

Harrison Township, New Jersey

Preliminary Investigation (Resolution 233 - 2015)

Non-Condemnation

January 22, 2016

Block 37.04, Lots 1 and 21

Block 38.01, Lots 20, 21 and 22

Block 44.06, Lot 13

Block 45, Lot 14.01

Block 56, Lots 1.03, 1.04, 1.05, 2, 3.01 and 3.02;

Block 57, Lots 18, 20 and 20.01

Block 60.01, Lots 25 and 26

Block 61, Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21

Block 62, Lots 9, 10, 11, 12, 24, 25, 26, 26.01, 27, 28, 29 and 30

Block 64, Lots 2, 5, 6, 7, 8, 10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22

Block 65, Lots 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 16, 17, 18, 24, 24.02, 26, 27, 28, 29 and 30

Block 66, Lots 1, 2, 3, 3.01 and 4

Block 67, Lots 1, 2, 3, 5, 6, 6.01, 7, 8, 9, 10, 11, 11.01, 12 and 21

Block 69, Lots 1, 14, 15 and 16

Block 70, Lots 1, 2, 2.01, 2.02, 2.03, 3, 4, 5, 6, 7, 8, 9 and 16

Block 71, Lots 1, 2, 3 and 4;

Block 72, Lot 2

Block 73, Lots 5, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 27.01, 28, 29, 29.01, 30, 31, 32, 34, 35, 35.01, 36, 37, 38, 39, 40, 41 and 42

Study by,

GROUPmelvinDESIGN

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Acknowledgements

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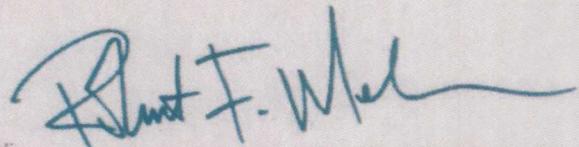
LAND USE BOARD ENGINEER

Hugh Dougherty, PE

LAND USE BOARD PLANNER

Robert F. Melvin, PP/AICP

prepared by:



Robert F. Melvin, AICP/PP
NJ Planner License No. 04018

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1.0 Introduction

1.1 Study Authorization

Harrison Township through Resolution No. 233-2015 (Appendix A) has requested that Group Melvin Design perform a Preliminary Investigation into the following parcels to ascertain whether this area qualifies under N.J.S.A. 40A:12A-5 as an "Area in Need of Redevelopment":

Block 37.04, Lots 1 and 21

Block 38.01, Lots 20, 21 and 22

Block 44.06, Lot 13

Block 45, Lot 14.01

Block 56, Lots 1 .03, 1.04, 1.05, 2, 3.01 and 3.02;

Block 57, Lots 18, 20 and 20.01

Block 60.01, Lots 25 and 26

Block 61, Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21

Block 62, Lots 9, 10, 11, 12, 24, 25, 26, 26.01, 27, 28 29 and 30

Block 64, Lots 2, 5, 6, 7, 8, 10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22

Block 65, Lots 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 16, 17, 18, 24, 24.02, 26, 27, 28, 29 and 30

Block 66, Lots 1, 2, 3, 3.01 and 4

Block 67, Lots 1, 2, 3, 5, 6, 6.01, 7, 8, 9, 10, 11, 11.01, 12 and 21

Block 69, Lots 1, 14, 15 and 16

Block 70, Lots 1, 2, 2.01, 2.02, 2.03, 3, 4, 5, 6, 7, 8, 9 and 16

Block 71, Lots 1, 2, 3 and 4;

Block 72, Lot 2

Block 73, Lots 5, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 27.01, 28, 29, 29.01, 30, 31, 32, 34, 35, 35.01, 36, 37, 38, 39, 40, 41 and 42

Figure 1 and 2 identifies the location and surrounding environs of the Redevelopment Parcels.

1.2 Summary of Findings

The analysis presented within this document serves as the basis for the recommendation that the Redevelopment Parcels qualify as an Area in Need of Redevelopment.

1.2.a. Block 64, Lot 2 & 21: Criterion D

This report finds that the presence of topsoil contamination from Dieldrin, a toxic insecticide banned since 1987, qualifies the site as obsolete and a detriment to the safety, health, morals, or welfare of the community.

1.2.b. Block 64, Lot 5: Criterion A

This report concludes that the property and building survey found evidence that the principal structure on Block 64, Lot 5 is in a state of disrepair that results in the site being a detriment to the health, safety, morals and welfare of the community and possesses characteristics as to be conducive to unwholesome living or working conditions.

Figure 1. Redevelopment Parcels

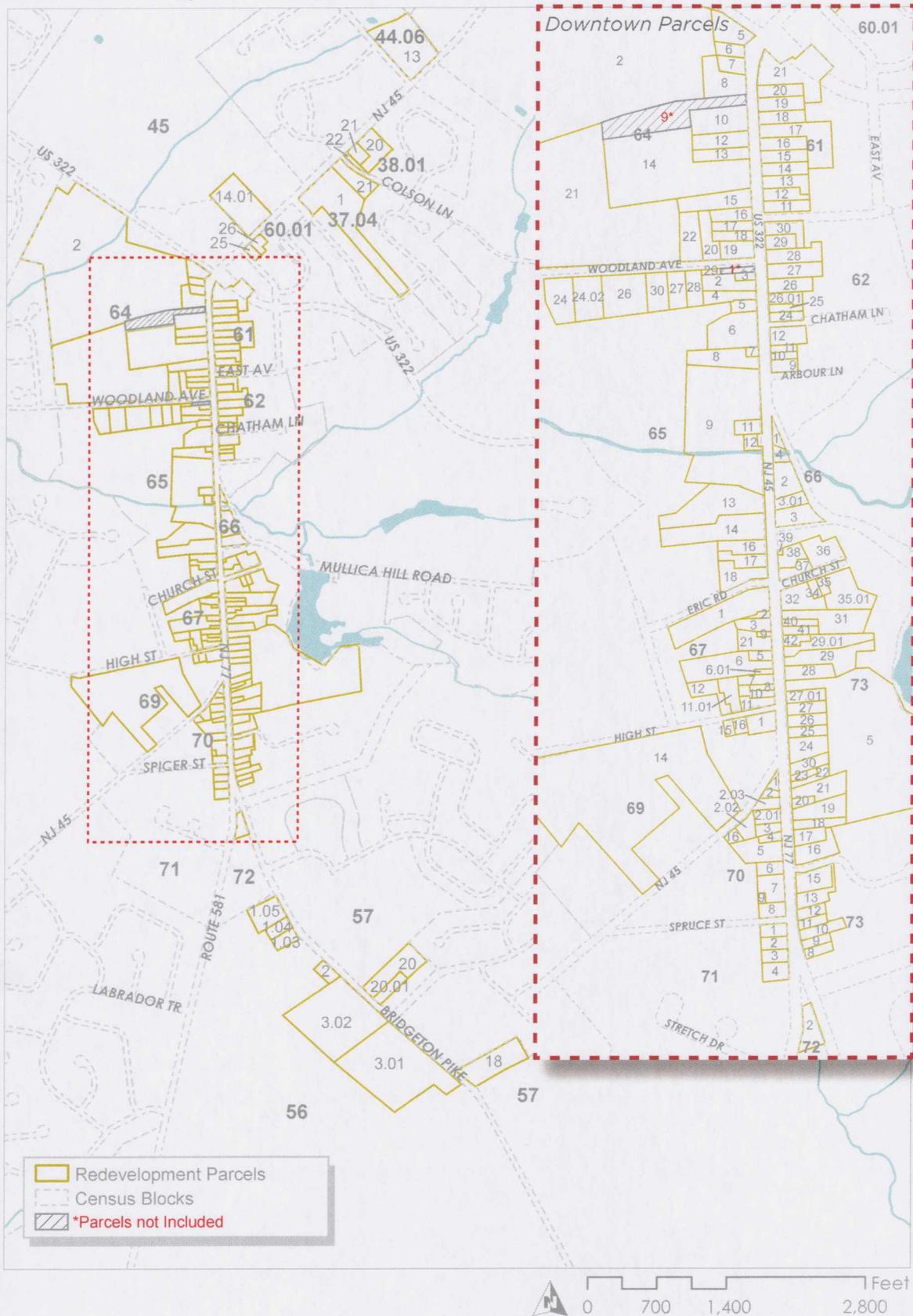


Figure 2. Redevelopment Parcels Aerial



1.2.c. Downtown Mullica Hill Redevelopment Parcels: Criterion H

This study finds that the Downtown Parcels fit the definition and core principles of smart growth as defined by the Office of Planning Advocacy and the State Plan. The current structural and market conditions of the Parcels, however, have created great challenges; further, without the aid of redevelopment, sprawl development to nearby areas is likely to occur. Due to these findings, this report concludes that the Downtown Parcels fit Criterion H.

1.2.d. Block 56, Lots 3.01 & 3.02: Criterion D

This report concludes that Block 56, Lots 3.01 and 3.02 meet the statutory requirement for being designated an Area in Need of Redevelopment as a result of a review of aerial photography, and an understanding of the historic role of pesticides, herbicides, fungicides, spray oil and assorted other chemical applicants in agricultural uses.

1.2.e. Block 57, Lot 18: Criterion D

The current site configuration of Lot 18 provides limited parking space due to narrow setbacks, creating public safety hazard for those attempting to enter and exit the Lot, and has possible adverse effects to the vehicular traffic flow along the roadway. Due to these findings, this report concludes that the current site design has created hazardous conditions for the community, and that Block 57, Lot 18 meets the "D" Criterion.

1.2.f. Block 38.01, Lot 21: Criterion D

Due to the faulty arrangement of the site, the obsolete interior design, as well as the high cost of retrofitting the structure for uses other than a police station, this report concludes that Block 38.01, Lot 21 meets the "D" Criterion.

1.2.g. Block 37.04, Lots 1 & 21: Criterion E

Due to diverse ownership of the two lots, the land has remained undeveloped, having a detrimental effect on the community. As such, this report finds that Block 37.04, Lots 1 and 21 meet the Criterion E as an Area in Need of Development.

1.2.h. Block 57, Lot 20: Criterion D

The current site configuration of Lot 20 allows for access to the rear of the property only through a narrow gravel road; further, it provides a limited number of front parking spots that reverse onto Bridgeton Pike, creating a public safety hazard. Due to these conditions, this report concludes the site design and on-site circulation of Block 57, Lot 20 meets the "D" Criterion.

1.2.i. Block 57, Lot 20.01: Section 3

This investigation finds that Block 57, Lot 20.01 should be included as an Area in Need of Redevelopment under Section 3, as its inclusion is critical to ensuring the successful redevelopment of Lot 20.

1.2.j. Parcels with No Current Criteria Applicability

Based on the information acquired, this investigation finds that there is currently not enough evidence to qualify the following properties as an Area in Need of Redevelopment. However, new findings and further investigation could find these properties as in need of redevelopment in the future.

Block	Lot
44.06	13
38.01	20
38.01	22
45	14.01
60.01	25
60.01	26
56	1.03
56	1.04
56	1.05
56	2

1.3. Non-Condemnation

As of 2013, the Legislature requires that Preliminary Investigations state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including eminent domain.

Resolution #233-2015 states that if the Study Area qualifies as an Area in Need of Redevelopment, the Township of Harrison is authorized to further qualify the area as a "Non-condemnation Redevelopment Area," such that the municipality may use all those powers provided in the Legislature for the use in the designated area in need of redevelopment excluding only the use of eminent domain pursuant to NJSA 40A: 12A-1 et seq.

2.0 Redevelopment Law

2.1 Purpose of the Act

New Jersey's Local Redevelopment and Housing Law (LRHL), empowers municipalities and local governments with the ability to initiate a process that transforms underutilized or poorly designed properties into healthier, more vibrant, or economically productive land areas. The process has been used successfully across New Jersey to creatively improve properties meeting statutory redevelopment criteria. Projects approved for redevelopment are often eligible for certain types of technical and financial assistance from the State.

2.2 Redevelopment Procedure

The LRHL requires municipalities to perform a number of steps before it may exercise its Redevelopment powers. This process is meant, in part, to ensure that the Governing Body acts in concert with the goals and objectives of the Township's Master Plan. Recognizing the Planning Board's role as the steward of the Master Plan, these steps require the Planning Board to make recommendations to the Township Council. The required steps are as follows:

- A. The Governing Body must adopt a resolution directing the Planning Board to perform a preliminary investigation to determine whether a specified area is in need of redevelopment according to criteria set forth in the LRHL (N.J.S.A. 40A:12A-5). The Township Council has adopted Resolution No. 2013-6-14.
- B. The Planning Board must prepare and make available a map delineating the boundaries of the proposed redevelopment area, specifying the parcels to be included in it. This map should be accompanied by a statement setting forth the basis of the investigation.
- C. The Planning Board must then conduct the investigation and produce a report presenting the findings. The Board must also hold a duly noticed hearing to present the results of the investigation and to allow interested parties to give testimony. The Planning Board then may adopt a resolution recommending a course of action to the Governing Body.
- D. The Governing Body may act on this recommendation by adopting a resolution designating the area an "Area in Need of Redevelopment". The Governing Body must make the final determination as to the Redevelopment Area boundaries.
- E. A Redevelopment Plan must be prepared establishing the goals, objectives, and specific actions to be taken with regard to the "Area in Need of Redevelopment."
- F. The Governing Body may then act on the Plan by passing an ordinance adopting the Plan as an amendment to the Township's Zoning Ordinance.

Only after completion of this process is the Township able to exercise the powers granted to it under the State Redevelopment Statute.

3.0 Statutory Criteria

A study area qualifies as being an "Area in Need of Redevelopment" if it meets at least one of the eight statutory criteria listed in Section 40A:12A-5 of the Local Redevelopment and Housing Law:

- A. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or poses any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- B. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- C. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- D. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- E. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- F. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- G. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers

within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

- H. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

N.J.S.A. 40A:12A-3 further states that "A redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective development of the area of which they are a part." This is commonly referred to as the "Section 3 Criteria."

According to the Redevelopment Handbook, this section allows for the inclusion of properties that do not meet the statutory criteria but are,"essential to be included in the designation to effectively redevelop the area." Examples of such properties include properties located within and surrounded by otherwise blighted area, property that are needed to provide access to an area to be redeveloped, areas needed for infrastructure or utilities, or properties that otherwise could be determined to be critical to the area's successful redevelopment.

4.0 Block 64, Lot 5

4.1. Introduction

4.1.a. Statutory Language: Criterion A

The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or poses any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.

4.2. Block 64, Lot 5

Criteria "A" applies to Block 64, Lot 5 due to substandard conditions of the structure and site configuration based on information obtained through a survey of the property and the building's exterior and interior conducted by Group Melvin Design on October 1, 2013.

Substandard Structure: The structure on Block 64, Lot 5 is in a state of disrepair that has caused the building to qualify as substandard. As illustrated in the photographs shown in Figure 3, several issues related to this deterioration are evident:

1. Deterioration and rotting at the underside of the roof. (Photos A, C, & F)
2. Damage to the roof exterior as evidenced by organic growth on the roof shingles. (Photo G)
3. Deterioration and damage to masonry at the buildings foundation. (Photo B)
4. Organic growth surrounding exterior electrical systems. (Photo D)
5. Structural damage to the underside of the porch and porch railings. (Photos E, H, & J)
6. Deterioration to structural integrity of the gable. (Photo I)

These issues combined indicate the building is substandard, unsafe, and dilapidated and is not conducive to wholesome living or working conditions.

4.2.a. Conclusion

This report concludes that the property and building survey found evidence that the principal structure on Block 64, Lot 5 is in a state of disrepair that results in the site being a detriment to the health, safety, morals and welfare of the community and possesses characteristics as to be conducive to unwholesome living or working conditions.

Figure 3. Photographs of Structural Issues at Block 64, Lot 5



5.0 Block 64, Lots 2 & 21

5.1 Introduction

5.1.a. Statutory Language: Criterion D

Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

5.2. Dieldrin Contamination

5.2.a. Block 64, Lots 2 Remedial Action Workplan: 2004

In July 2004, OBH Homes contracted Environmental Resources, Inc (ERI) to conduct a Remedial Action Workplan on Block 64 Lots 2 (referred to in the study as "Block 64 Lots 2 and 4" and the "Holtzhauser Property"). The full report is provided in Appendix B. That plan investigated concerns that past application of pesticides may have adversely impacted soil. There was also concern that the potential underground storage tank may have discharged to soil or groundwater.

That investigation concluded that Dieldrin, a toxic insecticide banned in 1987, was detected in the southern portion of the site at levels that exceed either the Unrestricted Use Soil Cleanup Criteria or the Restricted Use Soil Cleanup Criteria. It concluded that an estimated either (8) acre-feet or approximately 13,000 cubic yards of topsoil contains contaminants at concentrations greater than the Unrestricted Use Soil Cleanup Criteria levels. This was based on findings that the contamination was limited to the top six inches of soil and that the on-site stream had not be impacted.

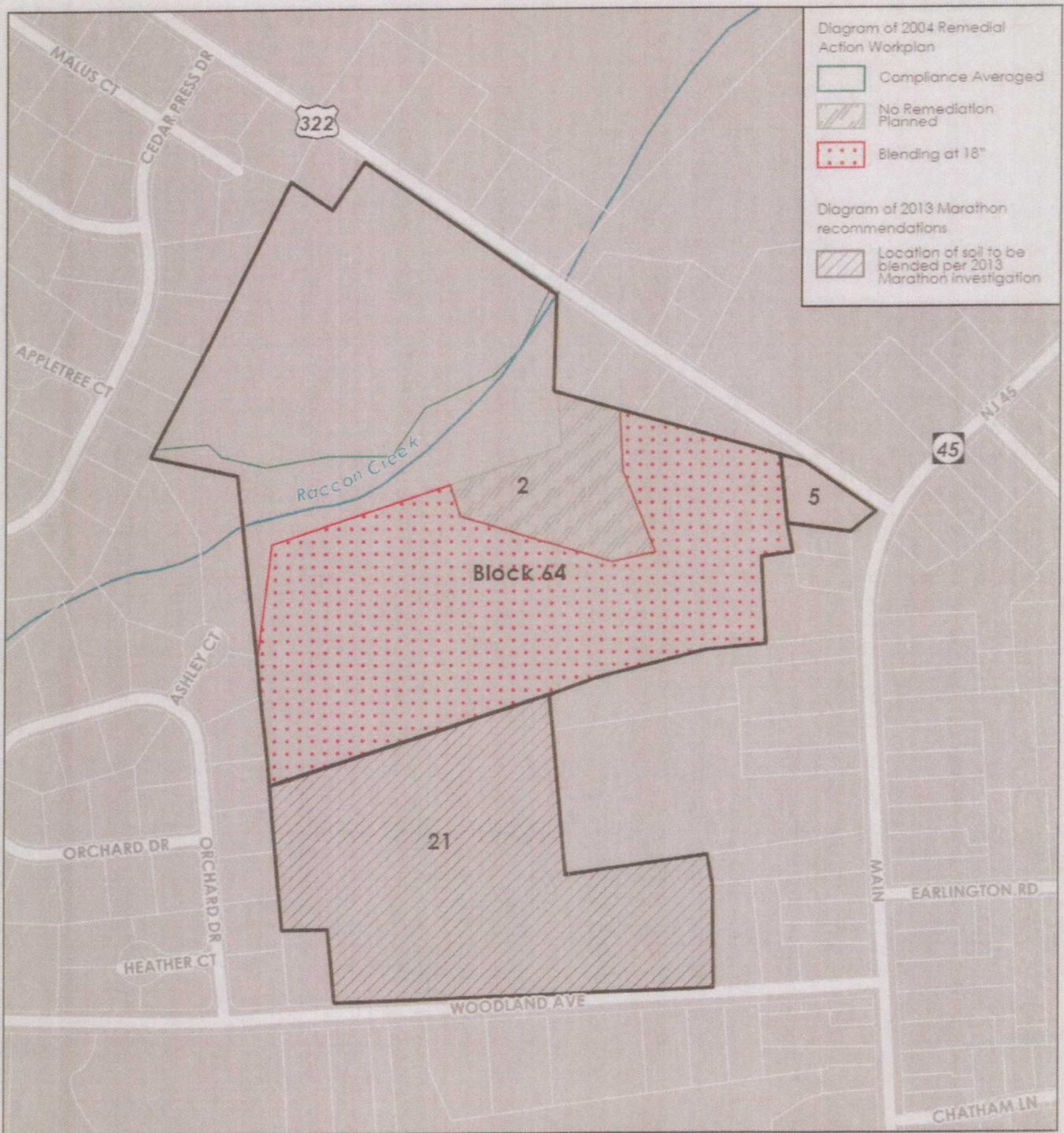
The study evaluated a number of remedial alternatives, including no action, on-site containment, and excavation. The study proposed different options for the north and southern portions of the site. On the northern portion of the site where contamination was not as severe, Environmental Resolutions, Inc. proposed compliance averaging¹ on approximately eleven (11) acres of land (See Figure 3).

On the southern portion of the site, where contamination was more extensive, the Workplan proposes remediation by soil blending. The Workplan proposed this strategy for sixteen (16) acres of land. It estimated that a 2 to 1 mix would be needed, resulting in a blending zone of eighteen (18) inches of depth for the 6 inches of contaminated soil. (See Figure 4)

The remedial cost estimate including blending, sampling, analytical, and consulting fees was estimated to be \$80,000 in 2004.

¹ The average contaminant concentration in an area of concern may be used to determine compliance with remediation standards or the Soil Cleanup Criteria rather than the contaminant concentration of individual samples. This approach is called "compliance averaging." (nj.gov/dep/srp/news/1995/95spr_08.htm)

Figure 4. Diagram of 2004 Remediation Action Workplan and recommendations of 2013 Marathon Investigation



NOTE: Construction of the Route 322 Mullica Hill Bypass is not reflected on this map.

5.2.b. Block 64, Lot 21 Investigation & 2004 Remedial Action Workplan Evaluation: 2013

In November 2013, Marathon Engineering and Environmental Services performed an investigation of Block 64, Lot 21, also known as the Gardiner Property (Appendix B). No detectable concentrations of dieldrin were identified on the Gardiner Property.

ERI's Remedial Action Workplan (RAW) prepared in 2004 recommended blending contaminated surface soils (in the 0-6 inch interval) with clean soils below, at the same site, between the 6-18 inch interval. Marathon's analysis of the 2004 RAW agreed that soil blending was the most feasible solution to address the contamination, however, Marathon disagreed with ERI's methodology of combining surface soils with deeper subsurface soils for the following reasons:

Item 1: "For soil blending to be effective and cost efficient, there needs to be a source of clean soil that is free of dieldrin. While ERI's investigation revealed the impacted soils was limited to the top 6-inch interval, it is likely that the soils on the Holtzhauser Property in the 6 to 12-inch interval still contain dieldrin, just at concentrations below the NJDEP's Residential Direct Contact Soil Remediation Standards ("RDCSRS"). Soil blending projects often fail because the "clean" soil still has dieldrin at concentrations below the RDCSRS. In these instances, a much greater quantity of clean soil is required to achieve the targeted RDCSRS than blending with soil that does not contain any detectable concentrations of dieldrin".

Item 2: "Blending surface soils with subsurface soils often leaves a fill material that does not contain enough organic matter to be used as top soil, but enough organic matter that it cannot be used as structural fill material".

Item 3: "Blending with deeper subsurface soils is difficult because the soils are compacted. The RAW proposes blending to depths of 18 inches to meet the RDCSRS. Typically, blending in-situ is only effective to a depth of 12 inches".

Marathon recommended that the only feasible option to complete soil blending on the Holtzhauser Property was to use clean topsoil obtained from the Gardiner Property. This strategy was recommended because it "eliminates the uncertainty described in Item 1 above because we have sufficient analytical data on Gardiner Property topsoil to know that it is free of dieldrin". Additionally, blending topsoil from these two properties "will preserve a natural resource by creating a blended soil that is free of dieldrin while still containing enough organic matter to support vegetation". Marathon also noted that this strategy would be consistent with Harrison Township's Topsoil Protection Ordinance, § 192-35 which states that:

"No topsoil shall be removed from the site or used as spoil. Topsoil moved during the course of construction shall be redistributed so as to provide at least six inches of cover to all areas of the subdivision and shall be stabilized by seeding or planing. Under no circumstances shall any soil or earth be sold or otherwise removed from the site, unless application is made and approval granted by the Township Engineer".

5.2.c. Dieldrin: a detriment to the safety, health, morals, or welfare of the community

According to the EPA:

Dieldrin is an insecticide and a by-product of the pesticide Aldrin. From 1950 to 1974, dieldrin was widely used to control insects on cotton, corn and citrus crops. Also, dieldrin was used to control locusts and mosquitoes, as a wood preserve, and for termite control. Usually seen as a white or tan powder, most uses of dieldrin were banned in 1987, however, dieldrin is no longer produced in the United States due to its harmful effects on humans, fish, and wildlife. Dieldrin is a persistent, bioaccumulative, and toxic (PBT) pollutant targeted by the EPA. (epa.gov/pbt/pubs/aldrin.htm)

One of the major concerns about Dieldrin is that it is bioaccumulative: it does not break down easily and becomes more concentrated as it moves up the food chain to humans and other wildlife. Plants can take up dieldrin from the soil and store it in their leaves and roots. Fish or animals that eat dieldrin-contaminated materials store a large amount of the dieldrin in their fat.

Exposure to Aldrin and Dieldrin occurs through eating contaminated foods or drinking water, breathing air, or coming into contact with contaminated soil. The effects of Dieldrin exposure include:

- Decreased effectiveness of the immune system
- Increased infant mortality
- Reduced reproductive success
- Cancer
- Birth defects
- Damage to the kidneys

Although Dieldrin does not dissolve in water very well, it does attach to soil and to sediments. As such, dieldrin can travel large distances by attaching to dust particles, which can then be transported great distances by wind.²

² "Public Health Statement Aldrin and Dieldrin." Agency for Toxic Substance and Disease Registry, Division of Toxicology. CAS#: Aldrin 309-00-02 Dieldrin 60-57-1

5.2.d. Conclusions

This report concludes that the Environmental Resources, Inc. study and information published by the Environmental Protection Agency and the Agency for Toxic Substance and Disease Registry clearly shows that, due to Dieldrin soil contamination, Block 64, Lot 2 is a detriment to the health, safety, morals and welfare of the community. The contaminated soil poses a threat to those who may live, work, or occupy the site. Additionally, because Dieldrin may attach to dust, the site poses a threat to nearby residents.

This report also accepts the findings of the investigation performed by Marathon Engineering in 2013 that the Environmental Resources, Inc. Remedial Action Workplan proposes an incorrect methodology for addressing documented soil contamination on Lot 2. This report accepts Marathon's determination that blending topsoil from Block 64, Lot 21 with the contaminated topsoil on Lot 2 is the only feasible method for addressing the contamination consistent with data obtained during both the 2004 and 2013 investigations and with the Township's ordinance. The inclusion of Lot 21 into the redevelopment area designation is consistent with Section 3 of New Jersey's Local Redevelopment and Housing Law which states that each individual parcel within a Redevelopment Area is not required to meet the statutory criteria for inclusion:

"A redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are part". (NJ Local Redevelopment and Housing Law)

The 2013 Marathon Engineering investigation concluded that utilizing clean topsoil tested for Lot 21 is the only feasible method for redevelopment of Lot 2, and is consistent with Section 3 of the State's Local Redevelopment and Housing Law.

6.0 Downtown Mullica Hill Redevelopment Parcels

6.1 Introduction

6.1.a. Statutory Language: Criterion H

The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

6.1.b. Defining Smart Growth

The Office of Planning Advocacy (OPA) in the New Jersey Department of State defines smart growth as¹:

Well-planned and well-managed growth that addresses housing and economic needs, while preserving open space, farmland, and environmental resources. Smart growth supports livable neighborhoods with a variety of housing types, price ranges and multi-modal forms of transportation.

This definition is consistent with the American Planning Association's (APA) sixteen core principles,² that underscore the importance of creating compact, walkable communities with a mix of uses to create dynamic urban centers, and deter sprawl and greenfield development.

6.1.c. Downtown Mullica Hill Redevelopment Parcels

The Downtown Mullica Hill Redevelopment Parcels ("Downtown Parcels"), identified in Figure 5 and Figure 6, create a unique set of opportunities and challenges for smart growth.

Many of the structures on the Downtown Parcels are 19th-century homes converted in recent years to a mix of uses, including antique shops, restaurants, and offices, consistent with smart growth principles. As is detailed in Section 6.2, this development is supported by the State's Planning Area Policy Objectives, and as a state-identified "Center," Mullica Hill is the "State Plan's preferred vehicle for accommodating growth."

However, emerging market demands for modern interior layouts, amenities, and increased parking circulation are creating barriers to continued development in the downtown area. Renovating and adapting the Downtown Parcels to current market demands is often cost-prohibitive, placing pressure toward greenfield development, and away from redevelopment that supports smart growth.

The following sections outline how the Downtown Parcels fit State-supported smart growth definitions and core principles, and how market and structural challenges are placing pressure away from continued smart growth development. It is therefore the finding of this report that these parcels qualify as being an "Area in Need of Redevelopment" under Criterion H.

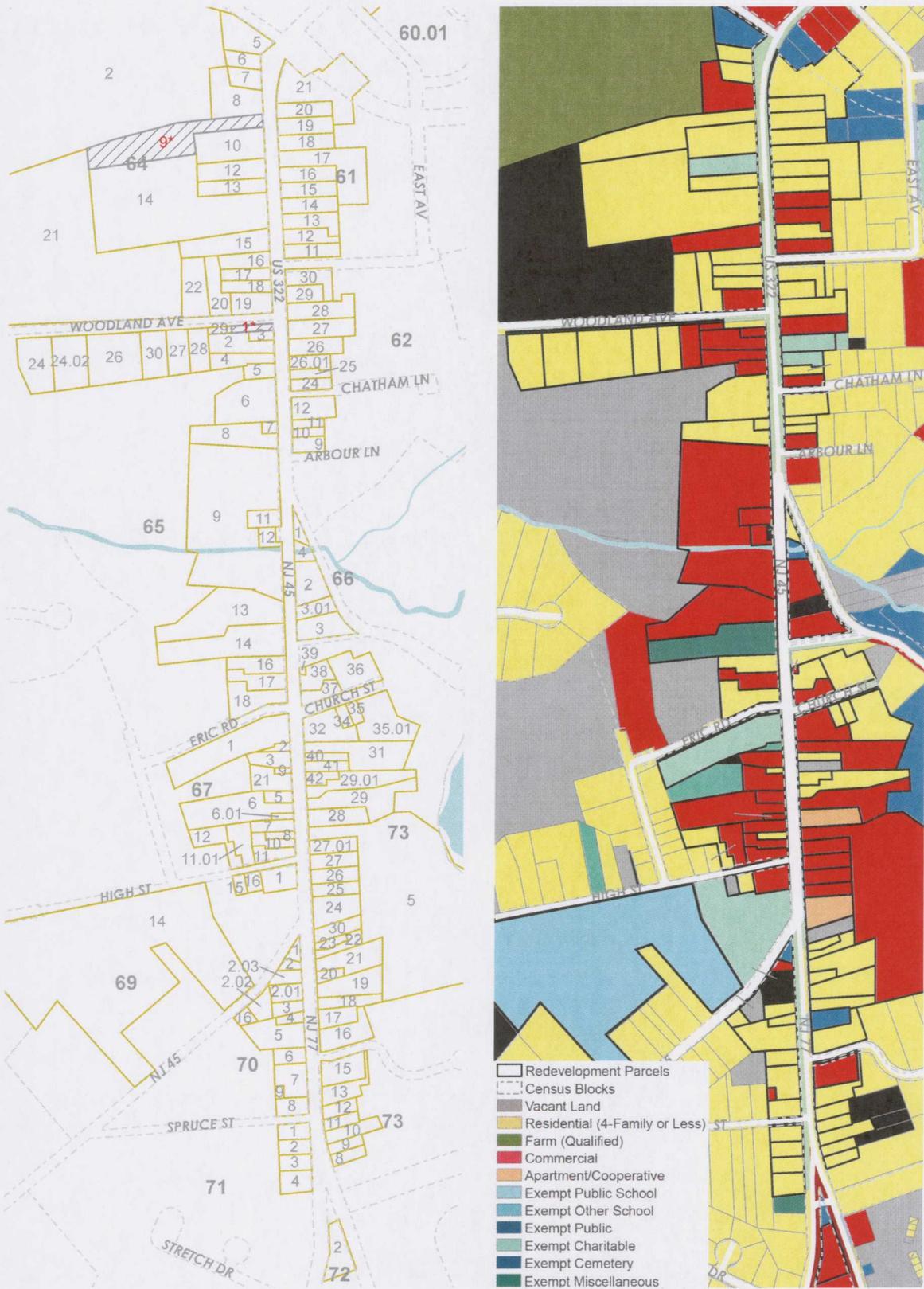
¹ Slachtka, Stan; Roberts, David G. The Redevelopment Guidebook: A Guide to Rebuilding New Jersey's Communities. Page 66.

² Policy Guide on Smart Growth. American Planning Association. <https://www.planning.org/policy/guides/adopted/smartgrowth.htm>

Figure 5. Downtown Mullica Hill Redevelopment Parcels (“Downtown Parcels”)

Block	Lot	Block	Lot	Block	Lot	Block	Lot
61	19	65	18	67	11	73	11
61	14	65	4	67	1	73	21
61	15	65	24	69	15	73	29.01
61	12	65	24.02	69	16	73	27
61	20	65	2	69	1	73	27.01
61	16	65	26	69	14	73	9
61	17	65	3	70	1	73	39
61	18	65	9	70	2.02	73	16
61	21	65	6	70	2.01	73	17
61	11	65	8	70	3	73	29
61	13	65	7	70	2.03	73	40
62	11	65	17	70	2	73	15
62	26.01	65	30	70	5	73	13
62	9	65	27	70	4	73	42
62	26	65	28	70	7	73	31
62	12	65	29	70	9	73	30
62	24	65	11	70	6	73	5
62	25	65	16	70	8	73	35
62	28	65	13	70	16	73	38
62	10	65	5	71	3	73	36
62	27	65	14	71	1	73	41
62	29	66	2	71	4	73	32
62	30	66	4	71	2	73	34
64	22	66	1	72	2		
64	20	66	3.01	73	26		
64	16	66	3	73	24		
64	7	67	10	73	23		
64	8	67	21	73	22		
64	15	67	3	73	19		
64	12	67	11.01	73	18		
64	14	67	7	73	20		
64	19	67	6	73	12		
64	13	67	5	73	35.01		
64	10	67	9	73	37		
64	18	67	12	73	25		
64	6	67	2	73	28		
64	17	67	8	73	8		
65	12	67	6.01	73	10		

Figure 6. Downtown Parcels and Land Use



6.2. State Plan

Criterion H requires that an area must be consistent with smart growth planning principles adopted pursuant to law or regulation. What follows is a detailed discussion of the smart growth principles adopted in New Jersey State Development and Redevelopment Plan.

6.2.a. Background

In 1985, the Legislature of the state of New Jersey adopted the State Planning Act (N.J.S.A. 52:18A-196 et seq.). In the act, the Legislature declared that the state of New Jersey needs sound and integrated statewide planning to:

...conserve its natural resources, revitalize its urban centers, protect the quality of its environment, and provide needed housing and adequate public services at a reasonable cost while promoting beneficial economic growth, development and renewal...

Under the act, the New Jersey State Planning Commission is charged with preparing and adopting a plan that is intended to "guide municipal, county and regional planning, state agency functional planning and infrastructure investment decisions."³ In March of 2001, the State of New Jersey adopted the most State Development and Redevelopment Plan (also referred to as the "Plan" or "State Plan").

6.2.b. Key Concepts

In the introduction of that Plan, the Commission identifies smart growth as a "key concept" that drove the development of the Plan. Specifically the Commission writes,

The State Planning Commission recognizes **the importance of the idea of sustainable development as a unifying theme for addressing development and redevelopment in New Jersey**. The concept of sustainable development presents fundamental opportunities to rethink and reshape our business practices and our use of land, energy, technology and the environment, to design the kinds of places that will offer an exemplary quality of life.⁴ *(emphasis added)*

The Commission further identifies six "Planning Outcomes" that should result from implementation of the plan. These outcomes are part of a list of principles that make up, "the most important ideas in the State Plan."⁵ The three following planning outcomes that are most relevant to this study are the following *(emphasis added)*:

- **Prevention**—of pollution, of excessive traffic congestion, **of excess land consumption**—should be a basis of our planning, investment and regulatory policies.
- **Maintenance and revitalization of existing communities**—especially Urban Centers and urban, suburban and rural municipalities experiencing distress—should be our first priority after mitigating life threatening and emergent threats to public health and safety.
- Development and redevelopment—be it residential, commercial, industrial or institutional —

³ New Jersey State Development and Redevelopment Plan (2001), Page ix

⁴ New Jersey State Development and Redevelopment Plan (2001), Page 4

⁵ New Jersey State Development and Redevelopment Plan (2001), Page 4

should be planned, designed and constructed to contribute to the **restoration and creation of healthy, diverse, environmentally integrated, compact, mixed-use, human-scale communities — livable communities.**

These planning outcomes capture the definition and key concepts of smart growth that are already in place in the selected Parcels. Reduced greenfield development, a historic and mixed-use community all currently describe much of the Village of Mullica Hill.

6.2.c. Goals

In addition to identifying the key concepts that drove the development of the State Development and Redevelopment Plan, the Commission also identified eight planning goals. The following goals are those most relevant to this study:

- Goal #1: Revitalize the State's Cities and Towns
- Goal #3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey
- Goal #7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value
- Goal #8: Ensure Sound and Integrated Planning and Implementation Statewide

6.2.d. Planning Areas

To achieve the above goals and realize the key planning concepts, the Commission developed Planning Areas to guide policy. Planning Areas are,

large masses of land (more than one square mile in extent) that share a common set of conditions (specified in the Policy Map), such as population density, infrastructure systems, level of development or natural systems. They serve a pivotal role in the State Plan by setting forth Policy Objectives that guide the application of the State Plan's Statewide Policies within each area, guide local planning and decisions on the location and size of Centers and Cores within Planning Areas and protect or enhance the Environs of these Centers, primarily in Planning Areas 3 through 5. **In all cases, the application of Planning Area Policy Objectives serves to achieve the goals of the State Planning Act.** *(emphasis added)*

According to the State Plan Policy Map⁶, the Downtown Parcels fall within the Fringe Planning Area (PA3). These areas are, "predominantly rural landscape that is not prime agricultural or environmentally sensitive land with scattered small communities and free-standing residential, commercial and industrial development."⁷ In fact, Mullica Hill is specifically mentioned in the definition as the type of historic communities that can dot this landscape.

⁶ New Jersey State Development and Redevelopment Plan (2001), Page 182

⁷ New Jersey State Development and Redevelopment Plan (2001), Page 200

The land use goals in the Planning Areas include,

focusing development and redevelopment in appropriately located and designed Centers to accommodate growth that would otherwise occur in the Environs. Protect the Environs primarily as open lands. Development and redevelopment in the Environs should not exceed the carrying capacity of the area and should maintain or enhance the character of the Environs. (p. 202)

The Redevelopment goals in these Planning Areas include,

Encourage appropriate redevelopment in existing Centers and existing developed areas that have the potential to become Centers, or in ways that support Center-based development, to accommodate growth that would otherwise occur in the Environs. Redevelop with intensities sufficient to support transit, a broad range of uses, efficient use of infrastructure, and physical design features that enhance public safety, encourage pedestrian activity and reduce dependency on the automobile. (203)

In addition, the following goal are also relevant to promoting smart growth in these Fringe Planning Areas:

- a. protect the Environs primarily as open lands;
- b. revitalize cities and towns;
- c. protect the character of existing stable communities;
- d. protect natural resources;
- e. encouraging alternatives to the single-occupancy vehicle whenever feasible;
- f. Guide development to ensure the viability of agriculture and the retention of productive farmland in strategically located agricultural areas;

6.2.e. Centers

Key to understanding how the State Plan envisions implementing smart growth principles in Fringe Planning Area is understanding the concept of Centers. The Plan states, "centers are compact forms of development that - compared to sprawl development - consume less land, deplete fewer natural resources and are more efficient in the delivery of public services." Furthermore, the Plan states, "**Centers are the State Plan's preferred vehicle for accommodating growth.**"⁸

Mullica Hill was listed as a "Identified Center" in the appendix to the State Plan and classified as "Village" (page 300) which are primarily residential places that do have a core of limited public facilities, consumer services and community activities. It should be noted that Mullica Hill and the study area parcels have not been officially adopted as Centers by the State, as is the case with most of the Centers listed in the Appendix. It is the position of Group Melvin Design that this does not affect whether the area is, "consistent with smart growth planning principles adopted pursuant to law or regulation." We hold this position for three principle reasons:

First, the Key Concepts (6.2.b) and Goals (6.2.c) reviewed previously are clearly articulated principles which outline a smart growth approach for guiding future development in the State. Second, the State Plan clearly identified Mullica Hill as a potential center in its adopted version. Finally, it should

8 New Jersey State Development and Redevelopment Plan (2001), Page 230

be noted that Plans are not created simply to fulfill legal requirements: they are intended to guide decisions so better communities are built. Areas which meet the criterion for Center but have not been designated Centers are still ideal locations to direct development and should still be the States preferred vehicle for accommodating growth.

6.2.f. State Plan Summary

This review of goals and key concepts makes clear that the Plan calls for the preservation and protection of historically urbanized areas that support walkable, mixed use development as a means of promoting livable communities. Such a strategy is consistent with a smart growth strategy that seeks to promote development in historic, traditionally developed areas to reduce the environmental impact of greenfields redevelopment on the environment.

In addition, the continued vitality and redevelopment of these Parcels closely follows the State Plan Goals:

- *Goal #1: Revitalize the State's Cities and Towns*

As an identified Center, the success of Mullica Hill would focus continued revitalization in this already developed area, reducing pressure for sprawl development.

- *Goal #3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey*

The Parcels are currently a mix of uses, with a variety of business and residential homes within walking distance. A continued investment and redevelopment of the mixed-use area would provide opportunities for new business and jobs in the local economy.

- *Goal #7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value*

Located in historic Mullica, the redevelopment of the Parcels, in particular those with historic structures, would support the State's goal of preservation.

- *Goal #8: Ensure Sound and Integrated Planning and Implementation Statewide*

Mullica Hill is a State-identified Center, as well as a New Jersey State Register of Historic Place. Additionally, as addressed in section 6.3.a., the redevelopment of these Parcels also supports the State Fringe Planning Areas outcome goals.

In short, the adopted State Plan clearly calls for growth and redevelopment to be targeted in areas like Mullica Hill.

6.3. Downtown Parcels Smart Growth Characteristics

6.3.a. Smart Growth in the Downtown Parcels

The Downtown Parcels are located along North Main Street in the Village of Mullica Hill. The Village, on the National Register of Historic Places and the New Jersey State Register of Historic Places,⁹ and is also covered by a locally adopted historic district. It boasts a wide range of businesses,

⁹ Historic Mullica Hill. Mullica Hill Merchants Association. <http://www.mullicahill.com/index.html>

including: antique shops, eateries, banks, real estate agents, and hair salons. The area surrounding the Downtown Parcels is of largely residential and rural character.

Redevelopment in areas with these characteristics follow the smart growth definition outlined by the Office of Planning Advocacy, and are further supported by the State's goals for its "Centers." The Downtown Parcels also adhere to several of the State's smart growth goals for Fringe Planning Areas:

- a. *protect the Environs primarily as open lands:* the continued concentrated development of the Parcels in Mullica Hill supports the protection of Harrison Township's rural character.
- b. *revitalize cities and towns:* the Village of Mullica Hill, on the National Register of Historic Places, has a blend of historic buildings, antique shops, galleries, and restaurants unique to the Village and the Downtown Parcel area.
- c. *protect the character of existing stable communities:* with a rich history going back to the American revolution, the Downtown Parcels are already developed, with access to a roadway network, public services, as well other basic utilities.
- d. *protect natural resources:* the Parcels are identified by the NJ State Plan as a Fringe Planning Area. In these areas, the state recommends that planning should promote a balance of conservation and limited growth. Through the continued vitality and redevelopment of the Parcels, the state plan would be supported.
- e. *encouraging alternatives to the single-occupancy vehicle whenever feasible:* the Downtown Parcels are located nearby stores, restaurants, residential housing, and pedestrian improvements along North Main Street, all which decrease auto dependency.
- f. *Guide development to ensure the viability of agriculture and the retention of productive farmland in strategically located agricultural areas:* located in an area of largely rural character, supporting the redevelopment of the Parcels would enhance preservation efforts by reducing pressures to develop nearby greenfields.

The Village of Mullica Hill has also shown a commitment to compact, walkable design, with several pedestrian improvement projects in recent years, including new sidewalks, crosswalks, and traffic signals, and creating a Main Street District to facilitate the further development of Mullica Hill (see section 6.4.b).

6.3.b. Zoning

The majority of the select Parcels lie within the Main Street District. According to the Harrison Zoning Code, the intent of this district is to, "facilitate the coexistence of both commercial and residential uses within the existing historic buildings found in this unique district. The buildings within this district were originally residential in use and are now at the center of an historical and commercial corridor within the Township. The goal of this article is to promote the commercial vitality of the district and the residential uses which continue in such a way as to complement each use and the historic character of the existing structures." (225-19) Such language is consistent with the smart growth principles outlined by Office of Planning Advocacy and the State's Planning Areas.

6.4. Current Challenges to Smart Growth

Despite the many strengths of the Mullica Hill area (i.e. mixed-use, human scale, walkable community), there are several obstacles to investment and development that have arisen due to the historic nature of the structures and layout of the Downtown Parcels. Renovating and adapting the Parcels to current market demands is often cost-prohibitive, placing pressure toward greenfield development, and away from redevelopment that supports smart growth.

The following sections outline a number of issues that have prohibited the area from meeting the State's smart growth goals in its identified Fringe Planning Areas and Centers.

6.4.a. Structural & Maintenance Issues

A wide range of structural and maintenance issues exists throughout the Downtown Parcels, many due to the age of the structures and the high cost of upkeep. These issues have created investment and redevelopment challenges that deter development in the area and encourage new construction in nearby greenfields. The list below provides a small sample of these pervasive structural issues:

- 58 North Main Street (Block 64, Lot 19): built in 1855,
- 9 South Main Street (Block 65, Lot 38): built in 1861, the structure is lacking insulation, an issue seen in most buildings along Main Street.
- 65 North Main Street (Block 65, Lot 38): built in 1890, the basement is currently unsound and in a state of disrepair.
- 14 South Main Street (Block 65, Lot 18): built in 1860, the building is in significant need of maintenance.

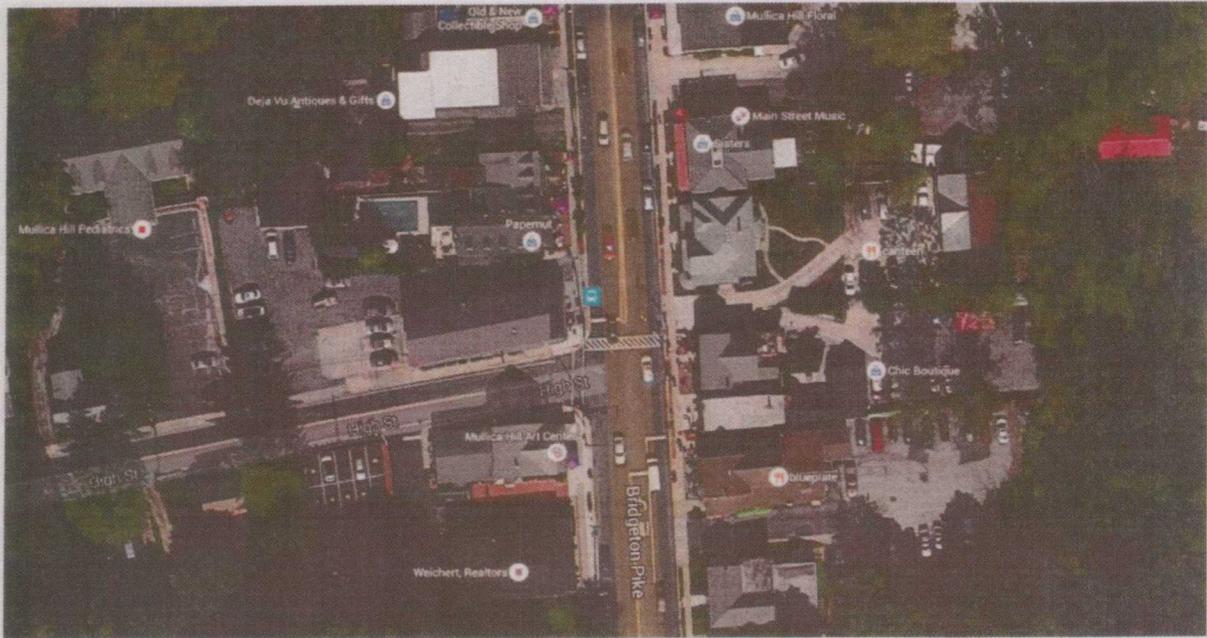
6.4.b. Obsolete Site Layout and Design

As illustrated in Figure 6 and Figure 7, clusters of mixed-use businesses are located along Mullica Hill's Main Street. The majority of these businesses reside in former nineteenth century homes converted to their current use. This re-use has created the unique historic feel of downtown Mullica Hill, but also poses major challenges to continued smart growth development due to the original site layout of these structures along Main Street. Some of these layout and design challenges include:

- A narrow roadway along Main Street, creating traffic-control issues, as well as limited on-street parking options for local businesses.
- Narrow set-backs limit structure retrofitting due to small amounts of available land area and high construction costs.
- Limited parking areas for current consumer needs.
- Frequent curb cuts along the Main Street create unsafe pedestrian conditions.

These layout and design challenges do not support current resident and customer needs, and will continue to cause barriers to new investment and smart growth development.

Figure 7. Obsolete Layout and Design of Downtown Parcels



Cluster of shops and restaurants along Main Street and High Street. The density of businesses, age of the structures, and limited parking circulation has created negative market effects, including reduced property values.

Sources: Google

6.4.c. Challenges to Retrofitting Existing Structures

An additional challenge to continued smart growth development for the Downtown Parcels is the interior arrangement of the converted historic structures along Main Street. Several of the Parcel properties were found to have an obsolete interior arrangement, with the building configuration lacking hallways, making users walk through room to get to another. This interior layout is counter to modern design norms, limiting the Parcels's use and presenting high retrofitting costs.

The following are a sample of the properties found to have an obsolete interior arrangement:

- 58 Main Street (Block 64, Lot 19): built in 1855
- 9 South Main Street (Block 65, Lot 38): built in 1861
- 8 Arbour Lane (Block 62, Lot 9): built in 1855

6.4.d. Reduced Property Values

Illustrating the detrimental effect the structural issues and obsolete site and interior layout are having on the Downtown Parcels, the market value of several of the Parcels have become stagnant or seen a decline in recent years.

The following properties provides a sample of the market challenges seen by the properties:

- Properties that have been on and off market for several years:
 - 65 North Main Street
 - 90 North Main Street
 - 14 South Main Street
 - 84 North Main Street
- Properties whose asking price has been reduced in excess of 30%:
 - 58 North Main Street
 - 9 South Main Street
 - 53 North Main Street
 - 42 North Main Street
 - 12 Woodland Avenue

6.5. Conclusion

As detailed in this section sections, the Downtown Parcels fit the definition and core principles of smart growth as defined by the Office of Planning Advocacy and the State Plan. Most critically, as a state-identified "Center," Mullica Hill is identified as an area where the State has determined that growth and redevelopment should be strategically targeted.

The current structural and market conditions of the Parcels, however, have created great challenges for investment in the downtown area. Aging structures and a circulation system built in the nineteenth century are placing pressure to develop nearby greenfield sites, rather than invest in retrofits and redevelopment within the downtown. Without the aid of redevelopment, sprawl development to nearby areas is likely to occur, a practice that runs counter to smart growth principles and the State Plan.

Due to these findings, this report concludes that the Downtown Parcels fit Criterion H, and that these Parcels should be determined to be an "Area in Need of Redevelopment."

7.0 Block 56, Lots 3.01 & 3.02

7.1 Introduction

7.1.a. Statutory Language: Criterion D

Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

7.2. Agricultural Parcels: Lots 3.01 & 3.02

7.2.a. Background

Lots 3.01 and 3.02 are located along Bridgeton Pike, totalling approximately 70 acres of land previously used for agriculture.

7.2.b. Deleterious Land Use, Agriculture

According long-time local residents, as well as a review of historical aerial photographs on HistoricalAerials.com, Lots 3.01 and 3.02 were used for agricultural production since at least the 1930s. Because of this agricultural use, it is likely that pesticides, herbicides, fungicides, spray oil and assorted other chemical applicants have been used in support of the agricultural activities on these parcels.

7.2.c. Detrimental to the safety, health, morals, or welfare of the community

According to the US Department of Agriculture, large quantities of pesticides were widely used between 1960 to 2008 in the majority of crops in the United States.

The use of pesticides, herbicides, fungicides, and assorted other chemical applicants have documented negative health impacts. For example, insecticides containing arsenic as an active ingredient are likely to led to excessive heavy metal accumulation in soils that are toxic to humans and other animals. Chronic problems associated with long-term Arsenic exposure include skin poisoning and such exposure has adverse affects on the kidneys and central nervous systems.¹⁰

7.2.d. Conclusion

This report concludes that Block 56, Lots 3.01 and 3.02 meet the statutory requirement for being designated an Area in Need of Redevelopment as a result of a review of aerial photography, and an understanding of the historic role of pesticides, herbicides, fungicides, spray oil and assorted other chemical applicants in agricultural uses.

¹⁰ "Pesticide Use in US Agriculture." US Department of Agriculture. <http://www.ers.usda.gov/media/1424185/eib124.pdf>

8.0 Block 57, Lot 18

8.1. Introduction

8.1.a. Statutory Language: Criterion D

Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

8.2. Auto Repair Shop & Old Dance Hall: Lot 18

8.2.a. Background

Lot 18 is 3.96 acre lot with two structures, Structures A and B (see Figures 10 and 11). Structure A is currently leased month -to-month by Shooks Car Care, and Structure B is a vacant home previously used as the Oasis Ball Room (the dance hall closed approximately ten years ago).¹¹

8.2.b. Faulty Site Design

The current site configuration of Lot 18 provides limited parking space due to narrow setbacks; structure A is setback approximately 35 feet from Bridgeton Pike, and structure B is setback approximately only 17 feet.

Due to this small front parking area, Harrison Township has received several complaints regarding the large amounts of vehicles in the front of structure A, Shooks Car Care, the most recent in December 2015.

8.2.c. Detrimental to the Safety of the Community

The narrow setbacks of along Bridgeton Pike create an unsafe condition, as vehicles parked in front of the structure have to back out into the busy roadway. This creates a public safety hazard for those attempting to enter and exit the Lot, and has possible adverse effects to the vehicular traffic flow along the roadway.

Additionally, the limited space in front of structure A, Shooks Car Care, has created a public nuisance due to the large number of vehicles in front of structure directly adjacent to Bridgeton Pike.

8.2.d. Conclusion

Due to the above findings, this report concludes that the current site design has created hazardous conditions for the community, and that Block 57, Lot 18 meets the "D" Criterion.

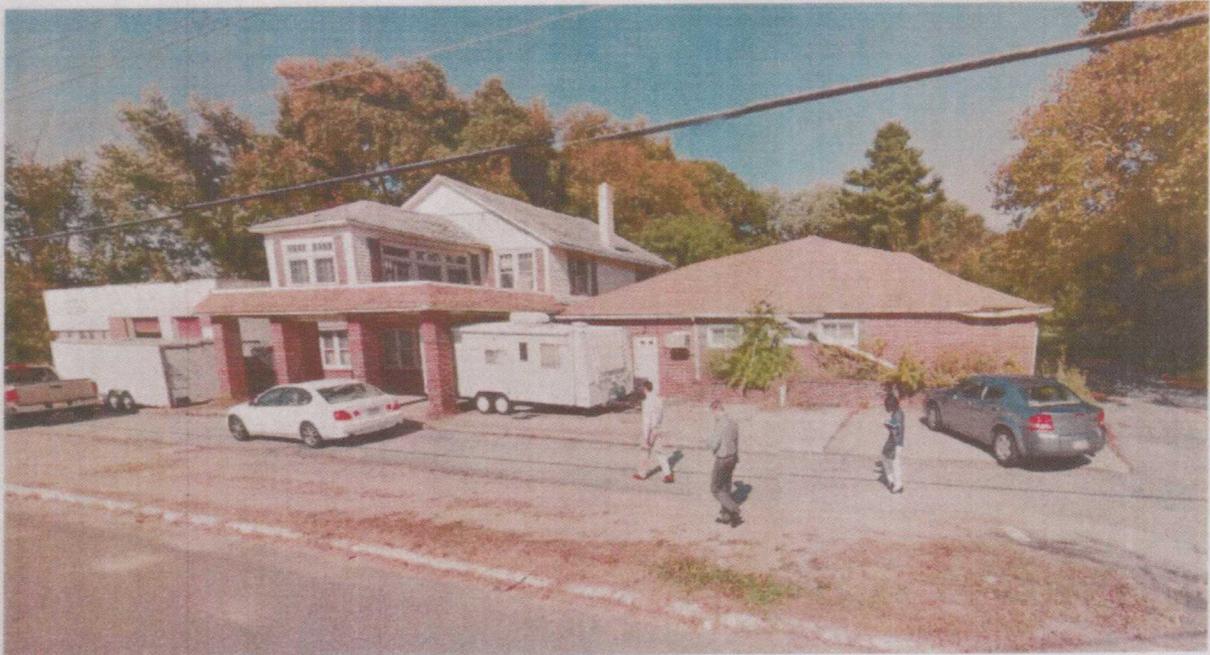
¹¹ 171 Bridgeton Pike. LoopNet. <http://www.loopnet.com/Listing/16866267/171-Bridgeton-Pike-Mullica-Hill-NJ/>

Figure 10. Street View of Shooks Car Care (structure A), Lot 18



Source: Google Street View

Figure 11. Street View of Old Dance Hall (Structure B), Lot 18



Source: Google Street View

9.0 Block 38.01, Lot 21

9.1. Introduction

9.1.a. Statutory Language: Criterion D

Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

9.2. Former Police Station: Lot 21

9.2.a. Background

Lot 21 is a 0.55 acre parcel that currently houses the Harrison Township Police Department. Built in the 1940s and formerly a post office, the 1,120 square-foot structure has several small offices, an arrestee area, a work station area, a kitchen/locker room, a single bathroom, and jail cells.

Due to faulty site arrangements and interior design, the Harrison Police Department will be relocating to another site in 2016. In January 2016, Alberto & Associates Architecture, the firm contracted to design the new police station, created a memo listing the deficiencies in the existing structure on Lot 21 (see Appendix F).

9.2.b. Faulty Site Arrangement

The Alberto & Associates Architecture memo documented several site layout deficiencies, including:

- No separation between the Employee Parking from Public Entrance, a division necessary for office and arrestee safety.
- Exposed rear drainage ditch is a safety concern; a released Arrestee broke their ankle when walking into rear of property and fell in the drainage ditch.
- The 14" high Employee entrance/Prisoner Transport concrete step does not comply with building code for height.
- The building has inadequate storage capacity; the historical files are stored in an outside cargo trailer. Many of these historical file records were damaged in 2015 due to the outside cargo trailer's mechanical failure.

9.2.c. Obsolete Interior Design

The memo also described interior design issues, as to make the small structure obsolete:

- The Sergeants Office currently serves as both the office and interview room.
- The Arrestee area is an undersized, non-secured common area; within the past two years, two escapees have run out the rear of the station.
- The structure does not provide sufficient space during shift changes.

Figure 12. Street View of Block 38.01, Lot 21



Source: Google Street View

- Arrestee area is severely limited; no more than two prisoners can be held at a time. Additional arrestees have to be kept on chairs in an office or on patrol side of work station. Further, there is no place for a juvenile to be kept securely if and adult arrestee is present.
- Structural deficiency examples: inadequate ventilation, no separate area for IT equipment, the electrical generator is not up to current standards.

Due to the document issues, the structure is functionally obsolete as a police station. Of particular challenge to the successful redevelopment of this structure is the custom design that includes holding cells and small offices. Because of this obsolete interior design, it is cost-prohibitive to remodel this small structure for another use.

9.2.d. Detrimental to the Safety of the Community

As sections 9.2.b and c highlight, the faulty site layout and interior design of Lot 21 have created conditions detrimental to the health and safety of the community.

The faulty design layout have caused personal injury, as evidenced by the broken ankle due to the exposed rear drainage ditch. Further, the obsolete interior design creates safety concerns for both arrestees and the public. The arrestees have an insufficient amount of room, and have to be kept on chairs in an office or on patrol side of work station if there are more than two arrestees. The undersized space has created an unsafe condition for the public, with two arrestees successfully escaping from the rear of the station over recent years.

9.2.e. Conclusion

Due to the faulty arrangement of the site, the obsolete interior design, as well as the high cost of retrofitting the structure for uses other than a police station, this report concludes that Block 38.01, Lot 21 meets the "D" Criterion.

10.0 Block 37.04, Lots 1 & 21

10.1. Introduction

10.1.a. Statutory Language: Criterion E

A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.

10.1.b. Lots 1 & 21

Lots 1 and 21 are two adjacent lots located at the intersection of North Main Street and Colson Lane. Lot 1 is a 9.35 acre unimproved lot currently in use as an electrical line easement; Lot 21 is a 1.76 acre unimproved lot owned by the Inspira Health Network, purchased in 2002.

10.2. Property Ownership and Title Issues: Lots 1 & 21

10.2.a. Diverse Ownership

Diverse ownership of these two properties has created a stagnant and unproductive condition. A major challenge to both these properties is the small area of developable land, a fact that greatly restricts the likelihood of their development by private means alone.

Originally purchased in 2002 by the Inspira Health Network, Lot 21 has remained unimproved for over 13 years. This is in part due to its small 75 foot frontage along North Main Street that has limited the development potential of the property. Similarly, the large electrical easement on Lot 1 limits its productive use.

Despite the electrical easement, a large section of Lot 1 offers approximately 230 feet of additional continual frontage along North Main Street to Lot 21. Through the combination of Lot 21 and a section of Lot 1's area that is unused by the electrical easement, successful redevelopment is much more likely.

10.2.b. Conclusion

Due to diverse ownership of the two lots, the land has remained undeveloped, having a detrimental effect on the community. As such, this report finds that Block 37.04, Lots 1 and 21 meet the Criterion E as an Area in Need of Development.

Figure 13. Bird's Eye View of Lots 37.04, Lots 1 & 21



Source: Bing Map Bird's Eye View

Figure 14. Street View of Block 37.04, Lots 1 & 21



Source: Google Street View

11.0 Block 57, Lots 20 & 20.01

11.1. Introduction

11.1.a. Statutory Language: Criterion D, Lot 20

Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

11.1.b. Statutory Language: Section 3, Lot 20.01

A redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective development of the area of which they are a part.

11.2. Vacant Furniture Store: Lot 20

11.2.a. Background

Located along Bridgeton Pike between two shopping centers, Lot 20 is a three-acre parcel with a 20,000 square-foot structure formerly used as a furniture store. The lot is currently vacant and for sale with Lot 20.01.

11.2.b. Faulty Site Arrangement or Design

Block 57, Lot 20 falls under Criterion "D" due to its faulty site design and on-site circulation; its current site configuration allows for only a limited number of front parking spots, and provides a narrow, single-entry point to the rear of the property.

The current site configuration provides approximately ten front parking spots in the 125 feet of frontage along Bridgeton Pike. This number of parking spaces is significantly less than the parking required under the C-4 Flexible Commercial District Lot 20 is zoned as. Harrison Township's Zoning regulation states that shopping centers, retail sales, trade, personal and business services are required to have 5.5 spaces for each 1,000 square feet of gross leasable area. For the 20,000 square-foot structure, this would equate to 110 parking spots, or approximately 100 spots more than are currently available. It should be noted that such parking requirements are not just requirements of the Township; businesses would require significantly more parking to be financially viable.

The single-entry point to the rear of the property presents another on-site faulty configuration condition. The narrow gravel road in the side yard is approximately 15 feet wide, severely limiting the access to the rear of the property. As can be seen in Figure 15, behind the structure, access to the rear of the property is through ad-hoc paths, and a large area of the Lot currently sits unused.

Figure 15. Bird's Eye View of Block 57, Lots 20 & 20.01



Source: Bing Map Bird's Eye View

Figure 16. Street View of Block 57, Lots 20 & 20.01



Source: Google Street View

11.2.c. Detrimental to the Safety of the Community

The current site configuration and vehicular access point of Block 57, Lot 20 has created conditions that are detrimental to the safety and health of the community.

As shown in Figure 15, the ingress and egress point to Lot 20 is along Bridgeton Pike. As a result, vehicles parked in front of the structure have to back out toward the busy roadway. This creates a public safety hazard for those attempting to enter and exit the Lot, and has possible adverse effects to the vehicular traffic flow along the roadway.

11.2.d. Conclusion

The current site configuration of Lot 20 allows for access to the rear of the property only through a narrow gravel road; further, it provides a limited number of front parking spots that reverse onto Bridgeton Pike, creating a public safety hazard. Due to these conditions, this report concludes the site design and on-site circulation of Block 57, Lot 20 meets the "D" Criterion.

11.3. Residential Home: Lot 20.01

11.3.a. Background

Lot 20.01 is located directly adjacent to Lot 20 along Bridgeton Pike. The structure on the property is a 2,800 square-foot residential home on a single-acre lot, and is currently for sale with Lot 20.

Necessary Inclusion for Effective Redevelopment

As discussed in section 12.1.b, Lot 20 has approximately 150 feet of frontage along Bridgeton Pike, creating a limited area for safe ingress and egress points. As the property sitting directly adjacent to Lot 20 along Bridgeton Pike, Lot 20.01 is necessary to include for the effective redevelopment of Lot 20.

The importance of this property to the successful redevelopment of Lot 20 is evidenced by the current marketing of the two lots as a single property by the owner (see Appendix E). The inclusion of Lot 20.01 increases the frontage on Bridgeton Pike by over 100 feet, and provides an additional acre of developable land.

11.3.b. Conclusion

This investigation finds that Block 57, Lot 20.01 should be included as an Area in Need of Redevelopment under Section 3, as its inclusion is critical to ensuring the successful redevelopment of Lot 20.

12.0 Parcels with No Current Criteria Applicability

This investigation did not have enough information to make a determination as to whether the following properties should be designated as an Area in Need of Redevelopment (see Figure 17). As such, this report recommends that these parcels should not be designated them as in Need of Redevelopment. This does not, however, exclude these properties from being designated as in need of redevelopment in the future.

Figure 17. Redevelopment Parcels with No Current Criteria Applicability

Block	Lot
44.06	13
38.01	20
38.01	22
45	14.01
60.01	25
60.01	26
56	1.03
56	1.04
56	1.05
56	2

Appendix A - Resolution No. 233-2015

CQ

RESOLUTION NO. 233-2015

**RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON
AUTHORIZING THE JOINT LAND USE BOARD TO CONDUCT A PRELIMINARY
INVESTIGATION TO DETERMINE WHETHER CERTAIN LOTS IN BLOCKS 37.04, 38.01,
44.06, 45, 56, 57, 60.01, 61, 62, 64, 65, 66, 67, 69, 70, 71, 72, AND 73 ON THE
OFFICIAL TAX MAP OF THE TOWNSHIP OF HARRISON QUALIFIES AS AN
AREA IN NEED OF REDEVELOPMENT**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the Local Redevelopment and Housing Law sets forth a specific procedure for establishing an area in need of redevelopment; and

WHEREAS, N.J.S.A. 40A:12A-6 authorizes the governing body of the municipality by Resolution, to cause its Planning Board to conduct a preliminary investigation to determine whether the proposed area is an area in need of redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the proposed Redevelopment Area (Block 37.04, Lots 1 and 21; Block 38.01, Lots 20, 21 and 22; Block 44.06, Lot 13; Block 45, Lot 14.01; Block 56, Lots 1.03, 1.04, 1.05, 2, 3.01 and 3.02; Block 57, Lots 18, 20 and 20.01; Block 60.01, Lots 25 and 26; Block 61, Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21; Block 62, Lots 9, 10, 11, 12, 24, 25, 26, 26.01, 27, 28 29 and 30; Block 64, Lots 2, 5, 6, 7, 8, 10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22; Block 65, Lots 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 16, 17, 18, 24, 24.02, 26, 27, 28, 29 and 30; Block 66, Lots 1, 2, 3, 3.01 and 4; Block 67, Lots 1, 2, 3, 5, 6, 6.01, 7, 8, 9, 10, 11, 11.01, 12 and 21; Block 69, Lots 1, 14, 15 and 16; Block 70, Lots 1, 2, 2.01, 2.02, 2.03, 3, 4, 5, 6, 7, 8, 9 and 16; Block 71, Lots 1, 2, 3 and 4; Block 72, Lot 2; and Block 73, Lots 5, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 27.01, 28, 29, 29.01, 30, 31, 32, 34, 35, 35.01, 36, 37, 38, 39, 40, 41 and 42) determination shall authorize the municipality to use all those powers provided by the Legislature for use in a Redevelopment Area, other than the use of eminent domain; and, as such, the Redevelopment Area shall be established and be referred to as a "Non-Condemnation Redevelopment Area"; and

WHEREAS, the Township Committee of the Township of Harrison, Gloucester County, has determined that an investigation and inquiry should be made to see if said area is in need of redevelopment pursuant to the aforementioned State Statute; and

WHEREAS, the Township of Harrison governing body wishes to direct the Joint Land Use Board to undertake a preliminary investigation to determine whether the properties identified by Blocks/Lots above qualify as an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5; and

WHEREAS, the Township Committee considers it to be in the best interest of the Township to direct its Joint Land Use Board to conduct such an investigation regarding said area/property.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Committee of the Township of Harrison, County of Gloucester and State of New Jersey as follows:

1. The Joint Land Use Board of the Township of Harrison is hereby directed to undertake a preliminary investigation to determine whether the properties identified by blocks/Lots above are a "Non-Condemnation Redevelopment Area" such that the municipality may use all those powers provided by the Legislature for use in a Redevelopment Area, other than the use of eminent domain, according to the criteria set forth in N.J.S.A. 40A:12A-1, et seq.; and

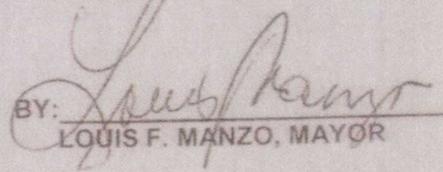
2. The staff of the Joint Land Use Board and its consultants are hereby directed to assist the Joint Land Use Board in conducting the area in need of redevelopment investigation; and

3. The Township Clerk shall forward a copy of this Resolution to the Chairman and Secretary of the Joint Land Use Board for immediate action; and

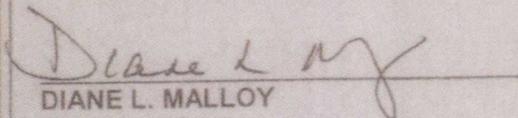
4. The preliminary investigation, once completed, shall be submitted to the Township Committee for review and approval in accordance with the provisions of the Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

ADOPTED at a regular meeting of the Mayor and Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey held on December 7, 2015.

TOWNSHIP OF HARRISON

BY: 
LOUIS F. MANZO, MAYOR

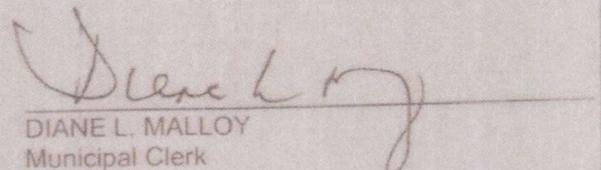
ATTEST:


DIANE L. MALLOY
Municipal Clerk

ROLL CALL VOTE				
COMMITTEE MEMBER	AYES	NAYS	ABSTAIN	ABSENT
Manzo	✓			
Clowney	✓			
Diggons	✓			
Heim	✓			
Shearer				✓

CERTIFICATION

I hereby certify that the above resolution is a true copy of a resolution adopted by the Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey, at a meeting held by the same on December 7, 2015 in the Harrison Township Municipal Building, 114 Bridgeton Pike, Mullica Hill, New Jersey 08062.


DIANE L. MALLOY
Municipal Clerk

Appendix B - 2004 Remedial Action Workplan

REMEDIAL ACTION WORKPLAN
HOLTZHAUSER PROPERTY
BLOCK 64 LOTS 2 & 4
HARRISON TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY

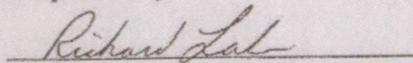
PREPARED FOR:

OHB HOMES, INC.
3333 Street Road
One Greenwood Square, Suite 101
Bensalem, Pennsylvania 19020

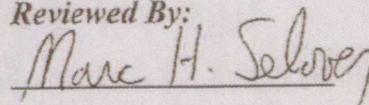
PREPARED BY:

ENVIRONMENTAL RESOLUTIONS, INC.
525 Fellowship Road, Suite 300
Mount Laurel, New Jersey 08054

Prepared By:


Richard Lake

Reviewed By:


Marc H. Selover, PG

DATE: July 2004
30957-02

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1.0 INTRODUCTION

Environmental Resolutions, Inc. (ERI) has conducted a Phase I Environmental Site Assessment, Site Investigation and Remedial Investigation at the Holtzhauser Property which consists of Block 64 Lots 2 and 4 in Harrison Township, Gloucester County, New Jersey (the Site) and has prepared this Remedial Action Workplan (RAW) for soil that was contaminated by residual pesticides. These investigations were initiated to characterize environmental concerns at the Site and to enable evaluation of applicable remedial actions. On the basis of the investigative findings, recommendations are presented in this RAW for remedial actions so that a Site-Wide Unrestricted Use Letter of No Further Action (NFA) can be obtained from the New Jersey Department of Environmental Protection (NJDEP) prior to the development of the Site for residential purposes. It is planned that this property will be divided into single-family detached residential lots.

The objectives of the investigations were to identify potential areas of environment concern (AOCs), to assess whether contaminants were present at AOCs at concentrations greater than applicable remedial standards, and to evaluate the extent of contamination. Remedial actions are proposed in this report to mitigate contaminant concentrations to below applicable remedial standards so that an NFA can be obtained. The investigations have been completed and remedial actions will be conducted pursuant to N.J.A.C. 7:26E, *Technical Requirements for Site Remediation*.

The Phase I Environmental Site Assessment (Phase I) was conducted in general accordance with Preliminary Assessment (PA) requirements outlined in N.J.A.C. 7:26E-3.1. The Phase I was the first step in the investigative process and was conducted to identify potential AOCs. The Phase I indicated that the only AOCs at the Site were the historic agricultural use and a potential heating oil underground storage tank.

Based on the results of the Phase I, a Site Investigation (SI) was conducted to evaluate surface soils for impacts from topically applied pesticides. A magnetometer survey was conducted to identify the potential underground storage tank. The SI findings indicated that soil contaminated by residual dieldrin pesticides exceeded applicable remedial standards due to historic applications. Indications of a tank were not encountered. The Phase I and SI were included in a Phase I Environmental Site Assessment & Phase II Site Investigation Report dated July 2004. Summaries of those investigations have been included herein.

A Remedial Investigation (RI) of the dieldrin impacted areas has been conducted pursuant to N.J.A.C. 7:26E-4 and included the collection of soil samples for laboratory analysis for pesticides. On the basis of the analytical results, the extent of this contamination has been assessed.

This RAW presents the findings of environmental investigations and proposes a plan for the remediation of contaminated soil. The RAW has been prepared for submittal to the NJDEP to enable approval of the remedial proposal. The intent of the proposed remedial actions is to mitigate pesticide levels to allow unrestricted use of the property.

2.0 PHYSICAL SETTING

2.1 Site Description

The Site is located south of Route 322 west of the intersection of Route 322 with Main Street (Mullica Hill). The Site encompasses approximately thirty-eight (38) acres and contains agricultural fields and small wooded areas. Adjacent uses are residential and agricultural. This location is depicted on the USGS Location Map presented in Appendix A.

2.2 Surface Waters

A small intermittent stream is located through the center of the Site. This stream flows southwest and is a tributary of Raccoon Creek located approximately 1,500 feet southwest of the Site. The topographic gradient of the Site is generally towards the stream.

2.3 Hydrogeologic Setting

The Site is located in a mapped outcrop of the Mount Laurel Formation which is composed of quartz sand with interbedded thin clay beds. Glauconite and feldspar are minor sand constituents. Muscovite and biotite are abundant near the base. The lower part of the formation is a fine- to medium-grained, clayey, dark-gray, glauconitic quartz sand. The formation typically weathers to white or light yellow and locally stains orange brown by iron oxides. Small pebbles are scattered throughout, especially in the west-central area. The Mount Laurel is 33 feet thick from the Roosevelt quadrangle to the Runnemede quadrangle in central New Jersey. Thickness varies in the northern portion of the formation area due, in part, to extensive interfingering of this formation with the underlying Wenonah Formation. The Mount Laurel is gradational into the underlying Wenonah Formation.

3.0 PHASE I ENVIRONMENTAL SITE ASSESSMENT

A Phase I Environmental Site Assessment was prepared by ERI in July 2004. The Phase I generally conforms to Preliminary Assessment requirements of N.J.A.C. 7:26E-3.1. A copy of the report is included under separate cover. The Phase I included a government records search, site reconnaissance, historic aerial photograph review, and an interview with current owners.

The available information indicates that the entire Site has been used for agricultural purposes since prior to 1940. A school was located on the Site since the 1800's until the late 1960's. The Site is currently farmed.

The Phase I concluded that the historic topical application of pesticides and a potential heating oil underground storage tank were identified as the only environmental concerns at the Site. There was a concern that past application of pesticides may have adversely impacted soil. There was also a concern that the potential underground storage tank may have discharged to soil or groundwater.

4.0 SITE INVESTIGATION

A Site Investigation was conducted in December 2003 by collecting ten (10) soil samples (S-1 through S-10) from the historic agricultural areas of the Site. Discrete samples were collected from the upper six inches of soil and were analyzed for arsenic, lead, and PP Pesticides. The sampling locations are shown on the Sample Location Plan included in Appendix B. The soil sample results reported by the laboratory are included on Table 1 in Appendix C.

Arsenic and lead were detected at concentrations below the unrestricted use soil cleanup criteria (uruscc) and restricted use soil cleanup criteria (ruscc). The pesticide dieldrin was detected in nine (9) of the samples at concentrations ranging from 0.019 to 0.250 mg/kg. Five (5) of the samples exceed the uruscc of 0.042 mg/kg. Sample S-7 also exceeds the ruscc of 0.18 mg/kg.

It was recommended that a Remedial Investigation be conducted to assess the extents of the contamination so that remedial alternatives could be evaluated.

The results of a magnetometer survey of the potential heating oil underground storage tank location did not reveal evidence of a tank location. Further assessment of this concern was not recommended.

5.0 REMEDIAL INVESTIGATIONS

Since the soil remedial standard for dieldrin was exceeded, a Remedial Investigation has been conducted to enable characterization of the extent of contamination.

The NJDEP allows compliance averaging of dieldrin concentrations in a contaminated area. Samples S-1 through S-4 were collected from the north half of the Site. It appears that the use of pesticides containing dieldrin was lower in this area than the south half of the Site. The average dieldrin concentration for the north half of the Site is 0.025 mg/kg, which does not exceed the uruscc of 0.042 mg/kg. Compliance averaging of the north half of the Site is proposed.

Additional soil samples were collected at depth from sample location S-3 to assess the distribution of dieldrin in the proposed compliance average area. These samples were analyzed for dieldrin, which was not detected. Dieldrin concentrations exceeding the uruscc have been delineated within the proposed compliance average area.

The concentrations of dieldrin in samples from the south half of the Site were elevated. Twenty-three (23) additional surface samples (S-10 through S-33) and subsurface samples from four (4) soil borings (S-5, S-7, S-8, & S-18) were collected in March and April 2004. The additional surface samples were collected to determine the horizontal extents of the dieldrin contamination. The subsurface samples were collected to enable vertical assessment of the dieldrin contamination. All samples were submitted for dieldrin analysis.

A stainless-steel trowel and hand auger were used to collect and homogenize each sample and to transfer the samples to laboratory-supplied glassware. The samples were placed in an iced cooler and transported under proper chain-of-custody protocol to STL Edison (NJDEP Certification No. 12028) in Edison, New Jersey.

The results reported by the laboratory are included on Table 1 included in Appendix C. Dieldrin was detected in all of the additional surface samples. Dieldrin exceeded the uruscc in thirteen (13) of the samples. The maximum dieldrin concentration at the Site was detected in sample S-21 (0.21 mg/kg). Dieldrin was not detected in the subsurface samples indicating that the dieldrin exceeding the uruscc is limited to the upper six (6) inches of soil.

Based on the analytical results, it appears that the pesticide contamination is limited to a portion of the Site and is limited to the upper six inches of soil.

6.0 BASELINE ECOLOGICAL EVALUATION

Since soil has been adversely impacted, a baseline ecological evaluation has been conducted. Contaminated soils extend over half of the Site and occur at the surface. Since the contaminated areas are farmed, there was a concern that contaminated soils may erode to potential ecological receptors.

A small intermittent stream is located through the center of the Site. The topographic gradient of the Site is generally towards the stream. There was a concern that contaminated soils may have impacted this stream. Sediment samples SED-1 through SED-3 were collected on March 1, 2004 from stream. The samples were biased to areas which would receive the highest rates of runoff from the agricultural fields. The samples were analyzed for dieldrin, pH, Total Organic Carbon (TOC), and grain size by STL Edison. The location of the sediment samples are shown on the Sample Location Plan included in Appendix B.

The results of the analysis indicate that dieldrin was not detected in the samples. The following table summarizes the results reported by the laboratory.

Sample ID	TOC (mg/kg)	pH	Dieldrin (mg/kg)	Soil Type
SED-1	3,010	7.09	Not Detected	Fine-medium sand with gravel, silt, & clay
SED-2	2,420	6.29	Not Detected	Fine-medium silty sand with gravel
SED-3	15,200	6.4	Not Detected	Silty clay with fine sand

The results indicate that the on-site stream has not been impacted. Further assessment of ecological receptors due to the soil contamination is not planned.

7.0 PROPOSED REMEDIAL ACTIONS

The findings of the Site and Remedial Investigations indicate that soil at the Site has been impacted by the residual pesticide dieldrin in excess of the uruscc and ruscc. A remedial action is proposed to mitigate this soil contamination to enable unrestricted use of the Site. Compliance averaging is proposed for the north half of the Site.

Remediation by soil blending is proposed for much of the south half of the Site. The remedial objective will be to mitigate contaminant levels to below the uruscc. The depth of contamination in this area is six (6) inches. It is estimated that eight (8) acre-feet or approximately 13,000 cubic yards of topsoil contains contaminants at concentrations greater than the uruscc.

8.0 REMEDIAL ACTION WORKPLAN

Several remedial alternatives were evaluated prior to the selection of the proposed remedial action. Soil blending is the selected alternative that provided the best balance of short- and long-term effectiveness and cost, while minimizing the threat to human health and the environment. The selected remedy is protective of human health and the environment at the Site and is an on-site permanent remedy.

Several remedial alternatives were evaluated prior to the selection of the proposed remedial actions. Other remedial alternatives that were evaluated included no action, on-site containment and excavation with off-site disposal. These alternatives were not selected for the following reasons:

Because contaminant levels exceed the uruscc, based on the planned residential development of the Site, the no action alternative was considered to be an unacceptable potential liability.

Consolidation of the contaminated soil and on-site containment could be a cost effective remedial alternative. However, engineering controls, a deed notice, and long-term monitoring would be required.

The excavation and off-site disposal alternative was not selected because of the cost. The cost for the alternative was estimated to be greater than \$600,000. This alternative was not considered to be economically feasible.

Due to the properties of the contaminants, other options, such as bioremediation, soil treatment, soil washing, and incineration, were judged to be either technically infeasible or not cost effective.

8.1 Applicable Remediation Standards

The NJDEP Soil Cleanup Criteria have been identified as the applicable remediation standards for this Site. Based on the SI and RI Results, dieldrin is the only contaminants of concern. The NJDEP has established a dieldrin uruscc of 0.042 mg/kg and a ruscc of 0.18 mg/kg. Dieldrin has been detected in excess of the both the uruscc and ruscc. An impact-to-ground-water soil cleanup criterion for dieldrin of 50 mg/kg has been established by the NJDEP. This concentration has not been exceeded at the Site.

8.2 Description of Remedial Action

The purpose of soil blending is to reduce direct contact exposure. Contaminated soil can be blended with clean soil within the contaminated area. Blending may be accomplished with clean soil from within or outside the contaminated area to mitigate concentrations to below the uruscc. Blending involves the physical mixing of contaminated soil with uncontaminated soil. Blending can be a cost effective alternative for remediating soil contaminated by residual pesticides.

It is planned that the contaminated topsoil will be blended in-situ with uncontaminated subsoil. The area of remediation is shown on the Remedial Plan included in Appendix D and is approximately sixteen (16) acres in size.

The contamination is limited to the upper six inches of soil within the remedial area. Based on the average dieldrin concentrations, it appears that a 2 to 1 mix will be needed. Since the upper six-inches of topsoil are contaminated, a blending zone of eighteen (18) inches is planned. The upper three inches of soil in hotspot areas at locations S-5, S-7, and S-21 may be regraded to locations within the remedial area with lower dieldrin concentrations. This regrading will facilitate remediation of the higher contaminant concentrations encountered.

Blending will be performed using a deep plow conducted in multiple passes in perpendicular directions. The soil will then be further mixed by disking.

8.3 Area of Remediation

The areas of compliance averaging, remediation, and no action are outlined on the Remedial Plan included in Appendix D. Dieldrin concentrations are also shown on this plan. The compliance average area is approximately eleven (11) acres. The area to be remediated by blending is approximately sixteen (16) acres. Approximately three (3) acres north of the remedial area will not be remediated since dieldrin was detected below the uruscc.

8.4 Remedial Verification Sampling

Soil sampling is planned to verify that blending has mitigated the contamination to below the uruscc. It is planned that verification samples will only be analyzed for dieldrin. It is proposed that remedial verification soil sampling be conducted at a minimum frequency of four (4) samples per acre collected from the upper six (6) inches of blended soil. It is also proposed that samples be collected at six (6) inch intervals through the entire blended depth at one location per four (4) acres of blending. The results for each sample will be compared to the applicable remedial standards (the uruscc). If detections are greater than this remedial standard, the quarter acre area around the sample location will be re-blended and re-tested until the concentrations are less than the remedial standard for each depth interval.

8.5 Cost Estimate

The remedial cost estimate including blending, sampling, analytical, and consulting fees is estimated at \$80,000.

8.6 Schedule

It is anticipated that the proposed remediation can be completed within six months of NJDEP approval. A construction start date has not been established.

8.7 Remedial Action Report

A Remedial Action Report will be prepared for submittal to the NJDEP to document remedial activities. The report will include descriptions of the blending methods. Remedial verification results will be presented. It is planned that a proposal for No Further Action will be included.

9.0 LIMITATIONS

This report has been prepared in accordance with generally accepted standards of environmental assessment practice at the time of the investigation. This investigation was conducted solely for the purpose of evaluating environmental conditions with respect to suspected contaminants at the site. Environmental Resolutions, Inc. has reviewed the information provided but makes no guarantees or warranties as to the accuracy or completeness of the information. Environmental Resolutions, Inc. has not conducted its own environmental quality monitoring, analytical or other scientific investigation as part of this assessment, but has instead relied upon data records and reports prepared by others.

APPENDIX A
USGS LOCATION MAP



USGS LOCATION MAP



SOURCE:

PITMAN WEST
USGS QUADRANGLE

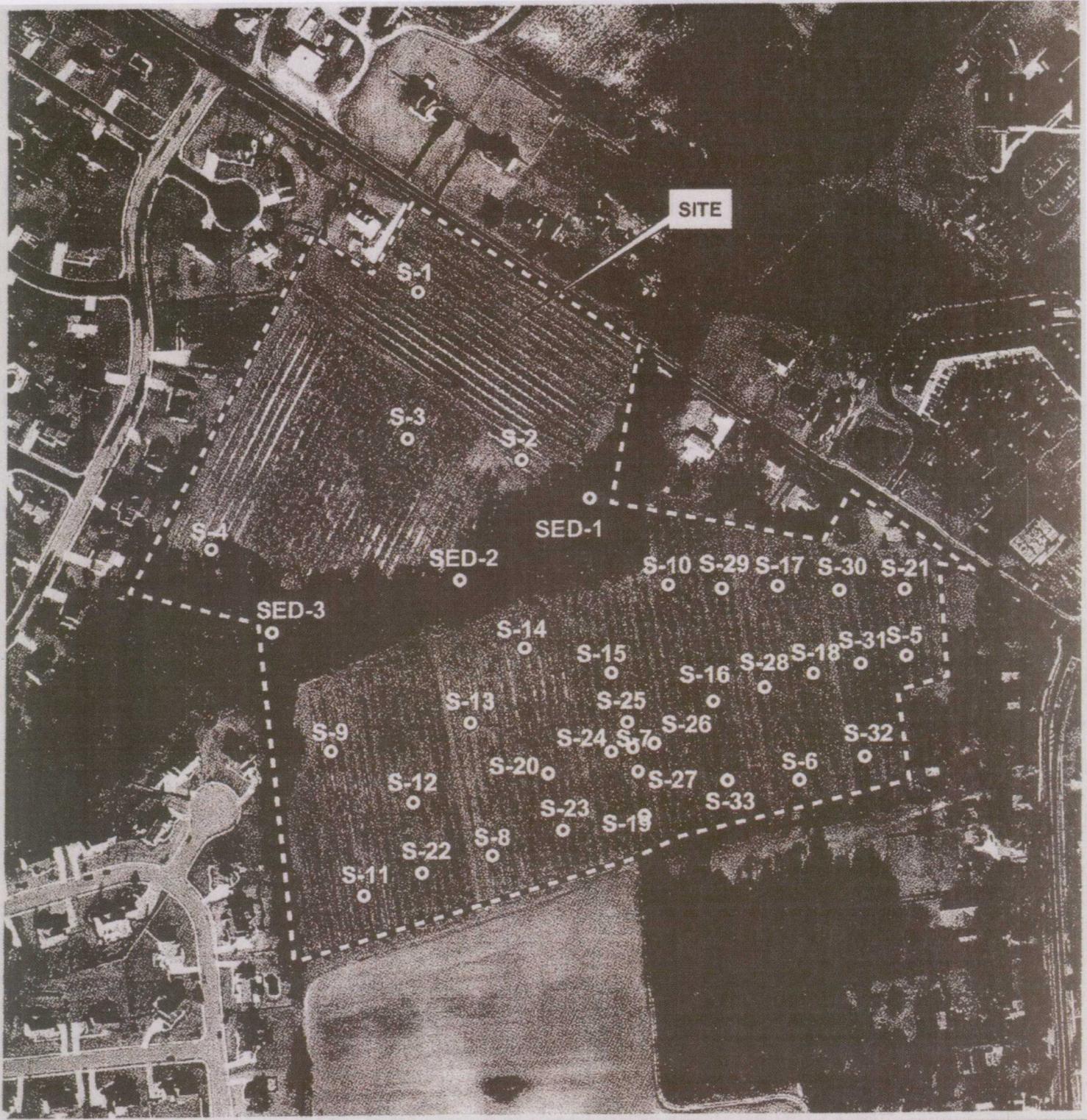
SCALE: 1" = 2,000'



HOLTZHAUSER PROPERTY
BLOCK 64 LOTS 2 & 4
HARRISON TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY

APPENDIX B

SAMPLE LOCATION PLAN



SAMPLE LOCATION PLAN



BASE MAP SOURCE:
 USGS
 2002 DIGITAL AERIAL PHOTOGRAPH
 PHOTO: C15C12

SCALE: 1" = 300'



HOLTZHAUSER PROPERTY
 BLOCK 64 LOTS 2 & 4
 HARRISON TOWNSHIP
 GLOUCESTER COUNTY, NEW JERSEY

APPENDIX C

TABLES

TABLE 1
LABORATORY RESULTS OF SOIL SAMPLES
HOLTZHAUSER SITE
PRIORITY POLLUTANT PESTICIDES, ARSENIC AND LEAD

Sample ID Lab Sample Number Sampling Date Sampling Depth (feet) Media Units	S-1 483075 11/24/03 0.0-0.5 Soil mg/kg	S-2 483076 11/24/03 0.0-0.5 Soil mg/kg	S-3 483077 11/24/03 0.0-0.5 Soil mg/kg	S-3B 506448 03/01/04 0.5-1.0 Soil mg/kg	S-3C 506449 03/01/04 1.0-1.5 Soil mg/kg	S-4 483078 11/24/03 0.0-0.5 Soil mg/kg	S-5 483079 11/24/03 0.0-0.5 Soil mg/kg	S-5B 506450 03/01/04 0.5-1.0 Soil mg/kg	S-5C 506451 03/01/04 1.0-1.5 Soil mg/kg	New Jersey Soil Cleanup Criteria		
										Unrestricted Use Direct Contact	Restricted Use Direct Contact	Impact to Ground Water
Pesticides												
Aldrin	0.008 U	0.007 U	0.037 U	NA	NA	0.015 U	0.008 U	0.008 U	NA	0.04	0.17	50
alpha-BHC	0.008 U	0.007 U	0.037 U	NA	NA	0.015 U	0.008 U	0.008 U	NA	NL	NL	NL
beta-BHC	0.008 U	0.007 U	0.037 U	NA	NA	0.015 U	0.008 U	0.008 U	NA	NL	NL	NL
delta-BHC	0.008 U	0.007 U	0.037 U	NA	NA	0.015 U	0.008 U	0.008 U	NA	NL	NL	NL
gamma-BHC(Lindane)	0.008 U	0.007 U	0.037 U	NA	NA	0.015 U	0.008 U	0.008 U	NA	0.52	2.2	50
Chlordane	0.084 U	0.074 U	0.370 U	NA	NA	0.150 U	0.078 U	0.078 U	NA	NL	NL	NL
4,4'-DDD	0.008 U	0.007 U	0.037 U	NA	NA	0.015 U	0.011 P*	0.011 P*	NA	3	12	50
4,4'-DDE	0.008 U	0.007 U	0.037 U	NA	NA	0.015 U	0.21	0.21	NA	2	9	50
4,4'-DDT	0.013	0.012	0.037 U	NA	NA	0.015 U	0.15	0.15	NA	2	9	500
Dieldrin	0.019	0.007 U	0.057 U	0.0075 U	0.0074 U	0.021	0.18	0.18	0.0082 U	0.042	0.18	50
Endosulfan I	0.008 U	0.007 U	0.037 U	NA	NA	0.015 U	0.008 U	0.008 U	NA	340	6200	50
Endosulfan II	0.008 U	0.048	0.16	NA	NA	0.16	0.008 U	0.008 U	NA	340	6200	50
Endosulfansulfate	0.088	0.3	1.1	NA	NA	0.41	0.12	0.12	NA	340	6200	50
Endrin	0.008 U	0.007 U	0.037 U	NA	NA	0.015 U	0.008 U	0.008 U	NA	17	310	50
Endrin aldehyde	0.008 U	0.007 U	0.037 U	NA	NA	0.015 U	0.008 U	0.008 U	NA	NL	NL	NL
Heptachlor	0.008 U	0.007 U	0.037 U	NA	NA	0.015 U	0.008 U	0.008 U	NA	0.15	0.65	50
Heptachlor epoxide	0.008 U	0.007 U	0.037 U	NA	NA	0.015 U	0.008 U	0.008 U	NA	NL	NL	NL
Toxaphene	0.084 U	0.074 U	0.370 U	NA	NA	0.150 U	0.078 U	0.078 U	NA	0.1	0.2	50
Metals												
Arsenic	8.9	7.7	3.7	NA	NA	4.5	8.9	8.9	NA	20	20	NL
Lead	17.8	11.0	8.2	NA	NA	6.5	18.8	18.8	NA	400	600	NL

U = not detected
 B = analyte found in laboratory blank as well as sample
 P = For dual column analysis, the percent difference between the quantitated concentrations on the two columns is greater than 40%
 NL = cleanup criteria not listed
 NA = not analyzed

Outlined = exceeds cleanup criteria
 J = compound detected below quantitation limits

TABLE 1
LABORATORY RESULTS OF SOIL SAMPLES
HOLTZHAUSER SITE
PRIORITY POLLUTANT PESTICIDES, ARSENIC AND LEAD

Sample ID Lab Sample Number Sampling Date Sampling Depth (feet) Media Units	S-6 483080 11/24/03 0.0-0.5 Soil mg/kg	S-7 483081 11/24/03 0.0-0.5 Soil mg/kg	S-7B 506452 03/01/04 0.5-1.0 Soil mg/kg	S-7C 506453 03/01/04 1.0-1.5 Soil mg/kg	S-8 483082 11/24/03 0.0-0.5 Soil mg/kg	S-8B 506454 03/01/04 0.5-1.0 Soil mg/kg	S-8C 506455 03/01/04 1.0-1.5 Soil mg/kg	S-9 483083 11/24/03 0.0-0.5 Soil mg/kg	S-10 483084 11/24/03 0.0-0.5 Soil mg/kg	New Jersey Soil Cleanup Criteria		
										Unrestricted Use Direct Contact	Restricted Use Direct Contact	Impact to Ground Water
Pesticides												
Aldrin	0.016 U	0.008 U	NA	NA	0.016 U	NA	NA	0.008 U	0.008 U	0.04	0.17	50
alpha-BHC	0.016 U	0.008 U	NA	NA	0.016 U	NA	NA	0.008 U	0.008 U	NL	NL	NL
beta-BHC	0.016 U	0.008 U	NA	NA	0.016 U	NA	NA	0.008 U	0.008 U	NL	NL	NL
delta-BHC	0.016 U	0.008 U	NA	NA	0.016 U	NA	NA	0.008 U	0.008 U	NL	NL	NL
gamma-BHC(Lindane)	0.016 U	0.008 U	NA	NA	0.016 U	NA	NA	0.008 U	0.008 U	0.52	2.2	50
Chlordane	0.160 U	0.077 U	NA	NA	0.160 U	NA	NA	0.078 U	0.076 U	NL	NL	NL
4,4'-DDD	0.016 U	0.016 P*	NA	NA	0.016 U	NA	NA	0.008 U	0.008 U	3	12	50
4,4'-DDE	0.089	0.19	NA	NA	0.076	NA	NA	0.027	0.013	2	9	50
4,4'-DDT	0.028	0.19	NA	NA	0.048	NA	NA	0.015	0.015	2	9	500
Dieldrin	0.078	0.25	0.0077 U	0.0079 U	0.11	0.0075 U	0.0078 U	0.042	0.021	0.042	0.18	50
EndosulfanI	0.016 U	0.008 U	NA	NA	0.016 U	NA	NA	0.008 U	0.008 U	340	6200	50
EndosulfanII	0.019 J	0.032	NA	NA	0.025	NA	NA	0.008 U	0.008 U	340	6200	50
Endosulfansulfate	0.67	0.29	NA	NA	0.64	NA	NA	0.096	0.1500	340	6200	50
Endrin	0.016 U	0.008 U	NA	NA	0.016 U	NA	NA	0.008 U	0.008 U	17	310	50
Endrinldehyde	0.016 U	0.008 U	NA	NA	0.016 U	NA	NA	0.008 U	0.008 U	NL	NL	NL
Heptachlor	0.016 U	0.008 U	NA	NA	0.016 U	NA	NA	0.008 U	0.008 U	0.15	0.65	50
Heptachloroperoxide	0.016 U	0.008 U	NA	NA	0.016 U	NA	NA	0.008 U	0.008 U	NL	NL	NL
Toxaphene	0.160 U	0.077 U	NA	NA	0.160 U	NA	NA	0.078 U	0.076 U	0.1	0.2	50
Metals												
Arsenic	6.1	11.0	NA	NA	4.0	NA	NA	3.2	4.2	20	20	NL
Lead	10.2	17.8	NA	NA	13.5	NA	NA	7.6	16.7	400	600	NL

NL = cleanup criteria not listed

U = not detected

B = analyte found in laboratory blank as well as sample

NA = not analyzed

Outlined = exceeds cleanup criteria

J = compound detected below quantitation limits

P = For dual column analysis, the percent difference between the quantitated concentrations on the two columns is greater than 40%

TABLE 1
LABORATORY RESULTS OF SOIL SAMPLES
HOLTZHAUSER SITE
PRIORITY POLLUTANT PESTICIDES, ARSENIC AND LEAD

Sample ID Lab Sample Number Sampling Date Sampling Depth (feet) Media Units	S-11 506456 03/01/04 0.0-0.5 Soil mg/kg	S-12 506457 03/01/04 0.0-0.5 Soil mg/kg	S-13 506458 03/01/04 0.0-0.5 Soil mg/kg	S-14 506459 03/01/04 0.0-0.5 Soil mg/kg	S-15 506460 03/01/04 0.0-0.5 Soil mg/kg	S-16 506461 03/01/04 0.0-0.5 Soil mg/kg	S-17 506462 03/01/04 0.0-0.5 Soil mg/kg	S-18 506463 03/01/04 0.0-0.5 Soil mg/kg	S-18B 522245 04/22/04 0.5-1.0 Soil mg/kg	New Jersey Soil Cleanup Criteria		
										Unrestricted Use Direct Contact	Restricted Use Direct Contact	Impact to Ground Water
Pesticides												
Aldrin	NA	0.04	0.17	50								
alpha-BHC	NA	NL	NL	NL								
beta-BHC	NA	NL	NL	NL								
delta-BHC	NA	NL	NL	NL								
gamma-BHC(Lindane)	NA	0.52	2.2	50								
Chlordane	NA	NL	NL	NL								
4,4'-DDD	NA	3	12	50								
4,4'-DDE	NA	2	9	50								
4,4'-DDT	NA	2	9	500								
Dieldrin	0.096	0.025	0.044	0.027	0.027	0.025	0.097	0.130	0.042	0.18	50	
Endosulfant	NA	340	6200	50								
Endosulfanil	NA	340	6200	50								
Endosulfansulfate	NA	340	6200	50								
Ethion	NA	17	310	50								
Endrinldehyde	NA	NL	NL	NL								
Heptachlor	NA	0.15	0.65	50								
Heptachloropoxide	NA	NL	NL	NL								
Toxaphene	NA	0.1	0.2	50								
Metals												
Arsenic	NA	20	20	NL								
Lead	NA	400	600	NL								

outlined = exceeds cleanup criteria
 J = compound detected below quantitation limits
 U = not detected
 B = analyte found in laboratory blank as well as sample
 P = For dual column analysis, the percent difference between the quantitated concentrations on the two columns is greater than 40%
 NL = cleanup criteria not listed
 NA = not analyzed

TABLE 1
LABORATORY RESULTS OF SOIL SAMPLES
HOLTZHAUSER SITE
PRIORITY POLLUTANT PESTICIDES, ARSENIC AND LEAD

Sample ID Lab Sample Number Sampling Date Sampling Depth (feet) Media Units	S-18C 522246 04/22/04 1.0-1.5 mg/kg	S-19 506464 03/01/04 0.0-0.5 Soil mg/kg	S-20 506465 03/01/04 0.0-0.5 Soil mg/kg	S-21 506466 03/01/04 0.0-0.5 Soil mg/kg	S-22 522233 04/22/04 0.0-0.5 Soil mg/kg	S-23 522234 04/22/04 0.0-0.5 Soil mg/kg	S-24 522235 04/22/04 0.0-0.5 Soil mg/kg	S-25 522236 04/22/04 0.0-0.5 Soil mg/kg	S-26 522237 04/22/04 0.0-0.5 Soil mg/kg	New Jersey Soil Cleanup Criteria		Impact to Ground Water
										Unrestricted Use Direct Contact	Restricted Use Direct Contact	
Pesticides												
Aldrin	NA	NA	NA	NA	NA	NA	NA	NA	0.04	0.17	50	
alpha-BHC	NA	NA	NA	NA	NA	NA	NA	NA	NL	NL	NL	
beta-BHC	NA	NA	NA	NA	NA	NA	NA	NA	NL	NL	NL	
delta-BHC	NA	NA	NA	NA	NA	NA	NA	NA	NL	NL	NL	
gamma-BHC(Lindane)	NA	NA	NA	NA	NA	NA	NA	NA	0.52	2.2	50	
Chlordane	NA	NA	NA	NA	NA	NA	NA	NA	NL	NL	NL	
4,4'-DDD	NA	NA	NA	NA	NA	NA	NA	NA	3	12	50	
4,4'-DDE	NA	NA	NA	NA	NA	NA	NA	NA	2	9	50	
4,4'-DDT	NA	NA	NA	NA	NA	NA	NA	NA	2	9	500	
Dieldrin	0.0079 U	0.030	0.065	0.210	0.041 P	0.014	0.067	0.053	0.042	0.18	50	
EndosulfanI	NA	NA	NA	NA	NA	NA	NA	NA	340	6200	50	
EndosulfanII	NA	NA	NA	NA	NA	NA	NA	NA	340	6200	50	
Endosulfansulfate	NA	NA	NA	NA	NA	NA	NA	NA	340	6200	50	
Endrin	NA	NA	NA	NA	NA	NA	NA	NA	17	310	50	
Endrinaldehyde	NA	NA	NA	NA	NA	NA	NA	NA	NL	NL	NL	
Heptachlor	NA	NA	NA	NA	NA	NA	NA	NA	0.15	0.65	50	
Heptachlorepoxyde	NA	NA	NA	NA	NA	NA	NA	NA	NL	NL	NL	
Toxaphene	NA	NA	NA	NA	NA	NA	NA	NA	0.1	0.2	50	
Metals												
Arsenic	NA	NA	NA	NA	NA	NA	NA	NA	20	20	NL	
Lead	NA	NA	NA	NA	NA	NA	NA	NA	400	600	NL	

NL = cleanup criteria not listed

U = not detected

B = analyte found in laboratory blank as well as sample

P = For dual column analysis, the percent difference between the quantitated concentrations on the two columns is greater than 40%

Outlined = exceeds cleanup criteria
 J = compound detected below quantitation limits

TABLE 1
LABORATORY RESULTS OF SOIL SAMPLES
HOLTZHAUSER SITE
PRIORITY POLLUTANT PESTICIDES, ARSENIC AND LEAD

Sample ID Lab Sample Number Sampling Date Sampling Depth (feet) Media Units	S-27 522237 04/22/04 0.0-0.5 Soil mg/kg	S-28 522237 04/22/04 0.0-0.5 Soil mg/kg	S-29 522237 04/22/04 0.0-0.5 Soil mg/kg	S-30 522237 04/22/04 0.0-0.5 Soil mg/kg	S-31 522237 04/22/04 0.0-0.5 Soil mg/kg	S-32 522237 04/22/04 0.0-0.5 Soil mg/kg	S-33 522237 04/22/04 0.0-0.5 Soil mg/kg	New Jersey Soil Cleanup Criteria		Impact to Ground Water
								Unrestricted Use Direct Contact	Restricted Use Direct Contact	
Pesticides	Aldrin	NA	NA	NA	NA	NA	NA	0.04	0.17	50
	alpha-BHC	NA	NA	NA	NA	NA	NA	NL	NL	NL
	beta-BHC	NA	NA	NA	NA	NA	NA	NL	NL	NL
	delta-BHC	NA	NA	NA	NA	NA	NA	NL	NL	NL
	gamma-BHC(Lindane)	NA	NA	NA	NA	NA	NA	0.52	2.2	50
	Chlordane	NA	NA	NA	NA	NA	NA	NL	NL	NL
	4,4'-DDD	NA	NA	NA	NA	NA	NA	3	12	50
	4,4'-DDE	NA	NA	NA	NA	NA	NA	2	9	50
	4,4'-DDT	NA	NA	NA	NA	NA	NA	2	9	500
	Dieldrin	0.110	0.036	0.020	0.077	0.096	0.026	0.042	0.18	50
Metals	Endosulfani	NA	NA	NA	NA	NA	NA	340	6200	50
	Endosulfanil	NA	NA	NA	NA	NA	NA	340	6200	50
	Endosulfansulfate	NA	NA	NA	NA	NA	NA	340	6200	50
	Endrin	NA	NA	NA	NA	NA	NA	17	310	50
	Endrimaldehyde	NA	NA	NA	NA	NA	NA	NL	NL	NL
	Heptachlor	NA	NA	NA	NA	NA	NA	0.15	0.65	50
	Heptachloroperoxide	NA	NA	NA	NA	NA	NA	NL	NL	NL
	Toxaphene	NA	NA	NA	NA	NA	NA	0.1	0.2	50
	Arsenic	NA	NA	NA	NA	NA	NA	20	20	NL
	Lead	NA	NA	NA	NA	NA	NA	400	600	NL

U = not detected
 B = analyte found in laboratory blank as well as sample
 P = For dual column analysis, the percent difference between the quantitated concentrations on the two columns is greater than 40%

outlined = exceeds cleanup criteria
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APPENDIX D
REMEDIAL PLAN



REMEDIAL PLAN



BASE MAP SOURCE:
 USGS
 2002 DIGITAL AERIAL PHOTOGRAPH
 PHOTO: C15C12

SCALE: 1" = 250'



HOLTZHAUSER PROPERTY
BLOCK 64 LOTS 2 & 4
HARRISON TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY

Appendix C - 2013 Environmental Investigation & Evaluation



ENGINEERING & ENVIRONMENTAL SERVICES, INC.

January 15, 2013

CAM 009.01

Bob Melvin, A.I.C.P., P.P.,
Group Melvin Design
2 Aquarium Loop #320
Camden, NJ 08103

Re: Redevelopment Area
Holtzhauser Property - Block 64, Lots 2 and 4
Gardiner Property - Block 64, Lot 21
Harrison Township, Gloucester County, New Jersey

Dear Mr. Melvin:

Marathon Engineering & Environmental Services, Inc. ("Marathon") has prepared this letter to demonstrate how the above referenced properties meet the requirements to be named a redevelopment area in accordance with the Local Redevelopment and Housing Law (40A:12A) ("LRHL").

Background

It is our understanding that there are two (2) properties under consideration for the redevelopment area in Harrison Township. The Holtzhauser Property is a 32.28 acre parcel designated as Block 64, Lots 2 and 4 and the Gardiner Property is a 14.74 acre parcel designated as Block 64, Lot 21. The Holtzhauser Property has frontage along US Route 322 and the Gardiner Property has frontage along Woodland Avenue.

Environmental Investigations

An investigation of the Holtzhauser Property was completed in July 2004 that identified the presence of dieldrin contaminated soils. Dieldrin was detected in the surface soils on the Holtzhauser Property at concentrations ranging from 0.019 milligrams per kilogram ("mg/kg") to 0.250 mg/kg. Marathon performed an investigation of the

□ 553 BECKETT ROAD • SUITE 608 • SWEDESBORO, NEW JERSEY 08085 TEL (856) 241-9705 FAX (856) 241-9709
■ 2922 ATLANTIC AVENUE • SUITE 3A • ATLANTIC CITY, NEW JERSEY 08401 TEL (609) 437-2100 FAX (609) 437-2101

www.marathonconsultants.com

Gardiner Property in November 2013. No detectable concentrations of dieldrin were identified on the Gardiner Property.

A Remedial Action Workplan, prepared by Environmental Resolutions, Inc ("ERI"), dated July 2004 ("RAW") was prepared for the Holtzhauser Property. The RAW proposed blending dieldrin contaminated surface soils present in the 0 to 6-inch interval with clean soils present in the 6 to 18-inch interval. Marathon concurs with ERI's recommendation that the most feasible solution to address the dieldrin contaminated soil is soil blending; however, Marathon disagrees with the methodology proposed by ERI. Blending contaminated surface soils with deeper subsurface soils is not recommended for the following reasons:

1. For soil blending to be effective and cost efficient, there needs to be a source of clean soil that is free of dieldrin. While ERI's investigation revealed the impacted soils was limited to the top 6-inch interval, it is likely that the soils on the Holtzhauser Property in the 6 to 12-inch interval still contain dieldrin, just at concentrations below the NJDEP's Residential Direct Contact Soil Remediation Standards ("RDCSRS"). Soil blending projects often fail because the "clean" soil still has dieldrin at concentrations below the RDCSRS. In these instances, a much greater quantity of clean soil is required to achieve the targeted RSDSRS than blending with soil that does not contain any detectable concentrations of dieldrin.
2. Blending surface soils with subsurface soils often leaves a fill material that does not contain enough organic matter to be used as top soil, but enough organic matter that it cannot be used as structural fill material.
3. Blending with deeper subsurface soils is difficult because the soils are compacted. The RAW proposes blending to depths of 18 inches to meet the RDCSRS. Typically, blending in-situ is only effective to a depth of 12 inches.

It is our opinion that the only feasible way to effectively blend soils on the Holtzhauser Property is to use clean top soil that is free of dieldrin. It is our opinion that the only viable option to complete blending on the Holtzhauser property is to use clean top soil from the Gardiner Property. This alternative to the RAW is proposed because it eliminates the uncertainty described in Item 1 above because we have sufficient analytical data on Gardiner Property topsoil to know that it is free of dieldrin thus requiring a much smaller quantity of soil to achieve the RDCSRS. Blending top soil on the Holtzhauser Property with the top soil from the Gardiner Property will preserve a natural resource by creating a blended soil that is free of dieldrin while still containing enough organic matter to support vegetation. Further, the preservation of top soil, a natural resource, through the proposed remedial action is consistent with Harrison Township Ordinance § 192-35 - Topsoil Protection. This ordinance reads:

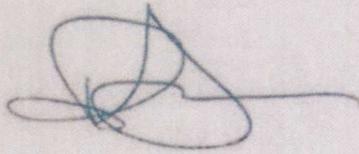
No topsoil shall be removed from the site or used as spoil. Topsoil moved during the course of construction shall be redistributed so as to provide at

least six inches of cover to all areas of the subdivision and shall be stabilized by seeding or planting. Under no circumstances shall any soil or earth be sold or otherwise removed from the site, unless application is made and approval granted by the Township Engineer.

If you have any questions, please contact the undersigned at 856-241-9705.

Sincerely,

Marathon Engineering & Environmental Services

A handwritten signature in blue ink, appearing to read "Robert L. Carter, Jr.", with a long horizontal line extending to the right.

Robert L. Carter, Jr., LSRP
Principal Environmental Scientist

Appendix D - Resolution No. 81-2014

RESOLUTION NO. 81-2014

**RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON
AUTHORIZING THE JOINT LAND USE BOARD TO CONDUCT A PRELIMINARY
INVESTIGATION TO DETERMINE WHETHER CERTAIN LOTS IN BLOCK 64 ON THE
OFFICIAL TAX MAP OF THE TOWNSHIP OF HARRISON
QUALIFY AS AN AREA IN NEED OF REDEVELOPMENT**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the Local Redevelopment and Housing Law sets forth a specific procedure for establishing an area in need of redevelopment; and

WHEREAS, N.J.S.A. 40A:12A-6 authorizes the governing body of the municipality by Resolution, to cause its Planning Board to conduct a preliminary investigation to determine whether the proposed area is an area in need of redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the proposed Redevelopment Area (Block 64, Lots 2, 5 and 21) determination shall authorize the municipality to use all those powers provided by the Legislature for use in a Redevelopment Area including eminent domain; and, as such, the Redevelopment Area shall be established and be referred to as a "Condemnation Redevelopment Area"; and

WHEREAS, the Township Committee of the Township of Harrison, Gloucester County, has determined that an investigation and inquiry should be made to see if said area is in need of redevelopment pursuant to the aforementioned State Statute; and

WHEREAS, the Township of Harrison governing body wishes to direct the Joint Land Use Board to undertake a preliminary investigation to determine whether the following properties identified as and consisting of Block 64, Lots 2, 5 and 21 qualify as an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5; and

WHEREAS, the Township Committee considers it to be in the best interest of the Township to direct its Joint Land Use Board to conduct such an investigation regarding said area/properties.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Committee of the Township of Harrison, County of Gloucester and State of New Jersey as follows:

1. The Joint Land Use Board of the Township of Harrison is hereby directed to undertake a preliminary investigation to determine whether Block 64, Lots 2, 5 and 21 is a Condemnation Redevelopment Area such that the municipality may use all those powers provided by the Legislature for use in a Redevelopment Area, including the power of eminent domain, according to the criteria set forth in N.J.S.A. 40A:12A-1, et seq.; and

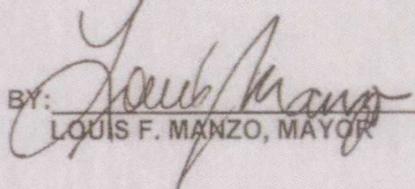
2. The staff of the Joint Land Use Board and its consultants are hereby directed to assist the Joint Land Use Board in conducting the area in need of redevelopment investigation; and

3. The Township Clerk shall forward a copy of this Resolution to the Chairman and Secretary of the Joint Land Use Board for immediate action; and

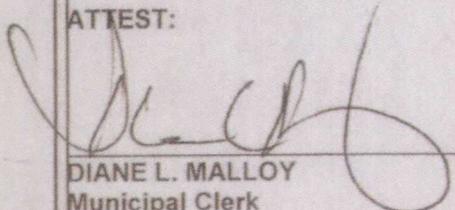
4. The preliminary investigation, once completed, shall be submitted to the Township Committee for review and approval in accordance with the provisions of the Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

ADOPTED at a regular meeting of the Mayor and Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey held on March 5, 2014.

TOWNSHIP OF HARRISON

BY: 
LOUIS F. MANZO, MAYOR

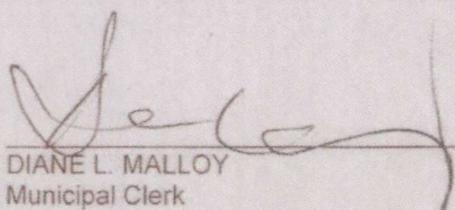
ATTEST:


DIANE L. MALLOY
Municipal Clerk

ROLL CALL VOTE				
COMMITTEE MEMBER	AYES	NAYS	ABSTAIN	ABSENT
Manzo	/			
Clowney	/			
Diggons	/			
Heim	/			
Shearer				✓

CERTIFICATION

I hereby certify that the above resolution is a true copy of a resolution adopted by the Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey, at a meeting held by the same on March 5, 2014 in the Harrison Township Municipal Building, 114 Bridgeton Pike, Mullica Hill, New Jersey 08062.


DIANE L. MALLOY
Municipal Clerk

**Appendix E - 147-149 Bridgeton Pike Real
Estate Listing (Block 57, Lots 20 & 20.01)**



Development Opportunity

147-149 Bridgeton Pike Mullica Hill, NJ
Gloucester County

Price: \$1,950,000

Key Facts:

- Four Acres Total
- Zoned C-4 (Flexible Commercial)
- 20,000 SF Office/Retail/Warehouse Building on three acres
- 2,800 SF Residential on one acre
- City Sewer on site/City Water available
- Centrally located between Rt295./NJ TPK & Rt 55

Real Estate Taxes (2015): \$43,378



Commercial Development Opportunity - A Four acre parcel is available for purchase in Southern New Jersey's growing marketplace of Mullica Hill, Gloucester County. This prime location offers 265+-feet of road frontage on heavily traveled Bridgeton Pike (Rt. 77) and is situated between two highly utilized shopping centers. This parcel is zoned C-4 Flexible Commercial which allows for multiple uses including Pad Site Development, Shopping Centers, Retail, Convenience Store, Restaurant, Fast-Food, Theatre, etc. as well as most businesses that serve the existing community.

Site presently contains a 20,000 Sf Office/Retail/Warehouse building and a 2,800 SF Residential structure. Centrally located offering major highway accessibility, just 3 ½ miles to NJ Turnpike and Route 55 as well as within a 15 mile radius of Pennsylvania and Delaware Bridges.

Eagle Commercial Real Estate

26 S. Maple Avenue
Suite 103
Marlton, NJ, 08053

Phone: 856-985-8565
Fax: 856-985-8563
Dan Kuhar, Sales Associate
Cell: 609-685-6588
dkuhar@eaglecommercialre.com



All information has been obtained from sources we believe to be reliable; however we make no guarantees about its accuracy. We include all projections, assumptions and estimates for example only and they may not represent future performance. Property availability is subject to changes in price, terms, prior sale or lease without notice. Prospective buyers should consult their tax and legal advisors to conduct their own investigation of the property and transactions. Only a fully executed contract detailing all agreed upon terms shall be binding upon parties to transactions.

**Appendix F - 137 North Main Street (Block 38.01,
Lot 21) Alberto & Associates Memo**



ARCHITECTURE
INTERIOR DESIGN
LAND PLANNING

132 Kings Highway East
Haddonfield, NJ 08033
www.AlbertoAssociates.com 856.354.1223

Memo

Deficiencies In Existing Harrison Township Police Department
(Including but Not Limited To)

Exterior

1. The site layout does not separate Employee Parking from Public Entrance for office and arrestee safety.
2. Exposed rear drainage ditch is a safety concern, as a released Arrestee broke their ankle when walking into rear of property and fell in the drainage ditch.
3. The 14" high Employee entrance/Prisoner Transport concrete step does not comply with building code for height.
4. The building is functionally obsolete with respect to inadequate storage. The historical files are stores in an outside cargo trailer. Many historical file records were damaged in 2015 due to the outside cargo trailer's mechanical failure.
5. The storage shed door is rusting and rotting and houses extra gear and uniforms.
6. The outside site had a safety concern due to poor Security Lighting.
7. Arrestees have to be walked/ escorted to the station by officers outside in the elements and sometimes icy conditions.

Investigative/Sergeants Office

1. The building is functionally obsolete by not having a dedicated separate interview room.
2. The current room for interviews occurs in the Sergeants office, which also includes lockers.
3. Biological evidence is stored in a refrigerator with a padlock on it.
4. Camera system to record interviews currently used to meet AG's guidelines is a handheld camcorder on a tripod. Only one interview at a time which cannot be monitored as per guidelines unless in the same room.

Patrol Area/Prisoner Area

1. The Arrestee area is undersized and a safety concern by being in a non-secured common area. The Arrestee area is a flip down bench with a cuff on the wall. 2 escapees within last two years ran out the rear of the station as the prisoner area.
2. The breath testing machine is in common patrol area which picks up residual ambient air samples can be contaminated if arrestee is highly intoxicated.
3. The Work Station height provides prisoners an obscured view from the watching offices. They can hide if they lean down. There is a mirror on wall to help cover the obscured view.
4. Expensive equipment is exposed to possible damage during an altercation within the PD.
5. Fingerprint Machine is by the front door (Escape Hazard due to building not being secure).
6. The space is limited, especially during shift changes, there is not enough room for the shift change of 6 officers.

Alberto & Associates

7. The flooring is substandard in the Lieutenant/ Captain's office. The office has no carpet, but exposed bare floor with hardened glue.
8. No more than two prisoners on existing benches at one time. Additional arrestees have to be kept on chairs in an office or on patrol side of work station.
9. No place for Juvenile to be kept securely if and adult arrestee is present. (Ag's guideline prevent contact which includes line of sight and earshot)
10. No area to process civilian paperwork (firearms) unless in patrol area with potential arrestees)
11. No area for training or meetings unless in same room as day to day operations

Evidence

1. The building's ventilation is inadequate. The entire station has a Marijuana smell from the unvented evidence storage room.
2. The evidence room is comingled with the armory for department weapons and ammunition/TASER equipment.
3. Guns, Currency and Drugs stored together which is an evidence problem.
4. The evidence locker door between arrestee benches cannot be accessed while a subject is in custody.

IT Needs

1. The current IT server and misc. infrastructure is housed the janitor's closet. This location is an inappropriate environment for the vital mission critical functions that the equipment serves. Also located in with the IT server is HVAC equipment and gun cleaning equipment, chemicals.

Employee Break Area/ Locker Room

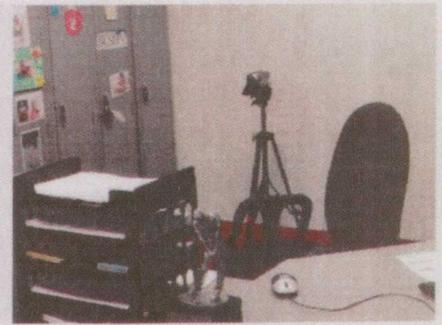
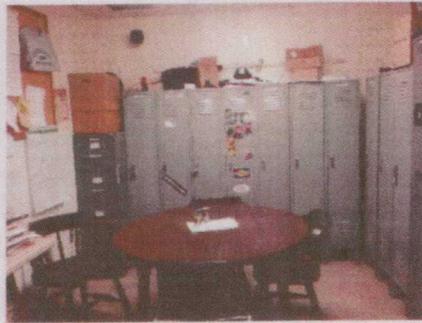
1. The Kitchen is the break room and combination unisex locker room.
2. Bathrooms are unisex only (1) toilet for employees and one shared if necessary with arrestees
3. Officers also have their files in file cabinets in same area.

General

1. Water Pipes freeze in cold weather.
2. The Generator is operational, but not up to code and approximately 10 years old. (600.00 in repairs 2015)
3. The building required a new AC Unit and Heater in 2015 due to failures.
4. Amount of work and required storage thereof is overtaking the building as there is little storage unless outside in trailer which runs the risk of being damaged by mold/mildew.



Existing Police Station



DEFICIENCIES
Existing Police Station