

Harrison Township, New Jersey

PRELIMINARY INVESTIGATION [REDEVELOPMENT]

July 2015

BLOCK: 1

LOTS 1, 2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12, AND 13

BLOCK 2.01

LOTS 1 AND 1.01

BLOCK 2.02:

LOTS 1, 1.01, 1.02, 1.03, 1.04, 2, 3, 4, 5, 6, 7, 8, 9, AND 10

BLOCK 4

LOTS 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, AND 16 .

BLOCK 24.02

LOT 1

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Acknowledgements

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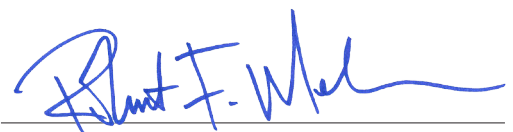
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1.0 Introduction

1.1. Study Authorization

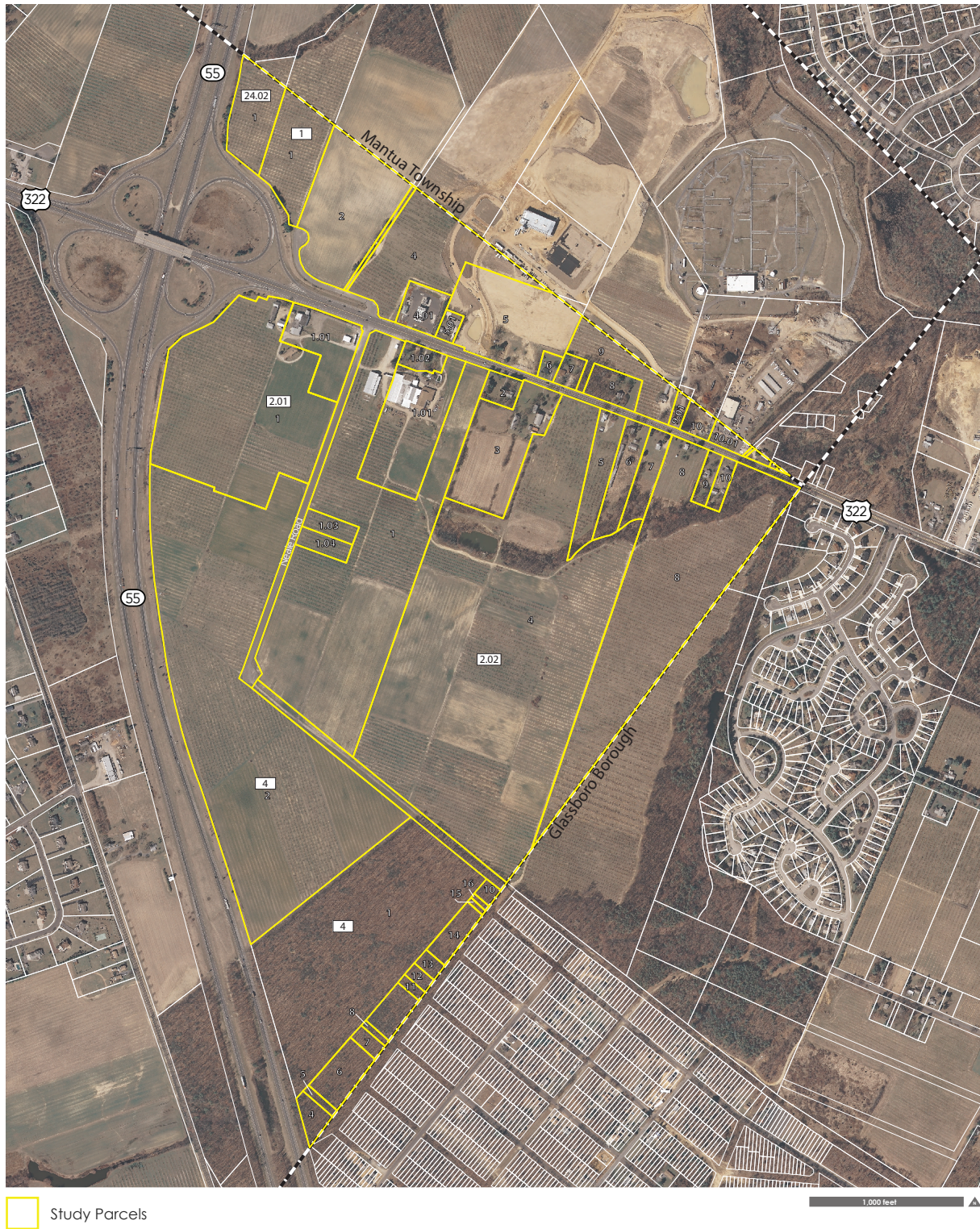
In Resolution No. 59-2014 (Appendix B) Harrison Township requested that Group Melvin Design perform a Preliminary Investigation to ascertain whether the lots listed in Figure 1 and mapped in Figure 2 qualify under N.J.S.A. 40A:12A-5 as an "Area in Need of Redevelopment." Throughout this report these parcels shall be referred to as the "Study Parcels."

Figure 1. List of Block and Lots

Block	Lot	Parcel Address	Owner Name
1	1	81 ZEE RD	ROWAN UNIVERSITY
1	2	83 ZEE RD	NJ EDUCATION FACILITIES AUTHORITY
1	3	93 ZEE RD	SCARDIGLI, GREGORY & DEBORAH A
1	4	95 ZEE RD	NJ EDUCATION FACILITIES AUTHORITY
1	4.01	705 MULICA HILL RD	HUNDAL, SURINDER & SINGH, PARMINDER
1	5	721 MULICA HILL RD	NJ EDUCATION FACILITIES AUTHORITY
1	5.01	709 MULICA HILL RD	PAULI, KATHLEEN
1	6	725 MULICA HILL RD	NJ EDUCATION FACILITIES AUTHORITY
1	7	727 MULICA HILL RD	BARTON, MARK A & RACHEL
1	8	731 MULICA HILL RD	NJ EDUCATION FACILITIES AUTHORITY
1	9	739 MULICA HILL RD	ROWAN UNIVERSITY
1	9.01	MULICA HILL RD	ROWAN UNIVERSITY
1	10	745 MULICA HILL RD	PEACH COUNTRY TRACTOR, INC
1	10.01	749 MULICA HILL RD	FRED SMITH ORCHARDS, INC
1	11	771 MULICA HILL RD	ROWAN UNIVERSITY
1	12	775 MULICA HILL RD	OUTDOOR SYSTEMS, INC
1	13	MULICA HILL RD	STATE OF NJ-DOT
2.01	1	690 MULICA HILL RD	ROWAN UNIVERSITY
2.01	1.01	MULICA HILL RD	ROWAN UNIVERSITY
2.02	1	702 MULICA HILL RD	NJ EDUCATION FACILITIES AUTHORITY
2.02	1.01	708 MULICA HILL RD	NJ EDUCATION FACILITIES AUTHORITY
2.02	1.02	706 MULICA HILL RD	NJ EDUCATION FACILITIES AUTHORITY
2.02	1.03	123 NEALE RD	NJ EDUCATION FACILITIES AUTHORITY
2.02	1.04	125 NEALE RD	NJ EDUCATION FACILITIES AUTHORITY
2.02	2	718 MULICA HILL RD	ROWAN UNIVERSITY
2.02	3	722 MULICA HILL RD	ROWAN UNIVERSITY
2.02	4	728 MULICA HILL RD	NJ EDUCATION FACILITIES AUTHORITY
2.02	5	734 MULICA HILL RD	ROWAN UNIVERSITY

Block	Lot	Parcel Address	Owner Name
2.02	6	738 MULICA HILL RD	ROWAN UNIVERSITY
2.02	7	740 MULICA HILL RD	NJ EDUCATION FACILITIES AUTHORITY
2.02	8	744 MULICA HILL RD	ROWAN UNIVERSITY
2.02	9	748 MULICA HILL RD	NJ EDUCATION FACILITIES AUTHORITY
2.02	10	750/752 MULICA HILL RD	ROWAN UNIVERSITY
4	2	NEALE RD	ROWAN UNIVERSITY
4	4	AURA RD	STATE OF NJ-DOT
4	5	359 AURA RD	READ, PETER B
4	6	AURA RD	TOWNSHIP OF HARRISON
4	7	AURA RD	KIRKLAND, CONNIE
4	8	AURA RD	TOWNSHIP OF HARRISON
4	9	NEALE RD	STATE OF NJ-DOT
4	10	NEALE RD	TOWNSHIP OF HARRISON
4	11	NEALE RD	TOWNSHIP OF HARRISON
4	12	NEALE RD	TOWNSHIP OF HARRISON
4	13	NEALE RD	TOWNSHIP OF HARRISON
4	14	NEALE RD	TOWNSHIP OF HARRISON
4	15	NEALE RD	TOWNSHIP OF HARRISON
4	16	NEALE RD	TOWNSHIP OF HARRISON
24.02	1	MULICA HILL RD	ROWAN UNIVERSITY

Figure 2. Location of Parcels



1.2. Summary of Findings

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

It is the determination of this report that those Study Parcels on Blocks 1, 2.01, 2.02, and Lot 2 on Block 4 meet Criterion D because they have been historically used as orchards. In this instance, orchards are considered a deleterious land use because of the use of pesticides and other harmful chemicals which have left a residual contaminating effect on the land. The pollution has likely lead to, among other problems, heavy metal accumulation in soils. Such contamination has well documented health effects that will persist unless the soil is remediated.

In addition, this report finds that there is a high likelihood that contaminated surface and groundwater seeped out of the Lipari Landfill and onto Study Parcels north of Route 322, although the exact extent of such contamination is impossible to determine without a costly and extensive environmental impact assessment. Since many of these parcels were also historically associated with agricultural uses (orchards), it is likely that there will be overlapping contamination issues which can complicate the remediation process.

Finally this report identifies Block 4 Lots 4 through 16, located on the southeast section of the Study Area, as meeting Criterion C. These parcels are either owned by Harrison Township or have been undeveloped for more than 10 years. In addition, they are sufficiently remote and lacks means of access to developed sections or portions of the Township so as not be developed through the instrumentality of private capital. This is principally due to the lack of access to major roadways and the cost prohibitive nature of connecting these parcels.

In the interim period between authorization and finalization of this investigation, Rowan University undertook construction of approximately 20 acres of recreation facilities located on portions of Block: 2.02; Lots 1, 1.01, 2, 3, 4, and 5. It is the finding of this report that this change of use does not affect the above findings and the recommendation that these parcels should be designated in need of redevelopment. However, this report also finds that this area could also be included in the designation as "Section 3" properties, which allows for the inclusion of properties that in and of themselves may not meet the Statutory Criterion but which are indispensable for the effective redevelopment of the area.

1.3. Condemnation

The Study Parcels shall be a "Condemnation Redevelopment Area."

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. Those Redevelopment Areas where the municipality declares it may exercise, but is not required to exercise, eminent domain are referred to as "Condemnation Redevelopment Areas."

1.4. Zoning

Figure 3 illustrates the zoning for the Study Parcels.

The vast majority of study parcels are located in Institutional District which is designed to provide regulations for public and quasi-public land uses and to insure the compatibility of those uses with the surrounding land use.

A small number of parcels are located in the Flexible Planned Industrial-Commercial District (C-55). The intent of the C-55 Flexible Planned Industrial-Commercial District is to provide and encourage development of flexible planned industrial sites and planned commercial centers and to promote the orderly and sound development of multi-use areas, including certain limited manufacturing, and light industrial uses near major highways, in accordance with a comprehensive plan for achieving these objectives.

1.5. Environmental Constraints

The Plank Run traverses a number of parcels on the site as seen on Figure 4. The NJ Department of Environmental Protection has identified much of the area around the Plan Run as wetlands.

New Jersey has adopted legislation to protect wetlands and vernal habitats. This legislation limits the ability of developers to destroy, develop around, or cross such areas. As such, their presence significantly limits the ability to develop many of the Study Parcels. This is especially true for those parcels where significant portions of the developable land is separated from Route 322 by the wetlands.

1.6. New Uses

The Township of Harrison authorized this investigation on January 22, 2014. Group Melvin Design immediately began conducting the investigation which took considerable amount of time to collection information and examine and evaluate the reports presented herein.

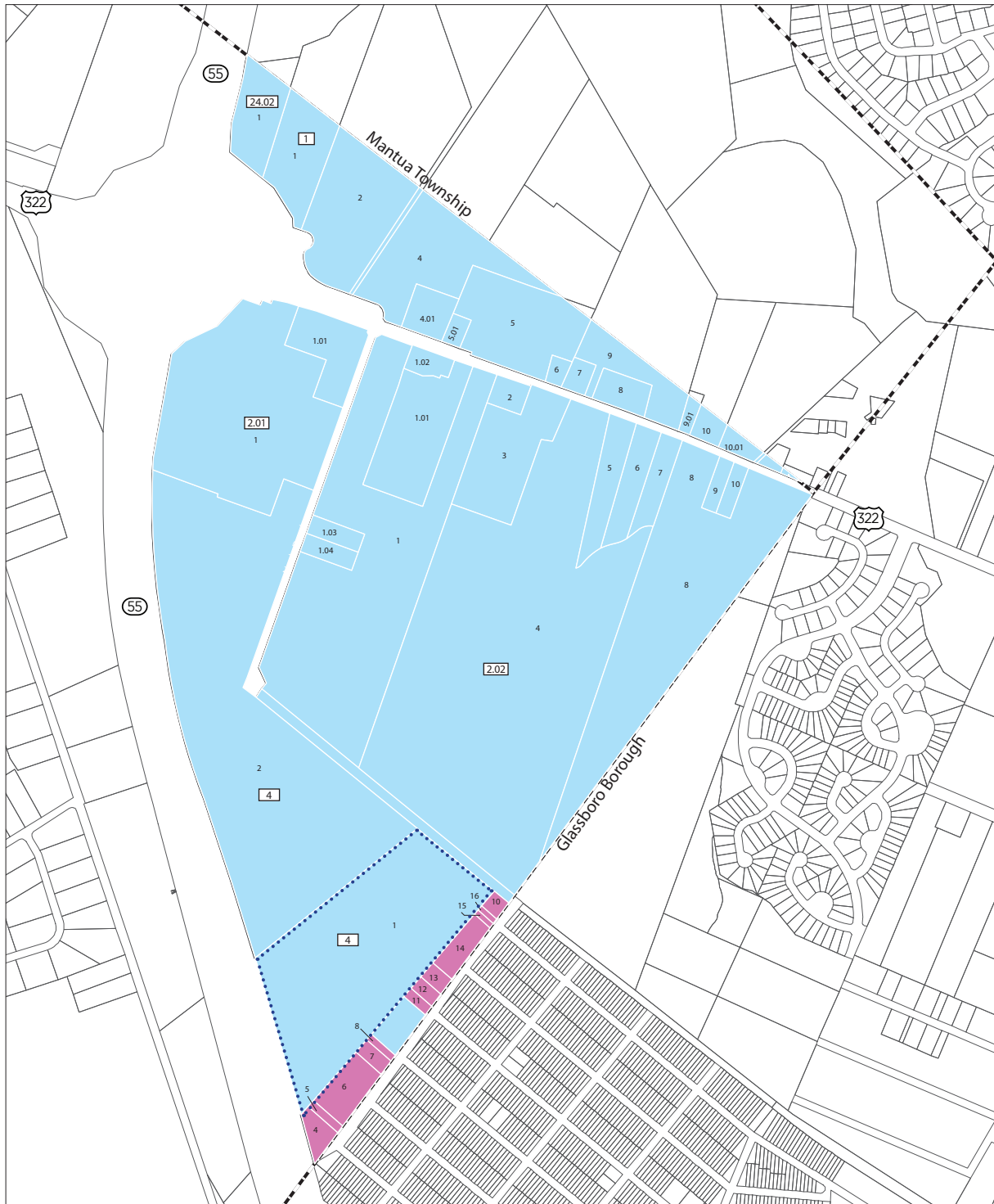
In the interim period between authorization and finalization of this investigation, Rowan University undertook construction of approximately 20 acres of recreation facilities. This has been verified by a site visit by Robert Melvin AICP/PP on July 22nd, 2015. The facilities are principally located on Block 2.02 on lots 2, 3, 4, and 5, although an access route is provided through Block 2.02 and Lot 1 and 1.01. The 20 acres of land represent only 6% of the 336 acres addressed in this investigation.

For more information regarding this use and how it affects the findings in this report, see Section 3.4.

1.7. Previous Designations

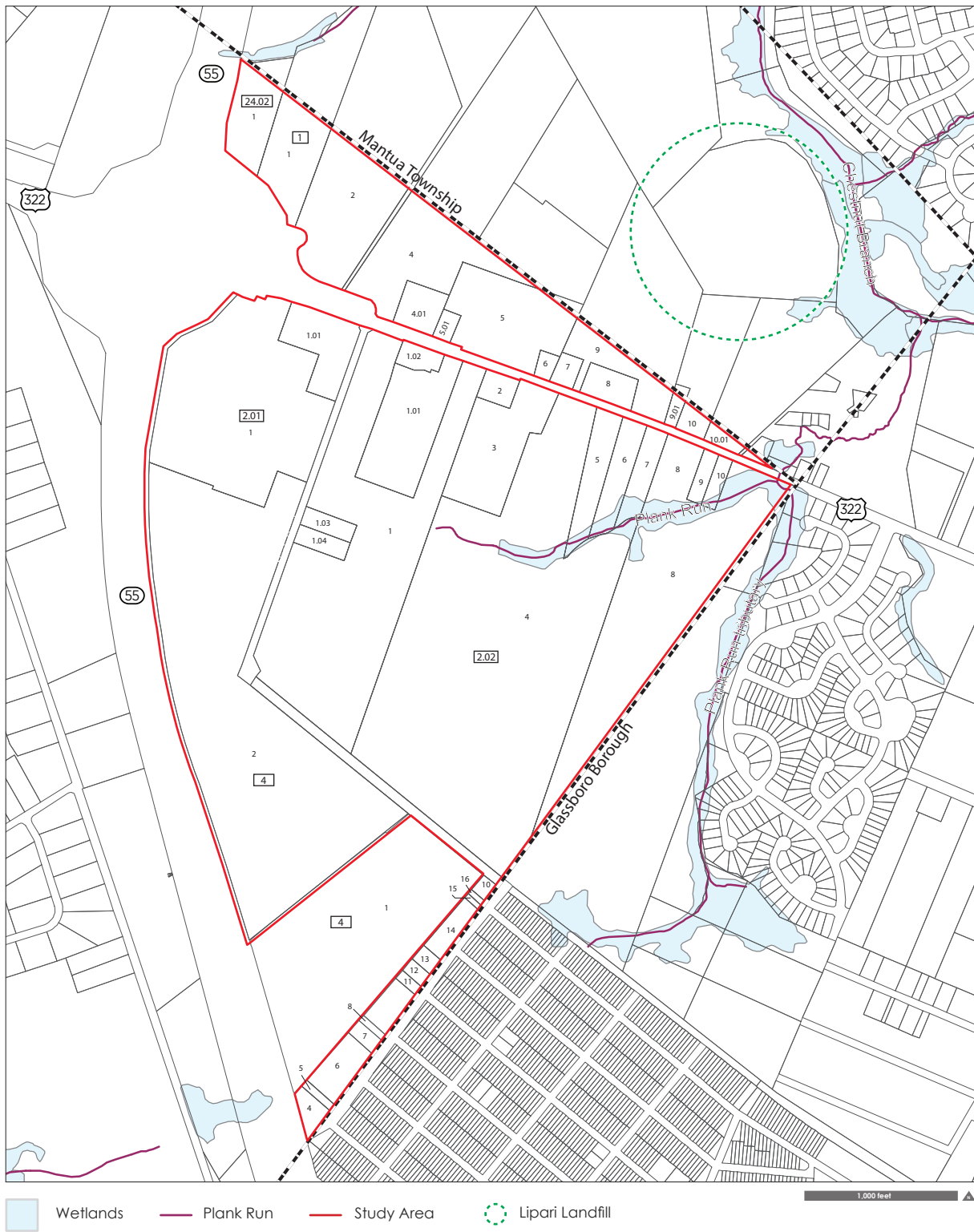
Block 4, Lot 1 was previously designated as an Area in Need of Redevelopment under Resolution 224-2011. Information about this designation is included herein for informational purposes and the parcel is not included in the list of properties authorized by Resolution 059-2014. For more information see Section 4.2.c.

Figure 3. Zoning



- Institutional District (INS)
- Flexible Planned Industrial-Commercial District (C-55)
- Redevelopment Area (Resolution 224-2011)

Figure 4. Constraints



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.

2.3. 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.

3.0 Applicability of Statutory Criterion “D”

3.1 Introduction

3.1.a. Statutory Language

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.

3.1.b. Applicability

The following analysis of Statutory Criterion D is applicable to

- Block 1, Lots 1, 2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12, and 13
- Block 2.01, Lots 1 and 1.01
- Block 2.02, Lots 1, 1.01, 1.02, 1.03, 1.04, 2, 3, 4, 5, 6, 7, 8, 9, and 10
- Block 4, Lots 2
- Block 24.01, Lot 1

3.2. Deleterious Land Use - Agriculture

3.2.a. Neale Orchard (Block 2.01, Lot 1.01 and Lot 1, and Block 4, Lot 2)

In May of 2000 Whitestone Associates, Inc. submitted a Phase I Environmental Site Assessment (ESA) as part of a proposed Wal-Mart Shopping Center Development Application (Appendix A). Figure 5 identifies the location of the proposed development on Block 2.01, Lot 1. In addition, Figure 5 identifies the location of Neale Orchard, which was referenced frequently in the Phase I ESA.

The report came to the following conclusions:

- The majority of the subject site historically has been used as an orchard. The site owner indicated that pesticides, herbicides, fungicides, spray oil and assorted other chemical applicants (some of which contain metals) have been used in support of the agricultural activities. Therefore, the potential for impact to subsurface conditions associated with these or other chemical applicants should be suspected.
- Similar chemical usage should be suspected on adjoining and adjacent properties which also have been used historically for agricultural purposes.
- A 1,000 gallon heating oil UST is situated on the southern side of the Neale house near the northern end of the proposed Wal-Mart development tract. Leakage or a release from this UST potentially could impact soil and groundwater conditions. Similarly, a 500 gallon gasoline UST and five ASTs are located at the main Neale complex which is situated in the off-site/out-parcel area to the north of the proposed Wal-Mart. Releases from these tanks and potential contaminant migration also could pose a threat to subsurface conditions at the subject property.

[illegible]

- A septic system is located to the south of the Neale residence. Improper discharges to this system are not suspected, however, five additional cesspools are located in the Neale complex to the north of the house. Wastewater or effluent from the processing building, a two bay garage, a worker's house, and several demised structures historically has been discharged to these cesspool/septic systems which are located immediately to the north of the proposed lot line. Additionally, an abandoned septic system should be suspected in the proposed detention basin area in the vicinity of a former site structure. Discharge of agricultural chemicals and other materials to these systems potentially may have impacted subsurface conditions.

Whitestone Associates, Inc. also conducted a reconnaissance of the Neale Orchard on April 28, 2000. During that site visit they found:

potentially hazardous materials which were observed in the off-site locations included miscellaneous pesticides, herbicides and fungicides in a storage shed; roofing tar and waste oil containers in the processing building; and paint, lubricants, automotive maintenance fluids, motor oil, bags of sulfur compound and batteries in a workshop building.

This report lays out strong evidence to suggest contamination through the storage of hazardous material, the use of pesticides, the presence of underground heating oil tanks and septic systems. As will be identified in the following section, such conditions are likely to be present across the Study Area.

3.2.b. Adjacent Properties to Neale Orchard

Of particular importance to this Preliminary Investigation is the statement by Whitestone Associates that, "similar chemical usage should be suspected on adjoining and adjacent properties which also have been used historically for agricultural purposes." (Appendix A)

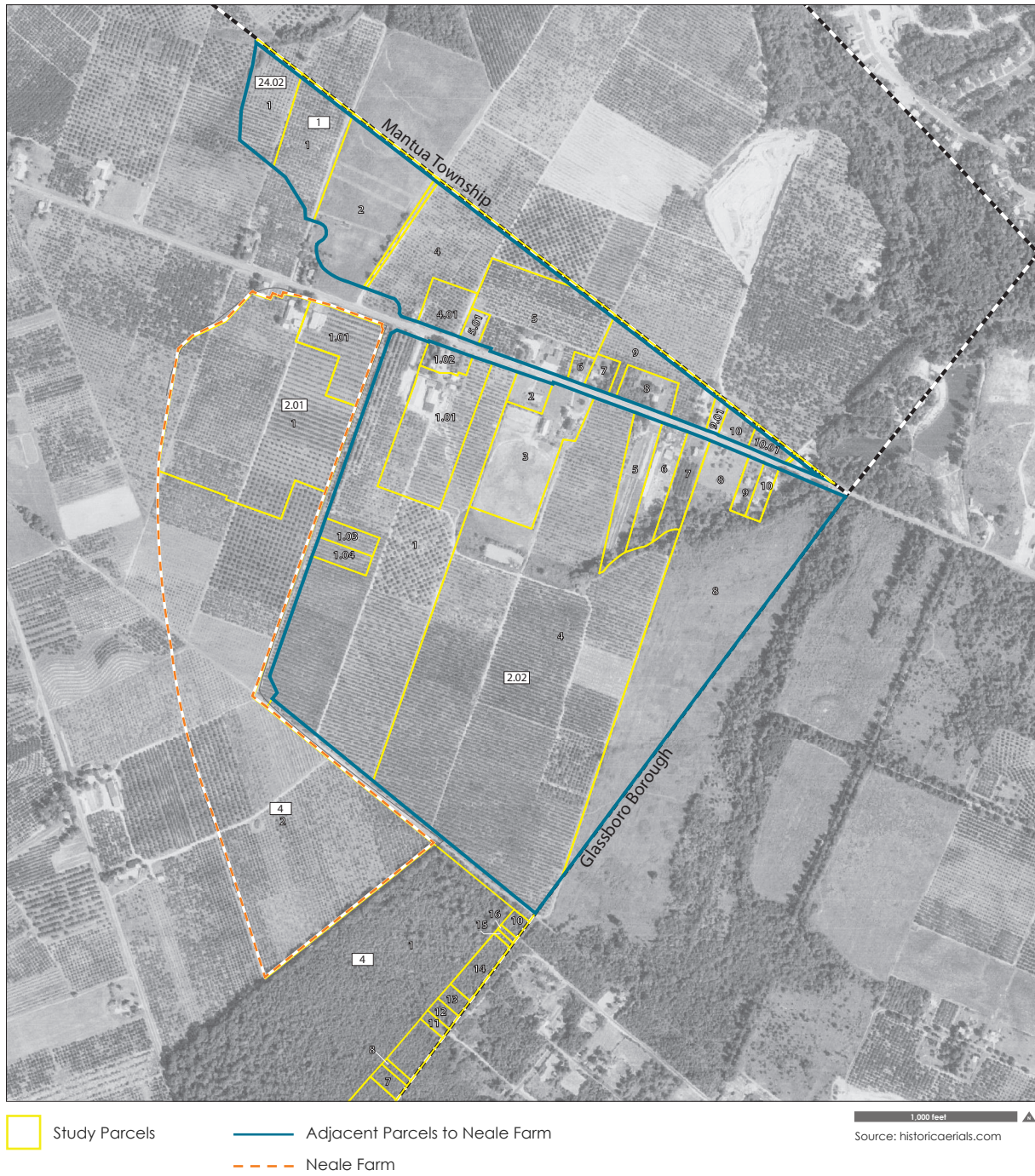
According to a review of historical aerial photographs of the Study Parcels on Google Earth and HistoricalAerials.com, those parcels marked "Adjacent Parcels" in Figure 5 were used for agricultural production from 1931 to the early 1970s, and many continue to serve that purpose today. Of particular importance, a 1970 aerial clearly demonstrates that much of this property was used as orchards (Figure 6). As a result, it is likely that pesticides, herbicides, fungicides, spray oil and assorted other chemical applicants similar to those used on Neale Orchard have been used in support of the agricultural activities on these parcels.

The Whitestone Associates report further notes that,

Properties historically operated for agricultural purposes, particularly in southern and central New Jersey, commonly were subject to on-site disposal of a variety of wastes. Although no visible evidence of such indiscriminate dumping or disposal was noted during the site reconnaissance or in aerial photographs reviewed, the size of the subject site and the presence of heavy vegetation/ground cover could impede the inspector's ability to observe such conditions, especially if on-site disposal occurred historically and was subsequently covered or regraded.

In addition to the aerial photography research conducted by Group Melvin Design, Whitestone Associates Inc reviewed aerial photographs procured from the Delaware Valley Regional Planning Commission (DVRPC) for the years 1965, 1970, and 1975. It was their conclusion that in 1965 Neale Orchard and adjoining sites to the east, south and west were all used as orchards. They identified a

Figure 6. 1970 Historic Aerial



northeast-southwest trending irrigation line that crossed the property. In reviewing an aerial image from that same year on HistoricalAerials.com, it seems that irrigation originated in Neale Orchard and terminated in Plank Run as illustrated in Figure 5.

This analysis indicates there has been significant impact to subsurface conditions associated with the use of pesticides, herbicides, fungicides, spray oil and assorted other chemical applicants as part of agricultural uses on the Neale Orchard and on adjacent properties. The fact that Plank Run, which cuts across a number of the Study Parcels, was likely used as part of an irrigation system for the agricultural uses reinforces the conclusion by Whitestone Associates that chemical contamination should be suspected on both the Neale Orchard and adjacent parcels.

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

According to the US Department of Agriculture Natural Resources Conservation Service, old orchards that used insecticides containing arsenic as an active ingredient are likely to lead 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 effects on the kidneys and central nervous systems.¹

That same report notes that once metals are introduced and contaminate the environment, they will remain. Metals do not degrade like carbon-based (organic) molecules. As a result, contamination that was introduced many years ago is likely to remain on site and continue to pose a threat to the health, safety, and welfare of the community unless remediated.

3.2.d. Conclusions

This report concludes that the Neale Orchard (Block 2.01, Lots 1 and 1.01; Block 4, Lot 2) and its surrounding lands (those Study Parcels located on Blocks 1, 2.01, 2.02, and Block 24.02) meet the statutory requirement for being designated an Area in Need of Redevelopment as a result of

- an ESA conducted by Whitestone Associates,
- a review of aerial photography, and
- an understanding of the historic role of pesticides, herbicides, fungicides, spray oil and assorted other chemical applicants in orchard and other agricultural uses.

It is the determination of this report that the Study Parcels have been historically used for deleterious land uses which have left a residual contaminating effect on the land. The pollution identified in the Whitestone Associates ESA has likely lead to, among other problems, heavy metal accumulation in soils. Such contamination has well documented health effects which will persist unless remediated. As a result of these findings it is clear that the deleterious land use of the Study Parcels is detrimental to the safety, health, morals, and welfare of the community. Furthermore, such containment is likely to hinder the future development of the site unless the community is able to exercise its Redevelopment powers.

¹ "Heavy Metal Soil Contamination," S Department of Agriculture Natural Resources Conservation Service < http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_053279.pdf >

3.3. Deleterious Land Use - Lipari Landfill

The Lipari Landfill Superfund site is identified on Figure 5 and is located to the northeast of the Study Parcels. The Lipari Landfill is one of the most notorious Superfund sites in the nation. The degree of contamination at the Lipari Landfill, a site that continues to undergo remediation efforts, made it one of the worst toxic dump sites in the United States, placing it No. 1 on the Superfund eligibility list.

3.3.a. Identifying contamination

According to a 1987 New York Times article, “environmental officials estimate between 90,000 and 110,000 gallons of the waste leaked from the landfill daily over the years, either carried away by rain or seeping into ground water. A 30-inch thick wall built around the center of the dump in 1983 reduced that seepage to 2,500 gallons a day.”²

The EPA describes the site in the following way:

The 16-acre site located in Gloucester County contained a six-acre landfill that accepted household waste, liquid and semi-solid chemical wastes, as well as other industrial materials between 1958 and 1971. Almost three million gallons of liquid wastes, that included solvents, formaldehyde, paints and thinners, were dumped at the landfill.³

The EPA further states that there was significant contamination of the surrounding area.

The groundwater, surface water, soil and sediments at the site were contaminated with heavy metals, volatile organic compounds (VOCs), and semi-volatile organic compounds (SVOCs). These pollutants seeped into nearby marshlands, Chestnut Branch Stream, Rabbit Run Stream and Alcyon Lake (which was subsequently closed to recreational use). The air at the site was also contaminated with vapors from the VOCs.⁴

3.3.b. Determining Contamination and Exposure at Study Parcels

Without expensive environmental impact assessments to determine the exact location of contamination on neighboring parcels, it is impossible to tell which parcels in Harrison may have been affected by the landfill. However, the fact that pollutants from this Superfund Site seeped into marshlands, Branch Stream, Rabbit Run Stream and Alcyon Lake indicates a high degree of spreading. Alcyon Lake is approximately 1/4-mile down stream and is fed by the Chestnut Branch, which passes approximately 250 feet from the edge of the Landfill Site.

When conducting a study into the health effects of living near the Lipari Landfill site, the New Jersey Department of Health used a 1.0 km and 2.5 km distance to represent the potential exposure area. The decision to use this radius was, “based on the consensus that in the absence of actual exposure data, no other method was any more effective in approximating exposure.”⁵ Such a radius results in a study area that includes the four adjacent communities of Glassboro, Pitman, Harrison and Mantua.

In reviewing the Wal-mart shopping center application in 2000, located approximately 3/4 of a mile

² Associated Press. “Cleanup Is Set at Jersey Dump, the Nation's Worst” The New York Times 27 September 1987. Print

³ Region 2 Superfund, Lipari Landfill <<http://www.epa.gov/region02/superfund/npl/liparilandfill/index.html>>

⁴ Region 2 Superfund, Lipari Landfill <<http://www.epa.gov/region02/superfund/npl/liparilandfill/index.html>>

⁵ “A Report on the Health Study of Residents Living Near the Lipari Landfill” New Jersey Department of Health Division of Occupational & Environmental Health. February 1989

away from the Landfill, Whitestone Associates noted that,

While any specific impact to the subject property from the landfill is uncertain based on the available data, solvent, pesticide and metals groundwater contamination associated with Lipari site have been identified in the area. The Neale site water well reportedly was tested as part of the Lipari investigations, however, analytical data were not provided to Mr. Neale.

Once again, the available data suggests that contamination was widespread and had significant impacts on sites a great distance from the landfill.

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

A number of sources have indicated that the contaminants found on the Superfund site pose a serious risk to the safety, health, morals, or welfare of the community. According to a 1997 New York Times article,

Federal and New Jersey health officials reported yesterday that they had found a significant drop in birth weight and a doubled incidence of pre-term births in infants born to women who, in the early 1970's, lived near the Lipari landfill in Gloucester County, which went on to hold the No. 1 spot on the Federal Superfund list of hazardous waste sites around the country.⁶

The EPA identified volatile organic compounds (VOCs), and semi-volatile organic compounds (SVOCs) as two of the major sources of contamination associated with the Super Fund Site. Among other side effects of volatile organic compounds (VOCs), the EPA identifies:

Eye, nose, and throat irritation; headaches, loss of coordination, nausea; damage to liver, kidney, and central nervous system. Some organics can cause cancer in animals; some are suspected or known to cause cancer in humans. Key signs or symptoms associated with exposure to VOCs include conjunctival irritation, nose and throat discomfort, headache, allergic skin reaction, dyspnea, declines in serum cholinesterase levels, nausea, emesis, epistaxis, fatigue, dizziness.⁷

In addition, the EPA identified heavy metal pollution. Such contamination poses a serious health risk to the community. For example, chronic problems associated with long-term Arsenic exposure include skin poisoning and such exposure has adverse affects on the kidneys and central nervous systems.⁸

3.3.d. Conclusion

It is the conclusion of this report there is a high likelihood that contaminated surface and groundwater seeped out of the landfill and onto Study Parcels north of Route 322 (Block 1, Lots 1 through 10.01) although the exact extent of such contamination is impossible to determine without a costly and extensive environmental impact assessment. Since many of these parcels were also historically associated with agricultural uses similar to those on Neale Orchard, it is likely that there will be overlapping contamination issues which can complicate the remediation process.

⁶ Revkin, Andrew. "Ex-Toxic Dump Is Linked To Rise in Birth Problems" New York Times 11 September 1997.

⁷ <http://www.epa.gov/iaq/voc.html>

⁸ "Heavy Metal Soil Contamination," S Department of Agriculture Natural Resources Conservation Service < http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_053279.pdf>

As a result, this report concludes that the proximity of deleterious land uses to many Study Area parcels is likely to pose a serious negative treat to the safety, health, morals, or welfare of the community.

3.4. Athletic Facilities

In the interim period between authorization and finalization of this investigation, Rowan University undertook construction of approximately 20 acres of recreation facilities. Located approximately in the area identified in Figure 7, the facilities are principally located on Block: 2.02; Lots 3, 4, and 5, although an access route is provided through Block: 2.02, Lots 1 and 1.01. The 20 acres of land represent only 6% of the 336 acres addressed in this investigation.

3.4.a. Relevance to Findings

The University is not required to go through full site plan review, but instead proceeded through a capital projects review at the Harrison Township Joint Land Use Board. As a result, there were no environmental studies presented that would change the findings of this report.

The use of this facility for athletic purposes may raise some concerns, since there is no evidence that any of the contamination issues identified in this report have been remediated. The construction of athletic facilities is unlikely to have involved the type of construction methods that would trigger the type of environmental cleanup efforts necessary to address long-term systemic contamination.

3.4.b. Section 3

As depicted in Figure 7, the site is integral to the overall study area's redevelopment because of the central location of these athletic facilities. The LRHL states that redevelopment areas,

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 a part

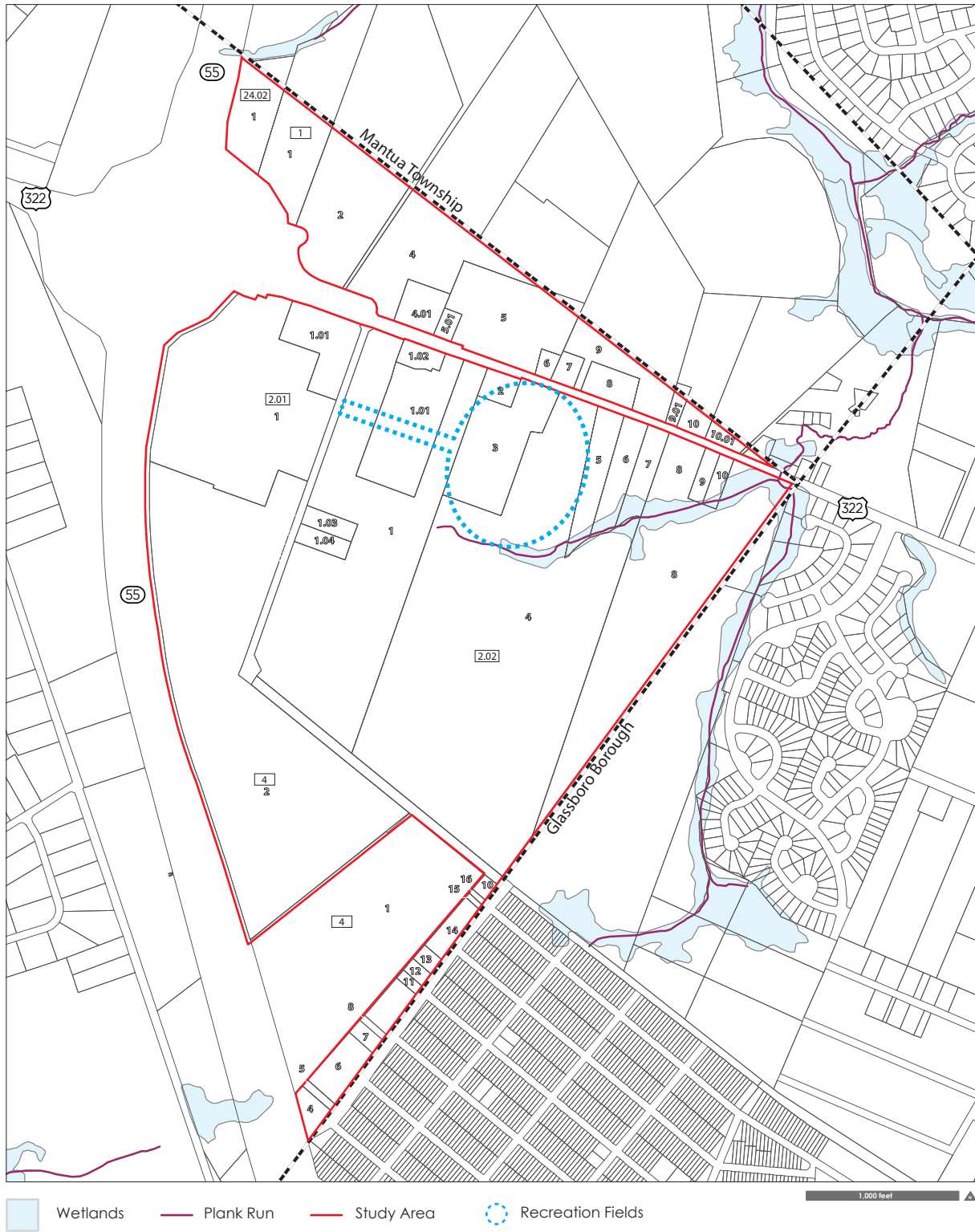
These areas are commonly referred to as "Section 3" properties. This report finds that the athletic facilities do meet the statutory criteria identified above. However, in the event that additional evidence is presented that contradicts this finding, it is clear that these parcels also meet the Section 3 criterion: they are the quintessential "hole in the donut". Without their inclusion in the designation, the redevelopment of the Study Area would likely be impossible. The area to the south of the field and Plank's run would be completely cut off from Route 322, making them almost impossible to redevelop. In addition, the athletic fields separate Block 2.02 Lots 5 through 10 from Lots 1.01 and 1.02. As a result, the market value of both of these areas would be significantly decreased, making it unlikely that any redevelopment could proceed.

Finally, it should be noted that the value of the Study Parcels is derived, in part, from the fact that it is a large contiguous area of land. If it were broken up, it is likely that the value of the land would be reduced so significantly that the environmental remediation efforts necessary to correct the issues identified above would not be financially feasible.

3.4.c. Conclusion

It is the finding of this report that the finding that the parcels should be designated an Area in Need of Redevelopment remain valid despite the change of use on a portion of a few parcels.

Figure 7. Athletic Facilities



4.0 Applicability of Statutory Criterion “C”

4.1. Introduction

4.1.a. Statutory Language

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.

4.1.b. Applicability

Statutory Criterion C is applicable to Block 4, Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16 .

4.2. Municipally owned land that is not likely to be developed

4.2.a. Ownership and Unimproved Vacancy

Figure 8 identifies those parcels within the study area which are currently owned by Harrison Township. A review of aerial photography available on Google Maps and historicaerials.com reveals that Block 4, Lots 4 and 5 as well as that land identified “Frontage Road” have sat unimproved and vacant since the early 1900s. As a result, those lots on Block 4 within the Study Area meet the first requirement of Statutory Criterion C.

4.2.b. Remoteness, lack of means of access, and location

Those parcels identified in Figure 8 are - because of their location, remoteness, lack of means of access to developed sections or portions of the municipality - not likely to be developed through the instrumentality of private capital.

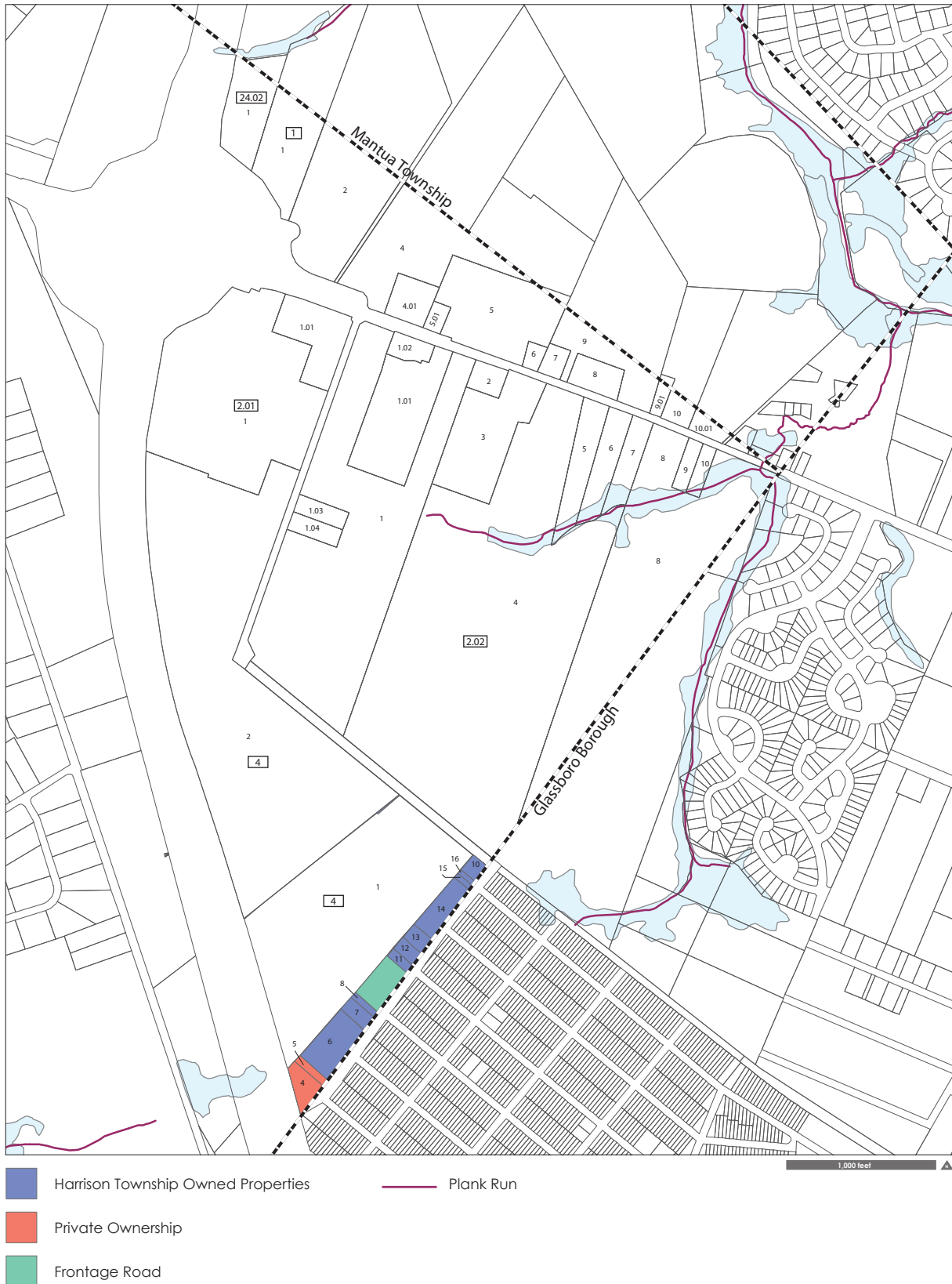
More than 1/2-mile of agricultural land currently separate these parcels from Route 322. In order to gain access to 322, a developer would have to secure an easement through a unreasonably large section of productive land. Access through Neale Road would also require at least 1/4-miles of easement. It is also unlikely that any development that could be located those parcels site would be able to financially support the infrastructure upgrades required to connect to Route 322.

Access on Route 55 is equally complicated. US Route 55 is a limited access highway that traverses through the state. A clover-leaf exit exists less than 1 mile from the site and there is little chance that the NJDOT would permit an exit to be built to provide access to a relatively small development area.

The only other opportunity to connect the area would be through a residential development in Glassboro Borough. Beyond the complications of making improvements in one municipality to support development in another, the residential development in Glassboro Borough provides only two outlet points (One onto Route 641/Ellis St and the other onto King Drive). These internal streets are unlikely to support any development which would be interested in a approximately 65 acres site.

Finally, as the site is heavily wooded and has been so for at least 100 years, it is unlikely that the site was or will be useful for agricultural purposes.

Figure 8. Municipally Owned Land



4.2.c. Redevelopment Investigation of Block 4, Lot 1

In 2011, a Preliminary Investigation was undertaken to investigate Block 4, Lot 1, the parcel immediately adjacent to the Study Parcels on Block 4. According to that report,

The site [Block 4, Lot 1] has severely constrained access to the point where it may be said that there is almost a total lack of access. At the very least, access to the site is well below standards necessary to provide safe ingress and egress to the parcel should it be developed. The site is isolated, remote and located approximately 4000 feet from Route 322 with access only from a narrow, single lane dirt road. Therefore despite the parcel's proximity to Route 322 and Route 55, from a planning perspective, the parcel is remote due to its lack of direct access. Based on planning experience, private capital is unlikely to invest in the improvement and construction of a 4000 foot road that would be necessary to develop this parcel.

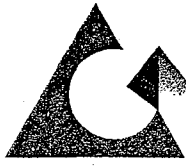
These same conditions persist and are consistent with the findings of this report. As a result of that 2011 Preliminary Investigation, Harrison Township designated Block 4, Lot 1 an Area in Need of Redevelopment.

4.2.d. Conclusions

This report concludes Block 4, Lots 4 through 16 are sufficiently remote and lack means of access to developed sections or portions of the municipality so as not to be developed through the instrumentality of private capital. This is principally due to the lack of access to major roadways and the cost prohibitive nature of connecting them to those roadways.

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Appendix A - Phase I Environmental Site Assessment for Proposed Wal-Mart & Shopping Center Development



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SUMMARY REPORT OF FINDINGS

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**PROPOSED WAL*MART &
SHOPPING CENTER DEVELOPMENT
ROUTES 55 & 322
HARRISON, GLOUCESTER COUNTY, NEW JERSEY**

Prepared for:

**BOHLER ENGINEERING, P.C.
776 Mountain Boulevard
Watchung, New Jersey 07060**

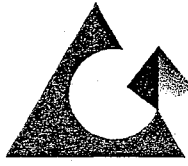
Prepared by:

**WHITESTONE ASSOCIATES, INC.
776 Mountain Boulevard
Watchung, New Jersey 07060**

**Joseph A. Postorino
Environmental Services Manager**

**Thomas K. Uzzo, P.E.A.
Principal**

**Whitestone Project #WJ00-3174
May 18, 2000**



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Attention: Mr. Joseph G. Jaworski, P.E.

Regarding: **PHASE I ENVIRONMENTAL SITE ASSESSMENT
PROPOSED WAL*MART & SHOPPING CENTER DEVELOPMENT
ROUTES 55 & 322
HARRISON, GLOUCESTER COUNTY, NEW JERSEY
WHITESTONE PROJECT NO.: WJ00-3174**

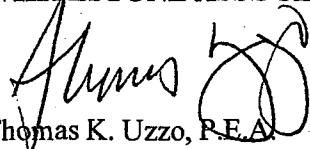
Dear Mr. Jaworski:

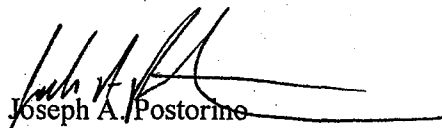
Whitestone Associates, Inc. (Whitestone) is pleased to submit for your review the attached *Summary Report of Findings - Phase I Environmental Site Assessment* for the above-referenced property. Because of the turn-around time required for this report, Whitestone was not able to include comprehensive responses to all Freedom of Information Act (FOIA) requests. Additional information pursuant to FOIA requests may be forthcoming from regulatory agencies and will be provided in a supplemental report.

Please contact us with any questions or comments regarding the enclosed report.

Sincerely,

WHITESTONE ASSOCIATES, INC.


Thomas K. Uzzo, P.E.
Principal


Joseph A. Postorino
Environmental Services Manager

JAP:vp L:\WhitestoneOffice\2000\003174\reports\3174ESA5-00.wpd
Enclosures
cc: File #WJ00-3174

ENVIRONMENTAL & GEOTECHNICAL ENGINEERS & CONSULTANTS

PHASE I ENVIRONMENTAL SITE ASSESSMENT
PROPOSED WAL*MART AND SHOPPING CENTER DEVELOPMENT
Routes 55 & 322
Harrison, Gloucester County, New Jersey

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**PHASE I ENVIRONMENTAL SITE ASSESSMENT
PROPOSED WAL*MART AND SHOPPING CENTER DEVELOPMENT
Routes 55 & 322
Harrison, Gloucester County, New Jersey**

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SECTION 1.0

Summary of Findings

Whitestone Associates, Inc. (Whitestone) was retained by Bohler Engineering, P.C. (Bohler) to perform a Phase I Environmental Site Assessment (ESA) and Geotechnical Investigation on the proposed Wal*Mart and Shopping Center development site located at Routes 55 and 322 in Harrison Township, Gloucester County, New Jersey (hereinafter referred to as the "site" or the "subject property"). Investigatory activities were completed by Whitestone between April 27 and May 16, 2000. The site inspection was conducted on April 28, 2000. Results of the Geotechnical Investigation will be reported under separate cover.

Whitestone's Scope of Services in connection with this ESA included the following components:

- ▶ A review of readily-available federal, state, and local records through electronic database searches and Freedom of Information Act (FOIA) document requests;
- ▶ A site reconnaissance and limited magnetics survey;
- ▶ Sanborn Fire Insurance Map and aerial photograph evaluation and interpretation;
- ▶ Interviews with knowledgeable representatives; and
- ▶ Summary report generation.

This document serves as the Phase I ESA report for this property. Because of the required turn-around time for this project, comprehensive responses to all New Jersey Department of Environmental Protection (NJDEP) and local requests for information pursuant to the Freedom of Information Act (FOIA) could not be included in this summary report. Additional information pursuant to FOIA requests may be forthcoming from regulatory agencies and will be provided upon receipt in a supplemental report.

This assessment has revealed several areas of environmental concern (AOCs) at the subject site, specifically:

- ▶ The majority of the subject site historically has been used as an orchard. The site owner indicated that pesticides, herbicides, fungicides, spray oil and assorted other chemical applicants (some of which contain metals) have been used in support of the agricultural activities, therefore, the potential for impact to subsurface conditions associated with these or other chemical applicants should be suspected.
- ▶ Similar chemical usage should be suspected on adjoining and adjacent properties which also have been used historically for agricultural purposes.

- ▶ A 1,000 gallon heating oil UST is situated on the southern side of the Neale house near the northern end of the proposed Wal*Mart development tract. Leakage or a release from this UST potentially could impact soil and groundwater conditions. Similarly, a 500 gallon gasoline UST and five ASTs are located at the main Neale complex which is situated in the off-site/outparcel area to the north of the proposed Wal*Mart. Releases from these tanks and potential contaminant migration also could pose a threat to subsurface conditions at the subject property.
- ▶ A septic system is located to the south of the Neale residence. Improper discharges to this system are not suspected, however, five additional cesspools are located in the Neale complex to the north of the house. Wastewater or effluent from the processing building, a two bay garage, a worker's house, and several demised structures historically has been discharged to these cesspool/septic systems which are located immediately to the north of the proposed lot line. Additionally, an abandoned septic system should be suspected in the proposed detention basin area in the vicinity of a former site structure. Discharge of agricultural chemicals and other materials to these systems potentially may have impacted subsurface conditions.
- ▶ The Lipari Landfill Superfund site is located approximately 3/4 of a mile to the east - northeast of the site. While any specific impact to the subject property from the landfill is uncertain based on the available data, solvent, pesticide and metals groundwater contamination associated with Lipari site have been identified in the area. The Neale site water well reportedly was tested as part of the Lipari investigations, however, analytical data were not provided to Mr. Neale.

De minimus AOCs (identified AOCs which have been determined not to pose a significant threat to site conditions) that do not warrant further investigation, however, may require limited corrective action include the following:

- ▶ The residence and remainder of the Neale complex to the north of the orchard uses a private well for water supply. The well should be sealed in accordance with NJDEP guidelines as part of site redevelopment.
- ▶ A water irrigation system is present in the orchard area. This water conveyance/irrigation system will require dismantling and removal in conjunction with site redevelopment. Any available plans for the irrigation system should be provided for review to determine if specific components or backfill materials may be present which require further investigation or potentially regulated disposal.
- ▶ Demolition debris associated with a former site structure may be present in the area of the proposed detention basin. Any such material which is encountered or exposed during site redevelopments should be evaluated to determine if regulated disposal may be required.
- ▶ The orchards are irrigated with water piped/pumped to the subject property from an off-site spring fed lake. Water quality data (if available) of this lake/irrigation water have not been provided for review.
- ▶ Properties historically operated for agricultural purposes, particularly in southern and central New Jersey, commonly were subject to on-site disposal of a variety of wastes. Although no visible

evidence of such indiscriminate dumping or disposal was noted during the site reconnaissance or in aerial photographs reviewed, the size of the subject site and the presence of heavy vegetation/ground cover could impede the inspector's ability to observe such conditions, especially if on-site disposal occurred historically and was subsequently covered or regraded.

These AOCs are documented more completely in the pages that follow--as are recommendations for their further evaluation and/or remediation.

SECTION 2.0

Introduction/Background

2.1 PURPOSE OF THE ESA

The purpose of this ESA is to provide an appropriate inquiry to the previous and current ownership and uses of the property consistent with the American Society of Testing Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (E1527-97) in order to satisfy the innocent landowner defense provisions of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA or Superfund) and Wal*Mart's *Supplement to Phase I Guidelines* dated January 5, 2000.

2.2 LIMITATIONS, EXCEPTIONS, AND CONDITIONS OF THIS ASSESSMENT

The goal of an ESA is to identify recognized environmental conditions at the subject site. With this in mind, Whitestone seeks to investigate the presence or likely presence of hazardous substances or petroleum products on a property under conditions which indicate an existing release, a past release, or a material threat of a release to structures of the property or into the soils, groundwater, or surface water of the property. This assessment includes a discussion of hazardous substances and petroleum products which are present at the property and are in compliance with appropriate regulations governing their storage and use.

This assessment does not address the requirements of any federal, state, or local laws other than the appropriate provisions of CERCLA's innocent landowner defense. This ESA is not considered to be an exhaustive environmental investigation of this property, but rather, should be used as a due diligence guide for the parties involved in this proposed property transfer. This document was prepared for the sole use of Bohler Engineering, P.C. and Wal*Mart, and should not be relied upon by any third party without Whitestone's written consent.

SECTION 3.0

Site Description

3.1 LOCATION AND DESCRIPTION

The subject property is located near the intersection of Routes 55 and 322 in Harrison Township, Gloucester County, New Jersey, Latitude 39° 42' 56.9" North, Longitude 75° 9' 18.4" West. The property encompasses Block 2.01, Lots 2 and 3 and a portion of Lot 1 and reportedly comprises 35.2 acres. The site location is shown in Figures 1 and 2 and illustrated in Appendix 1, Site Photographs.

3.2 SITE VICINITY AND CHARACTERISTICS

The site currently consists of two primary areas which will be developed for commercial purposes. The northern tract comprising 16.9 acres is proposed for development of a 135,387 square feet Wal*Mart, a seasonal garden center and parking lot. The adjoining 17.2 acres to the south will be redeveloped for supermarket and retail use. A stormwater detention basin will be located on the 1.18 acre tract to the north of the Wal*Mart. The entire area currently consists of an orchard although a portion of a house is located at the northern end of the property. The house extends onto proposed outparcel pad sites on a portion of Lot 1 which currently is occupied by Neales Orchards. The site is bordered by Neale Road to the east, Route 55 to the west, Route 322 and Neales Orchards buildings to the north, and an extension of the orchards to the south.

3.2.1 Existing Structures/Improvements

At present, the majority of the property is used as peach and apple orchards by Neales Orchards. A one story approximately 3,000 square feet brick house is situated at the northern end of the proposed Wal*Mart redevelopment site. The house extends onto a portion of Lot 1 which will be subdivided into outparcel pad sites. The off-site area (outparcel) to the north of the proposed subject redevelopment property site currently is occupied by the approximately 4.5 acre Neales Orchards complex which is comprised of a 1,350 square feet retail shop, 900 square feet two bay garage, a 2,500 square feet six-bay garage, a 1,000 square feet worker's house, a 400 square feet shed, a 1,500 square feet barn, a 200 square feet chemical storage shed, a 10,000 square feet packing and cold storage building, and a the remainder of the main Neale residence.

3.2.2 Utilities

Irrigation lines currently service the orchard area. A spring fed lake to the north of Route 322 reportedly supplies the water source for the irrigation system. The Neales Orchards complex to the north of the proposed Wal*Mart uses an on-site well for water supply and maintains septic systems and cesspools for

wastewater disposal. The structures, including the residence which extends onto the proposed Wal*Mart lot, primarily use heating oil stored in aboveground (ASTs) and underground storage tanks (USTs). However, several structures on the 4.5 acre outparcel utilize propane for heating. Overhead electrical service is available to the area.

3.3 GEOLOGICAL/HYDROGEOLOGICAL CHARACTERISTICS

3.3.1 Topography/Geology

The site is located near the western margin of the Outer Coastal Plain Geomorphic Province of southern New Jersey. This area is characterized by southeastward dipping unconsolidated Tertiary sand, silt, gravel and clay. Geotechnical drilling completed by Whitestone in May 2000 generally encountered unconsolidated sand with some silty and clayey layers to depths of 20 feet below ground surface (fbgs). Soil types mapped by the United States Department of Agriculture Soil Conservation Service in the *Soil Survey of Gloucester County, New Jersey* indicate that Aura sandy loam (0 to 5 % slopes) and Aura sassafras sandy loam (5 to 10 % slopes) soils are developed on the unconsolidated Tertiary sediments.

The property generally is topographically flatlying and is situated at approximately 145 feet above mean sea level.

3.3.2 Surface Water/Wetlands

No surface water or wetlands were observed on the site. Furthermore, review of the United States Department of Interior Fish and Wildlife Service *Pitman West National Wetlands Inventory Map* (1977) did not reveal mapped wetlands on the subject property. Additionally, Federal Emergency Management Agency (FEMA) mapping indicated that the subject site is not within a mapped flood hazard zone.

3.3.3 Groundwater

Groundwater in the area occurs in the unconsolidated Tertiary and Cretaceous sediments and overlying residual soils. Geotechnical drilling completed by Whitestone in May 2000 encountered groundwater at 18 feet below ground surface (fbgs) to 20 fbgs. Discussions with Mr. Evans Neale indicated that the site water supply well situated near the house is completed at a depth of approximately 260 fbgs. The nearest groundwater well for which public database information is available is located 1/4 mile from the site. The closest federal and/or state database wells north, south, east, and west of the site are characterized as follows:

Direction	Distance to Site	Well Depth	Depth to Groundwater	Comments
WSW	1/4 - 1/2 Miles	150 Ft.	44 Ft.	Industrial-Well
East	1/4 - 1/2 Miles	573 Ft.	Not Reported	Irrigation Well
NW	1/2 - 1 Mile	Not Reported	Not Reported	Public Well
WSW	1/2 - 1 Mile	125 Ft.	26 Ft.	Domestic Well
WNW	1/2 - 1 Mile	Not Reported	Not Reported	Irrigation Well
WSW	1/2 - 1 Mile	200 Ft.	45 Ft.	Not Reported
NNW	1/2 - 1 Mile	Not Reported	Not Reported	Not Reported
SW	1/2 - 1 Mile	51 Ft.	27 Ft.	Stock Well
NE	1/2 - 1 Mile	Not Reported	Not Reported	Irrigation Well

The public well listed above is noted as having been issued environmental violations and reportedly is monitored routinely for coliform.

3.4 PRIOR/PENDING ENVIRONMENTAL LIENS OR ACTIONS

Based on information collected during the site inspection and a search of readily-available local, state, and federal records, no environmental liens or environmental regulatory enforcement actions appear to have been instituted at the property. The site is not listed as a Superfund lien site (see Appendix 2).

3.5 CURRENT USES OF THE PROPERTY

The property is currently occupied by apple and peach orchards. A portion of the Neales Orchards residence is located at the northern end of the proposed Wal*Mart site with eight farm buildings located to the north on this outparcel fronting Route 322.

3.6 PAST USES OF THE PROPERTY

Use of the property for agricultural purposes reportedly dates back to the early 1900's. Mr. Neale indicated that the property also had been farmed for corn and hay in addition to the orchard activities.

3.7 CURRENT AND PAST USES OF ADJOINING PROPERTIES

The properties adjacent to the subject site include:

- ▶ Farmland to the north of Route 322, west of Route 55 and south of the property; and
- ▶ Farmland, farmhouses and a Texaco gasoline station to the east and northeast. The Texaco station is located at the northeastern corner of Route 322 and Neale Road.

The area surrounding the subject property historically has consisted of farmland and undeveloped property.

SECTION 4.0

Records Review & Interviews

In support of this Phase I ESA, Whitestone conducted a search of readily-available federal, state, and local records to document, among other items, current and past site ownership and usage, and evidence (if any) of past or pending environmental corrective or enforcement actions at the property or nearby locations. To accomplish this, Whitestone performed a limited chain of title search, obtained a database records search, submitted Freedom of Information Act (FOIA) requests for pertinent data, and conducted interviews with knowledgeable site and local public agency representatives.

4.1 FREEDOM OF INFORMATION ACT REQUESTS

The following regulatory agencies were contacted with a request to access files regarding the property pursuant to FOIA (see Appendix 3):

1. **New Jersey Department of Environmental Protection**
Contact: Ida Marie Englehardt, Freedom of Information Act Officer
Office of Legal Affairs
401 East State Street
4th Floor, CN 402
Trenton, New Jersey 08625-0402
2. **Gloucester County Department of Health**
Don Schneider, Environmental Coordinator
160 Fries Mill Road
Turnersville, New Jersey 08012
3. **Harrison Township Construction Office**
Susan Champion, Construction Control Officer
114 Bridgeton Pike
Mullica Hill, New Jersey 08062
4. **Harrison Township Fire Company**
Jeffery Kier, Construction and Fire Company Official
114 Bridgeton Pike
Mullica Hill, New Jersey 08062
5. **Harrison Township Board of Health**
Leona Ballinger, Municipal Health Clerk
114 Bridgeton Pike
Mullica Hill, New Jersey 08062

4.1.1 Written Responses to FOIA Requests

To date, no written responses have been received from the FOIA requests. Any additional information generated in response to these requests will be provided in a supplemental report.

4.1.2 Summary of Public Official & Knowledgeable Representative Interviews

Telephone and/or in-person interviews conducted with the following public officials and knowledgeable site representatives are summarized below:

► **Kim Jaworski, Assessor Clerk • Harrison Township Tax Assessor's Office**

Whitestone contacted the Harrison Township Assessor's Office on May 3, 2000 to obtain ownership records for the subject property. According to Ms. Jaworski, Block 2.01, Lot 1 currently is owned by C. Evans Neale and Carol M. Neale, 690 Mullica Hill Road, Glassboro, New Jersey. Block 2.01, Lot 2 currently is owned by the State of New Jersey, 1035 Parkway Ave, Ewing Township, New Jersey. Block 2.01, Lot 3 currently is owned by C. Evans Neale. Ms. Jaworski stated that these parcels have been owned by the listed parties since at least 1992, however, the Assessor's records did not extend before that time. The three parcels are located adjacent to Mullica Hill Road (Route 322). No further information was available from this office.

► **Susan Champion, Construction Control Officer • Harrison Twp. Construction Office**

Whitestone contacted the Harrison Township Construction Office on May 8, 2000 to obtain records regarding the subject property. According to Ms. Champion, the Construction Control Officer, the three parcels which encompass the subject property historically have been used for agricultural purposes. Ms. Champion stated that her office has a record for construction of a fruit stand in 1995 for Block 2.01, Lot 1. No further information or records were available from this office.

► **Leona Ballinger, Municipal Health Clerk • Harrison Twp. Board of Health**

Whitestone contacted the Harrison Township Board of Health on May 8, 2000 to obtain records regarding the subject property. According to Ms. Ballinger, the Municipal Health Clerk, the Board of Health office had no records for the subject property. No further information was available from this office.

► **Evans Neale • Neales Orchards**

Mr. Neale, the owner of Neales Orchards, accompanied Whitestone personnel during the site inspection on April 28, 2000. Mr. Neale pointed out the location of the USTs, ASTs, and septic systems and provided access to the various farm buildings on the outparcel area to the north of the proposed Wal*Mart redevelopment area. Mr. Neale also indicated that the property had been owned or leased by the Neale family for three generations dating back to the early 1900's. Mr. Neale further

stated that pesticides, herbicides, fertilizers, spray oil and assorted other chemicals routinely had been used as part of orchard operations, and some of the chemical applicants contained lead and arsenic. Mr. Neale also reported that the site water well near the house was completed to a depth of approximately 260 fbs and indicated that the well had been tested as part of the nearby Lipari Landfill Superfund site investigations, however, no results had been provided. Furthermore, Mr. Neale stated that the site irrigation system was constructed of PVC pipe which conveyed water to the orchards from a spring fed lake located to the north of Route 322.

Copies of Records of Communication for each of the telephone and/or in-person interviews listed above are included in Appendix 3.

4.2 DATABASE RECORDS SEARCH

Whitestone utilized the services of Environmental Data Resources, Inc. (EDR) to conduct an electronic search of the federal and state databases listed below (see Appendix 2). This search revealed that the subject property was not identified on any of the databases reviewed. A summary of these databases is as follows:

1. **National Priorities List.** The NPL, also known as the Superfund List, is USEPA's listing of uncontrolled or abandoned CERCLA hazardous waste sites. The database search and radius profile revealed one NPL site is located within one mile of the property. The Lipari Landfill is situated between ½ to one mile to the east - northeast of the subject property.
2. **Resource Conservation and Recovery System Treatment, Storage, and Disposal Facilities.** The RCRIS TSD report contains information pertaining to permitted facilities which treat, store, or dispose of hazardous wastes. This report includes information traced by the RCRA Administrative Action Tracking System (RAATS). The radius revealed no RCRIS TSD sites and/or RAATS sites within a one-half mile radius of the property.
3. **State Hazardous Waste Sites.** The SHWS records are the State's equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties (PRPs). Two SHWS sites (the Monroe Public Water Works facility and Lipari Landfill) are located within a one mile radius of the property.
4. **Comprehensive Environmental Response, Compensation and Liability Information System.** The CERCLIS list is a compilation of known or suspected uncontrolled or abandoned hazardous waste sites which USEPA has investigated or is investigating for the release or threatened release of hazardous substances pursuant to CERCLA. No CERCLIS sites are present within a 0.5 mile radius of the property. The subject property is not a CERCLIS-No Further Remedial Action Planned (NFRAP) site.

5. **Corrective Action Report.** CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. The database search identified no CORRACTS sites within a one mile radius of the property.
6. **Solid Waste Facilities/Landfill Sites.** The SWF/LS List is a listing of all active and inactive permitted waste disposal sites and processing facilities located in New Jersey. No SWF/LS sites are located within a 0.5 mile radius of the property.
7. **New Jersey Leaking Underground Storage Tank List.** The LUST list is a comprehensive listing of all *reported* leaking USTs in the state of New Jersey. No LUST sites have been reported within a 0.5 mile radius of the property.
8. **New Jersey Registered Storage Tank List.** The Registered Storage Tank list is a comprehensive listing of all *registered* USTs in the state of New Jersey. No registered storage tank sites are located within a 0.25 mile radius of the property. However, as reported in Section 5.3.1, two USTs were identified during the site visit in the Neales Orchards complex.
9. **RCRIS Small Quantity Generator.** The RCRIS SQG report contains information pertaining to facilities which either generate between 100 kg and 1,000 kg per month of RCRA hazardous waste or meet other applicable requirements of RCRA. The radius profile revealed no RCRIS SQG sites within a 0.25 mile radius of the property.
10. **RCRIS Large Quantity Generator.** The RCRIS LQG report contains information pertaining to facilities which generate more than 1,000 kg per month of RCRA hazardous waste or meet other applicable requirements of RCRA. The radius profile revealed no RCRIS LQG sites within a 0.25 mile radius of the property.
11. **Hazardous Materials Information Reporting System.** HMIRS contains hazardous material spill incident information as reported to the Department of Transportation. The subject property is not listed as a HMIRS facility.
12. **PCB Activity Database System.** PADS identifies generators, transporters, commercial storage facilities and/or brokers, and disposers of PCBs who are required to notify USEPA of such activities. The subject property is not listed as a PADS site.
13. **Emergency Response Notification System.** ERNS is a national computer database which stores information on the sudden and/or accidental release of hazardous substances, including petroleum, into the environment during the previous reporting year. No releases were reported by ERNS within a 0.05 mile radius of the property during this period.

14. **Facility Index System.** FINDS contains both facility information and "pointers" to other sources that contain more detail. These include RCRIS; the permit compliance system (PCS); the Aerometric Information Retrieval System (AIRS); the FIFRA and TSCA Enforcement System (FATES); the FIFRA/TSCA Tracking System (FTTS); CERCLIS; DOCKET (enforcement docket used to manage and track information on civil judicial enforcement cases for all environmental statutes); the Federal Underground Injection Control and Federal Reporting Data System; Surface Impoundments; TSCA Chemical and Commerce Information System; RCRA-J (Medical Waste Transporters/Disposers); TRIS, and TSCA. The subject property is not listed as a FINDS facility.
15. **Toxic Chemical Release Inventory System.** TRIS identifies facilities which are permitted to release toxic chemicals to the air, water, and land in reportable quantities under SARA Title III, Section 313. The subject property is not listed as a TRIS facility.
16. **The Federal Superfund Liens.** This list identifies properties which USEPA has the authority to file liens against in order to recover remedial action expenditures, or when the property owner receives notification of potential responsible party status. USEPA compiles a listing of filed notices of Superfund liens. The subject property is not listed as an NPL Liens site.
17. **Toxic Substances Control Act.** TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory List, including data on the production volume of these substances by plant site. The subject property is not listed as a TSCA site.
18. **Material Licensing Tracking System.** MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. The MLTS list is updated quarterly. The subject property is not listed as a MLTS site.
19. **Records of Decision.** ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup. One ROD (for the Lipari Landfill) is in effect for sites within a one mile radius of the property.
20. **Superfund (CERCLA) Consent Decrees.** Legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites are often memorialized in Consent Decrees. One Consent Decree (for the Lipari Landfill) is reported for sites within a one mile radius of the property.
21. **Former Manufactured Gas (Coal Gas Site).** Historical coal gasification sites present a variety of potential environmental hazards. The subject property is not listed as a former coal gas site, and no former coal gas sites are located within a one mile radius of the subject site.

22. **Federal Reporting Data System.** FRDS provides information regarding public water supplies and their compliance with monitoring requirements, maximum contaminant levels, and other requirements of the Safe Drinking Water Act of 1986. One FRDS wells was reported within a one mile radius of the site (see Section 3.3.3).
23. **New Jersey Major Facility List.** A "major facility" identifies all facilities, located on one or more contiguous or adjacent properties owned or operated by the same person, having combined total storage capacity of 20,000 gallons or more for hazardous substances other than petroleum or petroleum products, or 200,000 gallons or more for hazardous substances of all kinds. The subject property is not listed as a major facility, and the database search did not identify any major facilities within a one mile radius of the site.
24. **Area Radon Information.** A national database has been developed by USEPA which is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 to 1992 and where applicable, data has been supplemented by information collected at private sources such as universities and research institutions. Although no site-specific radon data is available for the subject property, the database information indicated that the average radon level is between 2.0 to 4.0 picocuries per liter (pCi/L) for interior areas in Gloucester County, New Jersey. This area is classified as a USEPA Radon Zone 2.

Based on the database record search, a total of five listed sites have been identified in the vicinity of the property. The database search also identified five "orphan" sites which could not be electronically located due to insufficient records. Upon initial evaluation of these sites and available information gathered by Whitestone, impact to the subject property by the off-site migration of contaminants from or presence of hazardous substances at nearby properties should be suspected. This is discussed further in Sections 5.0 and 6.0.

4.3 SANBORN FIRE INSURANCE MAPS

Sanborn Fire Insurance Maps were requested, however, Sanborn coverage is not available in the immediate area encompassing the subject property (see Appendix 4).

4.4 LIMITED CHAIN OF TITLE SEARCH

A limited chain of title search was initiated in an attempt to determine past site usage and ownership. Discussions with the Harrison Township Tax Assessor indicated that the Lots 1 and 3 are owned by C. Evans and Carol Neale. Lot 2 near the intersection of Routes 55 and 322 is owned by the State of New Jersey. Prior ownership information and copies of the deeds were not available at the Assessor's office.

4.5 AERIAL PHOTOGRAPH EVALUATION

Aerial photographs were procured from Delaware Valley Regional Planning Commission for the years 1965, 1970 and 1975 and the Gloucester County Planning Department for 1980, 1985, 1990 and 1995 and reviewed by Whitestone for the subject property. A summary of the photos is outlined below. Copies of the aerial prints are included as Appendix 5.

- 1965:** The subject property was used as an orchard in 1965 as were the adjoining sites to the east, south and west. An apparent northeast-southwest trending irrigation line crossed the property. The Neale processing building, barn, shed, two garages, and worker's house were present on the portion of Lot 2 to the north of the proposed Wal*Mart tract. Two additional structures (now demised) also were situated to the north of the barn and west of the two bay garage (apparent house in the vicinity of the proposed detention basin). A farm complex also was located to the northeast of the site.
- 1970:** No significant modifications to the subject property are apparent on this photograph with the exception of the construction of a garage structure near the house located in the approximate location of the proposed detention basin.
- 1975:** The subject property continued to be used as an orchard in 1975. An addition to the processing building was completed at the Neale complex between 1970 and 1975.
- 1980:** No significant modifications to subject site and adjoining properties apparently occurred between 1975 and 1980.
- 1985:** The subject site remained in use as an orchard in 1985. The Neale residence which extends onto the northern portion of the subject property was constructed between 1980 and 1985. During this time period, the house and garage in the vicinity of the proposed detention basin and the structure to the north of the Neale barn were demolished.
- 1990:** Roads which were constructed or upgraded in the area between 1985 and 1990 included Routes 55 and 322 along with the cloverleaf intersection. Neale Road along the east end of the site also had been built. The orchards remained in operation on the subject site. An addition to the Neale processing building was completed, and the area to the east of this structure had been graded.
- 1995:** No significant modifications to the site or the Neale complex occurred between 1990 and 1995. Additionally, the surrounding area remained unchanged between 1990 and 1995.

4.6 ADDITIONAL HISTORICAL RECORDS SEARCH

Whitestone was provided a copy of the March 1996 report entitled *Phase I Environmental Site Assessment of Neale Orchards, Harrison Township, Gloucester County, New Jersey* prepared by Normandeau Associates

for American Continental Properties, Inc. The area investigated by Normandeau encompassed an approximate 102 acre tract which included the proposed Wal*Mart and shopping center/supermarket lots. Key findings and recommendations presented by Normandeau included:

- ▶ The majority of the investigated properties consisted of agricultural properties, however, a ranch-style house and eight farm buildings were located at the northern end of the Neale site.
- ▶ Areas of concern identified in the Neale Orchard complex (to the north of the proposed Wal*Mart) included suspect asbestos containing materials; potential releases from two USTs and five ASTs which may have impacted subsurface conditions; waste oil spillage and stained soil near the maintenance shop; potential oil discharge to the ground via a floor drain in a compressor room; the use and storage of pesticides, herbicides along with other chemicals and oils; scattered debris piles; and the use of five cesspools and one septic system for wastewater disposal.
- ▶ Normandeau also indicated that subsurface conditions may have potentially been impacted by activities at the nearby Lipari Landfill and proximity to railroad right of-ways.
- ▶ Normandeau recommended that Phase II Site Investigation (SI) soil and groundwater sampling be initiated to investigate the identified AOCs.

SECTION 5.0

Site Reconnaissance

Whitestone conducted a reconnaissance of the subject property on April 28, 2000. Areas of environmental concern (AOCs) were photographed (see Appendix 1) and are documented below. Suggestions for the further investigation and/or remediation of the AOCs identified in the following subsections are outlined in Section 6.0.

5.1 PRESENCE OF HAZARDOUS MATERIALS - INTERIOR INSPECTION

With the exception of a portion of the Neale house at the northern end of the proposed Wal*Mart development site, the property consists of orchards and is void of other structures. Limited amounts of general housekeeping cleaning and maintenance products reportedly are kept in the house.

An evaluation of the off-site/outparcel Neale farm buildings to the north of the site also was conducted. Potentially hazardous materials which were observed in the off-site locations included miscellaneous pesticides, herbicides and fungicides in a storage shed; roofing tar and waste oil containers in the processing building; and paint, lubricants, automotive maintenance fluids, motor oil, bags of sulfur compound and batteries in a workshop building.

5.2 PRESENCE OF HAZARDOUS MATERIALS - EXTERIOR INSPECTION

As part of the site reconnaissance effort, Whitestone canvassed the exterior areas of the subject property and the boundary of immediately adjoining properties. The reconnaissance did not reveal the presence of exterior hazardous storage on the subject site. However, discussions with Mr. Evans Neale and the presence of the chemical containers products stored in the interior of the farm complex buildings and adjacent (exterior) to the storage shed confirmed pesticide, herbicide, fertilizer, spray oil and assorted chemical use in conjunction with the historic orchard activities at the property.

Properties historically operated for agricultural purposes, particularly in southern and central New Jersey, commonly were subject to on-site disposal of a variety of wastes. Although no visible evidence of such indiscriminate dumping or disposal was noted during the site reconnaissance or in aerial photographs reviewed, the size of the subject site and the presence of heavy vegetation/ground cover could impede the inspector's ability to observe such conditions, especially if on-site disposal occurred historically and was subsequently covered or regraded.

5.3 STORAGE TANKS/PIPELINES

5.3.1 Underground Storage Tanks (USTs)

A 1,000 gallon No. 2 heating oil UST is located on the southern side of the Neale house at the northern end of the proposed Wal*Mart tract. This UST apparently was installed in the early 1980's. Additionally, a 500 gallon gasoline UST and pump (potentially dating back to the 1940's are located adjacent to the shed to the west of the processing building on the outparcel occupied by the Neales Orchards complex.

Residential heating oil UST and motor fuel USTs less than 1,100 gallons in capacity located on farms are not regulated by the New Jersey Department of Environmental Protection (NJDEP) unless a release has been detected.

5.3.2 Aboveground Storage Tanks (ASTs)

No aboveground storage tanks (ASTs) were observed on the subject redevelopment property. However, five ASTs are located in the adjacent Neales Orchards complex to the north. These tanks include 275 gallon heating oil ASTs adjacent to the two bay garage, workers house and processing building; a 275 gallon diesel AST east of the maintenance garage, and a 275 gallon spray oil AST to the south of the barn and smaller shed. Propane ASTs also are located adjacent to the worker's house and retail farm market building on the Neale complex.

5.3.3 Septic Tanks

A septic system for the Neale house is located to the south of the structure (which is situated partially on the subject property). Additionally, an abandoned septic system should be suspected in the vicinity of several demolished structures which formerly were located at the northwestern end of the site in the vicinity of the proposed detention basin. Mr. Neale indicated that leaching problems had been encountered in the residential septic system due to apparent clayey soil horizons.

Five cesspool systems reportedly are located in the Neale complex to the north of the proposed Wal*Mart redevelopment site. These systems are located adjacent to the worker's house (two systems), processing building, two bay garage, and former (demised) site structures.

5.3.4 Pipelines and Other Storage Vessels

An northeast to southwest trending water irrigation line extends across the subject site. The water is conveyed via PVC piping from a spring fed lake located to the north of Route 322.

5.4 INDICATIONS OF POLYCHLORINATED BIPHENYLS (PCBs)

Sites developed prior to 1980 may house oil-filled electrical, mechanical, hydraulic, or heat transfer equipment and/or fluorescent light ballasts containing polychlorinated biphenyls (PCBs). Accordingly, suspect PCB equipment should be suspected in the majority of the off-site structures with the exception of the residence and farm market building which post-date 1980.

5.5 INDICATIONS OF SOLID WASTE DISPOSAL

No accumulations of solid waste debris were observed in the orchard area or adjacent to the Neale residence. However, properties historically operated for agricultural purposes, particularly in southern and central New Jersey, commonly were subject to on-site disposal of a variety of wastes. Although no visible evidence of such indiscriminate dumping or disposal was noted during the site reconnaissance or in aerial photographs reviewed, the size of the subject site and the presence of heavy vegetation/ground cover could impede the inspector's ability to observe such conditions, especially if on-site disposal occurred historically and was subsequently covered or regraded.

5.6 ASBESTOS CONTAINING MATERIALS (ACM)

Structures pre-dating 1980 may have been built using asbestos containing construction or insulation materials. Accordingly, ACM should not be suspected in the Neale house or farm market structure, however, potentially may be present in the older off-site farm complex buildings.

5.7 LEAD BASED PAINTS

Structures pre-dating 1980 may be coated with lead based paints (LBP), therefore, LBP should not be suspected in the Neale residence, however, may be present in the older off-site farm complex buildings.

5.8 OTHER CONDITIONS OF CONCERN

Based on the site inspection, review of records, and historical usage of the subject property and surrounding properties, Whitestone has identified the following additional conditions of concern which may impact future development of this property or present the potential for future environmental liability.

- ▶ Floor drains/sumps/pits: Not applicable for the site, however, floor drains apparently connected to the cesspool/septic systems are located in the off-site farmhouse buildings.
- ▶ Areas of distressed vegetation: No areas of distressed vegetation were observed in the orchards.

- ▶ Surfacially stained floors/soils: Apparent pesticide/herbicide/chemical spillage was observed adjacent to the chemical storage shed. Stained flooring and soils previously had been reported by Normandeau in the maintenance shop and compressor room areas in a prior Phase I ESA.
- ▶ Pits/ponds/lagoons: Not Applicable.
- ▶ Current/past agricultural activity: The site has been utilized for agricultural purposes, and Mr. Neale confirmed the historic use of pesticides, herbicides, spray oil and assorted other chemical applicants in support of the orchard operations.
- ▶ Potential off-site impacts/concerns: The adjacent properties also have been used for agricultural purposes, and similar chemical usage should be suspected. Additionally, the use of septic systems, chemicals, and USTs on the adjacent Neale main farmhouse complex may have adversely impacted subsurface conditions. The potential impact of the nearby Lipari Landfill Superfund site on the subject property is uncertain based on readily available information.

SECTION 6.0

Findings, Conclusions, and Recommendations

Whitestone Associates, Inc. has performed a Phase I Environmental Site Assessment in general accordance with the scope and limitations of ASTM Standard Practice E1527-97 and the conditions of Section 2.2 of this report of the proposed Wal*Mart and Shopping Center Development Site located at Routes 55 and 322 in Harrison Township, Gloucester County, New Jersey. Phase I ESA activities identified several areas of environmental concern (AOCs) which warrant further consideration. These AOCs and suggestions for their further investigation or remediation are outlined below.

6.1 SUMMARY OF AREAS OF ENVIRONMENTAL CONCERN (AOCs)

In summary, the following AOCs have been identified at the subject property:

- ▶ The majority of the subject site historically has been used as an orchard. The site owner indicated that pesticides, herbicides, fungicides, spray oil and assorted other chemical applicants (some of which contain metals) have been used in support of the agricultural activities, therefore, the potential for impact to subsurface conditions associated with these or other chemical applicants should be suspected.
- ▶ Similar chemical usage should be suspected on adjoining and adjacent properties which also have been used historically for agricultural purposes.
- ▶ A 1,000 gallon heating oil UST is situated on the southern side of the Neale house near the northern end of the proposed Wal*Mart development tract. Leakage or a release from this UST potentially could impact soil and groundwater conditions. Similarly, a 500 gallon gasoline UST and five ASTs are located at the main Neale complex which is situated in the off-site/outparcel area to the north of the proposed Wal*Mart. Releases from these tanks and potential contaminant migration also could pose a threat to subsurface conditions at the subject property.
- ▶ A septic system is located to the south of the Neale residence. Improper discharges to this system are not suspected, however, five additional cesspools are located in the Neale complex to the north of the house. Wastewater or effluent from the processing building, a two bay garage, a worker's house, and several demised structures historically has been discharged to these cesspool/septic systems which are located immediately to the north of the proposed lot line. Additionally, an abandoned septic system should be suspected in the proposed detention basin area in the vicinity of a former site structure. Discharge of agricultural chemicals and other materials to these systems potentially may have impacted subsurface conditions.
- ▶ The Lipari Landfill Superfund site is located approximately 3/4 of a mile to the east - northeast of the site. While any specific impact to the subject property from the landfill is uncertain based on

the available data, solvent, pesticide and metals groundwater contamination associated with Lipari site have been identified in the area. The Neale site water well reportedly was tested as part of the Lipari investigations, however, analytical data were not provided to Mr. Neale.

De minimus AOCs (identified AOCs which have been determined not to pose a significant threat to site conditions) that do not warrant further investigation, however, may require limited corrective action include the following:

- ▶ The residence and remainder of the Neale complex to the north of the orchard uses a private well for water supply. The well should be sealed in accordance with NJDEP guidelines as part of site redevelopment.
- ▶ A water irrigation system is present in the orchard area. This water conveyance/irrigation system will require dismantling and removal in conjunction with site redevelopment. Any available plans for the irrigation system should be provided for review to determine if specific components or backfill materials may be present which require further investigation or potentially regulated disposal.
- ▶ Demolition debris associated with a former site structure may be present in the area of the proposed detention basin. Any such material which is encountered or exposed during site redevelopments should be evaluated to determine if regulated disposal may be required.
- ▶ The orchards are irrigated with water piped/pumped to the subject property from an off-site spring fed lake. Water quality data (if available) of this lake/irrigation water have not been provided for review.
- ▶ Properties historically operated for agricultural purposes, particularly in southern and central New Jersey, commonly were subject to on-site disposal of a variety of wastes. Although no visible evidence of such indiscriminate dumping or disposal was noted during the site reconnaissance or in aerial photographs reviewed, the size of the subject site and the presence of heavy vegetation/ground cover could impede the inspector's ability to observe such conditions, especially if on-site disposal occurred historically and was subsequently covered or regraded.

Recommendations for further investigation and/or remediation of each of these AOCs are outlined below.

6.2 RECOMMENDATIONS AND CONCLUSIONS

The following activities are recommended to address the AOCs listed in Section 6.1.

- ▶ Select shallow soil samples collected for pesticides, herbicides, total petroleum hydrocarbons (TPHC) and metals analyses to evaluate if soil conditions have been impacted from historic agricultural chemical applications at the site.

- ▶ As part of the geotechnical investigations, piezometers are to be installed to enable measurement of groundwater levels. Groundwater samples should be collected from select piezometers and analyzed for pesticide, herbicide, metals and/or volatile organic contaminants to evaluate both chemical usage concerns and potential releases from UST and septic systems.
- ▶ A groundwater sample should be collected from the Neale water supply well to evaluate if deep aquifer conditions may have been impacted by on- and/or off-site agricultural activities or historic incidents/practices at the nearby Lipari Landfill.
- ▶ A sample of the irrigation water should be analyzed to determine the quality and chemical constituents of the water historically used to irrigate the orchards.
- ▶ Soil and groundwater samples also could be collected adjacent to the Neale residence 1,000 gallon heating oil UST to evaluate if releases may have occurred. This UST, along with the gasoline UST on the outparcel, will require proper closure/removal in accordance with NJDEP and local regulations as part of site redevelopment.
- ▶ The septic systems also will require proper closure in conjunction with site redevelopment efforts. Closure of septic systems typically entails removing residual contents for off-site treatment/disposal and filling the empty septic system or drywall with sand or concrete.
- ▶ With the exception of the residence, the majority of the Neale complex is located on the off-site outparcels, however, demolition activities of the Neale farm buildings should be monitored to ensure that no additional AOCs are encountered which potentially may have or could impact conditions at the subject Wal*Mart redevelopment site.
- ▶ In the event that buried solid waste or hazardous materials are encountered during site redevelopment, these materials should be segregated, stockpiled and disposed off site in accordance with federal and state regulations.


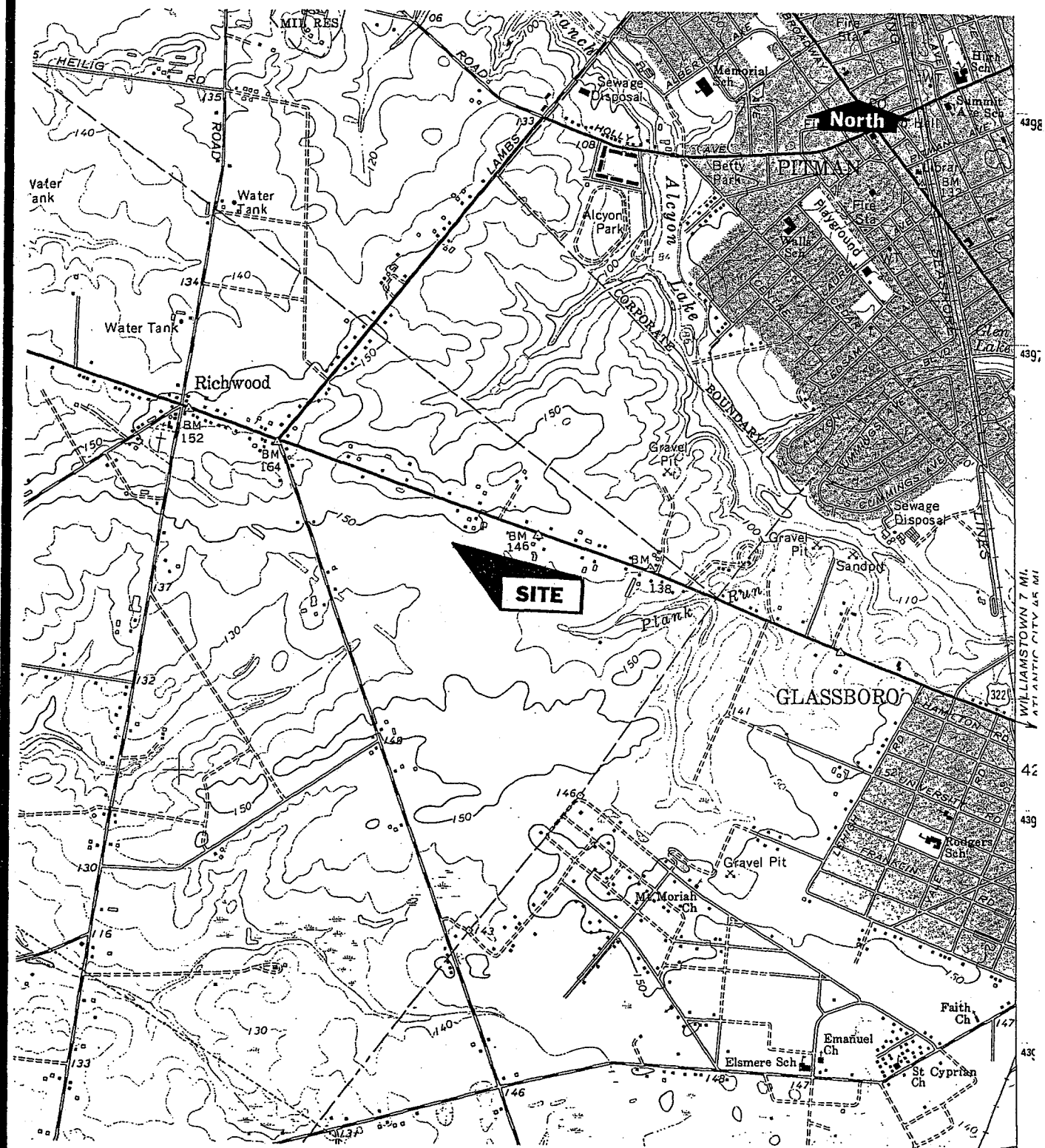


FIGURE 1

Site Location Map



TITLE: Site Location Map

CLIENT: BOHLER ENGINEERING, P.C.
776 Mountain Boulevard
Watchung, New Jersey 07060

WHITESTONE ASSOCIATES, INC.

776 MOUNTAIN BOULEVARD
WATCHUNG, NEW JERSEY 07060
908.668.7777 ♦ 908.754.5936 FAX

PROJECT: PROP. WAL*MART & SHOPPING CENTER
N.J.S.H. Route 55
Harrison, Gloucester County, New Jersey

PROJECT #:
WJ00-3174

BY:
USGS

PROJ. MGR.
TKU

DATE:
05/08/00

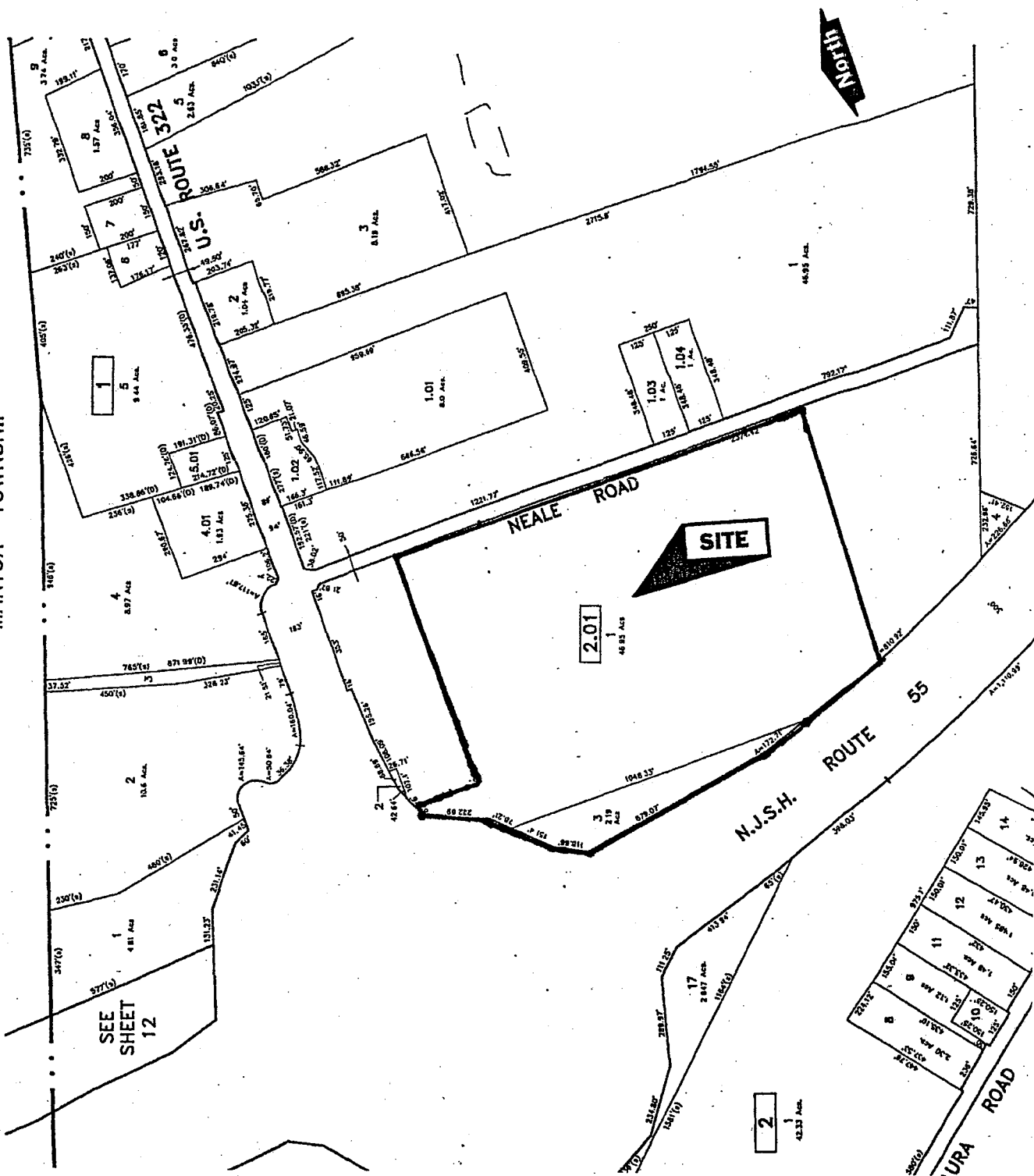
SCALE:
1:24000

FIGURE:
1


A thick vertical black line runs down the left side of the page.

FIGURE 2

Site Plan

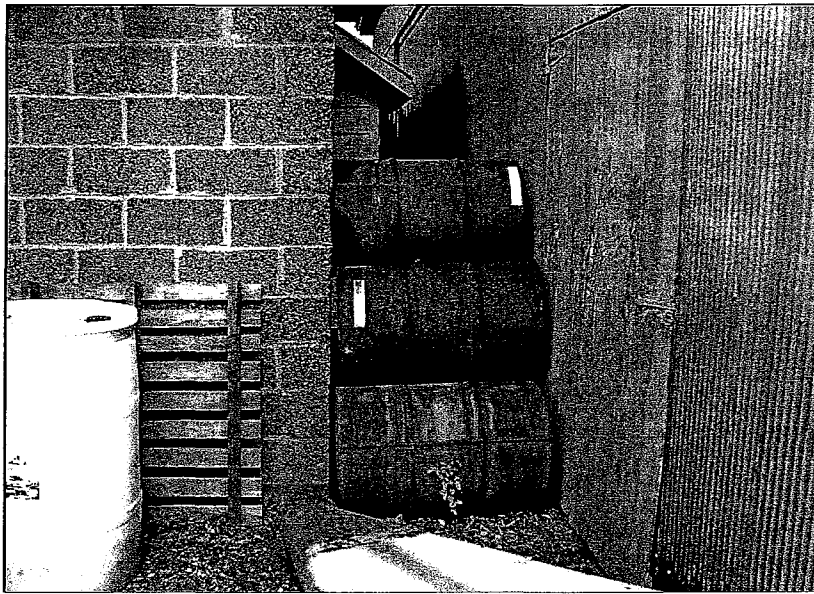


TITLE: Site Plan		WHITESTONE ASSOCIATES, INC. 776 MOUNTAIN BOULEVARD WATCHUNG, NEW JERSEY 07060 908.668.7777 ♦ 908.754.5936 FAX					
CLIENT: BOHLER ENGINEERING, P.C. 776 Mountain Boulevard Watchung, New Jersey 07060							
PROJECT:	PROP. WAL*MART & SHOPPING CENTER N.J.S.H. Route 55 Harrison, Gloucester County, New Jersey	PROJECT #:	BY:	PROJ. MGR.	DATE:	SCALE:	FIGURE:
		WJ00-3174	JAP	TKU	05/08/00	NTS	2

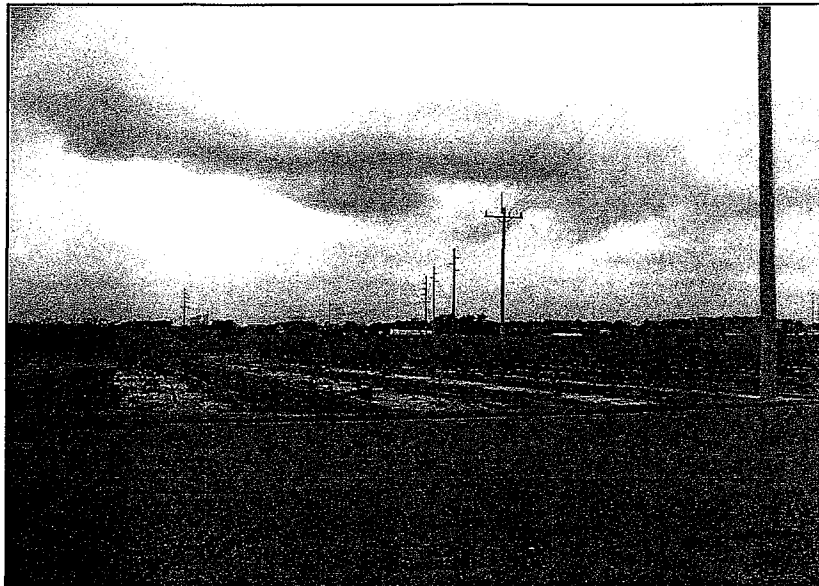
A thick vertical black line runs down the left side of the page.

APPENDIX 1

Site Reconnaissance Photographs



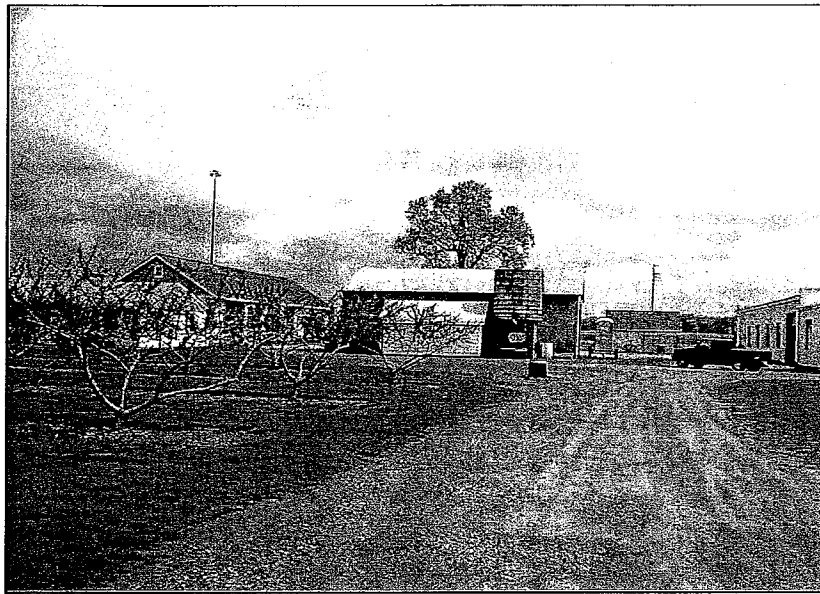
VIEW OF SPRAY OIL AND PESTICIDE STORAGE AREA ON NEALES ORCHARD
OUT PARCEL LOCATED NORTH OF THE SUBJECT SITE.



VIEW OF SOUTHERN PORTION OF SUBJECT SITE. VIEW TO THE WEST.



VIEW ACROSS CENTRAL PORTION OF SUBJECT SITE. VIEW TO THE WEST.




VIEW OF NEALES ORCHARD BUILDING LOCATED NORTH OF THE SUBJECT SITE. VIEW TO THE NORTH.



VIEW OF NORTHERN SIDE OF NEALES ORCHARDS. VIEW TO THE WEST.



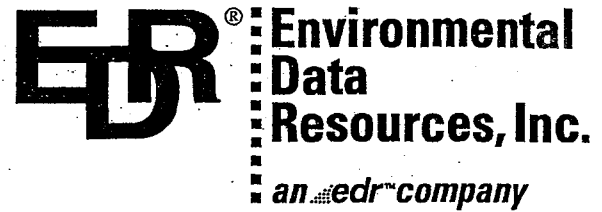
VIEW OF HEATING OIL UST FILL PORT LOCATED AT THE NORTHERN PORTION OF THE SUBJECT SITE.



APPENDIX 2

Database Records Search

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The EDR-Radius Map with GeoCheck®

**Agricultural Parcels
Route 55 / Route 322
Harrison, NJ 08062**

Inquiry Number: 488857.1s

April 25, 2000

The Source For Environmental Risk Management Data

**3530 Post Road
Southport, Connecticut 06490**

Nationwide Customer Service

**Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com**

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<u>SECTION</u>	<u>PAGE</u>
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Overview Map.....	2
Detail Map.....	3
Map Findings Summary.....	4
Map Findings.....	5
Orphan Summary.....	8

GEOCHECK ADDENDUM

Physical Setting Source Addendum.....	A-1
Physical Setting Source Summary.....	A-2
Physical Setting Source Map.....	A-6
Physical Setting Source Map Findings.....	A-7
Physical Setting Source Records Searched.....	A-11

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-97. Search distances are per ASTM standard or custom distances requested by the user.

TARGET PROPERTY ADDRESS

ROUTE 55 / ROUTE 322
HARRISON, NJ 08062

TARGET PROPERTY COORDINATES

Latitude (North):	39.715800 - 39° 42' 56.9"
Longitude (West):	75.155100 - 75° 9' 18.4"
Universal Transverse Mercator:	Zone 18
UTM X (Meters):	486705.6
UTM Y (Meters):	4396016.5
State Plane X (Feet):	1862593.0
State Plane Y (Feet):	321790.2

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 2439075-F2 PITMAN WEST, NJ
Source: USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

SURROUNDING SITES: DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the ASTM E 1527-97 search radius around the target property for the following Databases:

FEDERAL ASTM STANDARD

Delisted NPL:	NPL Deletions
CERCLIS:	Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP:	Comprehensive Environmental Response, Compensation, and Liability Information System
CORRACTS:	Corrective Action Report
RCRIS-TSD:	Resource Conservation and Recovery Information System
RCRIS-LQG:	Resource Conservation and Recovery Information System
RCRIS-SQG:	Resource Conservation and Recovery Information System
ERNS:	Emergency Response Notification System

STATE ASTM STANDARD

SWF/LF:	Solid Waste Facility Directory
LUST:	Regulated UST Contamination Sites Listing
UST:	Underground Storage Tank Data

FEDERAL ASTM SUPPLEMENTAL

FINDS: Facility Index System/Facility Identification Initiative Program Summary Report

EXECUTIVE SUMMARY

HMIRS:..... Hazardous Materials Information Reporting System
MLTS:..... Material Licensing Tracking System
MINES:..... Mines Master Index File
NPL Lien:..... NPL Liens
PADS:..... PCB Activity Database System
RAATS:..... RCRA Administrative Action Tracking System
TRIS:..... Toxic Chemical Release Inventory System
TSCA:..... Toxic Substances Control Act

STATE OR LOCAL ASTM SUPPLEMENTAL

Maj Facilities:..... NJ Major Facilities
NJ Spills:..... NJ Spill
NJ Release:..... Hazardous Material Incident Database
NJ PF:..... Publicly Funded Cleanups Site Status Report
CHROME:..... Known Chromate Chemical Production Waste Sites

EDR PROPRIETARY DATABASES

Coal Gas:..... Former Manufactured gas (Coal Gas) Sites.

SURROUNDING SITES: DATABASES WITH MAPPED SITES

Unmapped (orphan) sites are not considered in the foregoing analysis.

Elevations have been determined from the USGS 1 degree Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. EDR's definition of a site with an elevation equal to the target property includes a tolerance of +/- 10 feet. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property (by more than 10 feet). Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

FEDERAL ASTM STANDARD

NPL: Also known as Superfund, the National Priority List database is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund program. The source of this database is the U.S. EPA.

A review of the NPL list, as provided by EDR, and dated 02/04/2000 has revealed that there is 1 NPL site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>LIPARI LANDFILL</i>	<i>RT 322</i>	<i>1/2 - 1 ENE 0</i>	<i>5</i>	

STATE ASTM STANDARD

SHWS: The State Hazardous Waste Sites records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid

EXECUTIVE SUMMARY

for by potentially responsible parties. The data come from the Department of Environmental Protection & Energy's Site Status Report.

A review of the SHWS list, as provided by EDR, has revealed that there are 2 SHWS sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
LIPARI LANDFILL	RT 322	1/2 - 1 ENE 0	5	
DEPARTMENT OF PUBLIC WATER WOR	1040 GLASSBORO RD / R	1/2 - 1 E 1	7	

FEDERAL ASTM SUPPLEMENTAL

CONSENT: Major Legal settlements that establish responsibility and standards for cleanup at NPL (superfund) sites. Released periodically by U.S. District Courts after settlement by parties to litigation matters.

A review of the CONSENT list, as provided by EDR, and dated Varies has revealed that there is 1 CONSENT site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
LIPARI LANDFILL	RT 322	1/2 - 1 ENE 0	5	

RODS: Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid the cleanup.

A review of the ROD list, as provided by EDR, has revealed that there is 1 ROD site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
LIPARI LANDFILL	RT 322	1/2 - 1 ENE 0	5	

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

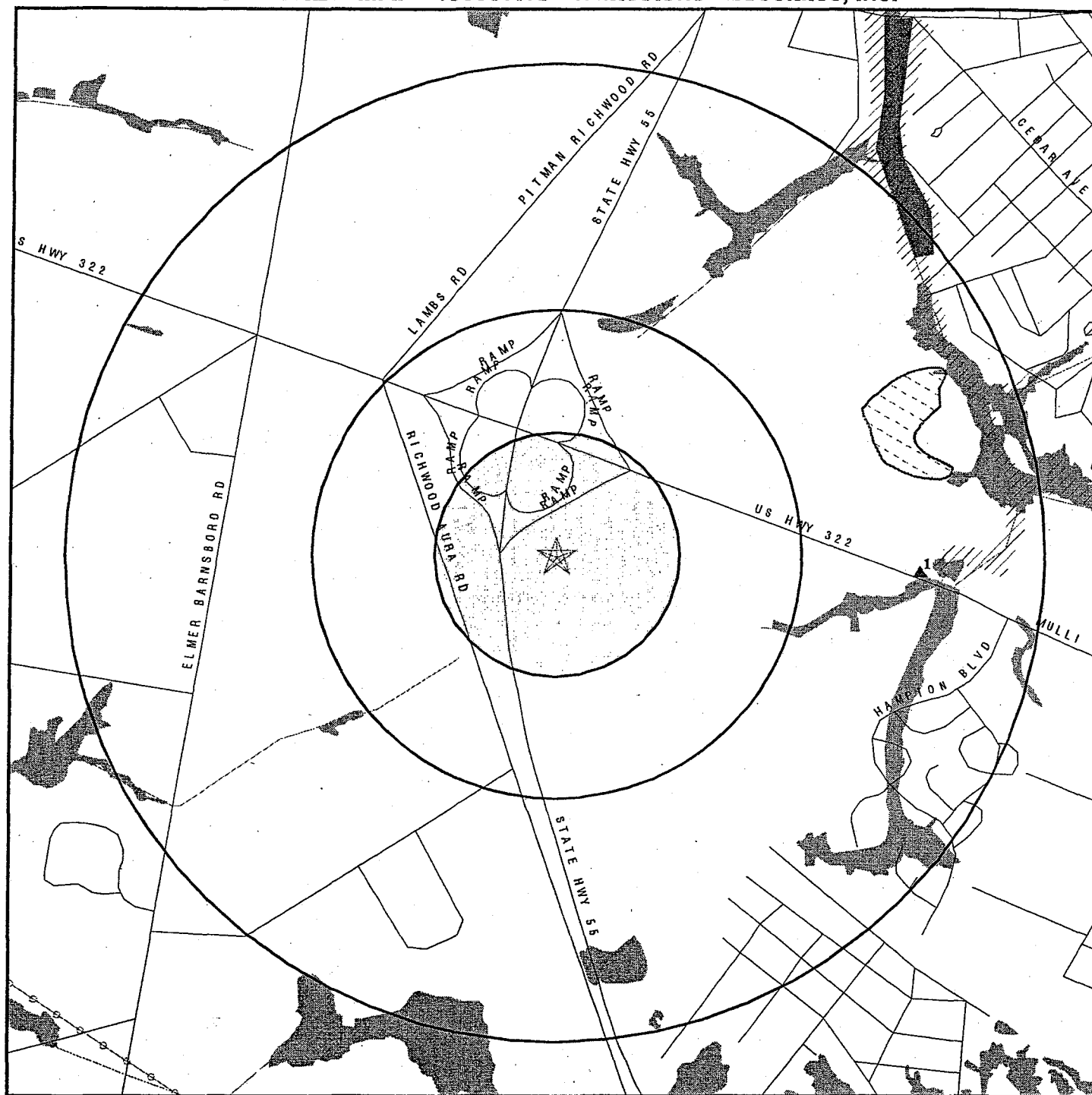
Site Name

HAUSMAN BUS SALES
MULICA HILL GAS STOP
OASIS GARAGE
MULICA HILL SHELL/GULF
IRVINS

Database(s)

FINDS,RCRIS-LQG,SHWS
LUST
LUST
LUST
UST

OVERVIEW MAP - 488857.1s - Whitestone Associates, Inc.



★ Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

▲ Coal Gasification Sites (If requested)

▨ National Priority List Sites

▨ Landfill Sites

~ Power transmission lines

~ Oil & Gas pipelines

▨ 100-year flood zone

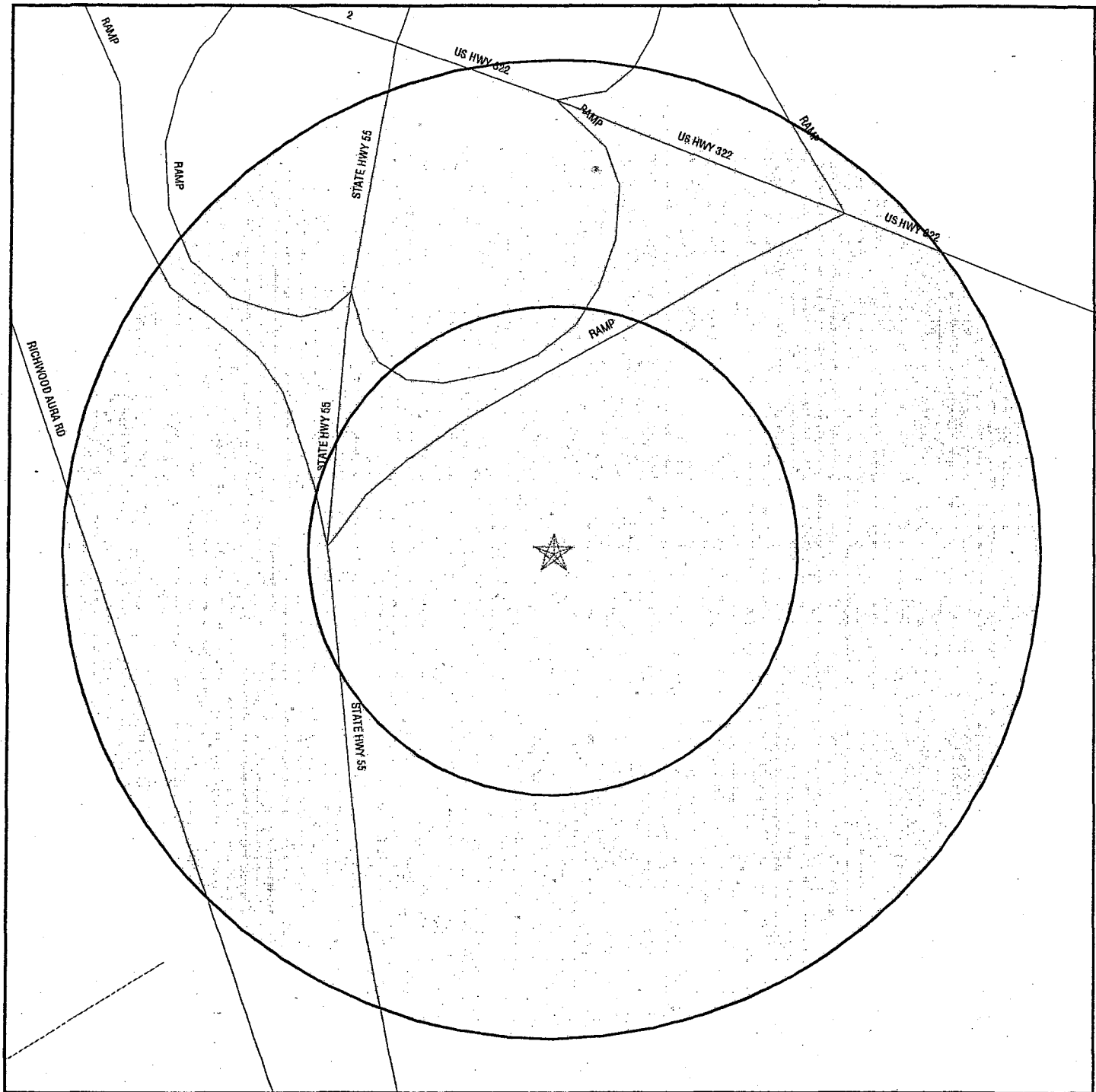
▨ 500-year flood zone

▨ Wetlands per National Wetlands Inventory (1994)

TARGET PROPERTY: Agricultural Parcels
ADDRESS: Route 55 / Route 322
CITY/STATE/ZIP: Harrison NJ 08062
LAT/LONG: 39.7158 / 75.1551

CUSTOMER: Whitestone Associates, Inc.
CONTACT: Leighann Tivoli
INQUIRY #: 488857.1s
DATE: April 25, 2000 6:59 pm

DETAIL MAP - 488857.1s - Whitestone Associates, Inc.



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites (If requested)
- ✱ Sensitive Receptors
- National Priority List Sites
- Landfill Sites

- Power transmission lines
- Oil & Gas pipelines
- ▨ 100-year flood zone
- ▨ 500-year flood zone

0 1/16 1/8 1/4 Miles



TARGET PROPERTY: Agricultural Parcels
 ADDRESS: Route 55 / Route 322
 CITY/STATE/ZIP: Harrison NJ 08062
 LAT/LONG: 39.7158 / 75.1551

CUSTOMER: Whitestone Associates, Inc.
 CONTACT: Leighann Tivoli
 INQUIRY #: 488857.1s
 DATE: April 25, 2000 6:59 pm

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>FEDERAL ASTM STANDARD</u>								
NPL		1.000	0	0	0	1	NR	1
Delisted NPL		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.250	0	0	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRIS-TSD		0.500	0	0	0	NR	NR	0
RCRIS Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRIS Sm. Quan. Gen.		0.250	0	0	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0

STATE ASTM STANDARD

State Haz. Waste		1.000	0	0	0	2	NR	2
State Landfill		0.500	0	0	0	NR	NR	0
LUST		0.500	0	0	0	NR	NR	0
UST		0.250	0	0	NR	NR	NR	0

FEDERAL ASTM SUPPLEMENTAL

CONSENT		1.000	0	0	0	1	NR	1
ROD		1.000	0	0	0	1	NR	1
FINDS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0

STATE OR LOCAL ASTM SUPPLEMENTAL

NJ Major Facilities		0.500	0	0	0	NR	NR	0
NJ Spill		TP	NR	NR	NR	NR	NR	0
NJ Release		TP	NR	NR	NR	NR	NR	0
NJ PF		TP	NR	NR	NR	NR	NR	0
CHROME		TP	NR	NR	NR	NR	NR	0

EDR PROPRIETARY DATABASES

Coal Gas		1.000	0	0	0	0	NR	0
AQUIFLOW - see EDR Physical Setting Source Addendum								

TP = Target Property

NR = Not Requested at this Search Distance

* Sites may be listed in more than one database

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

NPL
Region
ENE
1/2-1
3625

LIPARI LANDFILL
RT 322
PITMAN, NJ 08071

CERCLIS
NPL
CONSENT
ROD
SHWS
1000155391
NJD980505416

CERCLIS Classification Data:

Site Incident Category: Not reported
Ownership Status: Other
Contact: FRED CATANEO
Contact: DON LYNCH

Federal Facility: Not a Federal Facility
NPL Status: Currently on the Final NPL
Contact Tel: (212) 637-4428
Contact Tel: (212) 637-4419

CERCLIS Assessment History:

Assessment:	DISCOVERY	Completed:	19790401
Assessment:	PRELIMINARY ASSESSMENT	Completed:	19790801
Assessment:	REMOVAL	Completed:	19810925
Assessment:	PROPOSAL TO NPL	Completed:	19811023
Assessment:	RI/FS WORKPLAN APPROVAL BY HQ	Completed:	19820614
Assessment:	SITE INSPECTION	Completed:	19820801
Assessment:	SITE INSPECTION	Completed:	19820801
Assessment:	PRP RI/FS	Completed:	19820803
Assessment:	RECORD OF DECISION	Completed:	19820803
Assessment:	CONSENT DECREE	Completed:	19820924
Assessment:	Lodged By DOJ	Completed:	19820924
Assessment:	HRS PACKAGE	Completed:	19821201
Assessment:	REMEDIAL DESIGN	Completed:	19830501
Assessment:	REMOVAL	Completed:	19830519
Assessment:	FINAL LISTING ON NPL	Completed:	19830908
Assessment:	REMEDIAL ACTION	Completed:	19841115
Assessment:	NPL RP SEARCH	Completed:	19841228
Assessment:	RI/FS WORKPLAN APPROVAL BY HQ	Completed:	19850402
Assessment:	PREPARATION OF COST DOCM PKGE	Completed:	19850913
Assessment:	COMBINED RI/FS	Completed:	19850930
Assessment:	RECORD OF DECISION	Completed:	19850930
Assessment:	TECHNICAL ASSISTANCE	Completed:	19850930
Assessment:	PREPARATION OF COST DOCM PKGE	Completed:	19870205
Assessment:	OTHER	Completed:	19880222
Assessment:	TECHNICAL ASSISTANCE	Completed:	19880412
Assessment:	DESIGN ASSISTANCE	Completed:	19880615
Assessment:	REMEDIAL DESIGN	Completed:	19880615
Assessment:	COMBINED RI/FS	Completed:	19880711
Assessment:	RECORD OF DECISION	Completed:	19880711
Assessment:	RD/RA NEGOTIATIONS	Completed:	19880728
Assessment:	Lodged By DOJ	Completed:	19880728
Assessment:	CONSENT DECREE	Completed:	19890929
Assessment:	REMOVAL ASSESSMENT	Completed:	19900831
Assessment:	ADMIN/VOLUNTARY COST RECOVERY	Completed:	19920831
Assessment:	REMOVAL ASSESSMENT	Completed:	19921223
Assessment:	Lodged By DOJ	Completed:	19930119
Assessment:	REMEDIAL DESIGN	Completed:	19930628
Assessment:	REGIONAL ATTORNEY ASSIGNED	Completed:	19930927
Assessment:	UNILATERAL ADMIN ORDER	Completed:	19930927
Assessment:	SECTION 107 LITIGATION	Completed:	19931115
Assessment:	RD/RA NEGOTIATIONS	Completed:	19931229
Assessment:	REMEDIAL ACTION	Completed:	19931229

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

LIPARI LANDFILL (Continued)

Database(s)

EDR ID Number
EPA ID Number

1000155391

Assessment:	Lodged By DOJ	Completed:	19940316
Assessment:	CONSENT DECREE	Completed:	19940415
Assessment:	REGIONAL ATTORNEY ASSIGNED	Completed:	19940901
Assessment:	Lodged By DOJ	Completed:	19950130
Assessment:	CONSENT DECREE	Completed:	19950517
Assessment:	CONSENT DECREE	Completed:	19960327
Assessment:	Lodged By DOJ	Completed:	19970101
Assessment:	CONSENT DECREE	Completed:	19970407
Assessment:	FIVE YEAR REMEDY ASSESSMENT	Completed:	19970903
Assessment:	Lodged By DOJ	Completed:	19981216
Assessment:	CONSENT DECREE	Completed:	19990211
Assessment:	TECHNICAL ASSISTANCE GRANT	Completed:	19990831

CERCLIS Site Status:

Not reported

CERCLIS Alias Name(s):

LIPARI LF NICK
LIPARI LANDFILL

NPL:

ID:	02NJ049
Date Listed:	9/08/83 (FINAL)
EPA/ID:	NJD980505416
Haz. Rank Score:	75.60
Status:	LISTED ON NPL
Rank:	1
Group:	1
Ownership:	Private
Permit:	Not reported
Site Activities:	Containers/Drums
Site Activities:	Landfill, Municipal
Site Activities:	Landfill, Comm./Indus.
Site Condition:	Contam. Ground Water
Waste Type:	Metals
Waste Type:	Pesticides
Waste Type:	Solvents
Waste Form:	Not reported
Contaminant:	Media Affected:
ARSENIC	Not reported
CADMIUM (CD)	Not reported
1,1,2-TRICHLOROETHYLENE (TCE)	Not reported
METHYLENE CHLORIDE	Ground Water
BIS(2-CHLOROETHYL)ETHER	Air, Ground and Surface Water
PHENOL	Surface Water
TOLUENE	Air, Ground and Surface Water
ETHYLBENZENE	Surface Water
LEAD (PB)	Surface Water
VINYL CHLORIDE	Not reported
CHLOROBENZENE	Air
BIS(2-CHLOROETHOXY)METHANE	Ground Water
1,2-DICHLOROETHANE	Ground and Surface Water
M-XYLENE	Air
MORE THAN 15 SUBSTANCES LISTED	Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

LIPARI LANDFILL (Continued)

1000155391

Distance to nearest Population:	Not reported
Population within a 1 Mile Radius:	Not reported
Population within a 2 Mile Radius:	Not reported
Population within a 4 Mile Radius:	More than 10,000 People
Vertical Distance to Aquifer:	Not reported
Ground Water Use:	Not Used as Drinking Water, Alternative Source Available
Distance to nearest Surface Water:	Not reported

ROD:

Full-text of USEPA Record of Decision(s) is available from EDR.

CONSENT:

Full-text of a consent decree on this site issued by a United States District Court is available from EDR.

SHWS:

Facility ID:	NJD980505416	Case ID:	NJD980505416
Case Status:	ACTIVE	Status Date:	12/22/1994
Contact:	BFCM-6		
Facility Status:	OPEN		
CEA/DER:	Not reported		

Facility ID:	NJD980505416	Case ID:	9702150
Case Status:	ACTIVE	Status Date:	02/26/1997
Contact:	BC		
Facility Status:	OPEN		
CEA/DER:	Not reported		

1
East
1/2-1
3927
Higher

DEPARTMENT OF PUBLIC WATER WORKS MONROE
1040 GLASSBORO RD / RTE 322
MONROE TOWNSHIP, NJ

SHWS

S103030326
N/A

SHWS:

Facility ID:	NJL800179566	Case ID:	0111908
Case Status:	ACTIVE	Status Date:	03/07/1996
Contact:	BUST		
Facility Status:	OPEN		
CEA/DER:	Not reported		

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)	Facility ID
MULLICA HILL	S104182016	MULLICA HILL GAS STOP	ROUTE 45 / CEDAR RD		LUST	99-09-30-1626-22
MULLICA HILL	S103912644	OASIS GARAGE	RTE 77 BRIDGETON PIKE		LUST	99-04-30-1056-27
MULLICA HILL	S103911804	MULLICA HILL SHELL/GULF	RTE 77 / 581		LUST	95-06-23-1038-10
MULLICA HILL ELK TWNST	U000372620	IRVINS	ROUTE 77 BRIDGETON PIKE	08062	UST	0229368
PITMAN	1000383357	HAUSMAN BUS SALES	N BROADWAY	08071	FINDS, RCRIS-LQG, SHWS	NJL800069940

DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
MULLICA HILL GAS STOP ROUTE 45 / CEDAR RD MULLICA HILL, NJ	LUST	S104182016 N/A
LUST: Facility ID: 99-09-30-1626-22 Facility Status: Assigned to a Program UST ID: 0067764 Lead Program Assigned to Case: Bureau of Underground Storage Tanks TMS Number: C98-2451 Remedial Level: B Case Manager: DSR Web Data Case Manager: Not reported		
OASIS GARAGE RTE 77 BRIDGETON PIKE MULLICA HILL, NJ	LUST	S103912644 N/A
LUST: Facility ID: 99-04-30-1056-27 Facility Status: Assigned to a Program UST ID: 0300683 Lead Program Assigned to Case: Bureau of Underground Storage Tanks TMS Number: N98-2901 Remedial Level: B Case Manager: SH Web Data Case Manager: Not reported		
MULLICA HILL SHELL/GULF RTE 77 / 581 MULLICA HILL, NJ	LUST	S103911804 N/A
LUST: Facility ID: 95-06-23-1038-10 Facility Status: Case Awaiting Assignment UST ID: 0003250 Lead Program Assigned to Case: Bureau of Field Operations - Initial Notice Section TMS Number: C93-3307; C93-3308 Remedial Level: Not reported Case Manager: Not reported Web Data Case Manager: Not reported		
IRVINS ROUTE 77 BRIDGETON PIKE MULLICA HILL ELK TWSHP, NJ 08062	UST	U000372620 N/A

DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
------	-------------	--------------------------------

IRVINS (Continued)

U000372620

UST:

Facility ID:	0229368	Facility Status:	Inactive
Install Date:	1/1/44 0:00:00	Facility Type:	B. COMMERCIAL/INDUSTRIAL
Unique Tank ID:	2.00	Owner Tank ID:	00P2
Operator:	Not reported		
Operator Address:	Not reported		
Owner:	FREDA IVINS		
Owner Address:	ROUTE 77 BRIDGETON PIKE MULLICA HILL ELK TWNSHP, NJ 08062		
Tank Capacity:	550.00 Gallons		
Tank Contents:	A. LEADED GASOLINE		
Tank Construction:	A. BARE STEEL		
Tank Structure:	A. SINGLE WALL		
Pipe Contents:	A. BARE STEEL		
Pipe Structure:	A. SINGLE WALL		
Over Fill Products:	No		
Spill Containment Around Fill Pipe:	No		
Tank Status:	G. REMOVED 1-21-92 C91-4316		
Date Tank Removed:	Not reported		
Date Tank Abandoned in Place:	Not reported		
Date Tank Taken Out of Service:	Not reported		
Date of Tank Sale or Transfer:	Not reported		
Tank Closure Number:	Not reported		
Tank ISRA Number:	Not reported		
Tank in Wellhead Protection Area:	Not reported		
Is Facility in Compliance Rules:	0		

Facility ID:	0229368	Facility Status:	Inactive
Install Date:	1/1/44 0:00:00	Facility Type:	B. COMMERCIAL/INDUSTRIAL
Unique Tank ID:	3.00	Owner Tank ID:	00P3
Operator:	Not reported		
Operator Address:	Not reported		
Owner:	FREDA IVINS		
Owner Address:	ROUTE 77 BRIDGETON PIKE MULLICA HILL ELK TWNSHP, NJ 08062		
Tank Capacity:	550.00 Gallons		
Tank Contents:	A. LEADED GASOLINE		
Tank Construction:	A. BARE STEEL		
Tank Structure:	A. SINGLE WALL		
Pipe Contents:	A. BARE STEEL		
Pipe Structure:	A. SINGLE WALL		
Over Fill Products:	No		
Spill Containment Around Fill Pipe:	No		
Tank Status:	G. REMOVED 1-21-92 C91-4316		
Date Tank Removed:	Not reported		
Date Tank Abandoned in Place:	Not reported		
Date Tank Taken Out of Service:	Not reported		
Date of Tank Sale or Transfer:	Not reported		
Tank Closure Number:	Not reported		
Tank ISRA Number:	Not reported		
Tank in Wellhead Protection Area:	Not reported		
Is Facility in Compliance Rules:	0		

DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
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IRVINS (Continued)

U000372620

Facility ID:	0229368	Facility Status:	Inactive
Install Date:	1/1/44 0:00:00	Facility Type:	B. COMMERCIAL/INDUSTRIAL
Unique Tank ID:	4.00	Owner Tank ID:	00P4
Operator:	Not reported		
Operator Address:	Not reported		
Owner:	FREDA IVINS		
Owner Address:	ROUTE 77 BRIDGETON PIKE MULLICA HILL ELK TWNSHP, NJ 08062		
Tank Capacity:	550.00 Gallons		
Tank Contents:	A. LEADED GASOLINE		
Tank Construction:	A. BARE STEEL		
Tank Structure:	A. SINGLE WALL		
Pipe Contents:	A. BARE STEEL		
Pipe Structure:	A. SINGLE WALL		
Over Fill Products:	No		
Spill Containment Around Fill Pipe:	No		
Tank Status:	G. REMOVED 1-21-92 C91-4316		
Date Tank Removed:	Not reported		
Date Tank Abandoned in Place:	Not reported		
Date Tank Taken Out of Service:	Not reported		
Date of Tank Sale or Transfer:	Not reported		
Tank Closure Number:	Not reported		
Tank ISRA Number:	Not reported		
Tank in Wellhead Protection Area:	Not reported		
Is Facility in Compliance Rules:	0		

Facility ID:	0229368	Facility Status:	Inactive
Install Date:	1/1/44 0:00:00	Facility Type:	B. COMMERCIAL/INDUSTRIAL
Unique Tank ID:	1.00	Owner Tank ID:	00P1
Operator:	Not reported		
Operator Address:	Not reported		
Owner:	FREDA IVINS		
Owner Address:	ROUTE 77 BRIDGETON PIKE MULLICA HILL ELK TWNSHP, NJ 08062		
Tank Capacity:	1000.00 Gallons		
Tank Contents:	A. LEADED GASOLINE		
Tank Construction:	A. BARE STEEL		
Tank Structure:	A. SINGLE WALL		
Pipe Contents:	A. BARE STEEL		
Pipe Structure:	A. SINGLE WALL		
Over Fill Products:	No		
Spill Containment Around Fill Pipe:	No		
Tank Status:	G. REMOVED 1-21-92 C91-4316		
Date Tank Removed:	Not reported		
Date Tank Abandoned in Place:	Not reported		
Date Tank Taken Out of Service:	Not reported		
Date of Tank Sale or Transfer:	Not reported		
Tank Closure Number:	Not reported		
Tank ISRA Number:	Not reported		
Tank in Wellhead Protection Area:	Not reported		
Is Facility in Compliance Rules:	0		

DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
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HAUSMAN BUS SALES
N BROADWAY
PITMAN, NJ 08071

FINDS	1000383357
RCRIS-LQG	NJD982797227
SHWS	

RCRIS:

Owner: GREYHOUND CORP
(212) 555-1212

Contact: GEORGE PELOSI
(609) 589-8200

Record Date: 10/31/1989

Classification: Large Quantity Generator

Used Oil Recyc: No

Violation Status: No violations found

SHWS:

Facility ID: NJL800069940

Case Status: ACTIVE

Contact: BFO-S

Facility Status: OPEN

CEA/DER: Not reported

Case ID: 940617184956

Status Date: 09/02/1994

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List

Source: EPA

Telephone: N/A

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC).

Date of Government Version: 02/04/00

Date Made Active at EDR: 03/15/00

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 02/07/00

Elapsed ASTM days: 37

Date of Last EDR Contact: 02/07/00

DELISTED NPL: NPL Deletions

Source: EPA

Telephone: N/A

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 11/08/99

Date Made Active at EDR: 03/15/00

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 02/07/00

Elapsed ASTM days: 37

Date of Last EDR Contact: 02/08/00

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA

Telephone: 703-413-0223

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 02/14/00

Date Made Active at EDR: 03/15/00

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/02/00

Elapsed ASTM days: 13

Date of Last EDR Contact: 02/28/00

CERCLIS-NFRAP: No Further Remedial Action Planned

Source: EPA

Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

Date of Government Version: 02/14/00

Date Made Active at EDR: 03/15/00

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/02/00

Elapsed ASTM days: 13

Date of Last EDR Contact: 02/28/00

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CORRACTS: Corrective Action Report

Source: EPA

Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 09/07/99

Date Made Active at EDR: 10/28/99

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 09/13/99

Elapsed ASTM days: 45

Date of Last EDR Contact: 03/13/00

RCRIS: Resource Conservation and Recovery Information System

Source: EPA/NTIS

Telephone: 800-424-9346

Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Date of Government Version: 12/22/99

Date Made Active at EDR: 03/23/00

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 01/07/00

Elapsed ASTM days: 76

Date of Last EDR Contact: 03/01/00

ERNS: Emergency Response Notification System

Source: EPA/NTIS

Telephone: 202-260-2342

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 01/06/00

Date Made Active at EDR: 02/08/00

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 01/31/00

Elapsed ASTM days: 8

Date of Last EDR Contact: 01/31/00

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System

Source: EPA/NTIS

Telephone: 800-424-9346

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/97

Database Release Frequency: Biennially

Date of Last EDR Contact: 12/20/99

Date of Next Scheduled EDR Contact: 03/20/00

CONSENT: Superfund (CERCLA) Consent Decrees

Source: EPA Regional Offices

Telephone: Varies

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: Varies

Database Release Frequency: Varies

Date of Last EDR Contact: Varies

Date of Next Scheduled EDR Contact: N/A

ROD: Records Of Decision

Source: NTIS

Telephone: 703-416-0223

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/31/99

Database Release Frequency: Annually

Date of Last EDR Contact: 04/10/00

Date of Next Scheduled EDR Contact: 07/10/00

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FINDS: Facility Index System/Facility Identification Initiative Program Summary Report

Source: EPA
Telephone: N/A

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 10/13/99
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/29/00
Date of Next Scheduled EDR Contact: 07/10/00

HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation
Telephone: 202-366-4526

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/30/99
Database Release Frequency: Annually

Date of Last EDR Contact: 03/15/00
Date of Next Scheduled EDR Contact: 04/24/00

MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/29/99
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/10/00
Date of Next Scheduled EDR Contact: 07/10/00

MINES: Mines Master Index File

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959

Date of Government Version: 08/01/98
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/03/00
Date of Next Scheduled EDR Contact: 07/03/00

NPL LIENS: Federal Superfund Liens

Source: EPA
Telephone: 205-564-4267

Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/91
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 02/24/00
Date of Next Scheduled EDR Contact: 05/22/00

PADS: PCB Activity Database System

Source: EPA
Telephone: 202-260-3936

PCB Activity Database. PADS identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 10/01/99
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 03/16/00
Date of Next Scheduled EDR Contact: 05/15/00

RAATS: RCRA Administrative Action Tracking System

Source: EPA
Telephone: 202-564-4104

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 03/13/00
Date of Next Scheduled EDR Contact: 06/12/00

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

TRIS: Toxic Chemical Release Inventory System

Source: EPA

Telephone: 202-260-1531

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/97

Database Release Frequency: Annually

Date of Last EDR Contact: 03/27/00

Date of Next Scheduled EDR Contact: 06/26/00

TSCA: Toxic Substances Control Act

Source: EPA

Telephone: 202-260-1444

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/94

Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 01/03/00

Date of Next Scheduled EDR Contact: 04/24/00

STATE OF NEW JERSEY ASTM STANDARD RECORDS

SHWS: Known Contaminated Sites in New Jersey Except Those Associated with Bureau of Underground Storage Sites (BUST)

Source: New Jersey Department of Environmental Protection

Telephone: 609-292-8761

The Known Contaminated Sites in New Jersey includes sites under the purview of the Site Remediation Program which have contamination present at levels greater than the applicable cleanup criteria for soil and/or groundwater standards. The sites appearing in Known Contaminated Sites in New Jersey are classified as either active, where the site is assigned to a specific remedial program area, or pending, where the site is awaiting assignment to a specific remedial program area. Sites where no further action (NFA) designation has been given are not included in this report unless there are other areas of identified contamination which have not been remediated. This report includes sites being remediated under all of the various regulatory programs administered by the Site Remediation Program such as: Federal Superfund Program, Federal Resource Conservation and Recovery Act (RCRA), New Jersey's Industrial Site Recovery Act (ISRA), New Jersey's Underground Storage of Hazardous Substances Act, New Jersey's Spill Compensation and Control Act, New Jersey's Solid Waste Management Act, New Jersey's Water Pollution Control Act.

Date of Government Version: 09/01/97

Date Made Active at EDR: 04/17/98

Database Release Frequency: Varies

Date of Data Arrival at EDR: 03/19/98

Elapsed ASTM days: 29

Date of Last EDR Contact: 12/28/99

LF: Solid Waste Facility Directory

Source: Department of Environmental Protection

Telephone: 609-984-6741

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 12/14/99

Date Made Active at EDR: 02/02/00

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 01/03/00

Elapsed ASTM days: 30

Date of Last EDR Contact: 03/06/00

LUST: Regulated UST Contamination Sites Listing

Source: New Jersey Department of Environmental Protection

Telephone: 609-292-8761

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 11/16/99

Date Made Active at EDR: 12/17/99

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 12/02/99

Elapsed ASTM days: 15

Date of Last EDR Contact: 03/28/00

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST: Underground Storage Tank Data

Source: Department of Environmental Protection
Telephone: 609-633-1455

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 09/15/99
Date Made Active at EDR: 10/18/99
Database Release Frequency: Annually

Date of Data Arrival at EDR: 09/15/99
Elapsed ASTM days: 33
Date of Last EDR Contact: 04/07/00

STATE OF NEW JERSEY ASTM SUPPLEMENTAL RECORDS

MAJOR: List of Major Facilities

Source: Department of Environmental Protection
Telephone: 609-292-1690

Major facilities means all facilities, located on one or more contiguous or adjacent properties owned or operated by the same person, having total combined storage capacity of 20,000 gallons or more for hazardous substances other than petroleum or petroleum products, or 200,000 gallons or more of hazardous substances of all kinds.

Date of Government Version: 02/01/99
Database Release Frequency: Biennially

Date of Last EDR Contact: 02/21/00
Date of Next Scheduled EDR Contact: 05/22/00

SPILLS: Spills

Source: Department of Environmental Protection
Telephone: 609-633-0898

Initial notification information of hazardous material incidents, where there is land contamination, reported to the Department of Environmental Protection's Environmental Action Line. The DEP has not conducted any investigation to determine its validity or accuracy.

Date of Government Version: 06/30/99
Database Release Frequency: Annually

Date of Last EDR Contact: 04/11/00
Date of Next Scheduled EDR Contact: 07/10/00

RELEASE: Hazardous Material Incident Database

Source: Department of Environmental Protection
Telephone: 604-633-0898

Hazardous material release. Initial notification information reported to the Department of Environmental Protection's Environmental Action Line and the office has not conducted any investigations to determine its validity or accuracy.

Date of Government Version: 06/30/99
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/11/00
Date of Next Scheduled EDR Contact: 07/10/00

PF: Publicly Funded Cleanups Site Status Report

Source: Department of Environmental Protection
Telephone: 609-292-9418

The report focuses on publicly funded cleanups and features progress achieved and underway at all sites that are being addressed by the NJDEP with public funds.

Date of Government Version: 06/30/97
Database Release Frequency: Annually

Date of Last EDR Contact: 02/28/00
Date of Next Scheduled EDR Contact: 05/29/00

CHROME: NJ CHROME

Source: Department of Environmental Protection
Telephone: 609-984-4071

Known chromate chemical production waste sites.

Date of Government Version: 06/23/99
Database Release Frequency: Annually

Date of Last EDR Contact: 03/15/00
Date of Next Scheduled EDR Contact: 06/12/00

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EDR PROPRIETARY DATABASES

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

Disclaimer Provided by Real Property Scan, Inc.

The information contained in this report has predominantly been obtained from publicly available sources produced by entities other than Real Property Scan. While reasonable steps have been taken to insure the accuracy of this report, Real Property Scan does not guarantee the accuracy of this report. Any liability on the part of Real Property Scan is strictly limited to a refund of the amount paid. No claim is made for the actual existence of toxins at any site. This report does not constitute a legal opinion.

HISTORICAL AND OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Oil/Gas Pipelines/Electrical Transmission Lines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines and electrical transmission lines.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in March 1997 from the U.S. Fish and Wildlife Service.

New Jersey State Wetlands

Source: New Jersey Department of Environmental Protection

This data was obtained by EDR in 1998 from the New Jersey Department of Environmental Protection.

Water Dams: National Inventory of Dams

Source: Federal Emergency Management Agency

Telephone: 202-646-2801

National computer database of more than 74,000 dams maintained by the Federal Emergency Management Agency.

GEOCHECK® - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

AGRICULTURAL PARCELS
ROUTE 55 / ROUTE 322
HARRISON, NJ 08062

TARGET PROPERTY COORDINATES

Latitude (North):	39.715801 - 39° 42' 56.9"
Longitude (West):	75.155098 - 75° 9' 18.4"
Universal Transverse Mercator:	Zone 18
UTM X (Meters):	486705.6
UTM Y (Meters):	4396016.5
State Plane X (Feet):	1862593.0
State Plane Y (Feet):	321790.2

EDR's GeoCheck Physical Setting Source Addendum has been developed to assist the environmental professional with the collection of physical setting source information in accordance with ASTM 1527-97, Section 7.2.3. Section 7.2.3 requires that a current USGS 7.5 Minute Topographic Map (or equivalent, such as the USGS Digital Elevation Model) be reviewed. It also requires that one or more additional physical setting sources be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to or from the property, and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial or customary practice, to assess the impact of migration of recognized environmental conditions in connection with the property. Such additional physical setting sources generally include information about the topographic, hydrologic, hydrogeologic, and geologic characteristics of a site, and wells in the area.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata. EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

USGS TOPOGRAPHIC MAP ASSOCIATED WITH THIS SITE

Target Property: 2439075-F2 PITMAN WEST, NJ
Source: USGS 7.5 min quad index

GENERAL TOPOGRAPHIC GRADIENT AT TARGET PROPERTY

Target Property: Undeterminable

Source: General Topographic Gradient has been determined from the USGS 1 Degree Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County
GLOUCESTER, NJ

FEMA Q3 Flood
Data Electronic Coverage
YES

Flood Plain Panel at Target Property:
Additional Panels in search area:

3402050003B / CBNP
3402070015B / CBPP
3402110005B / CBPP
3402030001B / CBPP
3402030003B / CBPP

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property
PITMAN WEST

NWI Electronic
Coverage
YES

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Site-Specific Hydrogeological Data*:

Search Radius: 2.0 miles
Location Relative to TP: 1/2 - 1 Mile ENE
Site Name: Lipari Landfill
Site EPA ID Number: NJD980505416
Surficial Aquifer Flow Dir.: TOWARD CHESTNUT BRANCH. THIS FLOW APPLIES TO GROUND WATER ON BOTH SIDES OF CHESTNUT BRANCH.
Measured Depth to Water: less than 20 feet.
Hydraulic Connection: A leaky clay layer separates the surficial and underlying intermediate aquifer. Several aquitards separate the intermediate and lower aquifers.
Sole Source Aquifer: No information about a sole source aquifer is available
Data Quality: Not reported

AQUIFLOW™

Search Radius: 2.000 Miles.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION	GENERAL DIRECTION
	FROM TP	GROUNDWATER FLOW
Not Reported		

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Geologic Code: Tm
Era: Cenozoic
System: Tertiary
Series: Miocene

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

*©1996 Site-specific hydrogeological data gathered by CERCLUS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained. Soils have intermediate water holding capacity. Depth to water table is more than 6 feet.

Corrosion Potential - Uncoated Steel: LOW

Depth to Bedrock Min: > 60 inches

Depth to Bedrock Max: > 60 inches

Soil Layer Information						
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)
	Upper	Lower		AASHTO Group	Unified Soil	
1	0 inches	8 inches	sandy loam	A-2-4	COURSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 6.00 Min: 0.60
2	8 inches	59 inches	gravelly - sandy loam	A-2-4	COURSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 6.00 Min: 0.20
3	59 inches	72 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COURSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 20.00 Min: 0.20

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: loamy sand
gravelly - sandy loam
sand
loam

Surficial Soil Types: loamy sand
gravelly - sandy loam
sand
loam

Shallow Soil Types: No Other Soil Types

Deeper Soil Types: stratified
gravelly - sandy loam

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

According to ASTM E 1527-97, Section 7.2.2, "one or more additional state or local sources of environmental records may be checked, in the discretion of the environmental professional, to enhance and supplement federal and state sources... Factors to consider in determining which local or additional state records, if any, should be checked include (1) whether they are reasonably ascertainable, (2) whether they are sufficiently useful, accurate, and complete in light of the objective of the records review (see 7.1.1), and (3) whether they are obtained, pursuant to local, good commercial or customary practice." One of the record sources listed in Section 7.2.2 is water well information. Water well information can be used to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	394252075093701	1/4 - 1/2 Mile WSW
2	394259075085301	1/4 - 1/2 Mile East
4	394236075100001	1/2 - 1 Mile WSW
A5	394316075100201	1/2 - 1 Mile WNW
6	394241075101101	1/2 - 1 Mile WSW
8	394219075095401	1/2 - 1 Mile SW
9	394328075083101	1/2 - 1 Mile NE

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A3	NJ0808300	1/2 - 1 Mile NW

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
7	NJ00000228	1/2 - 1 Mile NNW

This is a detailed map of a region in New Jersey, centered around a large circle. The map shows a network of roads including US HWY 322, STATE HWY 55, and various local roads like LAMBS RD, CEDAR AVE, and UNIVERSITY BLVD. Several locations are marked with 'W' in a circle, and a central area is marked with a star. An inset map in the bottom right corner shows the location of the main map area within the state of New Jersey.

-
- A horizontal scale bar with markings at 0, 1/2, 1, and 2 Miles.

CUSTOMER: Whitestone Associates, Inc.
CONTACT: Leighann Tivoli
INQUIRY #: 488857.1s
DATE: April 25, 2000 7:00 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

1

WSW

1/4 - 1/2 Mile
Higher

FED USGS

394252075093701

BASIC WELL DATA

Site Type:	Single well, other than collector or Ranney type		
Year Constructed:	1951	County:	Gloucester
Altitude:	140.00 ft.	State:	New Jersey
Well Depth:	150.00 ft.	Topographic Setting:	Not Reported
Depth to Water Table:	44.00 ft.	Prim. Use of Site:	Withdrawal of water
Date Measured:	Not Reported	Prim. Use of Water:	Industrial

2

East

1/4 - 1/2 Mile
Higher

FED USGS

394259075085301

BASIC WELL DATA

Site Type:	Single well, other than collector or Ranney type		
Year Constructed:	1980	County:	Gloucester
Altitude:	140.00 ft.	State:	New Jersey
Well Depth:	573.00 ft.	Topographic Setting:	Undulating
Depth to Water Table:	Not Reported	Prim. Use of Site:	Withdrawal of water
Date Measured:	Not Reported	Prim. Use of Water:	Irrigation

A3

NW

1/2 - 1 Mile
Higher

FRDS PWS

NJ0808300

PWS ID:	NJ0808300	PWS Status:	Active
Date Initiated:	March / 2082	Date Deactivated:	Not Reported
PWS Name:	RICHWOOD MANOR RICHWOOD MANOR RT 322 HARRISON TWP, NJ 08074		

Addressee / Facility: System Owner/Responsible Party
RICHWOOD MANOR
RT 322
RICHWOOD, NJ 08074

Facility Latitude:	39 43 21	Facility Longitude:	075 09 56
City Served:	HARRISON TWP		
Treatment Class:	Untreated	Population:	101 - 500 Persons

PWS currently has or had major violation(s) or enforcement: Yes

Violations information not reported.

ENFORCEMENT INFORMATION:

System Name:	RICHWOOD MANOR		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	1995-01-01 - 1995-03-31	Analytical Value:	00000000.00
Violation ID:	9568461	Enforcement ID:	9584326
Enforcement Date:	1995-05-10	Enf. Action:	State Formal NOV Issued

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

ENFORCEMENT INFORMATION:

System Name:	RICHWOOD MANOR		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	1995-04-01 - 1995-06-30	Analytical Value:	00000000.00
Violation ID:	9572883	Enforcement ID:	9585184
Enforcement Date:	1995-08-15	Enf. Action:	State Formal NOV Issued

4
WSW
1/2 - 1 Mile
Higher

FED USGS 394236075100001

BASIC WELL DATA

Site Type:	Single well, other than collector or Ranney type		
Year Constructed:	1955	County:	Gloucester
Altitude:	135.00 ft.	State:	New Jersey
Well Depth:	125.00 ft.	Topographic Setting:	Not Reported
Depth to Water Table:	26.00 ft.	Prim. Use of Site:	Withdrawal of water
Date Measured:	Not Reported	Prim. Use of Water:	Domestic

A5
WNW
1/2 - 1 Mile
Higher

FED USGS 394316075100201

BASIC WELL DATA

Site Type:	Single well, other than collector or Ranney type		
Year Constructed:	1967	County:	Gloucester
Altitude:	138.00 ft.	State:	New Jersey
Well Depth:	Not Reported	Topographic Setting:	Not Reported
Depth to Water Table:	Not Reported	Prim. Use of Site:	Withdrawal of water
Date Measured:	Not Reported	Prim. Use of Water:	Irrigation

6
WSW
1/2 - 1 Mile
Higher

FED USGS 394241075101101

BASIC WELL DATA

Site Type:	Single well, other than collector or Ranney type		
Year Constructed:	1950	County:	Gloucester
Altitude:	130.00 ft.	State:	New Jersey
Well Depth:	200.00 ft.	Topographic Setting:	Not Reported
Depth to Water Table:	45.00 ft.	Prim. Use of Site:	Destroyed
Date Measured:	09021950	Prim. Use of Water:	Unused

7
NNW
1/2 - 1 Mile
Higher

NJ WELLS NJ00000228

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Public Water Supply ID: 0810004
Well ID: 760
X Coordinate: 306404.1875
PWS Name: Mantua Twp MUA
USGS 7.5' Quadrangle: Pitman West NJ
Geologic Formation: Not Reported
Hydrologic Unit: Not Reported
Confinement Status: Not Reported

Permit Number: 00-00760
FIPS Code: 15050
Y Coordinate: 326338.71875

8
SW
1/2 - 1 Mile
Higher

FED USGS 394219075095401

BASIC WELL DATA

Site Type:	Single well, other than collector or Ranney type		
Year Constructed:	1952	County:	Gloucester
Altitude:	141.00 ft.	State:	New Jersey
Well Depth:	51.00 ft.	Topographic Setting:	Not Reported
Depth to Water Table:	27.00 ft.	Prim. Use of Site:	Withdrawal of water
Date Measured:	09201952	Prim. Use of Water:	Stock

9
NE
1/2 - 1 Mile
Higher

FED USGS 394328075083101

BASIC WELL DATA

Site Type:	Single well, other than collector or Ranney type		
Year Constructed:	1966	County:	Gloucester
Altitude:	100.00 ft.	State:	New Jersey
Well Depth:	Not Reported	Topographic Setting:	Not Reported
Depth to Water Table:	Not Reported	Prim. Use of Site:	Withdrawal of water
Date Measured:	Not Reported	Prim. Use of Water:	Irrigation

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

RADON

AREA RADON INFORMATION

EPA Radon Zone for GLOUCESTER County: 2

Note: Zone 1 indoor average level > 4 pCi/L.

: Zone 2 indoor average level ≥ 2 pCi/L and ≤ 4 pCi/L.

: Zone 3 indoor average level < 2 pCi/L.

Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in March 1997 from the U.S. Fish and Wildlife Service.

New Jersey State Wetlands

Source: New Jersey Department of Environmental Protection

This data was obtained by EDR in 1998 from the New Jersey Department of Environmental Protection.

HYDROGEOLOGIC INFORMATION

AQUIFLOWTM Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the national Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-260-2805

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-260-2805

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: In November 1971 the United States Geological Survey (USGS) implemented a national water resource information tracking system. This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on more than 900,000 wells, springs, and other sources of groundwater.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STATE RECORDS

New Jersey Public-Community Water-Supply Wells

Source: New Jersey Department of Environmental Protection
Telephone: 609-292-5550

New Jersey Radon Tier Assignment Report

Source: Department of Environmental Protection

The DEP's tier system classifies municipalities as having high, moderate or low potential for indoor radon problems based on the percentage of homes with radon concentrations greater than or equal to 4 picocuries/liter (pCi/l).

RADON


Area Radon Information: The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones: Sections 307 & 309 of IRRA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration



APPENDIX 3

FOIA Requests, Responses & Records of Communication



May 3, 2000

776 MOUNTAIN BOULEVARD
WATCHUNG, NJ 07060
908.668.7777
908.754.5936 FAX

GWYNEDD CORPORATE CENTER
1120 WELSH ROAD
SUITE 200
NORTH WALES, PA 19454
215.393.8200
215.393.8574 FAX

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
Office of Legal Affairs
401 East State Street, 4th Floor
Trenton, New Jersey 08625-0402
(609) 777-4262 (tel.)

Attention: Ida Marie Englehardt
Freedom of Information Act Officer

Sent by regular mail

Regarding:

**AGRICULTURAL PARCEL
BLOCK 2.01, LOT 3
OWNER: C. EVANS NEALE
MULLICA HILL ROAD**

**PUBLIC PROPERTY
BLOCK 2.01, LOT 2
OWNER: STATE OF NEW JERSEY
MULLICA HILL ROAD**

**AGRICULTURAL PARCEL
BLOCK 2.01, LOT 1
OWNER: C. EVANS AND CAROL M. NEALE
MULLICA HILL ROAD**

**HARRISON TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY
REQUEST FOR INFORMATION AND ACCESS TO PUBLIC FILES
WHITESTONE PROJECT NO.: WJ00-3174**

Dear Ms. Englehardt:

Whitestone Associates, Inc. is conducting a Phase I Environmental Site Assessment at the above-referenced location. Pursuant to the Freedom of Information Act, Whitestone requests the opportunity to access, review, and copy any available files addressing or pertinent to environmental investigations, underground storage tanks (USTs), corrective actions, contaminant releases, incidents, fires, hazardous materials storage, citations, notices of violation, or other areas of concern at the above referenced property.

I appreciate your prompt attention to these matters, and would like to establish a date to access and review any site files as soon as possible. Please contact me at (908) 668-7777 with any questions regarding this request.



Sincerely,

WHITESTONE ASSOCIATES, INC.

Leighann Tivoli

Leighann Tivoli
Project Coordinator

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WHITESTONE
ASSOCIATES, INC.

May 3, 2000

776 MOUNTAIN BOULEVARD
WATCHUNG, NJ 07060
908.668.7777
908.754.5936 FAX

GWYNEDD CORPORATE CENTER
1120 WELSH ROAD
SUITE 200
NORTH WALES, PA 19454
215.393.8200
215.393.8574 FAX

HARRISON TOWNSHIP BOARD OF HEALTH

114 Bridgeton Pike
Mullica Hill, New Jersey 08062
(856) 478-4111 (tel.)

Attention: Leona Ballinger
Municipal Health Clerk

Sent by regular mail

Regarding:

**AGRICULTURAL PARCEL
BLOCK 2.01, LOT 3
OWNER: C. EVANS NEALE
MULLICA HILL ROAD**

**PUBLIC PROPERTY
BLOCK 2.01, LOT 2
OWNER: STATE OF NEW JERSEY
MULLICA HILL ROAD**

**AGRICULTURAL PARCEL
BLOCK 2.01, LOT 1
OWNER: C. EVANS AND CAROL M. NEALE
MULLICA HILL ROAD**

**HARRISON TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY
REQUEST FOR INFORMATION AND ACCESS TO PUBLIC FILES
WHITESTONE PROJECT NO.: WJ00-3174**

Dear Ms. Ballinger:

Whitestone Associates, Inc. is conducting a Phase I Environmental Site Assessment at the above-referenced location. Pursuant to the Freedom of Information Act, Whitestone requests the opportunity to access, review, and copy any available files addressing or pertinent to environmental investigations, underground storage tanks (USTs), corrective actions, contaminant releases, incidents, fires, hazardous materials storage, citations, notices of violation, or other areas of concern at the above referenced property.

I appreciate your prompt attention to these matters, and would like to establish a date to access and review any site files as soon as possible. Please contact me at (908) 668-7777 with any questions regarding this request.



Sincerely,

WHITESTONE ASSOCIATES, INC.

Leighann Tivoli

Leighann Tivoli
Project Coordinator

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May 3, 2000

776 MOUNTAIN BOULEVARD
WATCHUNG, NJ 07060
908.668.7777
908.754.5936 FAX

GWYNEDD CORPORATE CENTER
1120 WELSH ROAD
SUITE 200
NORTH WALES, PA 19454
215.393.8200
215.393.8574 FAX

GLOUCESTER COUNTY DEPARTMENT OF HEALTH
160 Fries Mill Road
Turnersville, New Jersey 08012
(609) 262-4100 (tel.)

Attention: Don Schneider
Environmental Coordinator

Sent by regular mail

Regarding:

**AGRICULTURAL PARCEL
BLOCK 2.01, LOT 3
OWNER: C. EVANS NEALE
MULLICA HILL ROAD**

**PUBLIC PROPERTY
BLOCK 2.01, LOT 2
OWNER: STATE OF NEW JERSEY
MULLICA HILL ROAD**

**AGRICULTURAL PARCEL
BLOCK 2.01, LOT 1
OWNER: C. EVANS AND CAROL M. NEALE
MULLICA HILL ROAD**

**HARRISON TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY
REQUEST FOR INFORMATION AND ACCESS TO PUBLIC FILES
WHITESTONE PROJECT NO.: WJ00-3174**

Dear Mr. Schneider:

Whitestone Associates, Inc. is conducting a Phase I Environmental Site Assessment at the above-referenced location. Pursuant to the Freedom of Information Act, Whitestone requests the opportunity to access, review, and copy any available files addressing or pertinent to environmental investigations, underground storage tanks (USTs), corrective actions, contaminant releases, incidents, fires, hazardous materials storage, citations, notices of violation, or other areas of concern at the above referenced property.

I appreciate your prompt attention to these matters, and would like to establish a date to access and review any site files as soon as possible. Please contact me at (908) 668-7777 with any questions regarding this request.



Sincerely,

WHITESTONE ASSOCIATES, INC.

Leighann Tivoli

Leighann Tivoli
Project Coordinator

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WHITESTONE
ASSOCIATES, INC.

May 3, 2000

776 MOUNTAIN BOULEVARD
WATCHUNG, NJ 07060
908.668.7777
908.754.5936 FAX

GWYNEDD CORPORATE CENTER
1120 WELSH ROAD
SUITE 200
NORTH WALES, PA 19454
215.393.8200
215.393.8574 FAX

HARRISON TOWNSHIP FIRE COMPANY

114 Bridgeton Pike
Mullica Hill, New Jersey 08062
(856) 478-6522 (tel.)

Attention: Jeffery Kier
Construction and Fire Company Official

Sent by regular mail

Regarding:

**AGRICULTURAL PARCEL
BLOCK 2.01, LOT 3
OWNER: C. EVANS NEALE
MULLICA HILL ROAD**

**PUBLIC PROPERTY
BLOCK 2.01, LOT 2
OWNER: STATE OF NEW JERSEY
MULLICA HILL ROAD**

**AGRICULTURAL PARCEL
BLOCK 2.01, LOT 1
OWNER: C. EVANS AND CAROL M. NEALE
MULLICA HILL ROAD**

**HARRISON TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY
REQUEST FOR INFORMATION AND ACCESS TO PUBLIC FILES
WHITESTONE PROJECT NO.: WJ00-3174**

Dear Mr. Kier:

Whitestone Associates, Inc. is conducting a Phase I Environmental Site Assessment at the above-referenced location. Pursuant to the Freedom of Information Act, Whitestone requests the opportunity to access, review, and copy any available files addressing or pertinent to environmental investigations, underground storage tanks (USTs), corrective actions, contaminant releases, incidents, fires, hazardous materials storage, citations, notices of violation, or other areas of concern at the above referenced property.

I appreciate your prompt attention to these matters, and would like to establish a date to access and review any site files as soon as possible. Please contact me at (908) 668-7777 with any questions regarding this request.



Sincerely,

WHITESTONE ASSOCIATES, INC.

Leighann Tivoli

Leighann Tivoli
Project Coordinator

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WHITESTONE
ASSOCIATES, INC.

776 MOUNTAIN BOULEVARD
WATCHUNG, NJ 07060
908.668.7777
908.754.5936 FAX

GWYNEDD CORPORATE CENTER
1120 WELSH ROAD
SUITE 200
NORTH WALES, PA 19454
215.393.8200
215.393.8574 FAX

May 3, 2000

HARRISON TOWNSHIP CONSTRUCTION OFFICE
114 Bridgeton Pike
Mullica Hill, New Jersey 08062
(856) 478-6522 (tel.)

Attention: Susan Champion
Construction Control Officer

Sent by regular mail

Regarding:

AGRICULTURAL PARCEL
BLOCK 2.01, LOT 3
OWNER: C. EVANS NEALE
MULLICA HILL ROAD

PUBLIC PROPERTY
BLOCK 2.01, LOT 2
OWNER: STATE OF NEW JERSEY
MULLICA HILL ROAD

AGRICULTURAL PARCEL
BLOCK 2.01, LOT 1
OWNER: C. EVANS AND CAROL M. NEALE
MULLICA HILL ROAD

HARRISON TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY
REQUEST FOR INFORMATION AND ACCESS TO PUBLIC FILES
WHITESTONE PROJECT NO.: WJ00-3174

Dear Ms. Champion:

Whitestone Associates, Inc. is conducting a Phase I Environmental Site Assessment at the above-referenced location. Pursuant to the Freedom of Information Act, Whitestone requests the opportunity to access, review, and copy any available files addressing or pertinent to environmental investigations, underground storage tanks (USTs), corrective actions, contaminant releases, incidents, fires, hazardous materials storage, citations, notices of violation, or other areas of concern at the above referenced property.

I appreciate your prompt attention to these matters, and would like to establish a date to access and review any site files as soon as possible. Please contact me at (908) 668-7777 with any questions regarding this request.

ENVIRONMENTAL & GEOTECHNICAL ENGINEERS & CONSULTANTS



Sincerely,

WHITESTONE ASSOCIATES, INC.

Leighann Tivoli

Leighann Tivoli
Project Coordinator

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Whitestone Associates, Inc.

776 Mountain Boulevard • Watchung, New Jersey 07060

Phone (908) 668-7777 • Fax (908) 754-5936

TELEPHONE CONVERSATION RECORD OF COMMUNICATION

Subject Property:	Agricultural and Residential Parcels	Project# WJ00-3174
Location:	NJSH Route 55 Harrison Twp., Gloucester County, New Jersey	
Communication with:	Susan Champion, Construction Control Officer	
of:	Harrison Twp Construction Office	
Location:	114 Bridgeton Pike Mullica Hill, New Jersey 08062	Phone:(856) 478-6522
Recorded by:	Peter Kondak	of: WAINJ
Time:	4:20 PM	Date: 5/8/00
Re:	Interview for Records regarding the subject property.	

Summary of Communication: Whitestone contacted the Harrison Township Construction Office on May 8, 2000 to obtain records regarding the subject property. According to Ms. Champion, Construction Control Officer, the three parcels which encompass the subject property historically have been used for agricultural purposes. Ms. Champion stated that her office has a record for the building of a fruit stand in 1995 for Block 2.01, Lot 1. No further information or records were available from this office.

Follow-Up Required: _____

ENVIRONMENTAL & GEOTECHNICAL ENGINEERS & CONSULTANTS

Whitestone Associates, Inc.
776 Mountain Boulevard • Watchung, New Jersey 07060
Phone (908) 668-7777 • Fax (908) 754-5936

TELEPHONE CONVERSATION RECORD OF COMMUNICATION

Subject Property:	Agricultural and Residential Parcels		Project# WJ00-3174
Location:	NJSH Route 55 Harrison Twp., Gloucester County, New Jersey		
Communication with:	Kim Jaworski, Assessor Clerk		
of:	Harrison Twp Tax Assessor's Office		
Location:	114 Bridgeton Pike Mullica Hill, New Jersey 08062	Phone: 856-223-9053	
Recorded by:	Peter Kondak	of: WAINJ	
Time:	10:15 AM	Date: 5/3/00	
Re:	Interview for Records regarding the subject property.		

Summary of Communication: Whitestone contacted the Harrison Township Assessor's Office on May 3, 2000 to obtain ownership records of the subject property. According to Ms. Jaworski, Assessor Clerk, Block 2.01 Lot 1 is currently owned by C. Evans and Carol M. Neale, 690 Mullica Hill Road, Glassboro, New Jersey. Block 2.01, Lot 2 is currently owned by the State of New Jersey, 1035 Parkway Ave, Ewing Twp., NJ. Block 2.01, Lot 3 is also currently owned by C. Evans Neale. Ms. Jaworski stated that all of the parcels were owned by their current owners since at least 1992. Her records did not extend before that. The three parcel are located on Mullica Hill Road. No further information was available from this office.

Follow-Up Required: _____

Whitestone Associates, Inc.
776 Mountain Boulevard • Watchung, New Jersey 07060
Phone (908) 668-7777 • Fax (908) 754-5936

TELEPHONE CONVERSATION RECORD OF COMMUNICATION

Subject Property:	Agricultural and Residential Parcels		Project# WJ00-3174
Location:	NJSH Route 55 Harrison Twp., Gloucester County, New Jersey		
Communication with:	Leona Ballinger, Municipal Health Clerk		
of:	Harrison Twp Board of Health		
Location:	114 Bridgeton Pike Mullica Hill, New Jersey 08062	Phone: (856) 478-4111	
Recorded by:	Peter Kondak	of: WAINJ	
Time:	4:40 PM	Date: 5/8/00	
Re:	Interview for Records regarding the subject property.		


Summary of Communication: Whitestone contacted the Harrison Township Board of Health on May 8, 2000 to obtain records regarding the subject property. According to Ms. Ballinger, Municipal Health Clerk, her office has no records for the subject property. No further information was available from this office.

Follow-Up Required: _____

— ENVIRONMENTAL & GEOTECHNICAL ENGINEERS & CONSULTANTS —

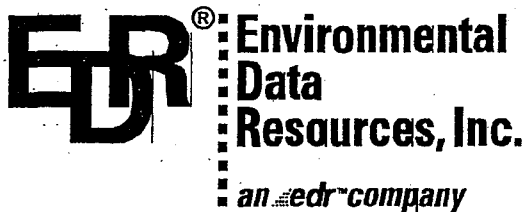


**Additional FOIA response
information will be supplied
in a supplemental report
when, and if, it becomes available.**



APPENDIX 4

Sanborn Fire Insurance Map Documentation



"Linking Technology with Tradition"

Sanborn™ Map Report

Ship to: Leighann Tivoli

Whitestone Associates, Inc.

776 Mountain Boulevard

Watchung, NJ 07060

Order Date: 4/25/2000

Completion Date: 04/25/2000

Inquiry #: 488857.2S

P.O. #: na

Site Name: Agricultural Parcels

Address: Route 55 / Route 322

City/State: Harrison, NJ 08028

1018874DAS

908-668-7777

Cross Streets:

This document reports that the largest and most complete collection of Sanborn fire insurance maps has been reviewed based on client-supplied information, and fire insurance maps depicting the target property at the specified address were not identified.

NO COVERAGE

All maps provided pursuant to a Sanborn™ Map Report are currently reproducible of fire insurance maps owned or licensed by Environmental Data Resources, Inc. NO WARRANTY, EXPRESSED OR IMPLIED IS MADE WHATSOEVER. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, WARRANTIES AS TO ACCURACY, VALIDITY, COMPLETENESS, SUITABILITY, CONDITION, QUALITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR USE OR PURPOSE WITH RESPECT TO THE REPORT, THE MAPS, THE INFORMATION CONTAINED THEREIN, OR THE RESULTS OF A SEARCH OR OTHERWISE. ALL RISK IS ASSUMED BY THE USER. Environmental Data Resources, Inc. assumes no liability to any party for any loss or damage whether arising out of errors or omissions, negligence, accident or any other cause. In no event shall Environmental Data Resources, Inc., its affiliates or agents, be liable to anyone for special, incidental, consequential or exemplary damages.

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APPENDIX 5

Aerial Photographs



TITLE:

1965 Aerial Photograph

CLIENT:

BOHLER ENGINEERING, P.C.
776 Mountain Boulevard
Watchung, New Jersey 07060

WHITESTONE ASSOCIATES, INC.

776 MOUNTAIN BOULEVARD
WATCHUNG, NEW JERSEY 07060
908.668.7777 ♦ 908.754.5936 FAX

PROJECT:

PROP. WAL*MART & SHOPPING CENTER
N.J.S.H. Route 55
Harrison, Gloucester County, New Jersey

PROJECT #:

WJ00-3174

BY:

DVRPC

PROJ. MGR.

TKU

DATE:

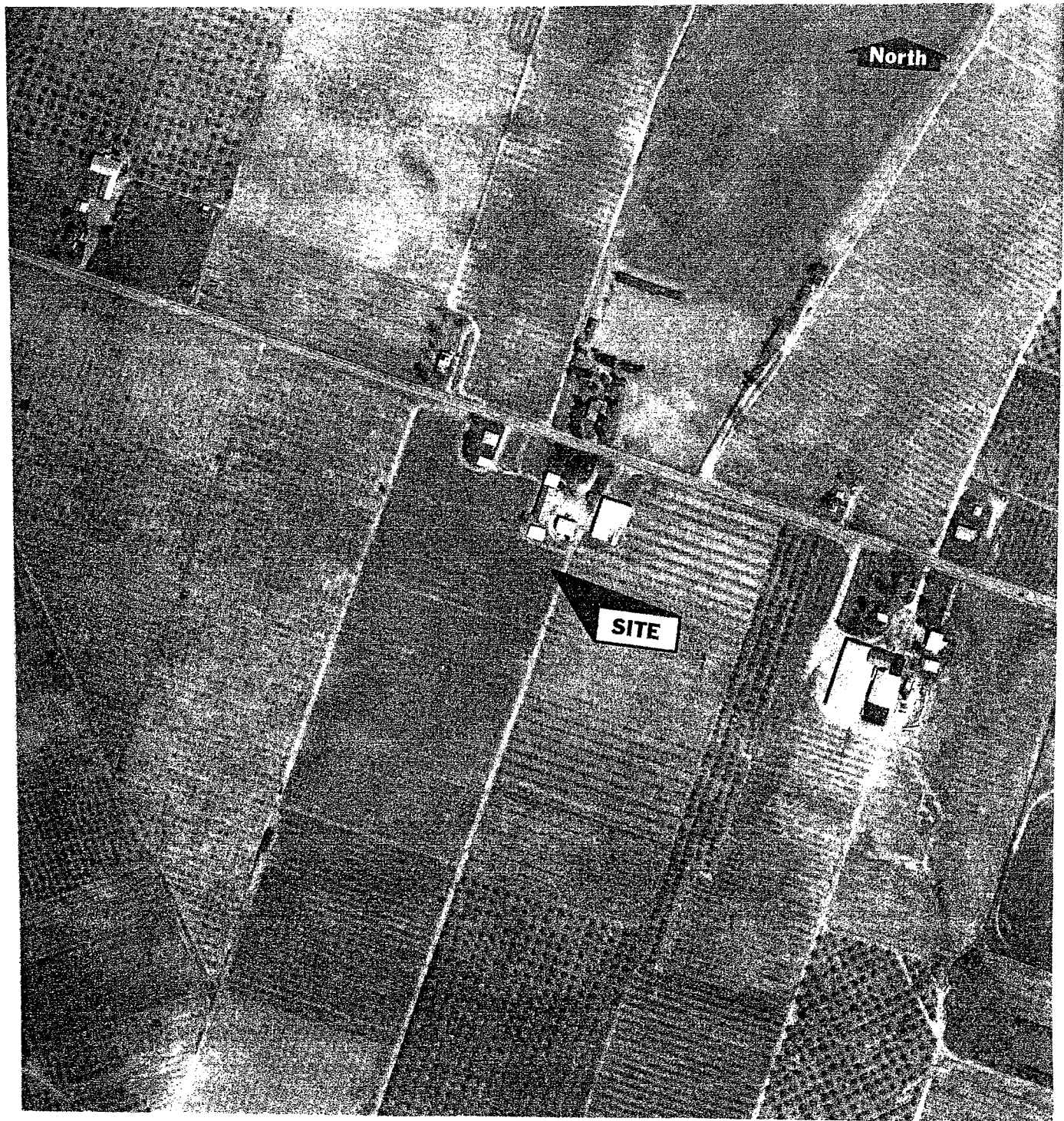
05/08/00

SCALE:

1" = 400'

FIGURE:

AP-1



TITLE: 1970 Aerial Photograph

CLIENT: BOHLER ENGINEERING, P.C.
776 Mountain Boulevard
Watchung, New Jersey 07060

WHITESTONE ASSOCIATES, INC.

776 MOUNTAIN BOULEVARD
WATCHUNG, NEW JERSEY 07060
908.668.7777 ♦ 908.754.5936 FAX

PROJECT: PROP. WAL*MART & SHOPPING CENTER
N.J.S.H. Route 55
Harrison, Gloucester County, New Jersey

PROJECT #:
WJ00-3174

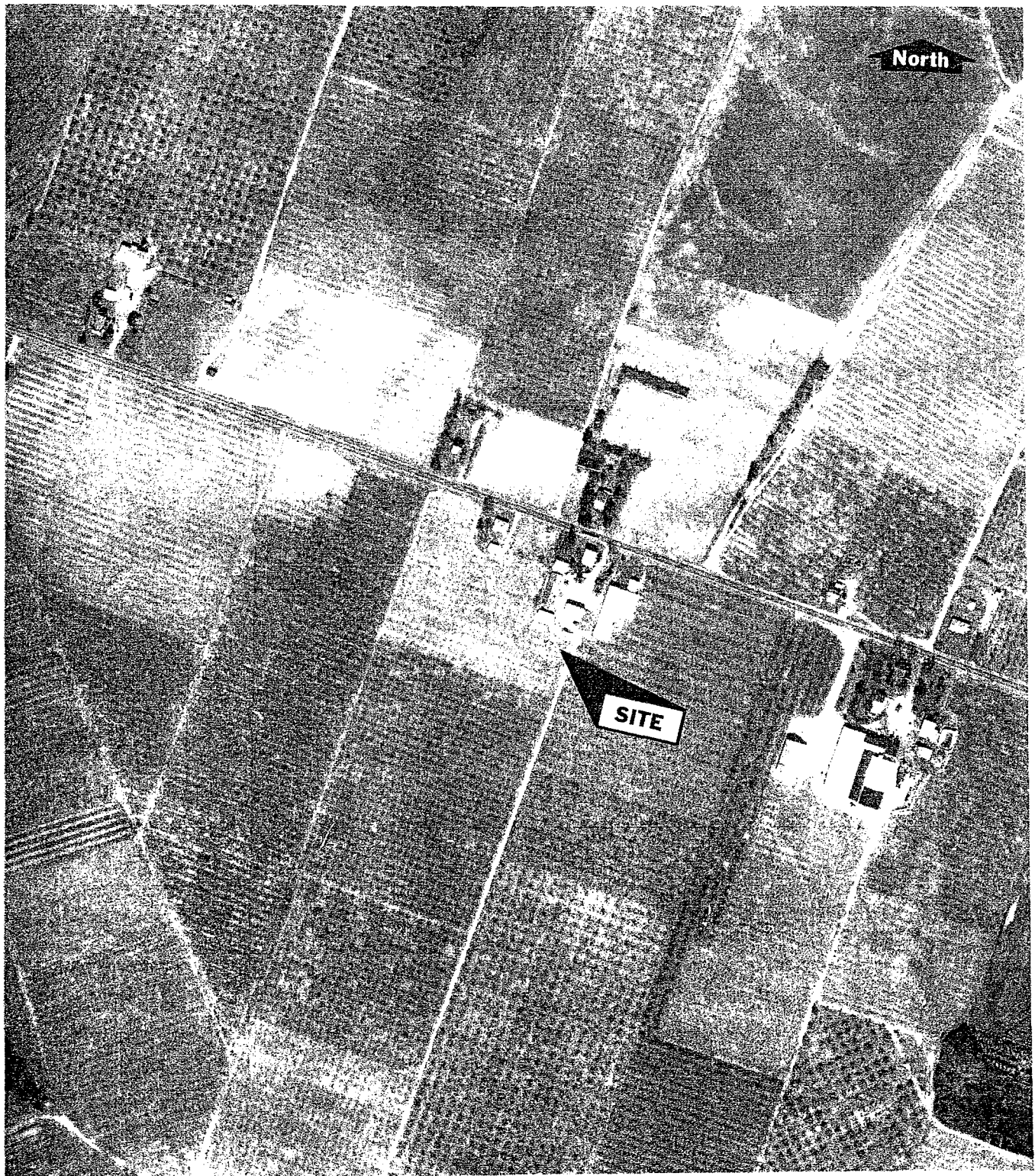
BY:
DVRPC

PROJ. MGR.
TKU

DATE:
05/08/00

SCALE:
1" = 400'

FIGURE:
AP-2



TITLE: 1975 Aerial Photograph		WHITESTONE ASSOCIATES, INC. 776 MOUNTAIN BOULEVARD WATCHUNG, NEW JERSEY 07060 908.668.7777 ♦ 908.754.5936 FAX											
CLIENT: BOHLER ENGINEERING, P.C. 776 Mountain Boulevard Watchung, New Jersey 07060													
PROJECT:	PROP. WAL*MART & SHOPPING CENTER N.J.S.H. Route 55 Harrison, Gloucester County, New Jersey	PROJECT #:	WJ00-3174	BY:	DVRPC	PROJ. MGR.	TKU	DATE:	05/08/00	SCALE:	1" = 400'	FIGURE:	AP-3



TITLE: 1980 Aerial Photograph

CLIENT: BOHLER ENGINEERING, P.C.
776 Mountain Boulevard
Watchung, New Jersey 07060

WHITESTONE ASSOCIATES, INC.

776 MOUNTAIN BOULEVARD
WATCHUNG, NEW JERSEY 07060
908.668.7777 ♦ 908.754.5936 FAX

PROJECT: PROP. WAL*MART & SHOPPING CENTER
N.J.S.H. Route 55
Harrison, Gloucester County, New Jersey

PROJECT #:
WJ00-3174

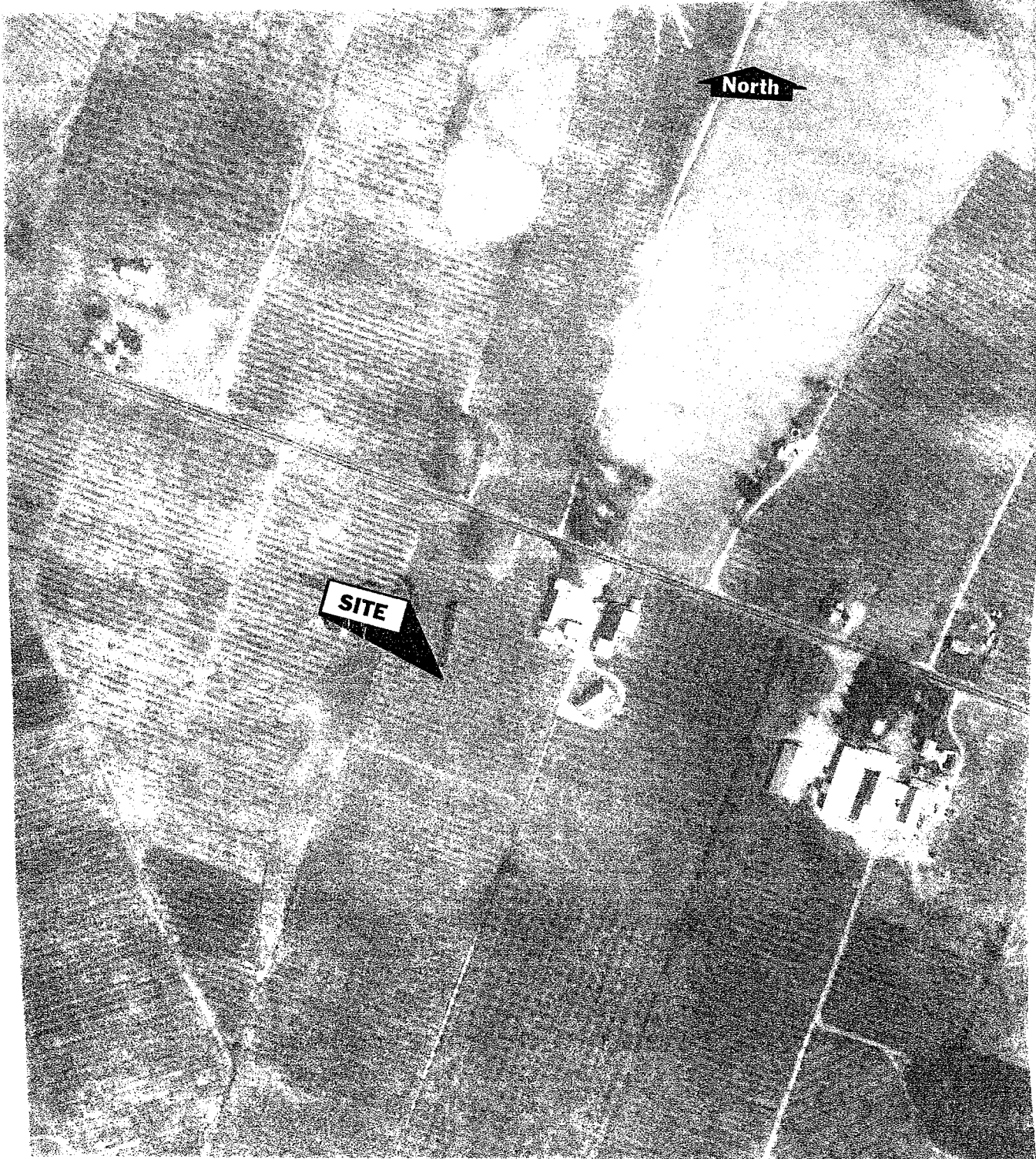
BY:
GCPD

PROJ. MGR.
TKU

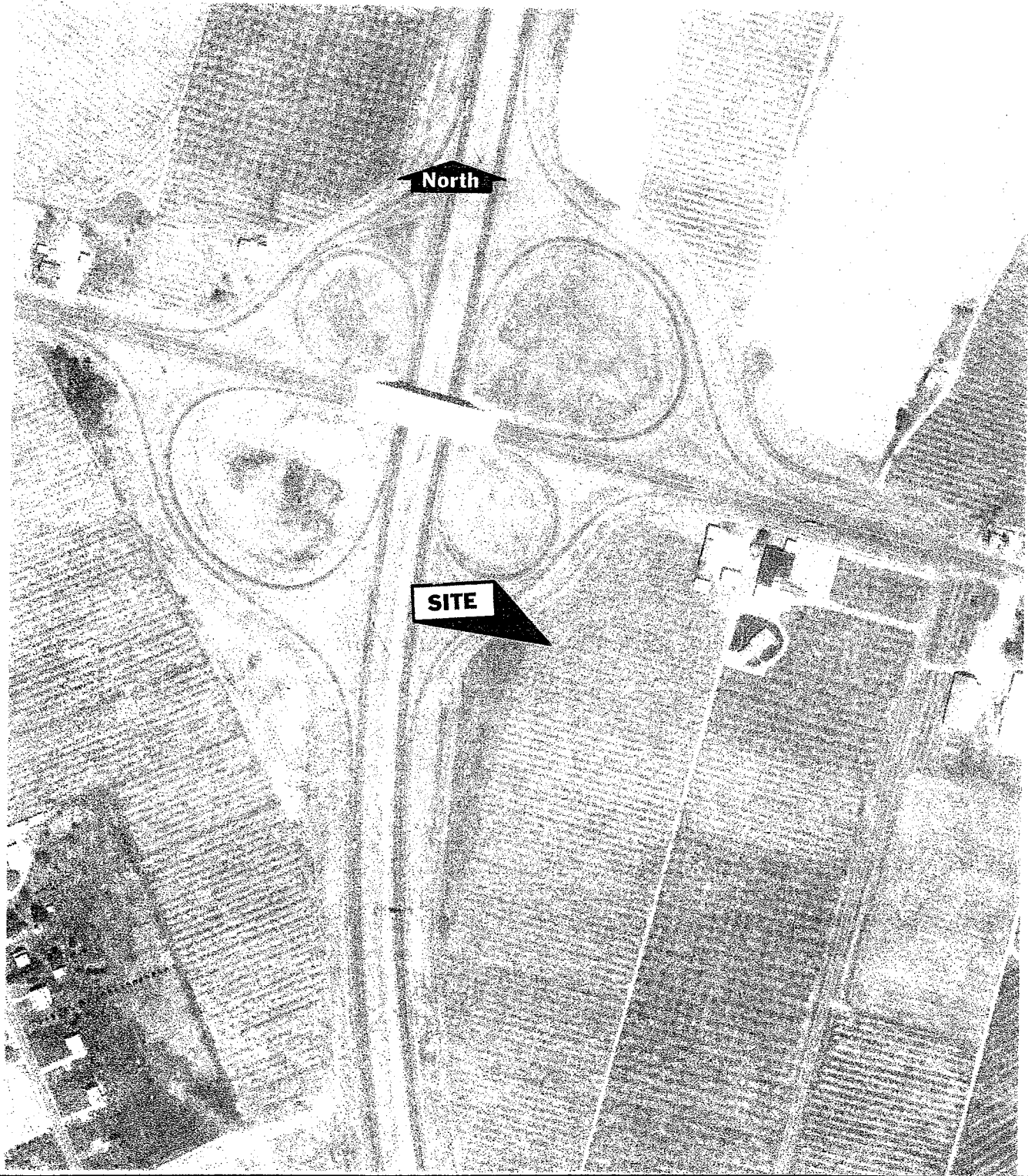
DATE:
05/08/00

SCALE:
1" = 400'

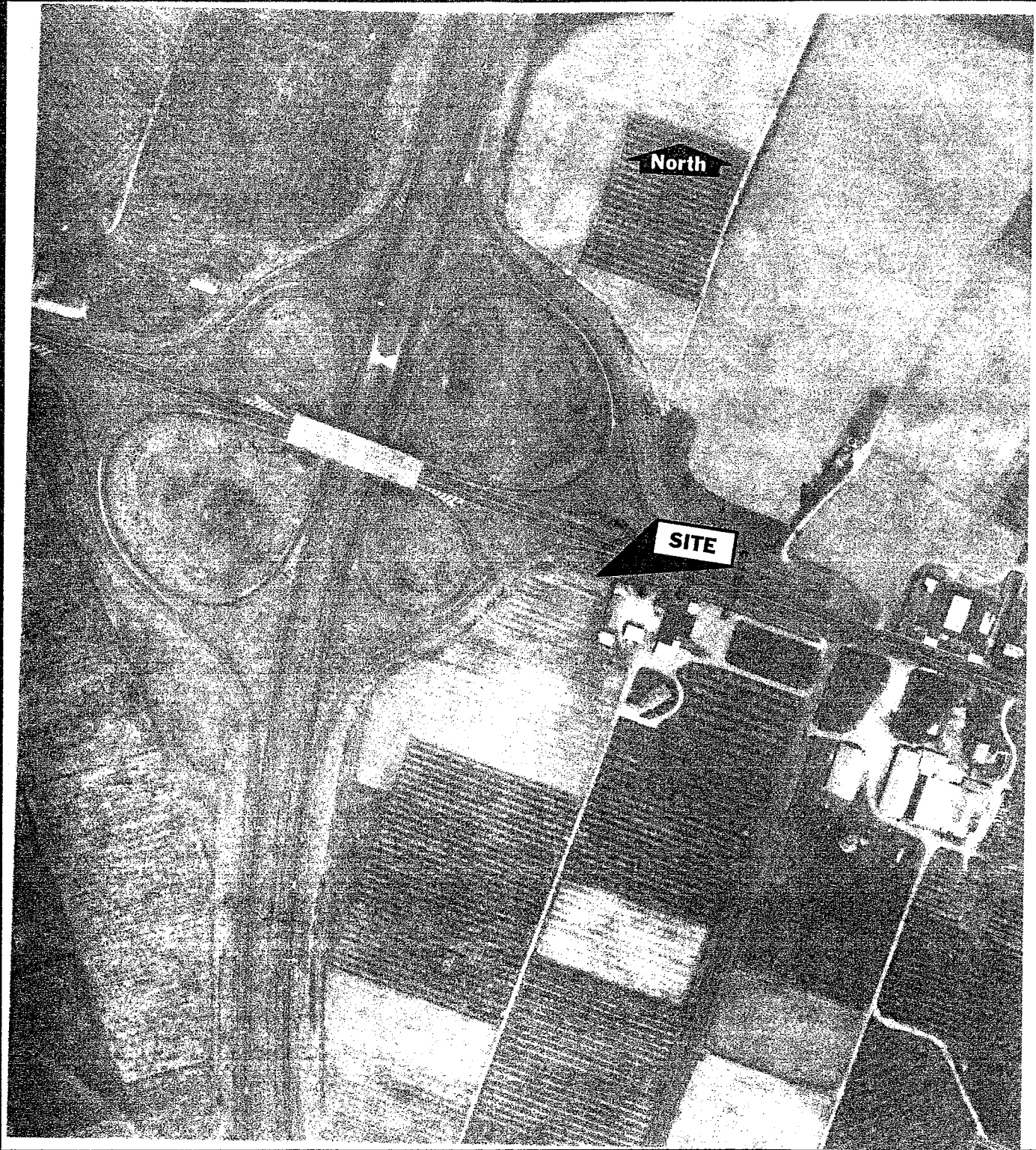
FIGURE:
AP-4



TITLE: 1985 Aerial Photograph		WHITESTONE ASSOCIATES, INC. 776 MOUNTAIN BOULEVARD WATCHUNG, NEW JERSEY 07060 908.668.7777 ♦ 908.754.5936 FAX						
CLIENT: BOHLER ENGINEERING, P.C. 776 Mountain Boulevard Watchung, New Jersey 07060								
PROJECT:	PROP. WAL*MART & SHOPPING CENTER N.J.S.H. Route 55 Harrison, Gloucester County, New Jersey	PROJECT #:	WJ00-3174	BY:	PROJ. MGR.	DATE:	SCALE:	FIGURE:
				GCPD	TKU	05/08/00	1" = 400'	AP-5



TITLE: 1990 Aerial Photograph		WHITESTONE ASSOCIATES, INC. 776 MOUNTAIN BOULEVARD WATCHUNG, NEW JERSEY 07060 908.668.7777 ♦ 908.754.5936 FAX					
CLIENT: BOHLER ENGINEERING, P.C. 776 Mountain Boulevard Watchung, New Jersey 07060							
PROJECT:	PROP. WAL*MART & SHOPPING CENTER N.J.S.H. Route 55 Harrison, Gloucester County, New Jersey	PROJECT #:	BY:	PROJ. MGR.	DATE:	SCALE:	FIGURE:
		WJ00-3174	GCPD	TKU	05/08/00	1" = 400'	AP-6



TITLE: 1995 Aerial Photograph

CLIENT: BOHLER ENGINEERING, P.C.
776 Mountain Boulevard
Watchung, New Jersey 07060

WHITESTONE ASSOCIATES, INC.

776 MOUNTAIN BOULEVARD
WATCHUNG, NEW JERSEY 07060
908.668.7777 ♦ 908.754.5936 FAX

PROJECT: PROP. WAL*MART & SHOPPING CENTER
N.J.S.H. Route 55
Harrison, Gloucester County, New Jersey

PROJECT #:
WJ00-3174

BY:
GCPD

PROJ. MGR.
TKU

DATE:
05/08/00

SCALE:
1" = 400'

FIGURE:
AP-7

APPENDIX 6

Transaction Screen Process Questionnaire

Site Inspection Date: April 28, 2000

Whitestone Project No.: WJ00-3174

TRANSACTION SCREEN PROCESS QUESTIONNAIRE (ASTM E1528-96)

SECTION 1 • GENERAL INFORMATION			
1. SITE INFORMATION:	Proposed Wal*Mart and Shopping Center Development		
	Site Name		
	N.J.S.H. Route 55		
	Street Address		
	Harrison	Gloucester	NJ
	City	County	State Zip Code
Tax Lot Number		Tax Block Number	
2. CLIENT/CONTACT INFORMATION:	Bohler Engineering, P.C.		
	Company Name		
	Mr. Joseph G. Jaworski, P.E.		
	Contact Name		
	776 Mountain Boulevard		
	Street Address		P.O./Suite Number
	Watchung	NJ	07060
	City	State	Zip Code
908.668.8300		908.754.4401	
Phone Number		Fax Number	
3. OWNER INFORMATION:			
	Company Name		
	Contact Name		
	Street Address		P.O./Suite Number
	City	State	Zip Code
	Phone Number		Fax Number
4. OCCUPANT/SITE MANAGER INFORMATION:			
	Company Name		
	Contact Name		
	Street Address		P.O./Suite Number
	City	State	Zip Code
	Phone Number		Fax Number

TRANSACTION SCREEN PROCESS QUESTIONNAIRE
(ASTM E1528-96)

SECTION 2 • CHECKLIST

Question	Owner	Occupants (If Applicable)	Observed During Site Visit
1a. Is the <i>property</i> used for an industrial use?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
1b. Is any <i>adjoining property</i> used for an industrial use?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
2a. Did you observe evidence or do you have any prior knowledge that the <i>property</i> has been used for an industrial use in the past?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
2b. Did you observe evidence or do you have any prior knowledge that any <i>adjoining property</i> has been used for an industrial use in the past?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
3a. Is the <i>property</i> used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
3b. Is any <i>adjoining property</i> used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
4a. Did you observe evidence or do you have any prior knowledge that the <i>property</i> has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
4b. Did you observe evidence or do you have any prior knowledge that any <i>adjoining property</i> has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of > 5 gal (19L) in volume or 50 gal (190L) in the aggregate, stored on or used at the <i>property</i> or at the facility?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of > 5 gal (19L) in volume or 50 gal (190L) in the aggregate, stored on or used at the <i>property</i> or at the facility?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown

TRANSACTION SCREEN PROCESS QUESTIONNAIRE
(ASTM E1528-96)

Question	Owner	Occupants (If Applicable)	Observed During Site Visit
6a. Are there currently any industrial <i>drums</i> (typically 55 gal (208L) or sacks of chemicals located on the property or at the facility?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial <i>drums</i> (typically 55 gal (208L) or sacks of chemicals located on the property or at the facility?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
7a. Did you observe evidence or do you have any prior knowledge that fill <i>dirt</i> has been brought onto the property that originated from a contaminated site?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
7b. Did you observe evidence or do you have any prior knowledge that fill <i>dirt</i> has been brought onto the property that is of an unknown origin?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
8a. Are there currently any <i>pits, ponds, or lagoons</i> located on the <i>property</i> in connection with waste treatment or waste disposal?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any <i>pits, ponds, or lagoons</i> located on the <i>property</i> in connection with waste treatment or waste disposal?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
9a. Is there currently any stained soil on the <i>property</i> ?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the <i>property</i> ?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the <i>property</i> ?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the <i>property</i> ?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the <i>property</i> or adjacent to any structure located on the <i>property</i> ?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the <i>property</i> or adjacent to any structure located on the <i>property</i> ?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
12a. Are there currently any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
12b. Did you observe evidence or do you have any prior knowledge that there have been previously any flooring, drains, or walls within the facility that were stained by substances other than water or were emitting foul odors?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown

TRANSACTION SCREEN PROCESS QUESTIONNAIRE
(ASTM E1528-96)

Question	Owner	Occupants (If Applicable)	Observed During Site Visit
13a. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
13b. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
14. Does the <i>owner or occupant</i> of the <i>property</i> have any knowledge of <i>environmental liens</i> or governmental notification relating to past or recurrent violations of environmental laws with respect to the <i>property</i> or any facility located on the <i>property</i> ?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
15a. Has the <i>owner or occupant</i> of the <i>property</i> been informed of the past existence of <i>hazardous substances or petroleum products</i> with respect to the <i>property</i> or any facility located on the <i>property</i> ?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
15b. Has the <i>owner or occupant</i> of the <i>property</i> been informed of the current existence of <i>hazardous substances or petroleum products</i> with respect to the <i>property</i> or any facility located on the <i>property</i> ?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
15c. Has the <i>owner or occupant</i> of the <i>property</i> been informed of the past existence of environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
15d. Has the <i>owner or occupant</i> of the <i>property</i> been informed of the current existence of environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
16. Does the <i>owner or occupant</i> of the <i>property</i> have any knowledge of any <i>environmental site assessment</i> of the <i>property</i> or facility that indicated the presence of <i>hazardous substances or petroleum products</i> on, or contamination of, the <i>property</i> or recommended further assessment of the <i>property</i> ?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
17. Does the <i>owner or occupant</i> of the <i>property</i> know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any <i>hazardous substance or petroleum products</i> involving the <i>property</i> by any owner or occupant of the <i>property</i> ?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
18a. Does the <i>property</i> discharge waste water, on or adjacent to the <i>property</i> , other than storm water, into a storm water sewer system?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
18b. Does the <i>property</i> discharge waste water, on or adjacent to the <i>property</i> , other than storm water, into a sanitary sewer system?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
19. Did you observe evidence or do you have any prior knowledge that any <i>hazardous substances or petroleum products</i> , unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the <i>property</i> ?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown

TRANSACTION SCREEN PROCESS QUESTIONNAIRE (ASTM E1528-96)

Question	Owner	Occupants (If Applicable)	Observed During Site Visit
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBS?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown

Government Records/Historical Sources Inquiry

<p>21. Do any of the following Federal government record systems list the <i>property</i> or any <i>property</i> within the circumference of the area noted below:</p> <p><i>National Priorities List (NPL)</i> - within 1.0 mile (1.6 km)?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p><i>CERCLIS List</i> - within 0.5 mile (0.8 km)?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>RCRA CORRACTS Facilities - within 1.0 mile (1.6 km)?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p><i>RCRA non-CORRACTS TSD Facilities</i> - within 0.5 mile (0.8 km)?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>22. Do any of the following state record systems list the <i>property</i> or any <i>property</i> within the circumference of the area noted below:</p> <p>List maintained by state environmental agency of <i>hazardous waste</i> sites identified for investigation or remediation that is the state agency equivalent to NPL - within approximately 1.0 mile (1.6 km)?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>List maintained by state environmental agency of sites identified for investigation or remediation that is the state equivalent to <i>CERCLIS</i> - within 0.5 mile (0.8 km)?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Leaking Underground Storage Tank (LUST) List - within 0.5 mile (0.8 km)?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Solid Waste/Landfill Facilities - within 0.5 mile (0.8 km)?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>23. Based upon a review of <i>fire insurance maps</i> or consultation with the local fire department serving the <i>property</i>, all as specified in the guide, are any buildings or other improvements on the <i>property</i> or on an <i>adjoining property</i> identified as having been used for an industrial use or uses likely to lead to contamination of the <i>property</i>?</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable</p>

SECTION 3 • COMMENTS/RECOMMENDATIONS

[illegible]

TRANSACTION SCREEN PROCESS QUESTIONNAIRE
(ASTM E1528-96)

SECTION 4 • CERTIFICATION

The preparer of the transaction screen questionnaire must complete and sign the following statement.

This questionnaire was completed by:

Name: Joseph A. Postorino
Title: Field Services Manager
Firm: Whitestone Associates, Inc.
Address: 776 Mountain Boulevard, Watchung, New Jersey 07060
Phone Number: 908.668.7777 ♦ Fax 908.754.5936
Date: April 28, 2000

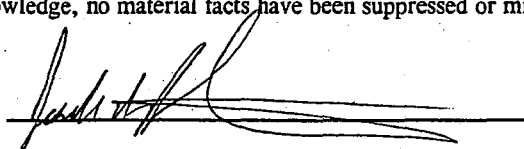
If the preparer is different than the user, complete the following:

Name of User: Bohler Engineering, P.C.
User's Address: 776 Mountain Boulevard
Watchung, New Jersey 07060
User's Phone Number: 908.668.8300 ♦ Fax 908.754.4401
Preparer's Relationship to Site: _____
Preparer's Relationship to User: Consultant

Copies of the completed questionnaire have been filed at:	Copies of the completed questionnaire have been mailed or delivered to:

Preparer represents that to the best of the preparer's knowledge that the above statements and facts are true and correct and to the best of the preparer's actual knowledge, no material facts have been suppressed or misstated.

Signature




Date: April 28, 2000

Signature

Date: _____

Signature

Date: _____



APPENDIX 7

Inspector Qualifications

THOMAS K. UZZO, P.E.A.

Principal

EDUCATION:

B.S., ENVIRONMENTAL ENGINEERING (Emphasis on *Chemical Engineering, Hazardous Waste Treatment Technologies, & Environmental Toxicology*), University of Rochester, 1987.

EXPERIENCE:

A former USEPA enforcement officer, Mr. Uzzo is regarded as an authority on environmental regulatory compliance and waste management, including high hazard waste remediation. As such, he has been retained as a witness in several environmental litigation cases and has given numerous presentations to corporate clients on settlement negotiation strategies. He also was invited to present a technical paper entitled "Investigation and Deactivation of Explosive and Shock-Sensitive Chemical Compounds" at the 12th Annual HazMat/International Conference in Philadelphia, Pennsylvania and the Superfund XVI Conference in Washington, D.C. The papers discussed available deactivation technologies, and focused on the industry trend away from disposal by detonation toward the use of on-site stabilization followed by off-site incineration.

PRINCIPAL • Whitestone Associates, Inc. • Watchung, New Jersey • 1994 - Present.

Mr. Uzzo is responsible for the overall management of all corporate activity (i.e., budgeting, estimating, accounting, technical review, regulatory interaction, purchasing, contract negotiation, client interface, job performance, QA/QC, environmental health and safety, personnel management, and risk evaluation).

Representative Experience:

- ▶ Conducted Phase I Environmental Site Assessments for corporate retail and industrial clients in New Jersey, New York, Pennsylvania, Connecticut, Massachusetts, Rhode Island, Maryland, Delaware, and Virginia;
- ▶ Completed multiple Phase II Site Investigations including extensive soil, groundwater, and surface water contamination assessments at sites in New Jersey, New York, Pennsylvania, Maryland, Massachusetts, Delaware, Virginia, and Connecticut, many as a follow-up to Whitestone's Phase I ESA efforts;
- ▶ Prepared a corporate Waste Management Policy, TSDF and Transporter Auditing Policies, and Waste Minimization and Pollution Prevention programs for a major petrochemical storage and distribution corporation, and assisted in the implementation and adoption of corporate waste management, environmental auditing and waste minimization/pollution prevention programs at the company's multiple bulk storage terminal locations;
- ▶ Acted as technical liaison to a retail client's legal counsel in negotiating property transfer conditions pertaining to environmental concerns at multiple locations throughout the northeastern United States;
- ▶ Provided complete site assessment, waste characterization, remedial feasibility analyses, remedial design, and remediation oversight for remediation of petroleum sludge impoundments at a major petroleum storage and distribution terminal in Staten Island, New York;

THOMAS K. UZZO, P.E.A.

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EXPERIENCE (*Continued*):

- Acted as a technical consultant overseeing waste management (rail transportation of an acutely hazardous arsenic waste) activities on behalf of the responsible party steering committee at a USEPA Region III Superfund remedial effort in central Pennsylvania;
- ▶ Prepared applications and obtained 14 separate air discharge permits on an expedited basis in order to bring a North Brunswick, New Jersey client into compliance with a Notice of Violation issued by the Middlesex County (NJ) Health Department; and
- Designed an indoor air quality survey and sick building syndrome assessment and sampling program for a network television broadcast facility and office complex in New York City.

DIRECTOR OF REGULATORY COMPLIANCE, OPERATIONS MANAGER • Code Environmental Services, Inc. • Edison, New Jersey • 1989 - 1994.

As director of regulatory compliance, Mr. Uzzo frequently acted as a liaison between Code, its clients, and applicable regulatory agencies. He was responsible for auditing all subcontracted TSDFs used on behalf of Code's clients, and enforced Code's corporate health and safety and QA/QC programs. He also developed UST closure plans, and was directly responsible for Code's lab pack and high hazard waste remediation programs.

Mr. Uzzo was promoted from operations manager to director of regulatory compliance in 1991. As Code's operations manager, he was responsible for bidding and managing all remedial operations conducted by the firm. He also assisted in the areas of business development and site investigation.

Representative Experience:

- ▶ Secured and managed numerous multi-year annual waste packaging and disposal contracts with laboratories, research & development facilities, and academic institutions throughout the tri-state area.
- ▶ Managed numerous shock-sensitive/explosive waste identification and stabilization projects for Rutgers University--including one involving the controlled, on-site detonation of a one pound container of picric acid. Administered other projects at various Rutgers' campuses including gas cylinder sampling and remediation; UST clean-out and closure; and facility decontamination.
- ▶ Directly responsible for bidding and securing an explosive/shock-sensitive material deactivation project at the Aqua-Tech/Groce Labs Superfund Site in Greer, South Carolina. Designed the remediation approach utilized by Code's High Hazard Remediation Team at this site, and oversaw the stabilization of 650 containers of shock-sensitive, reactive, and explosive chemicals; the thermal treatment of several hundred pounds of manufactured blasting agents and pyrotechnic materials; and the limited on-site detonation of compounds which could not be deactivated safely via stabilization.
- ▶ Secured Code's annual "Emergency Response Services Contract for Explosive Materials Remediation and Disposal" with the State of New Jersey.
- ▶ Designed and implemented a solids filtration system at Anchor Glass Container's wastewater treatment system in Aberdeen, New Jersey.

THOMAS K. UZZO, P.E.A.

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EXPERIENCE (Continued):

- ▶ Designed and implemented a number of projects at the U.S. Coast Guard Facility in Brooklyn, New York including lead decontamination of the Small Arms Firing Range and drummed waste identification, packaging, transportation, and disposal.
- ▶ Designed an UST management and closure plan for Procter and Gamble's Port Ivory facility in Staten Island, New York.
- ▶ Designed and implemented various site investigation waste consolidation and disposal programs for environmental consultants such as EBASCO, BCM, and RES to sample, characterize, consolidate, and dispose of drummed drill cuttings, well development waters, spent decontamination solutions, and PPE generated during Superfund and other hazardous site remedial investigations and corrective actions.

PROJECT MANAGER, ENFORCEMENT OFFICER • United States Environmental Protection Agency, Region II Emergency and Remedial Response (Superfund) Division • New York, New York • 1987 - 1989.

During his tenure with EPA, Mr. Uzzo managed 14 National Priorities List Superfund sites. His responsibilities included conducting PRP negotiation settlements and overseeing performance of remedial investigation/feasibility studies, removal actions, remedial design/remedial actions, past-cost recovery actions, and site access.

As an EPA enforcement officer, Mr. Uzzo worked closely with representatives from other federal agencies including the U.S. Department of Justice; U.S. Attorney General's Office; U.S. Department of the Interior; U.S. Department of Commerce; U.S. Fish and Wildlife Service; National Oceanic and Atmospheric Administration; Agency for Toxic Substances and Disease Registry; and the Federal Bureau of Investigation.

Representative Experience:

- ▶ Successfully negotiated a Judicial Consent Decree settlement with Morton Thiokol, Inc., for the Goose Farm Superfund site. The settlement was worth over \$18 million in past-cost recovery and future remedial actions. After settlement, Mr. Uzzo assumed responsibility for technical and regulatory oversight of the Goose Farm remedial design/remedial action. This entailed designing a soil sampling plan for PCB contamination and overseeing the subsequent removal of 13,000 cubic yards of PCB contaminated soil. Other work performed by Mr. Uzzo in association with this project included the preliminary design of a groundwater extraction, treatment, and re-injection system.
- ▶ Served as a technical consultant to the U.S. Department of Justice for the \$2.8 million Lipari Landfill Superfund site *de minimis* settlement. At the time, the Lipari Landfill site was ranked number one on USEPA's National Priorities List.

PROJECT SUPERVISOR • Environmental Solutions, Inc. • Waltham, Massachusetts • 1986.

As part of a college internship, Mr. Uzzo was responsible for supervising projects involving the abatement and encapsulation of asbestos containing materials in industrial and residential settings.

THOMAS K. UZZO, P.E.A.

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CERTIFICATIONS/LICENSES:

- ▶ PROFESSIONAL ENVIRONMENTAL AUDITOR, National Association of Safety and Health Professionals, License No. 1000894076.
- ▶ Hazardous Waste Supervisor per 29 CFR 1910.120.
- ▶ Licensed to Conduct Underground Storage Tank Closures and Subsurface Evaluations in Accordance with N.J.S.A. 58:10A-24.1-8 (UST License Number 0012320).

AWARDS:

- ▶ Outstanding Performance Evaluation Award, USEPA, 1988.
- ▶ Special Act or Service Award, USEPA, 1988.

PROFESSIONAL MEMBERSHIPS:

- ▶ Associate Member, Environmental Law Institute, Washington, D.C.
- ▶ General Member, National Association of Environmental Professionals, Washington, D.C.
- ▶ President, New Jersey Chapter of the National Association of Environmental Professionals, 1994 - Present.

SPECIAL TRAINING:

- ▶ 40 Hour OSHA Health & Safety Training Course for Hazardous Waste Site Operations with Annual Updates.
- ▶ 8 Hour Supervisor's OSHA Health & Safety Training Course for Hazardous Waste Site Operations.
- ▶ *Groundwater Monitoring and Sampling for the Practicing Groundwater Professional*, National Well Association, Baltimore, MD, 1988.
- ▶ Reactive and Explosives Materials Training, 1992.
- ▶ USEPA PCB Policy Seminar, Denver, CO, 1988.
- ▶ CERCLA/SARA/National Environmental Policy Act Review Seminar, New York, NY, 1988.
- ▶ *"Hazards" in Hazardous Waste Remediation*, Philadelphia, PA, 1990.
- ▶ USEPA Manager's Seminar on Risk Assessment Guidelines, New York, NY, 1989.
- ▶ National Association of Safety and Health Professionals, "Professional Environmental Auditor Seminar" (PEA), 1994.

PUBLICATIONS:

- ▶ Thomas K. Uzzo, "Deactivation of Explosive and Shock-Sensitive Chemical Compounds", 12th Annual HazMat/International Conference Program: Philadelphia, Pennsylvania, July 1994.
- ▶ Thomas K. Uzzo, "Identification & Deactivation of Explosive and Shock-Sensitive Chemical Compounds", Superfund XVI Conference Program: Washington, D.C., November 1995.

JOSEPH A. POSTORINO

Field Services Manager

EDUCATION:

B.S., **Environmental Sciences**, Indiana University, Bloomington, Indiana, 1996.

Biology, Albright College, Reading Pennsylvania, 1992 - 1992.

EXPERIENCE:

Mr. Postorino is an experienced Environmental Scientist, an AHERA-certified asbestos investigator, and a NJDEP UST closure supervisor and subsurface evaluator. He is skilled in all aspects of Phase I Environmental Site Assessments, Phase II Site Investigations, and Phase III Remedial Actions including underground storage tank closure and hazardous waste site remediation. He has implemented numerous soil, water, and air sampling programs and is proficient in the interpretation of resultant analytical data.

FIELD SERVICES MANAGER • Whitestone Associates, Inc. • Watchung, New Jersey • 1998 - Present.

Mr. Postorino provides a variety of environmental due diligence investigation services including Phase I Environmental Site Assessments, Phase II Site Investigations, and Phase III Remediation Management projects for Whitestone's client base of industrial and manufacturing companies, engineers, realtors, attorneys, national retail and restaurant chains, private concerns, and public agencies.

Representative Experience:

- ▶ Supervised the installation of 12 geoprobe borings at two proposed Walgreens drug store sites in West New York and Bayonne, New Jersey. Collected environmental soil samples and conducted PID field screening. Containerized, labeled, packaged and shipped samples under chain-of-custody protocol to the laboratory for TPHC and VOC analyses. Evaluated analytical results and prepared a Summary Report of Findings for the client.
- ▶ Conducted a Phase I Environmental Site Assessment, ACM survey, and limited Phase II Site Investigation at a retail site slated for redevelopment as an A&P supermarket in Baltimore, Maryland. In addition to performing the site inspection and preparing summary reports of finding for the client, supervised the installation of six geoprobe borings to facilitate soil and groundwater sampling and analyses.
- ▶ Performed multiple Phase I Environmental Site Assessments for retail, commercial, and industrial properties throughout New Jersey.

ENVIRONMENTAL SCIENTIST • MAK Environmental, Inc. • 1997 - 1998.

Mr. Postorino was responsible for conducting Phase I and Phase II Environmental Site Assessments and for managing site remediation activities including underground storage tank removal, abandonment, associated sampling, and regulatory reporting. Additional duties included maintenance of field equipment, employee training, and proposal writing.

JOSEPH A. POSTORINO

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EXPERIENCE (Continued):

ENVIRONMENTAL SCIENTIST • Science Management Corporation, Inc. • 1996 - 1997.

As an environmental scientist, Mr. Postorino was primarily responsible for soil and groundwater sampling and analytical data analysis. He also conducted NJDEP well searches; prepared monthly, quarterly, and annual compliance monitoring reports; wrote Remedial Action Progress reports (including Rate and Transport calculations) and assisted with Classification Exemption Area Reports.

FIELD TECHNICIAN • AWT Environmental Services • 1992 - 1995 (Summers).

Mr. Postorino worked in the field as part of AWT's hazardous materials response team and was responsible for preparing profiles, manifests, and related paperwork for waste disposal. He also assisted in the renewal of the Corporate Health and Safety Plan and the preparation of underground storage tank closure plans and site assessments.

INTERN - AUDIT MANAGEMENT BRANCH • United States Environmental Protection Agency • New York, New York • August to December 1995.

Mr. Postorino assisted in all aspects of the performance audit process. He performed analysis using EPA's audit tracking database and prepared the narrative highlights and numerical reports for the Fall 1995 Congressional Report.

SPECIAL TRAINING AND CERTIFICATIONS:

- ▶ 40 Hour OSHA Health & Safety Training Course for Hazardous Waste Site Activities with Annual 8 Hour Refresher Courses
- ▶ Certified Asbestos Investigator, AHERA
- ▶ Lead Worker, New Jersey Department of Health Certification Permit
- ▶ UST Closure, New Jersey Department of Environmental Protection
- ▶ Subsurface Evaluator, New Jersey Department of Environmental Protection

Appendix B - Governing Body Resolution

RESOLUTION NO. 059-2014

**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 BLOCKS 1, 2.01, 2.02, 4
and 24.02 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 1, Lots 1, 2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12 and 13; Block 2.01, Lots 1 and 1.01; Block 2.02, Lots 1, 1.01, 1.02, 1.03, 1.04, 2, 3, 4, 5, 6, 7, 8, 9 and 10; Block 4, Lots 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16; and Block 24.02, Lot 1) 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 1, Lots 1, 2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12 and 13; Block 2.01, Lots 1 and 1.01; Block 2.02, Lots 1, 1.01, 1.02, 1.03, 1.04, 2, 3, 4, 5, 6, 7, 8, 9 and 10; Block 4, Lots 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16; and Block 24.02, Lot 1 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 1, Lots 1, 2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12 and 13; Block 2.01, Lots 1 and 1.01; Block 2.02, Lots 1, 1.01, 1.02, 1.03, 1.04, 2, 3, 4, 5, 6, 7, 8, 9 and 10; Block 4, Lots 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16; and Block 24.02, Lot 1 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

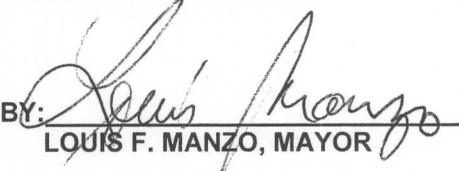
2. The staff of the Joint Land Use Board and its consultants are hereby directed to assist the Joint Land Use Board in conducting the area in need of redevelopment investigation; and

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

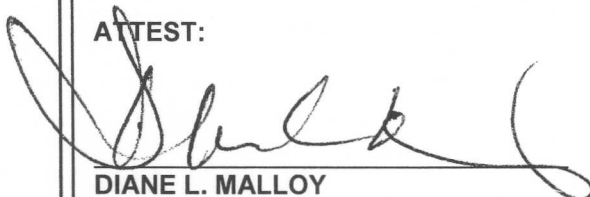
4. The preliminary investigation, once completed, shall be submitted to the Township Committee for review and approval in accordance with the provisions of the Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

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 January 22, 2014.

TOWNSHIP OF HARRISON

BY: 
LOUIS F. MANZO, MAYOR

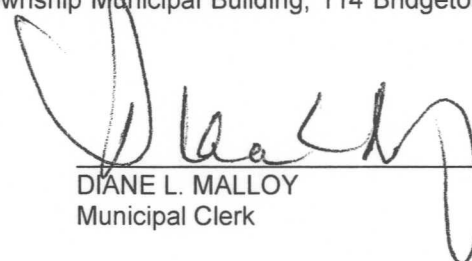
ATTEST:


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 January 22, 2014 in the Harrison Township Municipal Building, 114 Bridgeton Pike, Mullica Hill, New Jersey 08062.


DIANE L. MALLOY
Municipal Clerk