediation Professional #783586

NS:cs

cc: Board of Health, Moonachie Borough
Borough Clerk, Moonachie Borough
Bergen County Department of Health Services
ISRA Authorized Agent – Frank L. Tamulonis III

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# State of New Jersey

PHIL MURPHY
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION
Contaminated Site Remediation & Redevelopment
Remediation Review Element
Bureau of Remedial Action Permitting
401 E. State Street
P.O. Box 420
Mail Code 401-05S

SHAWN M. LATOURETTE Commissioner

SHEILA OLIVER *Lt. Governor* 

Trenton, NJ 08625-0420
Phone: (609) 984-2990

May 25, 2023

Brett Richer
Prologis Director, Global Environmental and Engineering
Liberty Property Limited Partnership
Pier 1, Bay 1
San Francisco, CA 94111

RE: Soil Remedial Action Permit

Site: Industrial Building @ 115 Moonachie Avenue

Address: 115 Moonachie Avenue City: Moonachie Borough

County: Bergen

SRP Program Interest #: 014667

Soil Remedial Action Permit #: RAP210001

Block: 57 Lot: 12

Dear Mr. Richer:

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 May 30, 2023. 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 requirements necessary for demonstrating that the remedial action and control continue to be protective of public health, safety and the environment.

### Requirement to Retain a Licensed Site Remediation Professional (LSRP)

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 (<a href="www.nj.gov/dep/online/">www.nj.gov/dep/online/</a>) 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 (<a href="mailto:datamine2.state.nj.us/DEP OPRA/OpraMain/categories?category=SRRA">datamine2.state.nj.us/DEP OPRA/OpraMain/categories?category=SRRA</a>) now includes information pertaining to approved Soil and Ground Water Remedial Action Permits to which the LSRP is assigned.

# **Annual Fees**

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:

Brett Richer
Prologis Director, Global Environmental and Engineering
Liberty Property Limited Partnership
Pier 1, Bay 1
San Francisco, CA 94111
Phone: (415) 733-9574

Email: <u>bricher@prologis.com</u>

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 Justine Burnett with the Bureau of Remedial Action Permitting at Justine.Burnett@dep.nj.gov or (609) 940-4659.

Sincerely,

Lynne Mitchell, Assistant Director Remediation Review Element

# Enclosure

cc: Moonachie Borough Clerk (via email)

Moonachie Borough Health Department (via email)

Bergen County Clerk (via email)

Bergen County Health Department (via email)

Piotr Serwik, LSRP (via 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

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.

Site: Industrial Building @ 115 Moonachie Avenue

Facility Address:

115 Moonachie Avenue

Moonachie Borough, NJ 07074

**Bergen County** 

SRP PI #: 014667

Permit #: RAP210001

Issuance Date: 05/25/2023

**Effective Date: 05/30/2023** 

Person Responsible for Conducting the Remediation - Co-Permittee:

**Brett Richer** 

Prologis Director, Global Environmental and Engineering

**Liberty Property Limited Partnership** 

Pier 1, Bay 1

San Francisco, CA 94111 Phone: (415) 733-9574

Email: bricher@prologis.com

# **Property Owner - Co-Permittee:**

Brett Richer
Prologis Director
LIBERTY PROPERTY LIMITED PARTNERSHIP
Pier 1, Bay 1

San Francisco, CA 94111 Phone: (415) 733-9574

Email: bricher@prologis.com

# I. Authority

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

# II. Permit Requirements

# A. MONITORING REQUIREMENTS

- 1. The permittee shall retain a Licensed Site Remediation Professional (LSRP) for the Soil Remedial Action Permit until the remedial action 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 remains protective of public health and safety and the environment, and to ensure compliance with the requirements of the Soil Remedial Action Permit. This includes but is not limited to site inspections, biennial submission of a Soil 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. [N.J.A.C. 7:26C- 2.3(a and b)]
- 2. The permittee shall conduct monitoring and maintenance pursuant to Attachment A of the Soil Remedial Action Permit. [N.J.A.C. 7:26C- 7.8(a)]
- 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 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. No Engineering Control

a. Financial Assurance is not required since an engineering control is not in place for this site. [N.J.A.C. 7:26C- 7.10]

# 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, no later than 60 days after 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 after a change in the remedial action pursuant to N.J.A.C. 7:26C-6.4. [N.J.A.C. 7:26C- 7.12(b)1]
- b. The permittee shall apply to have the Department modify a Remedial Action Permit after a modification of the engineering or institutional controls, which will result in changes to the exhibits in the deed notice or in the notice in N.J.A.C. 7:26C-7.2(c)2. [N.J.A.C. 7:26C- 7.12(b)2]
- c. The permittee shall apply to have the Department modify a Remedial Action Permit after the permittee changes its address. [N.J.A.C. 7:26C- 7.12(b)3]

# 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 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: 05/30/2023		
Submission Requirement	Due Date	
Submit a Remedial Action Protectiveness/Biennial Certification Form	05/30/2025	
Submit a Remedial Action Protectiveness/Biennial Certification Form	05/30/2027	
Submit a Remedial Action Protectiveness/Biennial Certification Form	05/30/2029	
Submit a Remedial Action Protectiveness/Biennial Certification Form	05/30/2031	
Submit a Remedial Action Protectiveness/Biennial Certification Form	05/30/2033	
Submit a Remedial Action Protectiveness/Biennial Certification Form	05/30/2035	
Submit a Remedial Action Protectiveness/Biennial Certification Form	05/30/2037	
Submit a Remedial Action Protectiveness/Biennial Certification Form	05/30/2039	
Submit a Remedial Action Protectiveness/Biennial Certification Form	05/30/2041	
Submit a Remedial Action Protectiveness/Biennial Certification Form	05/30/2043	
Submit a Remedial Action Protectiveness/Biennial Certification Form	05/30/2045	
Submit a Remedial Action Protectiveness/Biennial Certification Form	05/30/2047	
Submit a Remedial Action Protectiveness/Biennial Certification Form	05/30/2049	
Submit a Remedial Action Protectiveness/Biennial Certification Form	05/30/2051	
Submit a Remedial Action Protectiveness/Biennial Certification Form	05/30/2053	

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,

Lynne Mitchell, Assistant Director Remediation Review Element

# IV. Attachments:

- A. Monitoring and Maintenance Plan
- B. Deed Notice

# Attachment A Monitoring and Maintenance Plan for Soil Remedial Action Permit

# **Case Information:**

Preferred ID:	014667
RAP Number:	RAP210001
Case Name:	Industrial Building @ 115 Moonachie Avenue
Address:	115 Moonachie Avenue
City:	Moonachie Borough
County:	Bergen County

# Monitoring and Maintenance Schedule:

Deed Notice Area	Institutional /Engineering Control	Inspection Schedule
Restricted Area	Monitoring for land use	Biennial

# Attachment B Deed Notice

# John S. Hogan Bergen County Clerk

Bergen County Clerk
One Bergen County Plaza
Hackensack, NJ 07601
(201) 336-7000
www.bergencountyclerk.org/





INSTRUMENT# 2021128069

V 4320 726

RECORDED DATE: 08/09/2021

		ITalisaction #: 1717419
Document Type:	DEED NOTICE	Document Page Count: 24
		0

Operator Id: MS

RETURN TO: SUBMITTED BY:

625 W RIDGE PIKE STE E-100 CONSHOHOCKEN, PA 19428 AECOM TECHNOLOGY CORPORATION
9400 AMBERGIEN BOULEVARD

BLDG C

AUSTIN ,TX 78729-1100

SECONDARY NAME

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION

ADDITIONAL PRIMARY NAMES ADDITIONAL SECONDARY NAMES

MARGINAL REFERENCES: File Number: Volume: Page:

LIBERTY PROPERTY LIMITED PARTNERSHIP

DOCUMENT DATE: 05/11/2021 MUNICIPALITY: MOONACHIE

LOT: 12 BLOCK: 57

Total: \$265.00

FFFS/ TAXES

PRIMARY NAME

ILLOI INALO.	
RECORDING FEE	\$30.00
STATE RECORDING FEE	\$115.00
COUNTY RECORDING FEE	\$115.00
HOMELESSNESS TRUST FUND	\$3.00
HOMELESS CODE BLUE	\$2.00
NPNR	\$0.00
Basic County	\$0.00
Basic State	\$0.00
PHPF	\$0.00
Extra-Aide	\$0.00
Gen-Purpose	\$0.00
Mansion-Tax	\$0.00

INSTRUMENT#: 2021128069 Recorded Date: 08/09/2021

I hereby CERTIFY that this document is recorded in the Clerk's Office in Bergen County, New Jersey.

John S. Hogan Bergen County Clerk

Recording Fees: \$265.00 Realty Transfer Tax Fees: \$0.00

Consideration: \$

OFFICIAL RECORDING COVER PAGE

Page 1 of 24

# PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes, \*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

Bergen County Recording Data Pa Honorable John S. Hogan Bergen County Clerk

Official Use Only – Realty Transfer Fee **Bergen County Recording Data Page** 



Official Use Only - Barcode

Date of Document:	Type of Document: Deed Notice
05/11/2021	Deed Notice
First Party Name: Liberty Property Limited Partnership	Second Party Name:
Lizerty Croperty Limited Cartineremp	X
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY		
Block:	Lot:	
57	12	
Municipality:		
Borough of Moonachie		
Consideration:		
Owner has agreed to restrictions, monitoring, maintenance, and biennialcertification requirements.		
Mailing Address of Grantee:		
Pier 1, Bay 1, San Francisco, California 94111		

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGE INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY		
Original Book:	Original Page:	

# BERGEN COUNTY RECORDING DATA PAGE

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

Return Address: AECOM 625 W. Ridge Pike, Suite E-100 Conshohocken, PA 19428

	S DE LOS DE LA CONTRACTION DEL CONTRACTION DE LA
Instrument	Number

# **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]
Piotr Serwik, LSRP
[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 day of May, by Liberty Property Limited Partnership, Pier 1, Bay 1, San Francisco, California 94111 (together with their successors and assigns, collectively "Owner").

1. THE PROPERTY. *Liberty Property Limited Partnership, Pier 1, Bay 1, San Francisco, California 94111 is* the owner in fee simple of certain real property designated as Block(s) 57 Lot(s) 12, 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 *014667*; and the property is more particularly described in Exhibit A, which is attached hereto and made a part hereof (the "Property").

# 2. REMEDIATION.

i. *Piotr Serwik, LSRP License No. 580156* 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. *Liberty Property Limited Partnership* has remediated contaminated soil at the Property, such that soil contamination remains at certain areas of the Property that contains contaminants in concentrations that do not allow for the unrestricted use of the Property. Such soil contamination is described, including the type, concentration and specific location of such contamination, and the existing engineering controls on the site are described, 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, lessors, lessees and operators of the Property 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.
  - 5C. ENGINEERING CONTROLS. Not Applicable.
  - 6A. CHANGE IN OWNERSHIP AND REZONING.

- i. The Owner and the subsequent owners, lessors, 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 <a href="https://www.nj.gov/srp/forms">www.nj.gov/srp/forms</a> within 30 calendar days after the effective date of any conveyance, grant, gift, or other transfer, in whole or in part, of the Owner's or subsequent 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 <a href="www.nj.gov/srp/forms">www.nj.gov/srp/forms</a>, 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, lessors, lessees and operators while each is an owner, lessor, lessee, or operator of the Property.

# 7A. ALTERATIONS, IMPROVEMENTS, AND DISTURBANCES.

- i. The Owner and all subsequent owners, lessors, 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 retaining a licensed site remediation professional. 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. A soil remedial action permit modification is required for any permanent alteration, improvement, or disturbance and the owner, lessor, lessee or operator shall submit the following within 30 days after the occurrence of the permanent alteration, improvement, or disturbance:
  - (A) A Remedial Action Workplan or Linear Construction Project notification and Final Report Form, whichever is applicable;

- (B) A Remedial Action Report and Termination of Deed Notice Form; and
- (C) A revised recorded Deed Notice with revised Exhibits, and Remedial Action Permit Modification or Remedial Action Permit Termination form and Remedial Action Report.
- iv. No owner, lessor, lessee or operator shall be required to obtain a Remedial Action Permit Modification for any temporary alteration, improvement, or disturbance, provided that the site is restored to the condition described in the Exhibits to this Deed Notice, and the owner, lessee, or operator complies with the following:
  - (A) Restores any disturbance of an engineering control to pre-disturbance conditions within 60 calendar days after the initiation of the alteration, improvement or disturbance;
  - (B) Ensures that all applicable worker health and safety laws and regulations are followed during the alteration, improvement, or disturbance, and during the restoration;
  - (C) Ensures that human exposure to contamination in excess of the remediation standards does not occur; and
  - (D) Describes, in the next biennial certification the nature of the temporary alteration, improvement, or disturbance, the dates and duration of the temporary alteration, improvement, or disturbance, the name of key individuals and their affiliations conducting the temporary alteration, improvement, or disturbance, 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 an 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
- vii. Submits to the Department of Environmental Protection within 60 calendar days after completion of the restoration of the engineering control, a report including: (a) the nature and likely cause of the emergency; (b) the measures that have been taken to mitigate the effects of the emergency on human health and the environment; (c) the measures completed or implemented to restore the engineering control; and (d) any 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 recording a Department-approved Termination of Deed Notice, available at N.J.A.C. 7:26C Appendix C, with the office of the *Bergen County Clerk*, New Jersey, expressly terminating this Deed Notice.
- ii. Within 30 calendar days after recording a Department-approved Termination of Deed Notice, the owner of the property should 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, lessors, 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, lessors, 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, lessors, 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.

- 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;
  - 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 all upland sediment sample locations within the restricted areas that exceed any soil 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 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 in acres and square feet 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.
  - 13. Not applicable

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

WITNESS:

Liberty Property Limited Partnership

[Signature]

BRETT RICHER	Megan Robert Senior Vice President
[Print name and title]	[Print name]
STATE OF [State where docun COUNTY OF [County where a	

I certify that on May 1, 20 Z, Name of person executing document on behalf of owner partnership personally came before me, and this person acknowledged under oath, to my satisfaction, that this person:

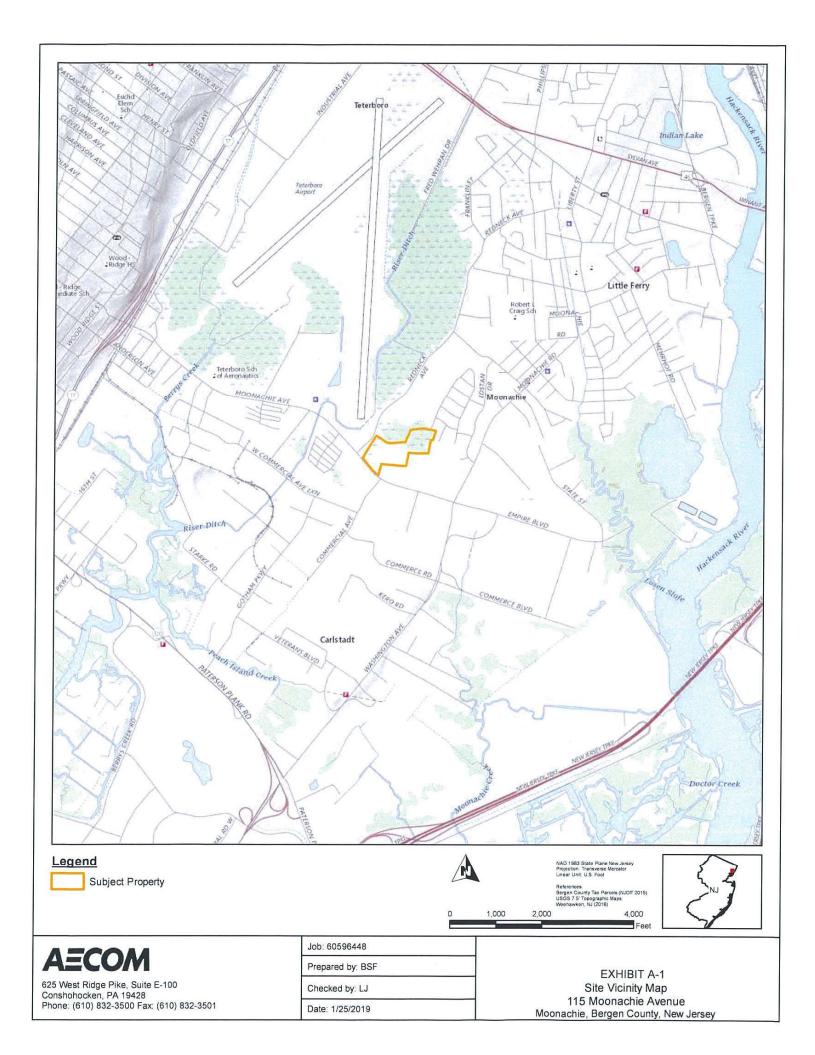
- (a) Is a general partner of Liberty Property Limited Partnership, the partnership named in this document;
- (b) Signed, sealed and delivered this document as his or her act and deed in his capacity as a general partner of Liberty Property Limited Partnership; and
- (c) This document was signed and delivered by such partnership as its voluntary act, duly authorized.

Maria Maes
[Print name], Notary Public

[Signature]

Maria Maes
[Print name]

15. Not applicable





PROPERTY DESCRIPTION
TAX LOT 12, BLOCK 57
BOROUGH OF MOONACHIE
BERGEN COUNTY, NEW JERSEY

**ALL THAT CERTAIN** part and parcel of land situate, lying and being in the Borough of Moonachie, County of Bergen, State of New Jersey and being more particularly described as follows:

**BEGINNING** at a point for a corner in the northerly line of Moonachie Avenue – width varies, at the division line between tax lot 1, block 45 and tax lot 12, block 57, said beginning point having New Jersey State Plane Coordinate System, NAD '83 (2011) grid values of N 729,887.31 feet, E 613,815.37 feet; thence,

- 1. North 30°15'38" East, along said division line, a distance of 556.53 feet to a point for a corner; thence
- 2. South 58°23'01" East, still along said division line, a distance of 280.42 feet to a point for a corner in same; thence
- 3. South 78°03'01" East, still along said division line, a distance of 66.00 feet to a point for a corner in same; thence
- 4. North 86°23'58" East, still along said division line, a distance of 338.47 feet to a point for a corner in same; thence
- 5. North 20°28'44" East, still along said division line, a distance of 197.44 feet to a point for a corner in same; thence
- 6. North 25°35'09" East, still along said division line, a distance of 81.93 feet to a point for a corner in same; thence
- 7. North 82°51'21" East, still along said division line, a distance of 291.66 feet to a point for a corner in the division line between tax lot 1, block 45, tax lot 24, block 46 and tax lot 12, block 57; thence
- 8. South 77°43'40" East, along the division line between tax lot 24, block 46, tax lot 3, block 51, tax lot 12, block 57 and along the terminus of Jackson Place (50' wide), a distance of 277.29 feet to a point for a corner in the division line between tax lot 2, block 51, tax lot 3, block 51, tax lot 12, block 57 and tax lot 12.04, block 57; thence
- 9. South 17°57'47" West, along the division line between tax lots 12, 12.01-12.04, block 57, a distance of 207.35 feet to a point for a corner in the division line between tax lots 12, 12.01 and 15, block 57; thence
- 10. North 78°17'45" West, along the division line between tax lots 12 and 15, block 57, a distance of 59.58 feet to a point for a corner in same; thence
- 11. South 09°05'35" West, still along said division line, a distance of 303.06 feet to a point for a corner in the division line between tax lots 10, 12 and 15, block 57; thence
- 12. North 87°09'51" West, along the division line between tax lots 10 and 12, block 57, a distance of 419.04 feet to a point for a corner in same; thence
- 13. South 09°44'31" West, a distance of 299.19 feet to a point for a corner in the division line between tax lots 10, 11 and 12, block 57; thence

- 14. North 89°14'45" West, along the division line between tax lots 11 and 12, block 57, a distance of 90.56 feet to a point for a corner in same; thence
- 15. North 85°33'45" West, along the division line between tax lots 11, 11.01 and 12, block 57, a distance of 463.50 feet to a point for a corner in the division line between tax lots 11.01 and 12, block 57; thence
- 16. South 14°35'44" West, still along said division line, a distance of 236.62 feet to a point for a corner in the northerly line of Moonachie Avenue width varies; thence
- 17. Along said line of Moonachie Avenue, a non-tangent curve, curving to the right in a northeasterly direction with a radius of 969.00 feet, an arc length of 239.07 feet (a central angle of 14°08'10", Chord North 45°37'24" West, 238.47 feet) to a point of tangency; thence
- 18. North 38°33'18" West, still along said line of Moonachie Avenue, a distance of 263.72 feet to the point and place of **BEGINNING**.

**CONTAINING** within said bounds 17.411 acres, more or less.

This description has been prepared in accordance with a plan prepared by Vargo Associates entitled "Deed Restriction Plan, Part of Tax Lot 12, Block 57, Borough of Moonachie, Bergen County, NJ", dated May 4, 2020 and noted thereon as project #20057.

May 4, 2020

Prepared by:

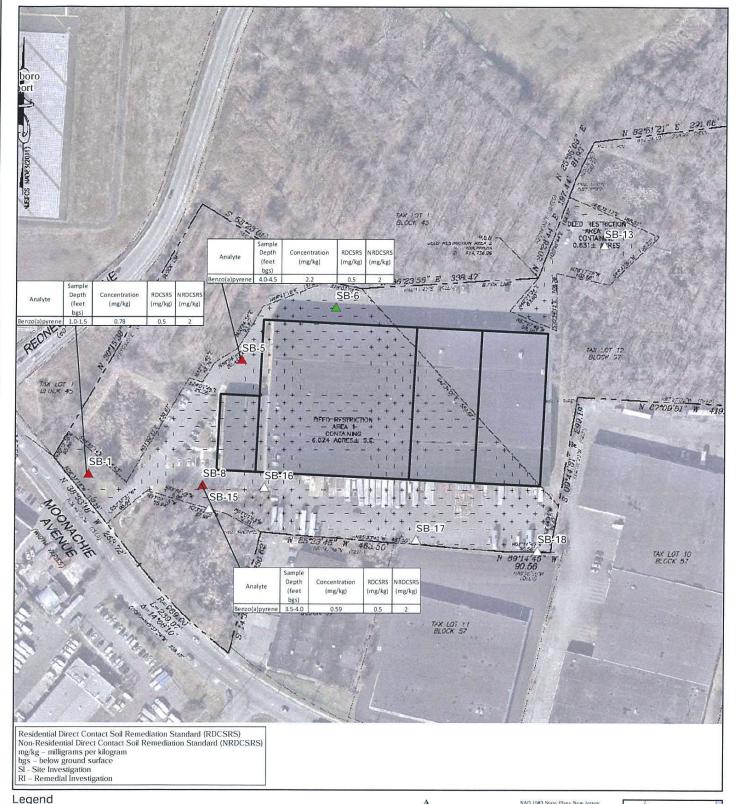
Robert E. Vargo

Professional Land Surveyor

ME.Vr

N.J. License #43261





### Legend

Historic fill observed during SI and exceeds the RDCSRS and/or NRDCSRS

Historic Fill Observed Not Exceeding Residential Direct Contact Soil Standard (RDCSRS)

Historic fill observed during RI (not analyzed)





625 West Ridge Pike, Suite E-100 Conshohocken, PA 19428 Phone: (610) 832-3500 Fax: (610) 832-3501

Job: 60612985	
Prepared by: BSF	
Checked by: LJ	
Date: 2/22/2021	

Exhibit B-1 Restricted Area Map

115 Moonachie Avenue Moonachie, Bergen County, New Jersey

# **EXHIBIT B-2**

# DESCRIPTION OF RESTRICTED AREA CONTAMINANTS

Historic fill material generally consisting of medium to fine sand or silty sand with trace brick, concrete, and/or gravel has been identified at the Subject Property at depths ranging from approximately 0.5 to 5 feet below ground surface (See Exhibit B-1 for historic fill extent). Such material may include, but is not limited to, such contaminants as Polycyclic Aromatic Hydrocarbons (PAHs) and metals. Samples of historic fill material collected during site investigation (SI) activities revealed concentrations of benzo(a)pyrene in three samples above the Residential and/or Non-Residential Direct Contact Soil Remediation Standards (RDCSRS and/or NRDCSRS; See Table 1). However, following the remedial investigation (RI), which identified the full extent of historic fill onsite through visual assessment of on-site fill materials and review of historical aerial photography, the NJDEP attainment compliance guidance document was utilized to apply compliance averaging to the benzo(a)pyrene concentrations detected at the Subject Property during the SI. Compliance averaging using the arithmetic mean was applied to the nine soil samples collected at the Subject Property during the SI. The calculated arithmetic mean value was 0.78 mg/kg which is below the NRDCSRS.

Therefore, only institutional controls (Deed Notice) restricting the site to non-residential use is needed.

Client ID	Residential		Default		\$8-1 (1.0-1.5)		\$8-1 (2.0-2.5)	10	\$8-2 (5.0-5.5)		\$8-3 (2.5-3.0)		58-4 (4-4 5)
Lab Sample ID	Direct Contact Soil	Direct Contact Soil 1	mpact to Groundwater		460.182750-		450.182750		460 1827504		460.182750.5		460:182750
Sampling Date	lemediation Standards	emediation Standards	Soil Screening Levels		05/23/2019 10:30:00	0	05/23/2019 10:45:00	0	05/23/2019 11:00:00		05/23/2019 11 30:00		05/23/2019 09 30 00
Matrix Dilution Factor	(RIXCS/RS)	(NRDCSRS)	(DiGWSSL)		Soil		Sail		los		Soil		s
Unit	mg/kg	axjeu	malea		- works		- Constitue		1		1		
			2	Result	NO.	Breatt	000	Date of	3,730	ľ	E .	Ī	mg/gm
SOIL BY \$260C	William Company	CHARLES CO. LANSING	Management of Principles	J.		The State of	To the last	Mesuit		Mesuit Q	MDL RL	Result Q	MDC
1,1,1-Trichloroethane	160000	WW	0.3			NR		NR		NB		60	
1,1,2,2 Tetrachloroethane	-	8	0.007	N.S.		NR		N.R.		NR		82	
1,1,2-Trichloro-1,2,2- trifluoroethane	NA	NA	MA	S.		NR		NR		N.S.		00	
1,1,2 Trichlaroethane	2	9	0.02			N.		02		4.4			
1,1-Dichloroethane	80	24	0.5			NR		8%		202		200	
1,1-Dichloroethene	11	150	800.0	N.B.		NR		av.		NB		0.0	
1,2,3-Trichlorobenzene	NA		NA			NR		NR		NR		200	
1,2,4 Trichlorobenzene	73		0.7			NR		NR		NR		800	
2. Dibromo-3-Chloropropane	0.08		0.005			N.S.		NR		NR		000	
2-Dichlorobenzene	5300	29000	17	NR		NR		NR		NR		800	
,2-Dichloroethane	6.0	3	0,005			NR		NR		NR		82	
2-Dichloropropane	2	S	0,005			NR		N.R.		NR		82	
3-Dichlorobenzene	5300	29000	19	N. N.		NR		NR		N.S.		av.	
4-Dichlorobenzene	5		2	N.B.		NR		NR		N.S.		or 2	
4-Dioxane	NA		W	N.R.		NR		NR		NR		88	
Butanone (MEX)	3100	44	60	N.R.		NR		NR		NR		85	
rexandre	NA.		NA	NR		NR		NR		NR		NR.	
Weiny Chentanone (N. BK)	NA NA	NA	NA	××.		NR		NR		NR		WB.	
entre e	2000		19	NX.		NR		RN		NR		NR.	
romoform	50		600	N.B.		NA CON		N. Y		NR		NR	
romomethane	25	65	700	N. S.		No.		X C		N. C.		NR.	
arbon disulfide	7800	110	9	N.S		N8		N N		NN ON		200	
arbon tetrachloride	2		0.005	N. N.		NR		NR		NB		200	
njorobenzene	510	1.	9.0	NR		NR		NR		NR		88	
Norobromomethane	NA	NA	NA	N. N.		NR		NR		NR		NR	
Norodioromomethane	3	90	0.005	N. N.		NR		NR		NR		S. S.	
horoethane	220	1100	NA	N. N.		NR		NR		NR		S. S.	
HOCOGOTH .	0.0	7	0.4	œ Z		NR		NR		NR		N.R.	
A 13 Continued and	2 000	71	NA	Y .		NR		NR		NR		NR	
v.1.3 Dichloropropere	NA NA	266	0.00	X 2		XX.		NR		NR		N.S.	
relahexane	AN.	VA	2000	0.0		200		N. S.		N N		N N	
chlorobromomethane		1	5000	6 2		NK NK		N. S.		NR		82	
Schlorodifluoromethane	490	230000	39	N N		NA NA		N ON		N. N.		N N	
thylbenzene	7800		13	RN		N.		NR		200		200	
thylene Dibromide	0.008		0.005	SS		NR		NR		88		K GW	
robropylbenzene	NA.	NA	NA	NR		NR		NR		NR		OF N	
Methyl acetate	78000		22	NR		NR		NR		NR		N.	
Methyl tert-butyl ether	110	320	0.5	NR		NR		NR		NR		NR	
wethylcycohexane	NA.		NA	NR		NR		NR		NR		NB	
Arthylene Chloride	46		10.0	N.R.		NR		N8		NR		NR	
Ayene & D.Ayene	K 2	NA.	N	N. S.		80		NR		NR		NR	
Avene	06		3	000		NA CA		N. C.		NR		NR	
etrachloroethene	43		5000	000		0.00		NA.		NA.		NR	
oluene	9300	91000	7	N.R.		NR		N8 N		0.0		NA NA	
ans-1.2-Dichloroethene	300		90	N.R		NR		NR		N/R		No.	
rans 1,3-Dichloropropene	NA		0.005	88		NR		NR		NR		NR	
richloroethene	3	10	0.01	N. N.		NR		NR		NR		NR	
Tichlorida Chulichlorida	2500	340000	M. See	œ i		NR		NR		NR		NR	
otal Conc	AN	NA	NA	X X		NR or		NS C		NR		NR	
otal Estimated Cone (TICs)	WA	NA	NA	00		av.		0.4	I	NA.		NR.	

Client ID	Residential	Non-Residential	Default		58	\$8-1 (1.0-1.5)		58-1	58-1 (2.0-2.51)		48	To a coll		99	1000000			
Lab Sample 1D	Direct Contact Soil	Direct Conta	npact to Groundwater		797	182750 2		460	460-182750-3		092	182750-4		460	3-182750-5		2	0-182750-1
Sampling Date	temediation Standards	emediation Standards	Soil Screening Levels		102/62/50	05/23/2019 10:30:00		05/23/2019 10:45:00	10.45.00		05/23/2019 11:00:00	11:00:00		05/33/201	05/23/2019 11 30:00		05/23/20	05/23/2019 09:30:00
Dilution Factor	(weens)	(VHLX.3ND)	(DOMON)			g -			Š.			9			los.			Soil
Unix	mg/kg	8x/8m	mg/kg			2x/2m			mg/kg			melke			malka			- Samples
Contra ve 1100				Result	D MDL	R	Result Q	MDI	R	Result Q	MDE	8	Result	D MDL	8	Result	D MOL	No.
1,1'-Biphenyl	19		NO PERSONAL PROPERTY.	SN			gW		No.	93	1 (A. C.			Ĭ.				
1,2,4,5-Tetrachlorobenzene	NA		AN	N.B.			N S		t	NR NR		T	N N			N O		
2,2" oxybis [1-chloropropane]	NA	NA		N.R.			NR			NR			NR			Z Z		
2,3,4,6 Tetrachiorophenol	NA CTOO		NA	N.R.			NR			NR			NR			NR		
2,4,6 Trichlorophenol	19			NR NR			N N		t	N. O.		Ì	NR or			NR.		
2,4 Dichlorophenal	180		0.2	NR		T	NR			NR.		ı	N N			N SN	-	
2.4-Dimethylphenol	1200		1	NR			NR			NR			NR			RN		
24-Distratoluece	100		n e2	N N			NN C		1	NR :		Ī	NR			NR		
2,6-Dinitrotoluene	100			N.R.		T	NS NS			NA NA		Ì	NR or		I	N. C.		
2 Chloronaphthalene	NA			N.		Ī	NR	İ	T	NR		İ	N N			N. SA	-	
2 Chlorophenol	310		0.8	NR			NR			NR		T	NR			N. N.	-	
2-Wethylnaphthalene	230			0.044	1 0.005	0.40	0.0049	0.0049	0.39	0.0054 U	0.0054	0.43	0.0093	1 0.005	0.40	0.0049	U 0.0049	0.39
2-Nitroaculne	310		AN S	S S			NR C			N8			NR			NR.		
2-Nitrophenal	A			000			N N			NN NO			NR S			N.B.		
3,3'-Dichlorobenzidine	**			N.			N. S.		l	NR NR		İ	N N			NR NR		
3-Nitroansine	NA		NA.	NR			NR			NR			NR			No.	-	
4.6-Dinitro 2-methylphenol	9	89	0.3	NR			NR			NR			NR			W		
4. Chioro 3. methylohenol	AN AN		NA S	N. N.			NR.			NR		1	N.R.			NR.		
4-Chloroaniine	AN AN		A. A.	N N			NA NA	İ		N. N.		1	N. S			N.		
4-Chlorophenyl phenyl ether	NA			NR			NR	Ī	t	NR NR		t	N N			9		
4-Methylphenal	H		NA	NR			NR			NR		T	NR			9	-	
4-Nitroamilne	AN		NA	N.R.			N.R.			NR			NR			2	L	
4 Nitrophenol	NA		NA	NR			NR						NR			2	L	
Acenaphthene	3400		110	0.029	0.029	0.40	0.029		0.39	0.032 U		0.43	0.029	0.029	0.40	0.029	U 0.029	0.39
Acetoohenone	2	Samuel S	NA	72 O	0.0042	0.40	0.082	0.0041	0.39	-	0.0045	0.43	0900	1 0.0042	0.40	0.0041		
Anthracene	17000		3400	017	DOME	0.40	0.000	0.000	01.0	NA COOL	0.000		NK.			2		
Atrazine	210	2400	0.2	NR			NR	0.000	0.33	NB NB	0.000	0.43	0.033	0.0045	0.40	0.083	0.0044	0.39
Benzaldehyde	6100		NA	NR.		Ī	N.		t	NR			Na Na			X 92		
Benzo[a]anthracene	5		0.8	0.88	0.014	0.040	92.0	0.014	0.039	61.0	0.015	0.043	0.27	0.014	0.040	0.42	0.014	0.039
Benzolalpyrene	0.5	2	0.2	0.78	0.011	0.040	0.74	0.011	0.039	0.16	0.012	0.043	0.25	0.011		0.35	10.01	0.039
Benzolaji Juananthene	S		2	11	0.010	0.040	0.36	0.010	0.039	0.21	0.011	0.043	0.35	0.010	0.040	25.0	0.010	0.039
Benzolkifuoranthene	200000	R	NA 26	0.47	0.012	0.40	0.14	0.012	0.39	0.081	0.013	043	0.13	0.012		0.20	1 0.012	0.39
Bs(2-chloroethoxy)methane	NA	N.	NA	NR	0.00.0	2	N8 N8	1000	6600	COUGO NR	0.0085	0.043	0.17	0.0009		0.16	0.007	0.039
Bs(2 chloroethyl)ether	0,4		0.2	NR			NR		T	NR			NR			5 8V		
Bs(2-ethy/hexy/) phthalate	35		1200	NR			NR			NR		Ī	NR			NR		
Butyl benzyl phthalate	1200	14000	230	N.S.			NR			NR			NR			NR	L	
Caprolactam	31000		12	N.S.			NR			NR			NR			NR		
Chrysens	450	3200	AN G	N. C	0.0000	0 0	NR o	0.000		NR			NR			NR		
Dibenz(a,h)anthracene	0.5		3 0	0.10	0.000	0.00	0.050	0.0067	0.039	0.21	0.0073	0.63	0.78	0,0008	0.40	0.37	1 0.0067	0.39
Obenzofuran	NA		A	NR		2	NR	1100	0.039	NR	0.019	0.083	D Det	0.017	0.040	690°C	0.01	0.039
Diethyl phthalate	49000		88	NR			NR			NR			NR			NR NR		
Omethyl phthalate	NA NA		N.	NR			NR			NR			NR			NR		
Oi-n-outyl phthalate	2400		780	N N		Ī	N. I	I	1	NR.		1	NR			NR		
Fluoranthene	2300	24000	1300	1.7	0.0052	0.40	20	0.0051	0 39	NN 0	0.0056	190	NR 0.45	0.0063	0.00	N C	0.000	0.30
Fluorene	2300		170	690'0	0.0054	0.40	0.0054	0.0054	0.39	0.040	0.0059	043	0.0055	20000	0.40	2000	TODOO I	0.59
Hexachlorobenzene	0.3	1	0.3	NR			N. N.		l	NR			NR		2	NR N	1	0.33
Hexachlorobutadiene	9	25	0.9	NR.			NR			NR			NR			NR		
Hexachloroethane	12	011	3.00	N ON		T	8 S		1	N S			NR.			NR.		
Indeno[1,2,3-cd]pyrene	5	17	7	0.48	0.016	0.040	0.16	0.015	0.039	0.082	2100	0.000	NN O	9100	0,000	N C	2000	0.000
Isophorone	\$10	2000	0.2	NR			S.			NR			N.R.			N.S.	-	0000
Naphthalene	9	17	22	0.088	69000	0.40	0.0068 U	0.0068	0.39	0.0075 U	0.0075	0.43	0.019	1 0.007	0.40	0.0068	D 0.0068	0.39
N-Nitrosod-n-propylamine	000	14	0.2	N ON	I		S 5		1	82		1	NR			NR.		
N-Nitrosodiphenylamine	66	390	0.4	N8			e av			N ON		T	N. S			N S		
Pentachlorophenol	6.0		0.3	NR		T	NR			N. N.		T	N N			N av		
Phenanthrene	AN		NA	0.85	0.0071	0.40	0.36	0.0069	0.39	0.31	0.0076	0.43	0.22	1,0000	0.40	0.35	0.0069	0,39
Perene	1300		50 0	NR.	0.000		N		0.00	NR			NR		Ш	N		
Total Conc	NA	NA	NA	9.831	NA	N N	3.357	O.UOSB NA	NA NA	2173	0.011 NA	0.43 NA	0.43	0.010	0.40	3 0 0 0	0.0098	0.39
Total Estimated Conc. (TICs)	NA		NA	NR		9	NR		+	N.S.	-	S.	NR	In		3,565	2	NA
Notes:									1			1	1			110		

lient IO	Residential	Non-Residential	Default		SB	1(1015)		58-1 (	15.2.0		20.215	0.00		17.02	1000		-	
ab Sample ID		Direct	mpact to Groun		95	3.182750.2		460.18	2750-3		460.183750.4	750.5		38-3 (2	3-3-0)		28	4 (4-4.5)
Sampling Date	temediation Standards	emediation Standards	Soil Screening L		05/23/20	05/23/2019 10:30:00		05/23/2019 1	0.45.00	6	25/23/2019 11:00:00	00:00	0	3/23/2019 11	30.00		05/23/2019 09 30 00	09 30 00
Matrix	(RDCSRS)					Soil		Soil	Soil			S		g	Ī			Soil
nation ractor	es/em	malam				t way			1			-			-			1
			2	Result	Q MDL	2 2	Result Q	MOL	R AG	Sesult O	NIN	3/20 3/20	Society O	200	By/Sm	0 47 47	2011	mg/kg
IL BY 50818	Contract of the Contract of th		MANAGES		STATE STATE OF							-	T I I I I		W.	Nexu t	MC	ž
000		13	4				NR			NR	H	H	NR	H	H	NR	ľ	
CONT	2 2	0 0	188	N. S.			NR.			NR			N8		H	NB		
uu.	700	0.0					NN ON			NR.	+		NR			N.R.		
ha BHC	0.1						0.00	1		NN NA		1	NR.			N.S.		
a BHC	0.4						S.N.	I	+	200		+	NN S	1	+	N. S		
ordane (technical)	NA	NA			L		N.	l		NR			02			N CO	1	T
ta-BHC	NA						NN	l	H	NR	+	t	88	1		E 2	1	
drin	0.00						NR		H	N.S		1	82	+	+	200	1	T
dosulfan i	NA						N.S.			N.R.		1	N.S		+	NA GO	Ī	T
Sosulfan II	NA						NR			NR			0.00	1		200	t	I
dosulfan sulfate	470						NR			N.S		ł	a N	+		. 07	Ì	I
frin	23			N.			NR		+	N.S.		t	02		+	200	1	I
frin aldehyde	NA			Z.			NR			NR		ł	070	t	+	N. C.	1	
firin ketone	MA			Na			0.0	İ	1	0.0	+	+	u.		+	XX	1	
nma-BHC (Undane)	0.4			N.		Ī	0.2	1	1	0.0		1	N. Y	1		× ×		
stachlor	0.1			en			02		1	N.V.	1	1	N. N.		+	œ		
Harbler eneside	200						NA.		1	N.X		+	NR			N.S.		
showing choung	O'CO		10.0	NA.			N.W.		1	NR			NR			N.S.		
1	320			NA.			NR			NR			NR			N.S.		
apriene	9.0			NS			NR			NR			NR			KR.		
LBY SOSTA	State of the later of	The state of the s		1														
clor 1016	NA.		NA				NR			NR	-	ŀ	NR		ŀ	88	Ī	
cior 1221	NA		NA				NR			NR		-	N.B.			97	T	T
clor 1232	NA		NA				NR		H	N.S.			a N			07	t	T
cior 1242	NA		NA				N8			NR		+	e N		t	000	Ī	T
clor 1248	NA		NA				NR			NR		+	ev.		+	0.7		Ī
clor 1254	NA		NA				NR			NR		+	02			No.		T
clor 1260	NA		NA				SN		+	202	+	+	NA CONTRACTOR	1	+	N.N.		T
clor 1268	NA		NA				N.B	I	+	0.0	1	+	N. C.		+	NN.		
lor-1262	NA		W				0.00		+	ue .			NK		1	N.R.		
# PCBs	0.2	-	0.2	00			676	+	+	0.00		+	N C	+	+	K.V.	1	
BY 8151A			STREET, SQUARE, SALES	Į		The second				1	The second second					NA.	Ì	
-1	NA		NA				NR	ŀ		ON			970	- Andrew				
0	NA		AN	N.S.			N.S			0.2	1	1	ue de	1	+	NK	1	
x (2,4,5.TP)	NA	NA	NA	S.		Ī	NR			a.v		1	No.	+	+	NN .		T
OIL BY MIDEP EPH				H	No. of Lot, Line							Section 2	No.			MM		
C12 Aromatics	NA					l	NR			ew.			0.0			ŀ	ľ	-
C16 Aiphatics	NA						NR			0.7		+	NA COL	1	+	N.N.	1	
C16 Aromatics	NA					İ	87	l	+	0.0			No.		+	N.K.		
21 Aiphatics	N					Ī	W.9			000	1	+	NA.	1	+	N.N.		
21 Aromatics	N.	NA	NA	a Z		Ī	0.0		+	NA.	1	1	NR.	1	+	N.N.		
C36 Aromatic	×					T	074			200		+	XX.	1	+	N.R.		I
C40 Aliphatics	NA					ı	100	l	+	200		+	NK			NR		
17 Alphatics	NA					Ī	NH.			N.R.		-	NR	1		NR		
Acchange	NA.						NA.	Ī		NR		-	NR			NR		
Accounties	NA.					Ī	NR	Ī	+	NR		+	NR			NR	-	
Acondica	NA						NR			NR			NR			N.S.		
De generalise fort	17,000	17.					NR			NR			NR			N.S		Ī
of BY editoc(MG/KG)	10000				The same				10000									
and a	7800	NA	9009	0989	11.2	39.5	6180	1111	39.2	8590	11.2	395	12500	11.2	39.6	87:0	10.2	36.2
No. of	31			5.1	10	4.0	10 0	10	3.9	1.0 u	10		1.0 U	1.0	4.0	U 96.0	0.96	3.6
311	19			7.1	1.2	3.0	7.1	11	2.9	2.6 1	1.2			1.2	3.0	2.7	1.1	27
E	1,000		2100	115	2.2	39.5	49.0	2.2	39.2	56.9	2.2	П	78.2	2.2	39.6	817	2.0	36.2
man.	16			0.36	0.088	0.40	0.27	0,087	0.39	0.36	0.088		0.80	0.088	0.40	0.43	0.081	0.36
Hours.	18			0.84	0.13	0.79	0.13	0.13	0.78	0.13 U	0.13	6.0	0.13	0.13	0.79	0.12	0.12	0.72
E	NA		NA	3190	58.2	986	1020	57.7	616	2140	58.2	696	1820	58.3	066	5370	53.3	905
mum	M			18.4	0.35	2.0	9.7	0.35	2.0	13.4	0.35	20	24.4	0.35	2.0	14.0	0.32	1.8
1	1600			4.5	1.2	6.6	3.1	1.2	8.6	3.9	1.2	66	12.4	1.2	6.6	0.5	-:-	0
ier	3100		110	63.6	2.6	0.4	17.7	2.6	6.7	15.5	2.6	4.9	26.3	2.6	0.5	818	3.4	4.5
	NA		MA	19600	14.5	29.6	0566	14.4	29.4	1300	14.5	29.7	8500	14.6	29.7	12300	14.3	27.3
	400		06	385	0.52	2.0	153	15.0	2.0	47.4	0.63	20	30.6	000	100	0.0	100	7/7
nesium	NA			1420	57.6	886	1000	125	979	1,630	27.5	050	2000	200	2000	0.00	70.0	9
Banese	11000			235	200	0.8	130	100	200	2000	200	202	2300	27.7	200	080	27.8	502
7.	1600		48	891	0.73	7.0	100	100	200	0.30	0.33	000	/70	0.35	3.0	579	0.32	27
E HILL	NA			959	200	0000	7.7	200	0 1	15	0.73	18	27.8	0.73	7.9	13.7	0.67	7.2
H	340			007	010	905	310	60.9	979	417	61.5	586	1260	919	066	2350	56.3	905
	UBE			0.00		2 0	0 23	573	3.3	74 0	2.4	4.0	24 U	2.4	4.0	22 U	2.5	3.6
E	av.		***		0.19	707	0.19	61.0	2.0	0.19	0.19	20	0.19 U	0.19	2.0	0.17	0.17	1.8
9	NA			110	19.4	200	633	78.1	818	811 7	79.5	989	140 1	79.6	066	658	12.8	908
	100			0.03	0.63	0.7	0.62 U	0.62	3.9	O.63 U	0.63	4.0	0.63	0.63	4.0	0.58	0.58	3.6
	O James		NA OTO	74.2	0.56	on in	15.1	0.65	9.6	17.6	99.0	6.6	25.1	99:0	6.6	213	0.60	9.1
NI BY TATIBILITY AND	7,200	Section 1		823	4.6	2.9	122	4.6	5.9	619	4.6	5.9	84.5	4.6	5.9	547	4.2	5.4
No.	33	59		230	0.000	0000	The same of the sa											F
IL BY 7196A	Control of the last of the las		The second second	10.0	0.012	0.020	0.33	0.011	0.019	6900	0.013	0.021	0.088	0.012	0.021	91.0	0.011	0.018
(mg/kg)	240	30	W	000			-		-	The same of the			The same of	A STANDARD	1	ST SAME	0	
JOH BY 90128			THE STATE OF		1000	The same of	No.	1000		MA		1	NR			MR	1	
de, Total (mg/kg)	47	089	20	NR.		l	N.R		ŀ	0.0		ŀ	0	ŀ	ŀ	ŀ		
				Taran.			Lane I		1	MK		-	NRI			NR		Ī

Chemic ID	Residential	Non-Kesidential	Default		58-5	SB-5 (4.0-4.5)		28-6 (	58-6 (4.5-5.0)		Dup	Dup 052319*		s	\$8-7 (3.5-4.0)		S	\$8-8 (2.5-3.0)
Lab Sample ID	Orect Contact Soil	Direct Contact Sor			460-	460-182750-8		460-182750	6 05221		460.1	460.182750.10		4	460-182750-7		4	460 182750-6
Sampling Date	Temediation Standards	emediation	Soil Screen		05/23/2019 14:00:00	14 00 00		05/23/2019 14:35:30	4 35:30		05/23/2019 00:00:00	00:00:00		05/23/20	05/23/2019 12:40:00		CS/23/20	05/23/2019 12:00:00
Matrix	(RIXCSRS)	(NRDCSRS,	(DIGWSSL)			Soil			Jos.			Soil			Sol			38
Dilution Factor						1			1			1			1			1
COR	mg/kg	BY/BILL	mg/kg			8×/2m			mg/kg			gx/gm			By/Bw			mg/kg
SOIL BY \$250C.	Section of the second	CHARGE CITY OF STREET	Total Section	Result Q	MDI	RE	Result Q	MDL	d	Result Q	MDI	ď	Result Q	Q NDL	Ш	Result Q	Q MDc	RI,
1,1,1 Trichloroethane	160000	NA	0 8	av		ŀ	11 150000	0.000033	-	**	100000	0 000		H.	u.	6		
1,1,2,2.Tetrachloroethane	1		Ö	NR	İ	t	$\perp$	0.00021	1000	_		1000	0.000.0	0.00020	0.00084	Ne or		
1,1,2 Trichloro 1,2,2	AN	NA.	NA	S. S.			0.00030	0.00030	0.001	0.00031		100.0	900000	300000				
11 3. Trichlocoethans	2		000	-		1			_	4		7000	0.0000		_	NN		
11 Dichloroethane	*	200		X OZ		1	0.00018	0.00018		0 000018	0.00018	0.001	0.00015	U 0.00015	ш	NR		
1 1 Dichlosoethene	11	150	2000	0.0		t	0.00021	0.00021	0001	0.00021	0.00021	0.001	0.00017	U 0.00017		NR		
1,2,3 Trichlorobenzene	NA			av		t	0.00029	0.00023	+	0.00023	0.00023	0.001	0.00019	0.00019	-	NR	1	
1.2.4 Trichlorobenzene	73			av		-		0.00000	+	D COORDS	0.00018	+	0.00015		4	NR		
1,2-Obromo-3-Chloropropane	0.08		C	82	İ	T	TOO OF	2600000	1	0.00094	0.000094	+	0.00007	U 0.0000077	4	NR		
1,2 Dichlorobenzene	8300	20065		N.S.			0.00000	0.00010	1000	20000	0.00040	0,001	0.00039	U 0.00039	_	NR		
1,2 Dichloroethane	60			a	İ	t	110000	10000	+	0.00019	0.00015	1000	0.00012	U 0.00012	_	NR		
1,2-Dichloropropane	7		0.005	a Z	İ	İ	0.0000	000000	+	0.00000	0.00030	0.001	0.00025	U 0.00025	_	NR		
1,3-Dichlorobenzene	5300	20065		az		T	100000	200000	+	0.00003	0.00043	1000	0.00035	0.00035	_	NR		
1,4-Dichlorobenzene	2		2	200	İ	T	0.0000	0,000,0	+	010000	0.00010	-	0.00013		_	NR		
1,4 Dioxane	NA	NA.	NA	a Z		t	0.0000	20000	1	0.0000	O DOOR	+	o compa	0.000084	ő	NR		
2-Butanone (MEK)	3100	24		e av		İ	0.0000	20000	2000	0.0094	0.0094	0.020	0.0077	U 0.0077	4	NR		
2-Hexanone	NA			Z Z		t	820000	0,00000	+	O COURT O	0.0001	10000	0.013	0.00093	1	N.S.		
4-Wethyl-2-pentanone [MIBK]	NA			82			0.00000	0.00078	5000	n nonnen	0.00080	0.0051	0.00065	0.00065	4	NR		
Acetone	70000	NA.		S.		t	0.000	000038	1	0 0000	0.0000	0.0001	0.00036	0.00036	1	NR		
Berzene	2	100	500.0	e Z		İ	95,000,0	20000	+	20000	50000	0.003	1000	0.0032	4	NR		
Вготобогт	100	280		2		T	0.00043	0.00063	1000	0.00043	0.00020	0000	220000	0.00022	_	NR.	1	
Bromomethane	25			e N		T	O OOOOO	000000	1	0.00043	0.00043	1000	0.00036	0.00036	_	N. S.		
Carbon disulfide	7800	1100		N.		t	1000	0.00007	+	0000	0.00000	0000	0.00000	0.00000	0.00084	N. S.		
Carbon tetrachloride	2	4	0.005	N.			0.00018	0.00018	1000	0.00018	0.00018	1000	0.00005	0.00016	4	NA CO	1	
Chlorobenzene	510	7400	9:0	NR		ľ	0.00018	0.00018	1000	0.00018	810000	0.000	0.00045	200000	1	No.	-	
Chlorobromomethane	NA		NA	NR			0.00028	0.00028	1000	0.00039	0.00039	1000	ACODO O	200000	4	un an	-	
Chlorodibromomethane	3	00	0.005	NR.			0.00019	0.00019	0.001	0,00000	000000	+	0.00016	0.00016		0.4	-	
Chloroethane	220	1100	NA	NR			0.00052 U	0.00052	0 001	0.00053	0.00053	+	0.00044	U 0 00004	1	av av	-	
Chloroform	9.0	2	0.4	NR			0.00032 U	0.00032	0.001	0.00033	0.00033	_	0.00027	000000		NB.		
Chloromethane	17			NR			0.00044	0.00044	0.001	0.000044	0.00044	0.001	0.00036	910000		NB	-	
cis-1,2-Dichloroethene	230		0.3	NR			0.00015	0.00015	0.001	0.00016	0.00016	+	0.00013	U 0.00013		NBN		
cis-1,3-Dichloropropene	NA			NR			0.00027	0.00027	0.001	0.00028	0.00028	0.001	0.00023	U 0.00023	1	NR		
Cyclohexane	NA	NA		NR			0.00022	D.00022	0.001	0.00023 U	0.00023	0.001	0.00018	U 0.00018	_	NR		
Ochlorobromomethane	-		0.005	NR			D.00026 U	0.00026	0.001	0.00026	0.00026	0.001	0.00022	U 0.00022	_	NR		
Ochlorodifluoromethane	490	230000		NB			0.00034 U	0.00034	0.001	0.00035 U •	0.00035	0.001	0.00028	* 0.00028	S 0.00084	NR	L	
thybenzene	7800			NR			0.00020 u	0.00020	0.001	0.00020 U	0.00020	0.001	0.00017	U 0.00017	7 0.00084	NR		
and and and and and and and and and and	0.008		0.003	N			0.00018	0.00018	-	0.00018	0.00018		0.00015	0.00015	-	NR		
Nethyl acetate	78000	NA NA		N O		1	4	0.00013	-	0.00032	0.00013	-	0.00045	1 0,00011	-	N.R.		
Methyl tert butyl ether	110		6.0	200		İ	0.00013	0.00013	5000	0.0004	0.004	+	0.0036	U 0.0036	_	NR		
Methylcyclohexane	NA			Na		T	10000	0.0001	1000	0.00013	0.00013	0.001	0.000.10	0.00010	-	NR		
Methylene Chloride	46	230		N.	İ	t	9,000,0	0.00016	+	91000	0.00010	0.00	0.0004	0.00013	0.00084	N. S.		
m-Xylene & p-Xylene	NA		NA.	N.			0,00019	0.00017	+	0.0000	0.00018	1000	0.00055	0.00014	+	NA PAGE		
o-Xylene	NA		MA	N			0.00012	0.000095	100	0.000097	0.000097	0.001	0.00013	0.0000	4	0.0		
Styrene	90	260	3	S.			0.00012 U	0.00012	0.001	0.00013	0.00013	1	0.00010	0.00010	_	e av		
Tetrachloroethene	43	1500	0 002	e e		8	0.00014 U	0.00014	0.001	0.00015 U	0.00015	0.001	0.00012	U 0.00012	_	NR		
Toluene	6300	91000		œ Z			0.00063 U	0.00063	0.001	0 000054 U	0.00064	0.001	0.00052	U 0.00052	0.00084	NR		
frans 1.2-Dichloroethene	300	720	0.6	S.			0.00025 U	0.00025	0 001	0 00025 u	0.00025	0.001	0.00021	U 0.00021	1,000084	NR		
trans 1,3 Dichloropropene	NA	AN		Z.			0.00027 U	0.00027	Н	0.00027	0.00027	0.001	0.00022	U 0.0002	0.00084	NR		
Transcenden	2 contr	10	100	œ .			1	0.00014	4	0.0001S U	0.00015	0.001	0.00012	U 0.00012		NR		
Venderhoods	0.00		26	Y C			D.00041 U	0.00041	_	4	0.00041		0.00034	U 0.00034		NR		
Total Conc	NAN.			8 62			0.00055	0.00055		0.00056	0.00056		0.00046	0.00046	0.00	NR		
Total Estimated Conc. (TiCs)	NA.	NA.		0.00			0.09632	NA.	NA S	0.06309	NA :	- 1	0.07934	NA		NR		
Notes:							0.07.13	1		0.0303	NA	VV	0.0224	W	NA	NR		

NR: Not Analyzed

Highlighted Concentrations shown in bold type face exceed in CSO or LCSO is outside acceptance limits.

LCS or LCSD is outside acceptance imits.
 Result is less than the RL but greater than or equal to the MDL and the concent.

U. Indicates the analyte was analyted for but not detected

NA: Not Applicate (No Standard Social Residential DCMS and DCMS and DCMS)

Bold: Applight ed, and Roleibed contentions exceed the Residental DCMS and Districts

Interest of the control of the contr	Client ID	Residential	Non-Residential	Default		-	1-5 (4.0-4.5)			8.6 (45.5.0)		0	- OC22399			100000				
The control of the	Lab Sample IO	Direct Contact Soil	Direct Contact So	Impact to Groundwater		4	0.182750-8		2	60:1827509		460	1182750.10		7097	182750.7		460	182750-6	
The control of the	Matrix	REMEDIATION STANDARDS	remediation Standards	Soi Screening Levels		05/23/2	19 14:00:00		05/23/2	019 14 35 00		05/53/50	19 00:00:00		05/53/501	9 12:40:00		05/23/2018	12 00:00	
The column   The	Dilution Factor	Principal Control	OLOGOWA I	2001			-			Š T			Ř			- S			3	
	Juk	ax/am				1		П		and a	Ш	П	mg			gx/gm			mg/kg	
The control of the co	SOIL BY \$2700	ALCOHOLD STREET	Separate San		Result	a			a					Result		ú	Result Q	П	III	
Continue c	,1' Bphenyl	19						0.005		Ш	0.0048		Ш				NR		Ì	
Company   Comp	2'-cayhid1-chloropengene	AN AN				-		0.0049	D 000			U 0.0047		$\perp$	ш		NR			
	3,4,6-Tetrachlorophenol	NA						0.0068	0000		1	0.0065		_	9	0.36	NR			
1   1   1   1   1   1   1   1   1   1	,4,5-Trichlorophenal	0019						0.012				0 0012		0.00	0.025	0.36	N N			
The control of the	,4,6-Trichlorophenal	61		1500				0.019				0.018		0.018	0.018	0.15	NR NR			
Column   C	4-Dichlorophenol	180						0 008				U 0.0076		0.0077	0.0077	0.15	NR			
	4. Distrochanol	1300			NR.			0.017	U 0.01			U 0.016		910.0	0.016	0.36	NR			
	4 Dinitrotoluene	20				1		0.18	0 0			0.18		0.18	0.18	62.0	NR			
Secretaries (11) (11) (11) (11) (11) (11) (11) (11	6. Dinitrotoluene	0.7		NA		,		0.013	100			0.018	0.073	0.018	0.018	0.073	NR.			
Continue   Continue	Chloronaphthalene	NA						0.017	0.00	7 0.38	0.017	0.017	0.078	2000	0.012	0.073	N O			
Particular   Par	-Chlorophenol	310		100				0.0053	U 0.005	3 0.38	0.0051	u 0.0051	0.36	0.0051	15000	0.36	Ne Ne		I	
	-Methylnaphthalene	230				1 0.004		0.023	1 0.004	L	0.018	1 0.0045	0	0.054	0.0045	0.36	9100	6WU0 0	0.30	
1	Methylphenol	310						0.0061	D 0.006		0.0058	U 0.0058		0.0058	0.0058	0.36	NR	Comin	200	
Control   Cont	Nitroamine	39						0.014	U 0.01	100	0.013	U 0.013	0.36	0.014	0.014	0.36	N.R.			
Continue   Continue	W. Deripanhanyldina	, v				1		0.012	U 0.01		0.012	U 0012	0.35	0.012	0.012	0.36	N.			
Control Cont	Nitroanilor	* NA			88 07	1		1500	0.05	7 0.5	0.055	0.055	0.15	0.055	U 0.055	0.15	NR			
Continue   Continue	6-Dnitro-2-methylphenol	9			2 02			0.000	000	0.38	0.020	0.020	0.36	0000	0.020	0.36	NR			
No. 1971   No. 1971	Bramaphenyl phenyl ether	NA			Na	-		10000	2000	300	6600	0.059	0.29	0.009	0.029	0.29	N.R.			
The continue   The	Chloro-3-methy/phenol	NA			NR			0.0063	0000	3 0 38	0.006	9000	91.0	0,000	0.0047	0.36	N. O. W.			
Particular   Par	Chloroanline	NA						0.026	U 0.02	6 0 38	0.025	U 0.025	0.36	0.005	5000	98.0	N. S.			
Particular   Par	Chlorophenyi phenyi ether	NA				00		6500.0	U 0.005	9 0.38	0.0057	0.0057	0.36	0.0057	0.0057	0.36	NR			
Particular   Par	Methyphenol	31						0.0064	0000 n	4 0.38	0.0062	U 0.0062	0.36	0.0062	U 0.0062	0.36	NR			
Particular   Pa	Mitcohend	NA AN				-		0.014	0.01	0.38	0.013	0.013	0.36	0.014	0.014	0.36	NR			
Particular   Par	enaphthene	3400	33			200		1000	9 000	0 00 0	6000	6600	0.73	6900	0.059	0.73	NR			
Freeded to the control of the contro	enaphthyene	NA				J 0.00		0.020	1 0.003	9 0 38	0.0037	0.0037	98.0	0.000	97070	0.36	960.0	0.028	66.0	
Freedrich (1974)	etophenone	2						0,0061	U 0.006	1 0.38	0,0058	U 0.0058	0.36	0.0058	0.0058	0.36	NR		100	
Particular   Par	thracene	17000				0.004		0.13	J 0.004	0.38	0.16	1 0.004	0.36	0.22	120000	0.36	0.14	0.0044	0.39	
Control   Cont	atine	210						0.0095	5000 n	5 0.15	1600.0	0.0091	0.15	0.0091	0.0091	0.15	NR			
Continue   Continue	nzolalanthearene	DOIG .				0		0.016	000	0.38	0.016	0.016	0.36	0.016	0.016	0.36	NR			8
	nolalovrene	50		000		100		0.27	100		0.50	0.013	0.036	0.50	0.013	0.036	0.59	0.014		Vithmetic Mean
	vzo[b]fluoranthene	5			7.4	0.01		950	0.000		0.00	0.0000	0.036	0.50	0.0097	0.036	0.59	0.010	0.039	0.78
Particularity   Particularit	vzojg,hujperytene	380000				0.01	0.39	0.19	100	0.38	0.19	1100	0.036	0.83	0000	0.36	970	0.010	0.039	
Continue   Continue	zo(k)fluoranthene	45				0.007	0.039	0.18	0.007	L	0.26	0.0071	0.036	0.78	0.00071	9800	0 28	0.0077	0.33	
Continue   Continue	2 chloroethoxy)methane	NA						0.013	U 0.01	0.38	0.012	U 0.012	0.36	0.012	0.012	0.36	N8			
1,100   1,10	2 athultaxel obtains	8.0			N. S.			0.0045	U 0.004	0.038	0.0044	0.0044		0.0044	0.0044	0.036	NR			
Continue   Continue	to benzyl obthalate	1300	12		N. N.			00074	1 002	0.38	0.73	0.019	0.36	0.057	1 0.019	0.36	NR			
Continue   Continue	prolactam	31000			N.B.	-		0.000	100	9 0	0.28	10001	0.36	0.039	1 0.017	0.36	NR			
Antimater         Control	barole	24		201	N. N.			0.023	7000	90.00	0.022	0.022	0.36	0.022	0.022	0.36	N.S.			
Market   M	Asene	450			100	0.006		0.57	9000	0.36	0.51	19000	0.36	2000	0.0061	0.30	NN O	O make	0.30	
Marie   Mari	enz(a,h)anthracene	5.0			-	0.01		0.061	0.01		0.058	0.016	0.036	200	0.016	0.036	960'0	0.000	0.03	
Particular   Par	enzoluran	NA						0.036	1 0.005	3 0 38	0.050	1500.0	0.36	0.11	1 0.0051	0.36	NR			
Mathematical   Math	thy phthalate	49000 NA						0.0055	2000 U		0.0052	0.0052	0.36	0.0053	0.0053	0.36	NR			
years         200         100         00 <t< td=""><td>n-butyl phthalate</td><td>0019</td><td></td><td></td><td></td><td></td><td></td><td>9900</td><td>900</td><td>9 9</td><td>0.0044</td><td>0.0004</td><td>0.36</td><td>0.004</td><td>0 0004</td><td>0.36</td><td>N. C.</td><td>Ī</td><td></td><td></td></t<>	n-butyl phthalate	0019						9900	900	9 9	0.0044	0.0004	0.36	0.004	0 0004	0.36	N. C.	Ī		
Control   Cont	n-octyl phthalate	2400						0000	200	0.38	0.019	0019	98 0	0.000	0.000	0.36	N. O.		T	
Control   Cont	oranthene	2300			3.8	0.0051	0.39	0.89	0.004	3 0.38	0.94	0.0047	0.36	10	0.0047	0.36	101	0.0051	0.39	
Comparison   Com	arene	2300			0.22	1 0.005	0.39	0.052	1 0.005	0.38	690'0	1 0.0049	0.36	0.15	6#0000 F	0.36		0.0053	0.39	
Comparison   Com	xachlorobutadiene	9			NN NN			0.0055			0.0053	0.0053	0.036	0.0053	0.0053	0.036	NR			
Description (1) (1) (2) (2) (3) (3) (4) (4) (5) (5) (5) (6) (6) (6) (6) (7) (7) (7) (7) (7) (7) (7) (7) (7) (7	xachlorocyclopentadiene	45			NR			0.033	$\perp$		10	1	0.073	0.007	0.0077	0.073	N.S.			
1,2,3,4,5,5,5,5,5,5,5,5,5,5,5,5,5,5,5,5,5,5	xachloroethane	12			N.			0.0058	0.005	°			0.036	0.0056	0.032	0.35	N. S.	Ī		
Control   Cont	seno(1,2,3 cd)pyrene	8			1.1	0.015		0.20	0.01	0.038	0.19	0.014	0.036	20.00	0.014	0.036	0.31	0.015	0.039	
Performance 2 No. 1 No.	procure	010			NR C		1	0.0099	0000 n	0			0.15	0.0095	0.0095	0.15	NR			
Control Cont	robensene	3 10	16		0.12	0.000	0.39	0.065	9000	1	0.074	1 0.0062	0.36		4	0.36	0.030	0.0067	0.39	
Comparison   Com	Vitroxodi-n-propylamine	0.2			N. N.			0.000	000	1			0.036		4	0.036	NR C	Ī		
Comparison   Com	itrosodiphenylamine	66			NR			0.0072	U 0.007.		0.0069		0.36	0.0069	69000	0.036	N. N.			
180	ntachiorophenol	6.0			NR			0.077	U 0.07.		0.074	3 0.074	0.29	0.074	0.074	0.29	NR			
Prof.         1300         1800         800         100         CORD	and a	18000			NR NR	0.0056		0.37	10000		_		0.36	-		0.36	0.52	0.0069	0.39	
PVE         NA         NA         NA         AN	ane	1700			3.2	0.0097	0.39	06.0	0.009					_		0.36	NR C	0,0003	0.00	
TRINGE COTC   TCS) NA NA NA NA NA NA NA NA NA NA NA NA NA	al Cone	NA		F0.17 C5	22.574	NA		5.303	2		6.586	NA		7.38	M	×	6.176	NA	NA	
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### **EXHIBIT C-1**

# DEED NOTICE AS INSTITUTIONAL CONTROL

Narratives describing institutional controls and the monitoring and maintenance activities for the institutional controls are provided below. Maps are included in Exhibit B.

# General Description of the Area:

. . . .

The area included in this notice consists of an approximate 7-acre portion of the Subject Property identified as Block 57, Lot 12 in Moonachie, New Jersey which is an approximate 17.5-acre (762,300 square feet) parcel of land. Specifically, soil impacts are located in the southwestern (6.018 acres; 287,757 square feet) and northern (0.588 acres; 25,613 square feet) portions of the Subject Property. These areas are located in asphalt-paved parking lot and building areas of the Subject Property.

# Description of Institutional Controls

Samples of historic fill material collected during site investigation (SI) activities revealed concentrations of benzo(a)pyrene in three samples collected at depths ranging from approximately one foot below ground surface (bgs) to 4.5 feet bgs above the Residential and/or Non-Residential Direct Contact Soil Remediation Standards (RDCSRS and/or NRDCSRS). However, following the RI, which identified the full extent of historic fill materials onsite through visual assessment and review of historical aerial photography, the NJDEP Technical Guidance for the Attainment of Remediation Standards and Site-Specific Criteria (Version 1.0) was utilized to apply compliance averaging to the benzo(a)pyrene concentrations detected at the Subject Property during the SI. Compliance averaging using the arithmetic mean was applied to the nine soil samples collected at the Subject Property during the SI. The calculated arithmetic mean value was 0.78 mg/kg which is below the NRDCSRS (N.J.A.C. 7:26D, September 18, 2017). Visual assessment of soils at the Subject Property identified historic fill materials to a maximum depth of approximately 5 feet bgs.

The objective of the institutional controls is to restrict access to remaining contamination. The historic fill area is currently located beneath the Subject Property building or asphalt pavement thereby limiting any potential exposure to direct contact. Institutional controls include restriction of the property to non-residential use in areas with soil above residential cleanup standards (RDCSRS).

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. The Brownfield and Contaminated Site Remediation Act, N.J.S.A. 58:10B-12.g(12), also 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.

Operation and Maintenance Program

# Monitoring and Inspection

Monitoring of the institutional controls will consist of periodic inspections of the deed notice area. The results of all inspections and maintenance and any disturbances of the controls will be documented in a logbook, which will be made available onsite to the NJDEP upon request.

The purpose of the monitoring will be to determine the following:

- (1) If there have been any land use changes subsequent to the filing of this Deed Notice or the most recent biennial certification, whichever is more recent;
- (2) The current land use on the property is consistent with the restrictions in this Deed Notice;
- (3) Any newly promulgated or modified requirements of applicable regulations or laws apply to the site; and
- (4) Any new standards, regulations or laws apply to the site that might necessitate additional sampling in order to evaluate the protectiveness of the remedial action which includes this Deed Notice, and conduct the necessary sampling.

# Reporting

In accordance with NJAC 7:26E-8.7, certification will be provided by the person(s) responsible for monitoring the protectiveness of a remedial action to NJDEP every two years that the specific activities described above are conducted in support of the biennial certification of the protectiveness of the remedial action that includes this Deed Notice. The report will certify that land use at the site is consistent with the restrictions in this Deed Notice and the remedial action that includes this Deed Notice continues to be protective of the public health and safety and of the environment. The Deed Notice will act as the institutional control for the contaminants identified above NJDEP DCSRS in soils at the site.