



**Area in Need of  
Redevelopment Investigation for  
Block 152, Lot 10  
Township of Bloomfield,  
New Jersey**

Prepared for the Township of Bloomfield Planning Board by  
**PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC**  
Planning & Real Estate Consultants

July 2024

**Area in Need of Redevelopment Investigation for**

**Block 152, Lot 10**

**Township of Bloomfield, New Jersey**

July 2024

**Prepared for:**

The Township of Bloomfield Planning Board

**Prepared by:**

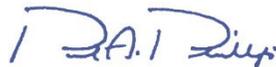
Phillips Preiss Grygiel Leheny Hughes LLC

Planning and Real Estate Consultants

70 Hudson Street, Suite 5B

Hoboken, NJ 07030

The original of this report was signed and  
sealed in accordance with N.J.S.A. 13:41-1.2



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Paul A. Phillips, P.P., AICP  
Professional Planner Lic. # 3046

**TABLE OF CONTENTS**

I. INTRODUCTION ..... 1

II. STUDY AREA CONDITIONS AND LOCATIONAL CONTEXT..... 2

III. MASTER PLAN AND ZONING DESIGNATIONS WITHIN THE STUDY AREA ..... 5

    A. Master Plan ..... 6

    B. Zoning..... 6

IV. CONSIDERATION OF THE STATUTORY CONDITIONS FOR ESTABLISHMENT OF AN AREA IN NEED OF REDEVELOPMENT AS APPLIED TO THE STUDY AREA ..... 9

    A. Introduction ..... 9

    B. Individual Property Evaluation ..... 10

**Block 152, Lot 10 / 71 Locust Avenue (1.70 acres)** ..... 10

    C. Analysis of the Study Area as a Whole ..... 13

V. CONCLUSION..... 15

APPENDICES..... 16

    Appendix A: Resolution of the Township Council authorizing this study, dated October 30, 2023. 17

    Appendix B: Photographs of Prior & Existing Conditions. .... 18

    Appendix C: Kleinfelder Report ..... 19

    Appendix D: Delta Environmental Services LSRP Transmittal Letter ..... 20

    Appendix E : Police Records ..... 21

    Appendix F: Township Property Records and Complaints ..... 22

    Appendix G: Township Resolution for Extension of Approvals ..... 23

**LIST OF FIGURES**

Figure 1: Locational Context..... 3

Figure 2: Tax Map ..... 4

Figure 3: Aerial Context ..... 5

Figure 4: Existing Zoning and Redevelopment Plan Designations ..... 8

Figure 5: Application of Area in Need of Redevelopment Criteria ..... 14

## I. INTRODUCTION

This study seeks to determine whether certain property in the Township of Bloomfield, Essex County, New Jersey, meets the statutory criteria for designation as an “area in need of redevelopment” in accordance with New Jersey’s Local Redevelopment and Housing Law (LRHL) at N.J.S.A. 40A:12A-5 et seq. The study was prepared for the Township of Bloomfield Planning Board pursuant to a resolution adopted by the Township Council on October 30, 2023 (Appendix A). The area under consideration is identified as Block 152, Lot 10, located in the southwestern corner of the Township (heretofore referred to as the “Study Area”). The Township Council resolution authorized the investigation to be prepared by the Planning Board to determine whether the Study Area qualifies as a “Non-Condemnation Redevelopment Area” as specified in the LRHL at N.J.S.A. 40A:12A-6 and the Planning Board retained Phillips Preiss Grygiel Leheny Hughes LLC to undertake the study on its behalf.

The remainder of this report is divided into four sections. Chapter II describes the existing conditions and locational context of the parcels under consideration for redevelopment area status, while Chapter III discusses the applicable master plan and zoning designations for the area. Chapter IV sets forth the statutory criteria used to determine whether an area is in need of redevelopment, and then applies those criteria to the Study Area to determine whether an affirmative redevelopment area designation is warranted. Chapter V presents the overall conclusions regarding the Study Area’s qualification for redevelopment area status.

## II. STUDY AREA CONDITIONS AND LOCATIONAL CONTEXT

The area under consideration for redevelopment area designation is Block 152, Lot 10, approximately ±1.70 acres in area, located in the southwestern corner of the Township of Bloomfield. The Study Area is roughly bordered by the Watsessing County Park to both the west and the north, Locust Avenue to the south, and both John F. Kennedy Drive South and the Garden State Parkway to the east. The street address and ownership information for the Study Area are shown in Table 1 below.

**Table 1: Study Area Properties**

Block	Lot	Owner	Street Address	Area (Acres)
152	10	71 Locust Avenue, LLC, C/O Dutra	71 Locust Avenue	±1.70
<b>TOTAL</b>				<b>±1.70</b>

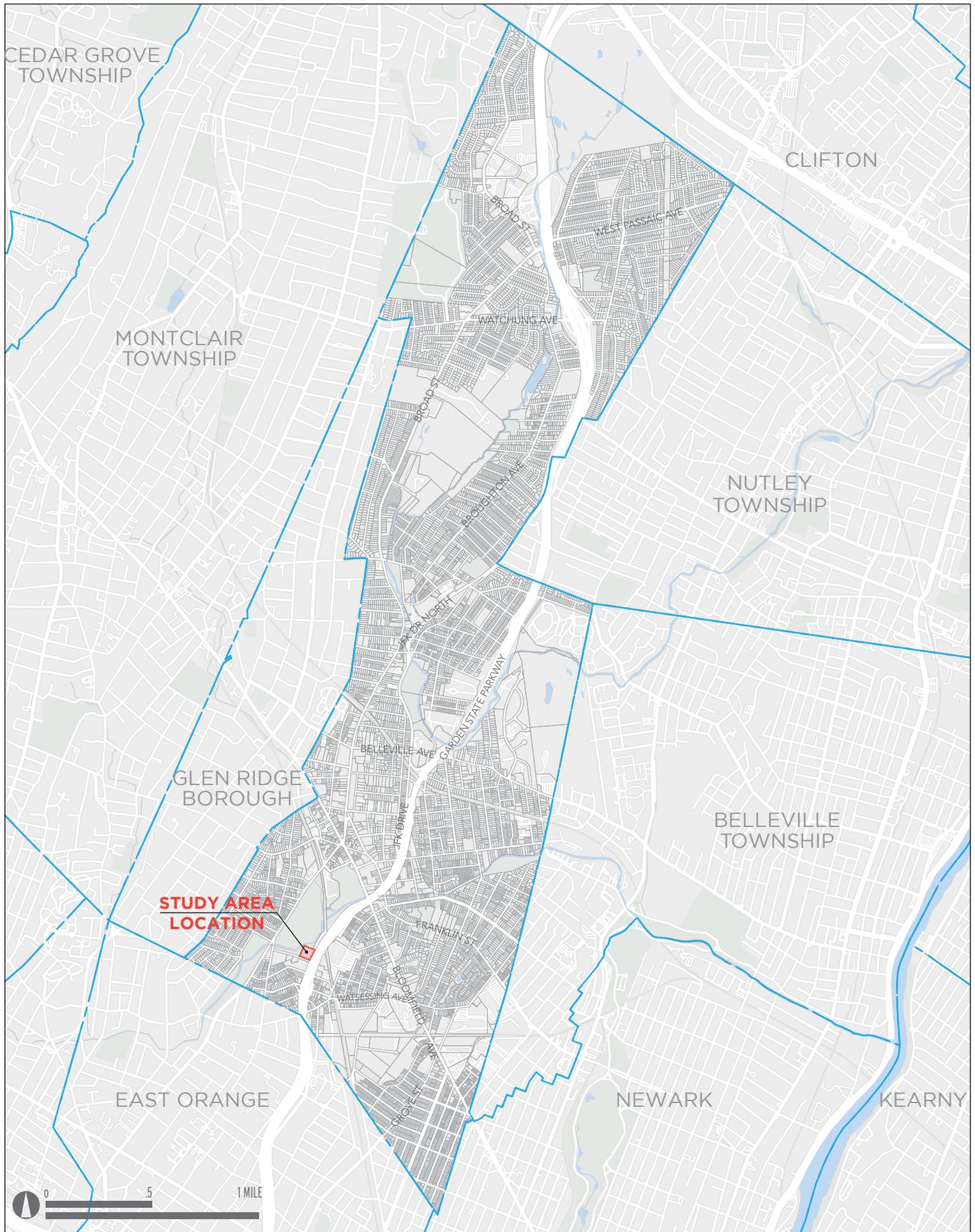
Source: Essex County Record Search

The Study Area locational context and boundaries are shown in Figure 1. The tax lots which comprise the Study Area are shown in Figure 2. The aerial context of the Study Area is shown in Figure 3.

The Study Area is described in more detail in Chapter IV, however it is largely unimproved at this time.

Land uses within the vicinity of the Study Area are varied. Properties along Locust Avenue to the south and southwest consist of an expansive multi-story storage facility, vacant land, and the Watsessing Elementary School and its associated surface parking/paved areas. The aforementioned vacant land across from the subject property received prior zoning board approval for the construction of 44 residential units, although no development has occurred yet. Uses further south are comprised of a mix of residential single-family and multi-family dwellings. To the west and the north lie the Watsessing County Park, which consists of abundant open space, a dog park, and other recreational facilities. The Study Area is bordered on the east by John F. Kennedy Drive South and the Garden State Parkway, beyond which lies the Watsessing Avenue Train Station.

The Study Area property is not located within State or National historic districts, nor is it designated as an individual State or National landmark.



**FIGURE 1 | LOCATIONAL CONTEXT**

Area in Need of Redevelopment Study  
 Block 152, Lot 10 | Township of Bloomfield, NJ  
 PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2024

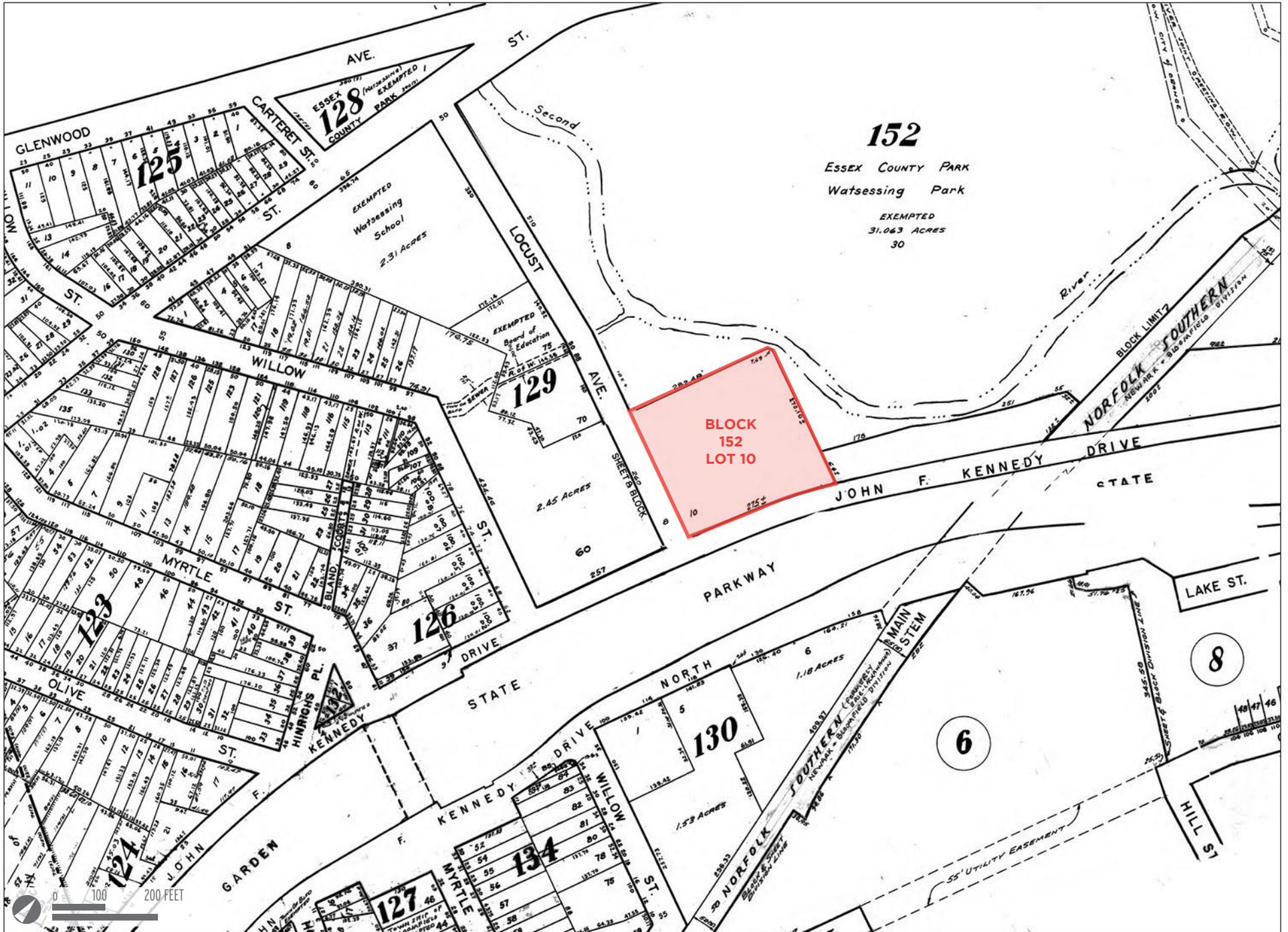


FIGURE 2 | TAX MAP

Area in Need of Redevelopment Study  
 Block 152, Lot 10 | Township of Bloomfield, NJ  
 PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2024



**FIGURE 3 | AERIAL CONTEXT**

Area in Need of Redevelopment Study  
Block 152, Lot 10 | Township of Bloomfield, NJ  
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2024

### III. MASTER PLAN AND ZONING DESIGNATIONS WITHIN THE STUDY AREA

#### A. Master Plan

The Township of Bloomfield adopted its last comprehensive Master Plan in 2002. The Land Use Plan Map of the Master Plan showed the Study Area as within the Industrial District. As per the 2002 Land Use Element, “The intent of the District is to accommodate remaining industrial uses in appropriate locations, reinforce the boundaries of industrial areas to protect adjacent neighborhoods and consolidate industrial activity at sites where access, infrastructure and a concentration of similar uses increase their viability.” The 2002 Element discussed the general decline of industrial properties across the Township, similar to the regional trend at the time, resulting in underutilized and vacant properties. It also noted the likely future continued decline of industrial activity, recommending that the zone district be consolidated/reduced along with an update to the outdated zoning regulations. In addition, the 2002 Element mentioned the Watsessing industrial area as being potentially suitable for an industrial park development, which is inclusive of the location of the Study Area.

Since then, the Township adopted a Master Plan Update in 2008 and a Master Plan Reexamination in 2014. The 2008 Update noted the importance of industrial sites within the Watsessing area due to the potential to link them to the neighboring Watsessing Avenue Train Station through transit-oriented development. The document specifically recommended the Study Area and adjacent properties within the M-1 zone district for rezoning and redevelopment from “Industrial” to “Multi-Family Residential Medium Density” to be consistent with the surrounding uses of the area. In fact, the Study Area was previously approved for a multi-family development project in 2006, but said approval was never perfected (apparently due to prohibitive remediation costs). In addition, the Study Area received subsequent site plan approval with variances in 2017 for a seven story, 165-unit multi-family residential development project. The applicant was also granted multiple extensions of approvals, the latest of which expired on April 21, 2024, with no development having yet occurred (Appendix G- November 2023 extension of approvals resolution). Furthermore, the 2014 Reexamination noted the inclusion of the Study Area in the Watsessing Plan analysis, which recommended the rezoning of the Study Area to multi-family medium density residential. It observed that the Study Area was still then being used for industrial purposes and would be revisited in the subsequent reexamination of the Master Plan.

#### B. Zoning

Figure 4 depicts the existing zoning designations of the Study Area. Lot 10 is located within the M-1 General Industrial Zone. The intent of the M-1 zone district is to “establish areas within which industrial uses may be established and expanded under suitable controls.” Table 2 lists the use and bulk regulations for the M-1 zone district.

**Table 2: M-1 General Industrial Zone District Regulations**

Permitted uses	<ul style="list-style-type: none"> <li>• Offices.</li> <li>• Manufacturing.</li> <li>• Automobile sales.</li> <li>• Research laboratories.</li> <li>• Public buildings.</li> <li>• Public utilities.</li> <li>• Educational institutions.</li> <li>• Public parks.</li> <li>• Warehousing and self storage.</li> <li>• Parking facilities.</li> <li>• Outdoor storage.</li> </ul>
Accessory Uses	<ul style="list-style-type: none"> <li>• Uses that are customarily incidental and accessory to the principal use as permitted herein.</li> </ul>
Conditional Uses	<ul style="list-style-type: none"> <li>• Adult uses</li> <li>• Gasoline service stations.</li> <li>• Automotive repair services.</li> <li>• Wireless communications facilities.</li> </ul>
Minimum Lot Area	1 acre
Minimum Lot Width	150 feet
Setbacks	Minimum: 20 feet front and rear (double if abutting a residential zone) Maximum: 10 feet side
Building/Lot Coverage/FAR	65%/85%/None
Height	60 feet



**FIGURE 4 | EXISTING ZONING**

Area in Need of Redevelopment Study  
 Block 152, Lot 10 | Township of Bloomfield, NJ  
 PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2024

#### IV. CONSIDERATION OF THE STATUTORY CONDITIONS FOR ESTABLISHMENT OF AN AREA IN NEED OF REDEVELOPMENT AS APPLIED TO THE STUDY AREA

##### A. Introduction

Under New Jersey's Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-5, a delineated area may be determined to be in need of redevelopment if, after an investigation by the Planning Board and a public hearing for which notice has been given as provided in Section 6 of P.L.1992, c.79 (N.J.S.A. 40A:12A-6), the governing body of the municipality by resolution concludes that within the delineated area any of the following conditions is found:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess 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 a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; 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 areas 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.

The following section describes the particular Study Area property and considers whether or not any of the statutory criteria for an “area in need of redevelopment” designation are met.

## **B. Individual Property Evaluation**

The following evaluates current conditions within the Study Area and considers whether one or more of the statutory criteria for an “area in need of redevelopment” designation are met. The evaluation is based on site inspections, surveys of land usage, property conditions, occupancy and ownership status, Township records, and other relevant information cited below.

Photographs illustrating existing conditions in the Study Area are included in Appendix B.

### **Block 152, Lot 10 / 71 Locust Avenue (1.70 acres)**

Block 152, Lot 10 (71 Locust Avenue) has an area of ±74,052 square feet, with ±275 feet of street frontage along Locust Avenue and ±285 feet of frontage along John F. Kennedy Drive South. The

property is accessed along Locust Avenue via one driveway at the southeastern corner of the lot. No pedestrian infrastructure is provided along the property boundaries, with on-street parking existing along the Locust Avenue street frontage. The subject property is within a quarter mile of the Watsessing Avenue Train Station, or a 7-minute walk.

The lot formerly contained an industrial structure, which was authorized for demolition in March 2019, as per Township records. The former industrial building was constructed in 1953, according to tax records. The property was purchased by the Peerless Tube Company in the mid 1950's from a former ashtray manufacturer, as per the *Background Information and Conceptual Investigation Approach Report* prepared by Kleinfelder in April 2015 (Appendix C). Peerless continued to make various building additions to the subject property for the purposes of manufacturing aerosol cans and collapsible squeeze tubes. The previous Peerless operations, including degreasing activities and product painting, created various areas of concern on the site that were impacted by contaminants of concern. The hazardous waste that was associated with these operations included waste paint generated from the decoration of aluminum tubes and aerosol cans, waste trichloroethene (TCE) generated from tube degreasing and still bottoms, waste paint mixed with chlorinated solvents from cleanup of decorating equipment, waste oil generated from compressors, forklifts and general machine maintenance, and lab packs of various chemicals generated during lab clean out. The facility was the subject of multiple Occupational Safety and Health Administration (OSHA) complaints, permit violations, and inspection violations in the 1980s and 1990s, related to breathing hazards, high noise levels, odor complaints, surface water discharges (Wigwam Brook), and fires/injuries. Additionally, the property contained two underground storage tanks for fuel oil and TCE storage associated with the former operations, both of which were abandoned in 1989 following the discovery of environmental conditions.

The Peerless Tube Company ultimately filed for bankruptcy and closed the business in 2003. Sampling activities conducted after the closure of the property found levels of chlorinated volatile organic compounds (CVOCs) in soil and groundwater within the subject property. Following the termination of operations, the structure was abandoned and exhibited numerous unauthorized access breach points within the building (Photos 1-3). Electrical service to the building had been assumed to be cut at the time of the November 2014 site visit conducted by the Kleinfelder team. The former building facades had an unsightly appearance, with a clear lack of maintenance (i.e., faded with streaks/stains) along with boarded up windows and points of entry (Photos 4-6). Overgrown vegetation and damaged pavement displayed a lack of supervision or upkeep. The interior of the building was significantly dilapidated, with damaged floors and internal walls and the collection of various garbage and debris (Photos 7-8).

Additional investigation activities were completed in 2018 under the direction of the License Site Remediation Professional (LSRP), as documented in an e-mail transmittal letter prepared by Daniel Lattanzi (the LSRP) of Delta Environmental Services, LLC, addressed to Dennis McNeil on May 6, 2024 (Appendix D). The site investigation discovered severe dilapidated conditions similar to those reported in 2014, as well as thoroughly damaged, collapsed, and exposed ceilings and walls with scattered debris, standing water on the concrete floor, minimal lighting, and extensive graffiti throughout the

building interiors (Photos 9-13). The environmental investigation found the highest concentrations of CVOCs to be located below the center, northwestern, and southeastern portions of the building. Moreover, the CVOC concentrations in the soil were found to be impacting groundwater quality below the site. The LSRP determined that soil excavation and off-site disposal of the impacted soils on the site was necessary for effective remediation. As stated within the transmittal letter, “Based on the location of impacted soil and groundwater, the presence of the former building, along with its structural condition, precluded the implementation of the proposed remedial strategy. Therefore, the building was demolished, which later facilitated the excavation of approximately 2,140 tons of impacted soil from below the footprint of the former building.” Thus, the demolition of the former industrial structure was necessary to carry out remediation activities related to the soils lying beneath the structure on the site. This was further corroborated by groundwater monitoring data obtained post demolition and soil excavation, which established that CVOC concentrations in the groundwater had substantially decreased. Currently, the Subject Property is listed on the NJ Department of Environmental Protection (NJDEP) Known Contaminated Site List, with active and ongoing multi-phased site remediation, consisting of multiple sources/releases to multi-media, including ground water.

As noted, the Subject Property had previously received approval for a multi-family residential project in July 2006, which did not materialize due to site contamination and remediation cost constraints. Subsequently, it received site plan approval with variances in 2017 for a seven story, 165 unit multi-family residential development project. The applicant was also granted multiple extensions of approvals, the latest of which expired on April 21, 2024, with no development having yet occurred (Appendix G- November 2023 extension of approvals resolution). Recent site surveys revealed that the lot has been secured with a chain-link fence which has collapsed in some areas, and also exhibits littered garbage and other debris along the property lines (Photos 14-20). It also contains the remains from the prior demolition as well as a groundwater monitoring well installation (Photos 21-22). Furthermore, the eastern boundary of the property is enclosed by a retaining wall adjacent to John F. Kennedy Drive South that displays graffiti and appears to be in need of repair (Photos 23-25).

Township Complaints:

- 12/04/2023: litter/debris at curb.
- 01/05/2023: garbage, high grass, and lack of property maintenance.
- 03/30/2022: debris and scattered litter at the property.
- 04/08/2021 with respect to excessive litter and debris at the property.
- 08/25/2020: debris dumped on lot, high grass/weeds.

The full list of Township property records and complaints related to the subject property are included in Appendix F.

Police Activity (Appendix E):

- 17 Police calls for service between 03/2019 and 08/2022, including for:
  - Suspicious motor vehicle, motor vehicle complaint, illegal dumping, disturbance, town code violations, animal complaint, HAZ-MAT incident, and fire department calls.

**Block 152, Lot 10 meets redevelopment criterion “b”, “d”, and “h” of the LRHL.**

Criteria to be used:

- **“b”:** The Subject Property was formerly developed with an industrial building which discontinued operations in 2003, and was subsequently abandoned until its demolition in 2019. As per findings from the 2015 Kleinfelder Report, the level of disrepair at that time had resulted in untenable conditions which necessitated the demolition of the building in order to complete remedial efforts related to existing contamination.
- **“d”:** The Subject Property was formerly developed with an industrial building which discontinued operations in 2003, and was subsequently abandoned until its demolition in 2019. The abandonment of the building resulted in visible neglect and severe dilapidated conditions, including breached entry points, boarded up windows, stained facades, collapsed ceilings/walls and standing water in the building interior. The significant deterioration and environmental contamination of the site were of such a threat to the health, safety and welfare of the surrounding community that demolition of the building became necessary, both to prevent illegal activity by trespassers and to remediate the environmental contamination. The Subject Property currently continues to show various signs of dilapidation (poor maintenance, collapsed fence, scattered debris and the remnants of a retaining wall that is in need of repair). Recent police records also indicate that the threat to the community remains despite its appearance as a vacant lot. Therefore, the premises represent a deleterious land use in relation to the surrounding neighborhood, especially considering that the Subject Property is located proximate to residences, a public park and an elementary school. The Subject Property has been neglected for some time and is an eyesore in the context of the immediate neighborhood. The fact that there has been long existing contamination has also been a deterrent to its effective redevelopment. Based on all of the conditions described above, the Subject Property is detrimental to the overall public health, safety, and general welfare of the community.
- **“h”:** The proximity of the Subject Property (0.25 miles or 7 minute walk) to the Watsessing Avenue Train Station and consistency with previous Township documents for transit-oriented development is in line with smart growth principles.

**C. Analysis of the Study Area as a Whole**

The results of the redevelopment area investigation reveal that the Study Area qualifies for redevelopment designation under “b”, “d”, and “h” criterion of the enabling statute. Figure 5 illustrates which criteria are applicable for the Study Area. As a result of the conditions described above, substantial evidence exists to declare Block 152, Lot 10 as an “area in need of redevelopment” in accordance with the standards for same as set forth in the State’s Local Redevelopment and Housing Law.



**FIGURE 5 | AREA IN NEED OF REDEVELOPMENT CRITERIA**

Area in Need of Redevelopment Study  
Block 152, Lot 10 | Township of Bloomfield, NJ  
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2024

## V. CONCLUSION

The foregoing study was prepared on behalf of the Township of Bloomfield Planning Board to determine whether an area located within the Township (i.e., Block 152, Lot 10) qualifies as “an area in need of redevelopment” as defined under the LRHL at N.J.S.A. 40A:12A.. Based on the analysis contained herein, Block 152, Lot 10 qualifies for area in need of redevelopment designation for non-condemnation purposes consistent with the criterion set forth at N.J.S.A. 40A:12A-5 “b”, “d”, and “h”.

## **APPENDICES**

Appendix A: Resolution of the Township Council authorizing this study, dated October 30, 2023.

Appendix B: Photographs of Prior & Existing Conditions.

Appendix C: Kleinfelder Report.

Appendix D: Delta Environmental Services LSRP Transmittal Letter.

Appendix E: Police Records.

Appendix F: Township Property Records and Complaints.

Appendix G: Township Resolution for Extension of Approvals.

**Appendix A: Resolution of the Township Council authorizing this study, dated October 30, 2023.**



**Township Council**  
1 Municipal Plaza  
Bloomfield, NJ 07003

Louise M. Palagano  
Municipal Clerk

<http://www.bloomfieldtnj.com>

Meeting: 10/30/23 07:00 PM

**2023 RESOLUTION APPROVAL**

223-440  
**RESOLUTION AUTHORIZING THE PLANNING BOARD OF THE TOWNSHIP OF BLOOMFIELD TO UNDERTAKE AN INVESTIGATION FOR REDEVELOPMENT OF PROPERTY IDENTIFIED ON THE TAX MAPS OF THE TOWNSHIP OF BLOOMFIELD AS BLOCK 152, LOT 10, AS SET FORTH HEREIN, WITHOUT THE USE OF THE POWER OF EMINENT DOMAIN, IN ACCORDANCE WITH THE PROCEDURES OF THE LOCAL REDEVELOPMENT AND HOUSING LAW, AND TO PROVIDE RECOMMENDATIONS TO MAYOR AND COUNCIL OF THE TOWNSHIP OF BLOOMFIELD THEREON**

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

**WHEREAS**, pursuant to the LRHL, the governing body may direct the Planning Board of the Township of Bloomfield (“**Planning Board**”) to conduct an investigation and public hearing to determine whether certain areas of the Township are in need of redevelopment pursuant to the procedures set forth at N.J.S.A. 40A:12A-6, specifically subsection 6(a), that such determination shall authorize the municipality to use all of those powers provided by the Legislature for use in a redevelopment area other than the use of Eminent Domain (Non-**Condemnation Redevelopment Area**); and

**WHEREAS**, the governing body desires that the Planning Board undertake such an investigation with respect to the area consisting of Block 152, Lot 10 as identified on the tax maps of the Township of Bloomfield, and more commonly referred to as 71 Locust Avenue; and

**WHEREAS**, the governing body desires that the Planning Board investigate the areas identified, to conduct a public hearing or hearings regarding the investigation, to consider all substantial evidence to support a recommendation as to whether there is substantial evidence to support the conclusion that the areas identified herein, or any part thereof, are in need of

redevelopment pursuant to the criteria for redevelopment set forth at N.J.S.A. 40A:12A-5 and applicable case law regarding same or should be included in the redevelopment areas pursuant to N.J.S.A. 40A:12A-3; and

**WHEREAS**, upon the completion of the investigation and public hearing, the Planning Board shall provide a recommendation to the governing body.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Township of Bloomfield, Essex County, New Jersey, as follows:

1. The Planning Board of the Township of Bloomfield (“Planning Board”) is hereby authorized and directed to conduct a preliminary investigation or investigations and hold a public hearing or hearings to recommend whether the area identified herein, consisting of Block 152, Lot 10, or any part thereof, is in need of non-condemnation redevelopment and to submit its recommendation to the Mayor and Township Council in accordance with N.J.S.A. 40A:12A-6.

2. The Planning Board is hereby directed to make its recommendation after giving public notice, including inailed notice to the owners of each parcel of property set forth herein, and conducting a public hearing as provided in N.J.S.A. 40A:12A-6.

3. The public notice shall comply with the requirements of N.J.S.A. 40A:12A-6(b)(2) and (3) and the hearing procedures shall comply with the requirements of N.J.S.A. 40A:12A-6(b)(4).

4. Before the public hearing, the Planning Board shall prepare maps showing the boundaries of the Proposed Redevelopment Area, and the location of the parcels in each area. A statement setting forth the basis for the investigation shall be appended to the maps.

5. After completing the public hearing, the Planning Board shall transmit to the governing body its recommendation as to whether the area set forth herein, or any part thereof, should be determined, or not be determined, to be areas in need of redevelopment.

6. Pursuant to N.J.S.A. 40A: 12A-6(a) the governing body hereby assigns to the Planning Board the conduct of the investigation and the public hearing, which shall comply in all respects with the requirements of N.J.S.A. 40A:12A-6 and authorizes the Planning Board to retain any expert needed to assist it in its investigation.

7. This Resolution shall take effect immediately.

\* . . . \* . . . \* . . . \*

Approved as to form and procedure on basis of facts set forth.



Director of Law-Township Attorney

I do hereby certify that the funding will be legally appropriated per the above information for the purpose specified in the attached contract. Furthermore, it has been represented to me that the contracts have been processed in accordance with the applicable provisions of New Jersey Local Public Contract Law and the Code of the Township of Bloomfield.

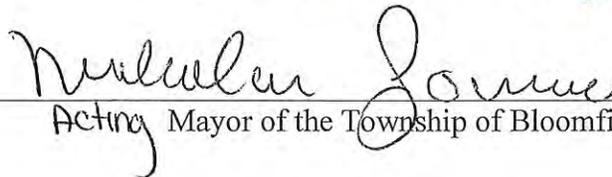


Chief Financial Officer

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Township of Bloomfield at a meeting of said Township Council held on October 30, 2023.



Municipal Clerk of the Township of Bloomfield



Acting Mayor of the Township of Bloomfield

✓ Vote Record – Resolution						
		Yes/Aye	No/Nay	Abstain	Absent	
<input type="checkbox"/> Adopt						
<input type="checkbox"/> Deny						
<input type="checkbox"/> Withdrawn	Jenny Mundell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Table	Nicholas Joanow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Not Discussed	Sarah Cruz	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> First Reading	Wartyna Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Table with no Vote	Ted Gamble	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Approve	Richard Rockwell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Veto by Mayor	Michael J. Venezia	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/> Discussion						
<input type="checkbox"/> Defeated						
<input type="checkbox"/> Discussion No Vote						

**Appendix B: Photographs of Prior & Existing Conditions.**

1



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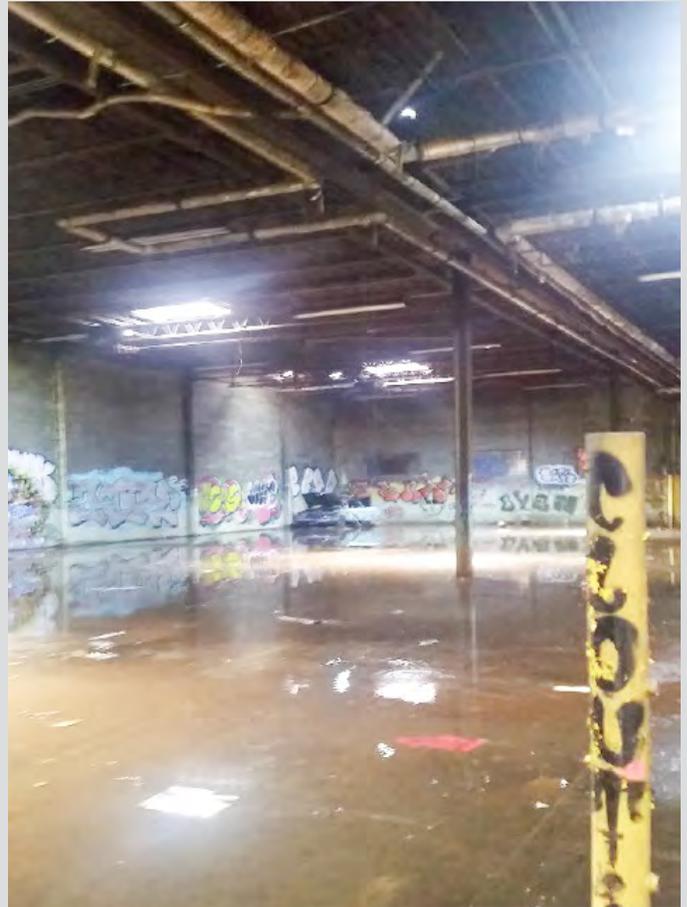


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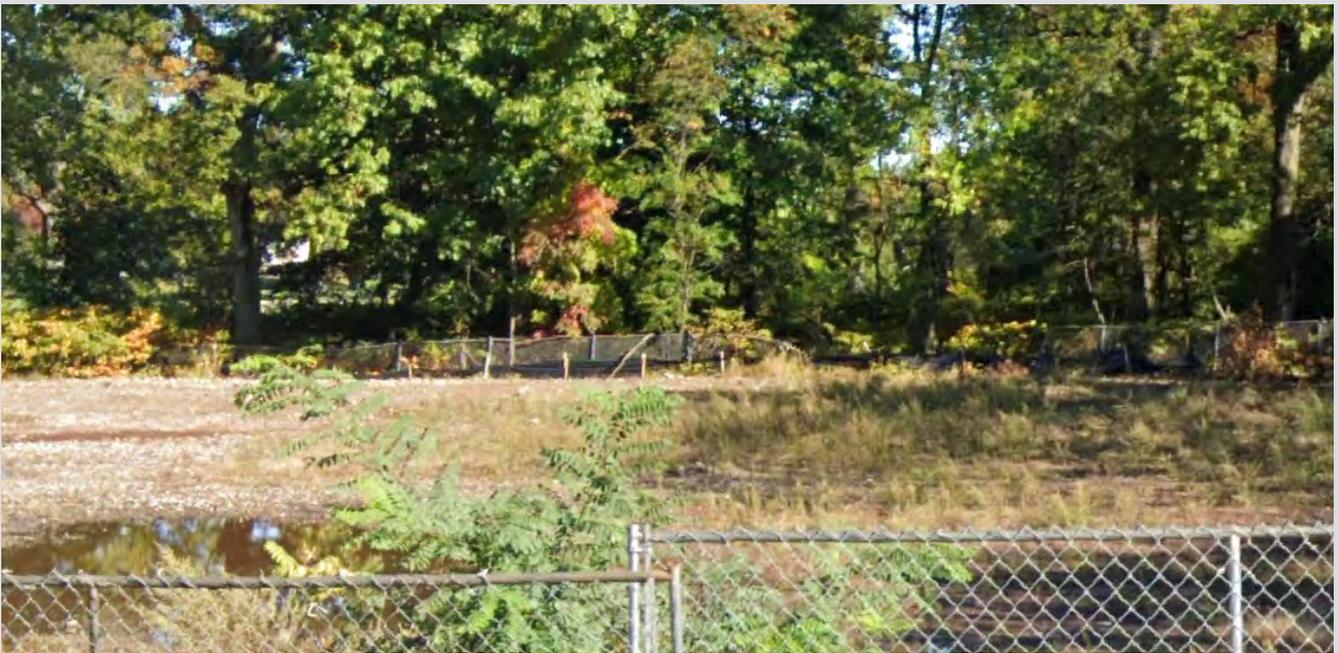


**13**



**14** Source: Google

**15** Source: Google



**16** Source: Google

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**18** Source: Google

**19** Source: Google



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## Appendix C: Kleinfelder Report



**BACKGROUND INFORMATION AND CONCEPTUAL  
INVESTIGATION APPROACH REPORT  
PEERLESS TUBE COMPANY SITE  
71 LOCUST AVENUE  
BLOOMFIELD TOWNSHIP, ESSEX COUNTY, NEW  
JERSEY 07003  
BLOCK 152, LOT 10**

**EPA ID NUMBER: PEA070001-203380  
NJDEP PI # G000062662**

**NJDEP REMEDIAL INVESTIGATION/REMEDIAL  
DESIGN/REMEDIAL ACTION SERVICES TERM  
CONTRACT #NO. A-86327  
NJDEP PROJECT # A2845690**

**APRIL 2015**

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SPECIFIC PROJECT FOR WHICH THIS REPORT WAS PREPARED.**



A Report Prepared for:

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April 27, 2015  
Kleinfelder Project No. 20153021

## TABLE OF CONTENTS

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1.0	INTRODUCTION.....	1
2.0	SITE DESCRIPTION AND PHYSICAL SETTING.....	2
2.1	INITIAL SITE INSPECTION .....	2
2.2	REGIONAL AND SITE GEOLOGY / HYDROGEOLOGY .....	2
3.0	BACKGROUND AND HISTORICAL INFORMATION .....	4
3.1	OPERATIONAL BACKGROUND AND ENVIRONMENTAL HISTORY.....	4
3.2	EDR SEARCH RESULTS .....	5
3.3	HISTORICAL INVESTIGATION ACTIVITIES - FILE REVIEW SUMMARY .....	9
4.0	AREAS OF CONCERN (AOC).....	13
5.0	CONCEPTUAL REMEDIAL INVESTIGATION APPROACH .....	15
5.1	PHASE I - PRE-SAMPLING RI PREPARATION ACTIVITIES .....	16
5.1.1	Limited Receptor Evaluation.....	16
5.1.2	Supplemental Off-site OPRA Requests and Data Review .....	16
5.1.3	Access Agreements and Permitting.....	16
5.1.4	Public Notification and Outreach .....	17
5.1.5	Interior and Exterior Property Preparation .....	17
5.1.6	Site and Area Professional Survey.....	17
5.1.7	Utility Mark-out/Geophysical Survey.....	18
5.1.8	Preliminary Data Mapping and Evaluation.....	18
5.2	PHASE II – PRELIMINARY SAMPLING ACTIVITIES.....	18
5.2.1	Stream Sampling - Surface Water and Sediment.....	18
5.2.2	Grab Shallow Soil and Groundwater Sampling - On-site and Off-site .....	18
5.2.3	Monitoring Well Rehabilitation .....	19
5.2.4	Data Evaluation and Meeting with the NJDEP .....	19
5.3	PHASE III – SUPPLEMENTAL INVESTIGATION ACTIVITIES .....	19
5.3.1	Soil Gas/Vapor Intrusion Sampling (Residential).....	19
5.3.2	Bedrock Borehole Evaluation - Downhole Geophysical Survey and Packer Testing.....	20
5.3.3	Groundwater Monitoring Well Installations - Overburden and Bedrock...	20
5.3.4	Groundwater Monitoring Well Sampling .....	21
5.3.5	Data Validation .....	21

5.3.6	Data Evaluation, Three-Dimensional Modeling Updates, and CSM Generation .....	21
5.3.7	Limited Remedial Investigation Report .....	22
6.0	LIMITATIONS.....	23
7.0	REFERENCES.....	24
8.0	NJDEP GIS DATA DISCLAIMER.....	25

## FIGURES

- Figure 1: Topographic Map  
Figure 2: Site Plan  
Figure 3: Historical Sample Location Plan  
Figure 4: Proposed Investigation Area Plan

## TABLES

- Table 1A: Historical Soil Sampling Results - VOCs  
Table 1B: Historical Soil Sampling Results - SVOCs  
Table 1C: Historical Soil Sampling Results - Metals  
Table 1D: Historical Soil Sampling Results - PCBs  
Table 1E: Historical Soil Sampling Results - Pesticides  
Notes: Historical Soil Sampling Results
- Table 2: Historical Groundwater Sampling Results (VOCs, SVOCs, Metals, PCBs, Pesticides)  
Notes: Historical Groundwater Sampling Results

## APPENDICES

- Appendix A: Photographic Log (November 2014 Site Visit)
- Appendix B: EDR Reports (Electronic Only):
- Historical Chain of Title Report
  - EDR Sanborn Map Report
  - EDR Historical Topographic Map Report
  - EDR Aerial Photo Decade Report/Historic Aerials
  - EDR City Directory Search Report
  - EDR Environmental Lien and AUL Search Report
  - EDR Radius Search Report
- Appendix C: Select Historical Investigation Information (Electronic Only)
- FOIA Documents (USEPA)
  - OPRA Documents (NJDEP)
  - OPRA Documents (TOWNSHIP OF BLOOMFIELD)
- Appendix D: Historical Sampling Data Maps
- A - PCE (Soil)
  - B - TCE (Soil)
  - C - SVOCs (Soil)
  - D - Metals (Soil)
  - E - PCBs (Soil)
  - F - PCE (Water)
  - G - TCE (Water)
  - H - cis-1,2-DCE (Water)

## 1.0 INTRODUCTION

---

Kleinfelder, Inc. (Kleinfelder) has been retained by the New Jersey Department of Environmental Protection (NJDEP) to prepare a Background Information and Conceptual Investigation Approach (BICIA) Report under NJDEP Remedial Investigation/Remedial Design/Remedial Action Services Term Contract #A-86327. This report was also prepared pursuant to Kleinfelder's Work Order 1 Proposal, dated July 1, 2014. The property to be investigated is the Peerless Tube Company site (the "site"), located at 71 Locust Avenue (Block 152, Lot 10), Bloomfield Township, Essex County, New Jersey.

This BICIA describes known and suspected Areas of Concern (AOCs) and details remedial investigation (RI) activities that are proposed to characterize various contaminants of concern (COCs) at the site originating from manufacturing of aerosol cans and collapsible squeeze tubes since the mid 1950's. Process operations included degreasing activities with trichloroethene (TCE) as well as product painting with solvent based or non-solvent based paints. Peerless Tube acquired numerous properties during their operational history for business expansion; however, proposed RI approach efforts will focus primarily on environmental activities originating from the site property (Block 152, Lot 10) and not adjacent property lots previously owned by Peerless Tube. The RI activities described in this report will be performed in general accordance with The NJDEP Field Sampling Procedures Manual (FSPM, NJDEP, 2005/2011), NJDEP Technical Requirements For Site Remediation (7:26E, 2013), and applicable Local, State, and Federal regulations including but not limited to New Jersey Administrative Code (N.J.A.C.) 7:9C, 7:26C, 7:26D and 7:26E.

The RI scope development included a review of background information from previous investigations and an initial site inspection. This BICIA provides site background information, a physical description of the site, an estimate of the current nature and extent of contamination, scope and objectives of the proposed RI, and recommendations for specific RI activities needed to fill data gaps.

## 2.0 SITE DESCRIPTION AND PHYSICAL SETTING

---

The site is situated at approximately 40° 47' 09" north latitude (574,919 NJSP), 74° 12' 03" west longitude (711,346 NJSP) at an elevation of approximately 120 feet above North American Vertical Datum 1988 (NAVD 88). The site location, surface topography, and nearby surface water bodies are depicted on **Figure 1**, an annotated section of the U.S.G.S. 7.5 minute series Orange, New Jersey topographic quadrangle map.

As depicted on the Site Plan included as **Figure 2**, the site is approximately 1.7 acres in size, measures approximately 280 feet by 285 feet, and is improved with a two-story structure formerly utilized by Peerless Tube. The on-site structure is currently abandoned. Surrounding properties include Watsessing Park to the north and west, John F. Kennedy Drive to the east, which runs parallel to the Garden State Parkway, and Locust Avenue and commercial properties to the south. The Wigwam Brook is located approximately 100 feet northwest of the site and receives storm water runoff.

### 2.1 INITIAL SITE INSPECTION

On November 12, 2014, Kleinfelder personnel visited the site to observe current conditions. This site inspection included a visual observation of the property and inspection of investigation areas. The objective of this inspection was to assist in developing an investigative approach for the site to meet the environmental objectives of the NJDEP.

Upon arrival at the site, the building was observed as being visibly abandoned with multiple apparent unauthorized access breach points into the building. Overhead utilities (electrical, phone, cable, etc.) and subsurface utilities (natural gas, water, sewer, storm water, etc.) were observed along the north side of Locust Avenue. Local site utilities observed in the exterior included storm water outlets, fire suppression water lines, processes water outlets (into Wigwam Brook), and overhead phone lines. A former utility pole, which was presumed to service previous electrical power to the building, was also observed within an exterior utility courtyard; however, the pole and electrical service were cut at the ground surface. Pictures from the site inspection along with descriptions are presented in **Appendix A**.

### 2.2 REGIONAL AND SITE GEOLOGY / HYDROGEOLOGY

The site is located in the Piedmont Physiographic Province of New Jersey and is underlain by lower Jurassic and upper Triassic age Passaic Formation bedrock. The Passaic is characterized by interbedded grayish red to brownish red, medium to fine grained, medium to thick bedded sandstone and brownish to purplish-red, coarse grained siltstone (Drake, 1996). The unit is planar to ripple to cross laminated, fissile, and locally calcareous with desiccation cracks and root cracks. The upward filling cycles are 6-15 feet thick. The sandstone beds tend to be thicker and coarser near conglomerate units. The formation thickness exceeds 3,000 feet in many areas.

Based on previous on-site soil investigation work conducted between approximately 1986 and 2007, soils underlying the site consist primarily of heavily altered and reworked fill material up to 5 feet below grade (fbg), followed by native lacustrine deposits comprised of interbedded

reddish-brown fine sands, silts and clays up to 16 fbg. These deposits were laid down during the Pleistocene Epoch of glaciation and terminate at the top of bedrock.

Groundwater in the region is supplied from the Brunswick Aquifer. Groundwater in the Brunswick Aquifer is stored and transmitted within fractures in the Passaic, Towaco, Feltville, and Boonton Formations and is commonly fresh, hard, slightly alkaline and non-corrosive (Herman, et. al., 1998). The consolidated interbedded shales and sandstones of the Brunswick Aquifer are relatively impermeable and have a low storativity and transmissivity associated with areas of primary porosity. However, areas of secondary porosity, including fractures and joints, constitute a small fraction of the total volume of rock, but are generally believed to provide the principal passages for groundwater flow (TSB, 2007). Well-sorted and poorly cemented beds have the highest primary porosity. Poorly sorted/well cemented areas cause the beds to be hard and brittle, which contributes to the development of fractures and joints associated with secondary porosity. The majority of the Brunswick Group has permeability due to secondary porosity. The Brunswick Aquifer yields an average of 100 to 250 gallons per minute (TSB, 2007).

Groundwater flow direction within the Brunswick Aquifer bedrock was historically thought to flow along the near vertical fractures oriented parallel to the bedding plane strike. The majority of the field data collected has not supported this belief (Michalski, 1990). A leaky multi-unit aquifer system fits the flow patterns and heterogeneity of the individual beds closer than a one-aquifer system with shallow and deep zones. The major bedding partings and/or intensely fractured seams are the water bearing units within the system and are separated by thick intervening aquitards (Michalski, 1990).

Groundwater levels at the site within shallow well points generally exist between approximately 7 and 13 fbg based on historical groundwater depth measurements from site monitoring wells. There does not appear to be a difference in groundwater depth measurements between overburden wells and bedrock wells; however, limited historical gauging data is available. Groundwater flow direction has not been confirmed, but has been reported sporadically towards the west, southwest, and northwest. Other sources show shallow groundwater flow towards the southeast based on historical data.

Bedrock structure affects the production of water in wells that intersect the Brunswick Aquifer due to abrupt lateral changes in lithology. These lateral changes are a result of alluvial fan deposition and due to the homoclinal dip of the beds. The maximum lithology change occurs perpendicular to strike where the effects of the dip of the beds are most dramatic. At an average dip of 11.5 degrees, the rate of increase in the depth of a given bed is approximately one foot for every five feet of horizontal distance. Coarse textured units were deposited in stream channels with finer grained materials deposited on the flanks of the channels. As a result, well production can vary greatly with location (Herman et. al., 1998).

### 3.0 BACKGROUND AND HISTORICAL INFORMATION

---

To evaluate past land uses, operational history, and historical environmental activities performed at the site, Kleinfelder conducted multiple public data searches and requests from the following sources:

- Open Public Records Act (OPRA) request from the NJDEP's Site Remediation Program on October 28, 2014, with a review of files on November 26, 2014 and December 1, 2014, with document copies available for pickup on December 24, 2014;
- OPRA request from Bloomfield Township on October 29, 2014 with a receipt and review of files on November 12, 2014;
- Freedom of Information Act (FOIA) request from the United States Environmental Protection Agency (USEPA) on October 28, 2014 with receipt of files on December 22, 2014 and January 15, 2015 followed by a desktop review;
- Environmental Data Resources, Inc. (EDR) record request [Sanborn® Fire Insurance Maps, MacRae's Industrial Directory, Historical City Directories, Radius Map Report, Lien & Activity Use Limitation (AUL) Report, historic topographic maps, historic aerial photos] on October 22, 2014 with a receipt of files between October 23, 2014 and November 7, 2014 followed by a desktop review;
- NJDEP database searches (NJ-GeoWeb, GIS Data, DataMiner) between October 2014 and January 2015; and
- Property tax data and maps (State info services, NJBOT) reviewed between October 2014 and January 2015.

A review of information obtained from these sources was conducted and applicable data is detailed below.

#### 3.1 OPERATIONAL BACKGROUND AND ENVIRONMENTAL HISTORY

Peerless began manufacturing aerosol cans and squeeze tubes on properties located south of Locust Avenue (Block 129, Lot 60 and Block 126, Lot 100) in approximately 1916 (Foster Wheeler, 1995). As part of business expansion, Peerless purchased a property north of Locust Avenue (Block 152, Lot 10) from Smoke-A-Dor, an ashtray manufacturer in the late 1950's. Block 152 Lot 10 is the current site property. In 1970, Peerless purchased a property west of the original business property from Raja Razor Company, a razor blade manufacturer (Block 129, Lot 70). In addition, Peerless has made numerous additions to existing buildings on the site property.

Manufacturing operations conducted at the site began with an aluminum slug extruded by air to form a hollow tube or can. The tube then moved along a conveyor where it was threaded and cleaned with TCE as a degreaser. After solvent cleaning, the tube was heat dried and painted with solvent based or non-solvent based paints. The tubes were then oven dried and printed with the labels of various companies who purchased the tubes for privatized products. A TCE reclaiming system was installed in 1984.

Hazardous waste associated with the manufacturing of tubes consisted of:

- Waste paint generated from the decoration of aluminum tubes and aerosol cans.

- Waste TCE generated from tube degreasing and still bottoms. Tetrachloroethene (PCE) was originally utilized as a degreaser; however, TCE was more successful and replaced PCE over time;
- Waste paint mixed with chlorinated solvents from cleanup of decorating equipment;
- Waste oil generated from compressors, forklifts and general machine maintenance; and
- Lab packs of various chemicals generated during lab clean out.

Waste was reportedly stored in 250 55-gallon drums on an indoor concrete storage pad capable of holding up to 250 drums. Additionally, multiple OSHA complaints, permit violations, and inspection violations were reported in the 1980s and 1990s (degreasing and paint spraying breathing hazards, high noise levels, odor complaints, surface water discharges, fires/injuries, etc.). However, these OSHA issues do not appear to have negatively impacted subsurface conditions.

During its operational history, Peerless maintained four registered underground storage tanks (USTs) used to store fuel oil and TCE; however, only two USTs were associated with the site property. These USTs included a 10,200-gallon UST initially used for fuel oil until 1984, then was reregistered to store TCE (installed 1969), plus a 20,000-gallon #4 fuel oil UST (installed in 1977). Both USTs were abandoned in place in November 1989 after environmental conditions were discovered and the presence of a proximal natural gas main in Locust Avenue prevented excavation and removal of the USTs.

### **3.2 EDR SEARCH RESULTS**

Site history was researched with an EDR order placed specifically for the site to evaluate historical site conditions. Reports requested from EDR included:

- Radius Map TM Report with GeoCheck®
- Sanborn® Fire Insurance Maps;
- Historical Topographic Maps;
- Vapor Encroachment Screen;
- Historic Aerial Photos;
- MacRae's Industrial Directory; and
- Environmental Lien & Activity Use Limitation (AUL) Search.

Information from these sources applicable to the site history is provided below. Copies of electronic EDR reports are provided in **Appendix B**.

#### **Radius Search**

A radius search was conducted to identify properties undergoing environmental investigation activities located within one mile of the site. Information for properties located within a 1/2 mile of the site (investigations active, pending, or historically significant) listed under various state tracking databases is summarized in the below table.

Site ID/Name	Address	Direction, Distance (feet)	Status/Comments
Eskimo Pie (SAM-PAK) Flexible	118 John F Kennedy Drive North	SE 0 - 1/8 (0.084 miles)	LSRP Oversight (GW contamination). Batteries, Lamps, Pesticides, Thermostats, multiple FO USTs removed and abandoned in place, "OTHER" USTs removed, Lead, Inks, Motor Oil, Solvents, Waste reported as dumped on property in 1991.
Schering Corp (New Jersey Bell)	104 and 60 Orange Street	E 1/8 - 1/4 (0.184 miles)	No Further Action (NFA-E, Restricted Use). Batteries, Lamps, Pesticides, Thermostats, multiple FO USTs removed and abandoned in place, "OTHER" USTs removed, wastes (corrosive, ignitable, reactive, medical/chemotherapy, etc.), mercury, PAH compounds.
Alco Machine & Tooling Inc	111 Orange Street	ENE 1/8 - 1/4 (0.223 miles)	RAO-E (Restricted Use). Deed Notice/capping (Arsenic, Lead, PAHs, historic fill)
Zach Auto Repair	21 Prospect Street	SW 1/4 - 1/2 (0.255 miles)	LSRP Oversight. Leaded gasoline UST removed 1994, Waste oil UST out of service
Bloomfield Cab Co Inc	206 Glenwood Avenue North	1/4 - 1/2 (0.263 miles)	Awaiting Assignment. Gasoline and FO USTs removed 1998, WO UST in use.
Westinghouse Electric Corp (Mercer Wrecking)	1 Westinghouse Plaza / MacArthur Avenue	SSE 1/4 - 1/2 (0.305 miles)	LSRP Oversight (GW contamination). Multiple large FO USTs removed 1992, Gasoline UST removed 1990, wastes (PCB/oil, mercury). Recycling Center.
Edgerley & Gilson Inc. (Former Philips Lighting)	41 Arch Street	SSE 1/4 - 1/2 (0.365 miles)	Pending - with RPIU (Confirmed soil and GW contamination). Multiple large FO/Diesel USTs removed 1990, illegal dumping of FO impacted soil.
Hoffman Chevrolet	425 Bloomfield Avenue	ENE 1/4 - 1/2 (0.367 miles)	NFA (GW AOC 2004). Multiple leaded gasoline, FO, waste oil USTs removed (1991, 1997, 2004, 2009).
250 Glenwood Ave Associates LLC	250 Glenwood Avenue	N 1/4 - 1/2 (0.368 miles)	NFA (Restricted Use - Historic). Deed Notice/capping (Base/neutrals and acids). FO UST removed 1997, Drycleaning Plant.
Parkway Realty Property (Multiple Property Names)	5 Lawrence Street	S 1/4 - 1/2 (0.376 miles)	NFA (Historic, Restricted/Unrestricted Use). Deed Notice/capping (PAH, TPH GW contamination). Medical waste, Nutmeg oil spill/reaction with unknown material.
Amoco Service Station	511 Prospect Street	SW 1/4 - 1/2 (0.383 miles)	On-Site Sources of GW Contamination (CEA). Benzene, Synthetic Organic Chemicals.
Getty 56848	85 Dodd Street	SW 1/4 - 1/2 (0.409 miles)	On-Site Sources of GW Contamination. Multiple gasoline USTs removed (2006), WO UST removed (1992).
Exxon Store 3-0041	491 Bloomfield Avenue	NE 1/4 - 1/2 (0.415 miles)	On-Site Sources of Soil and GW Contamination (aka Coastal Service Station).
<p><b>Databases:</b> NJ LUST, NJ HWS RE-EVAL, NJ ENG CONTROLS, NJ BROWNFIELDS, NJ HIST LF, NJ HIST MAJOR FACILITIES, NJ ISRA, NJ Geoweb (select information).</p> <p><b>Note:</b> RCRA NonGen / NLR (auto repair shops) were not listed unless they demonstrated historical remedial investigation efforts.</p>			

Much of this data was also confirmed in data gathered during the NJDEP OPRA review with report submittals referencing potential impact of bedrock with COCs originating from the following properties:

- Schering Corp
- Westinghouse Electric Corp
- General Plastics (55 Lafrance Avenue, Bloomfield, NJ. East ~0.7 miles)
- Gordos Corp (2 Hook Road, Bloomfield, NJ. Address location unknown)
- Eskimo Pie

Additional research of these properties may be needed to evaluate if subsurface impacts from these properties are affecting overburden and bedrock groundwater quality beneath the Peerless site. As previously mentioned, overburden and bedrock groundwater flow direction has not been confirmed in the area of the site.

**Sanborn Fire Insurance Maps**

During a review of Sanborn Maps received, the following pertinent information was noted:

Date	Quality of Map	Information Obtained from Map
1907	Fair	No buildings are visible on-site and the property does not match current dimensions as the Garden State Parkway has not been constructed. The property is bound by streets currently not in existence including Langdon Street to the north, Filbert Street to the west, and Nelson Street to the east.
1938	Fair	The property is labeled as “The Langdon Company” with associated building structures. Numerous areas of interest are noted including manufacturing areas, a machine shop, a gasoline tank and fuel oil is listed as a heating fuel for the property. A rail spur is also observed at the approximately location of the future JFK Drive South. A property labeled “Peerless Tube Company” is apparent south of Locust Street.
1950	Fair	The property is still labeled as “The Langdon Company” with some additional building structures apparent. The same machine shop building is apparent and fuel oil is listed as a heating fuel used at the property. An additional “Acetylene Generator” building is now noted. A property labeled “Peerless Tube Company” is still apparent south of Locust Street, but has expanded west to an adjacent property lot.
1977	Fair	The current lot boundaries and building structure outline are apparent with some operational areas noted including “grinding”, “washing”, “oven”, and “paint spraying”.

**Historical Aerial Photos**

A summary of information obtained through a review of aerial photographs obtained from EDR and Historic Aerials.com (HA) was also conducted and select information is provided below.

Year	Information Obtained from Photograph
1931 (HA & EDR)	Poor photo quality.

Year	Information Obtained from Photograph
1951 (EDR)	Building layout is consistent with the 1938 Sanborn map and description with multiple operational areas visible including fenced parking and loading lots within the southwestern and northeastern portions of the site as well as a trucking lot located east of the current property boundary prior to construction of the Garden State Parkway.
1954 (HA & EDR)	Building layout during operation as Smoke-A-Dor business (ashtray manufacturer) is visible including the southwestern portion and the northeastern section with travel areas visible between the buildings and east of the current property boundary prior to construction of the Garden State Parkway.
1961 (EDR)	First photograph showing property layout following Garden State Parkway construction including movement of the Wigwam Brook towards the west by approximately 80 feet. The lot boundary has diminished along the eastern border due to construction of the Garden State Parkway and a loading area is no longer visible. The southwestern and northeastern building portions are present separated by fenced parking and loading lots. A fenced lot is also visible in the rear of the building.
1966 (HA & EDR)	The northwest portion of the main building was constructed; however, the southeast portion is still undeveloped and is presumed to be used for vehicle parking.
1970 (HA & EDR)	Building improvements/vertical expansion is apparent to the northeastern portion with an elevated roofline and on the southwestern portion with construction of second story features.
1974 (EDR)	The southeastern portion of the building is now visible as it appears today.
1979 (HA)	The southeastern portion of the building is now visible as it appears today.
1983 (EDR)	Poor photo quality. Building appears similar as compared to today.
1987 (HA)	Some ventilation ducts are visible on the roof of the northeast portion of the building.
1991 (EDR)	Poor photo quality
1995 (HA & EDR)	Poor photo quality. Building appears similar as compared to today.
2002 (HA)	The site generally appears as it does today; however, shipping container storage and vehicles are apparent in the lot west of the site.
2006 (HA & EDR)	Poor photo quality
2008 (HA)	The site generally appears as it does today.

### **MacRae's Industrial Directory (Historical Ownership and Operations)**

Properties in the vicinity of the site include a mix of commercial and residential properties.

Date	Property Address(s) Summary	Property Use(s) Summary
1901-1909	No Listing	NA
1915-1944	Peerless Tube Company, Peerless Tube Company Locust Avenue	Collapsible metal tubes, Tubes and Collapsible tins
1946-1955	Peerless Tube Company 58 Locust, Peerless Tube Company 58-70 Locust	Collapsible metal tubes
1956-1957	Peerless Tube Company 70 Locust	Collapsible metal tubes

Date	Property Address(s) Summary	Property Use(s) Summary
1958-1992	Peerless Tube Company 58-76 Locust, Peerless Tube Company 58 Locust	Aluminum & tin aerosol containers, collapsible metal tubes, plastic tubes, plastic tube caps, impact slugs, polyethylene tubes & closures
1993-1994	No Listing	NA
1996-2003	Peerless Tube Company 58 Locust, Peerless Tube Company 58-76 Locust	Aluminum aerosol cans and metal tubes
2004-2014	No Listing	NA

### **Environmental Lien & Activity Use Limitation (AUL) Search**

Environmental lien and AUL search information was not found as a part of this search.

### **3.3 HISTORICAL INVESTIGATION ACTIVITIES - FILE REVIEW SUMMARY**

The following site/remedial investigation history is based upon information provided by public document requests. Select documents are included in **Appendix C**.

#### April 1986

A Preliminary Assessment (PA) was generated by Malcolm Pirnie, Inc. for the northern and southern parcels of Peerless as a result of reported dumping of lacquers and thinners into a pit behind the Peerless building. No evidence of dumping was observed by the NJDEP or Bloomfield Health Department and as a result, No further No Further Action (NFA) was recommended.

#### February-June 1988

Environmental violations were noted at the property including PCB content at the Locust Avenue utility pole transformer; lacquer odors emanating from manufacturing operations; and floor drains in the raw material and waste storage rooms discharging to an exterior paved lot.

#### July 1990

Monitoring wells MW-1, MW-2, and MW-3 were installed and sampled under the direction of Metcalf & Eddy as part of a fuel oil discharge investigation for Peerless properties (three lots). Each well was installed to the top of bedrock at about 16 fbg with MW-1 near the TCE UST, MW-2 near the southern building sump, and MW-3 near the southwestern building fuel oil UST. VOC exceedances were detected in groundwater samples from MW-1 and MW-2 (trans-1,2-DCE and TCE). Groundwater flow was reported towards the south.

#### September 1990

A Discharge Investigation Corrective Action Report (DICAR) was generated by Metcalf and Eddy (Case#90-01-12-096 / UST#0077187); however, the DICAR was not available for review.

#### November 1990

The NJDEP conducted soil sampling and groundwater sampling of existing monitoring wells as a precursor to UST investigation activities. VOC exceedances were detected in groundwater collected from MW-1, MW-2, and MW-3 (1,2-DCE, PCE, and TCE) and in surface soil samples (SOIL-1 thru SOIL-4) collected behind the Peerless building (1,2-DCE, methylene chloride, PCE, and TCE). Based on these results, UST removal/excavation and abandonment activities were initiated by ENSI, Inc. Sampling activities were conducted at the following USTs (**Figure 2**):

- A/E2 - 20,000-gallon Fuel Oil UST (installed 1977, abandoned 1989). Samples AT-1 thru 4 were collected at 5 fbg for TPHC. The highest concentration was detected in AT-1 at 84.9 parts per million (ppm).
- B/E1 - 10,200-gallon Fuel Oil/TCE UST (installed 1969, abandoned 1989). Samples BV-1 thru 4 were collected at 5 fbg for VO+15 and BT-1 thru 4 for TPHC. TCE and TPHC were detected at the highest concentrations of 0.26 ppm and 699 ppm from BV-1/BT-1, respectively.
- C - 10,800-gallon Fuel Oil UST (removed 1989). Samples CT-1 thru 5 were collected and sampled for TPHC. TPHC was not detected in the collected samples.
- D - 1,500-gallon Fuel Oil UST (removed 1989). Samples DT-1 thru 5 were collected and sampled for TPHC. The highest concentration was detected in DT-5 at 46.3 ppm.

#### May 1991

Two industrial supply wells were abandoned at the southern Peerless property (58 Locust). The wells were installed to approximately 250 fbg and were previously utilized for backup water supply.

#### August 1991

A Site Inspection Report was generated by the NJDEP for the northern and southern Peerless properties. NFA was recommended and case oversight was transferred from the Responsible Party group to the Bureau of Underground Storage Tanks (BUST).

#### February 1995

A Classification Exception Area (CEA) was generated for TCE originating from the abandoned TCE UST area. The CEA had a duration of 2.25 years and was later closed in August 2012.

#### August 1995

A Site Inspection Prioritization Report was generated by Foster Wheeler under the direction of the USEPA describing remedial efforts conducted to date. Although on-site impact was identified and sensitive receptors were observed near the property, No Further Remedial Action (NFRAP) was recommended for the site.

#### January 2003

Peerless tube filed for Chapter 7 bankruptcy and the business was closed.

#### February 2004

A Preliminary Assessment was completed by PMK under direction of the property's bankruptcy trustee (D.V. Biase/Biase Associates) for the northern Peerless property. A recommendation was made for the initiation of remedial investigation activities across the site at multiple AOCs.

#### February 2004

Initial soil sampling was conducted by PMK at site AOCs (designated G1 thru G10) around the western and northern sides of the building. VOCs, SVOCs, metals, PCBs, and/or pesticides were detected above soil standards in soil samples.

#### September 2004

Soil excavation and sampling activities were conducted by PMK within AOCs demonstrating exceedances of various analytical groups during the previous sampling event (G1, G3, G4, G5, G7, G8, G9, and G10). Monitoring wells MW-5s and MW-5d were installed at the site.

#### October thru December 2004

Additional soil excavation and sampling activities continued within AOCs requiring delineation including G7, G10 (VOCs); G5 (SVOCs); G1, G4, G5, G7, G8, G9, G10 (Metals); and G1 (PCBs). **Monitoring wells MW-6s and 6d were installed at the site.** Site monitoring wells were sampled (MW-2, MW-3, MW-4, MW-5s/5d, MW-6s/6d) and **exceedances of CVOCs and metals** were identified **in groundwater.**

#### September and October 2005

Additional AOCs identified during investigation activities (G11, G12, G13, V1) prompted supplementary soil excavation and sampling efforts. Soil sample exceedances were identified at G12 V1 (VOCs and Metals).

A report summarizing OPRA file review results was generated by PMK on behalf of Biase Associates for investigation of area properties with known sources of contamination, which may have impacted groundwater quality beneath the site.

#### February 2006

A supplemental response to a NJDEP letter dated 8/25/2005 was generated by PMK on behalf of Biase Associates regarding questions associated with multiple site AOCs or potential release sources.

#### March thru May 2006

Additional AOC soil excavation and sampling was conducted by PMK including VI (Metals), TR (PCBs), T (PCBs), Z (PCBs).

#### October and November 2006

Additional AOC soil excavation and sampling was conducted by PMK at G11, G12, G13, G14 V1 (VOCs); G14, V1 (SVOCs); G12, G13, G14, V1 (Metals); G14 (PCBs and pesticides).

#### March 2007

Remedial investigation oversight by PMK was terminated by Biase Associates due to funding limitations.

#### **May and June 2007**

A legal notice was sent to the NJDEP indicating funds set aside by the Peerless estate and managed by Biase Associates have been exhausted for continued remedial efforts.

**Locust Properties, LLC contracted TRC Environmental to collect temporary point groundwater samples from a broad area on-site and off-site as part of an environmental due diligence investigation. Significant chlorinated solvent detections were noted above NJDEP Groundwater Quality Standards (GWQS) with the greatest concentrations detected southwest of the site in Locust Avenue.**

#### August 2007

Sub-slab vapor intrusion (VI) samples and temporary point groundwater samples were collected at Watsessing Elementary School by the NJDEP. Laboratory results were below VI standards for air samples and **elevated groundwater samples were delineated with compliant samples collected near the school building.** As a result, the NJDEP indicated in a response letter that no further investigation was warranted for VI at the school.

October 2007

An Environmental Status Summary was generated by PMK and sent to Biase Associates. The report summarized various site issues outlined in recent NJDEP letters including: soils around floor drains, additional groundwater RI and potential remediation, and VI investigation of the Watsessing Elementary School.

Historical soil and groundwater sampling data are summarized in **Tables 1A-E and 2**. Representative and select sampling data are depicted on **Figure A** through **Figure H (Appendix D)**. It is important to note that data reported in these tables and figures have been compiled from a variety of sources and could not be verified with the original laboratory data.

## 4.0 AREAS OF CONCERN (AOC)

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NJDEP and the Responsible Party (Parties) identified multiple AOCs on-site during historical investigation efforts. Known contaminated sites were also identified within 1-mile of the site based on historical search data. Environmental conditions originating from these off-site sources may demonstrate impact to media (groundwater and soil vapor) near the Peerless site. Based upon historical information, PMK documented the following AOCs associated with the site (**Appendix C**):

- AOC #1 - Aboveground storage tanks and associated piping
- AOC #2 - Underground storage tanks and associated piping
- AOC #3 - Storage Pads including drum and/or waste storage
- AOC #4 - Chemical storage cabinets or closets
- AOC #5 - Floor drains, trenches, piping, and sumps
- AOC #6 - Roof leaders, when process operations vent to the roof (not mapped)
- AOC #7 - Dry wells and sumps
- AOC #8 - Incinerators (not mapped)
- AOC #9 - Electrical transformers and capacitors
- AOC #10 - Discolored or spill areas
- AOC #11 - Compressor vent discharges
- AOC #12 - Non-contact cooling water discharges
- AOC #13 - Loading or transfer areas
- AOC #14 - Boiler rooms
- AOC #15 - Air vents and ducts
- AOC #16 - Battery recharging area
- AOC #17 - Monitoring wells

A site visit was performed by Kleinfelder on November 12, 2014 to observe current site conditions and collect site photographs. However, observations of expected AOCs were limited during this event due to limited AOC knowledge at the time, interior waste/debris buildup, inadequate interior lighting, and exterior vegetative overgrowth. Following a review and evaluation of historical documentation after the site visit, site photographs were utilized to confirm the documented AOCs.

Each of the above listed AOCs was previously investigated to a certain extent (soil excavation and sampling areas); however, Kleinfelder proposes additional RI efforts to characterize the following potential site-wide AOCs:

- On-site and offsite soil impact (overburden);
- On-site and off-site groundwater impact (overburden and bedrock);
- Surface water impact (Wigwam Brook and Lloyds Brook); and

- Vapor intrusion impact (Residential properties southwest of the site).

A proposed remedial approach is included in the following section for investigation of soil, groundwater, surface water, and vapor impact potentially associated with the site.

## 5.0 CONCEPTUAL REMEDIAL INVESTIGATION APPROACH

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Based on Kleinfelder's site inspection conducted on November 12, 2014 and a review of records and other information as detailed above, impacted media likely originating from site conditions include soil, overburden groundwater, and bedrock groundwater; however, impact to these media have not been fully investigated. Impact related to potential VI and off-site supply wells has also not been fully investigated. Based upon this information and the identified data gaps, Kleinfelder proposes a phased approach to meet the environmental investigation objectives stated above. Targeted investigation areas are depicted on **Figure 4**.

### Phase I – Pre-Sampling RI Preparation Activities

- Limited receptor evaluation (confirm desktop well search data, sensitive population survey, and ecological receptor evaluation)
- Supplemental off-site OPRA requests and data review
- Access agreements and permitting (township parcel/right-of-way)
- Public notification and outreach (sign placement)
- Interior and exterior property preparation (debris management, flooring movement, building security/access, and tree/brush clearing)
- Site and area professional survey
- Utility mark-out/geophysical survey (public and private subsurface)
- Preliminary data mapping and evaluation (site map updates with Phase I data provided to the NJDEP)

### Phase II – Preliminary Sampling Activities (Grab Surface Water, Sediment, Soil, Groundwater)

- Stream sampling (surface water and sediment)
- Grab shallow soil and groundwater sampling (on-site and off-site at proposed grid locations)
- Monitoring Well Rehabilitation
- Data Evaluation and Meeting with the NJDEP (presentation of data tables, figures, and three-dimensional visualization modeling)

### Phase III – Supplemental Investigation Activities

- Soil gas/vapor intrusion sampling (residential areas southwest of the site)
- Bedrock Borehole Groundwater Evaluation (Downhole Geophysical Survey and Packer Testing)
- Groundwater monitoring well installations (overburden and bedrock)
- Groundwater monitoring well sampling (existing and new wells)
- Data Validation (Kleinfelder completed)
- Data evaluation and three-dimensional modeling updates
- Limited Remedial Investigation Report (with discussion future RI activities for the site, if appropriate)

Each proposed phase of the investigation is described in further detail below.

## **5.1 PHASE I - PRE-SAMPLING RI PREPARATION ACTIVITIES**

### **5.1.1 Limited Receptor Evaluation**

Kleinfelder will conduct a limited receptor evaluation as it pertains to the site conditions and the sampling grid area. The receptor evaluation will include the following components:

- Properties located within the investigation area are serviced by a public water supply. The local supplier (Bloomfield Water Department) will be contacted to request a current customer list for pertinent properties to confirm water usage and origination. Water usage results will be tabulated and reported appropriately.
- An NJDEP Bureau of Water Allocation (BWA) computer-generated well search will be conducted within an approximate 1-mile radius of the site. Well canvass efforts are not anticipated.
- A sensitive population survey will be conducted to confirm land use at the site and each property within the investigation area. As part of the land use survey, Kleinfelder will identify/confirm child care centers, hospitals, schools, public parks and playgrounds, and surface water bodies located within the investigation area.
- A limited VI evaluation will be conducted within the investigation area including gathering an inventory of building construction details (basement, crawlspace, slab-on-grade, sumps, utility vaults, groundwater infiltration, etc.).
- A limited evaluation of ecological receptors to determine if any environmentally sensitive natural resources are present within the investigation area. The National Wetlands Inventory (NWI), a United States Fish and Wildlife Services undertaking, will be reviewed to identify wetlands within proximity to the site. In addition, a NJDEP Natural Heritage Data Request will be submitted to evaluate the presence of sensitive environmental populations (NJDEP, 2015).

### **5.1.2 Supplemental Off-site OPRA Requests and Data Review**

As referenced above, EDR radius search data and NJDEP OPRA data identified multiple properties undergoing environmental investigation activities located within a 1/2 mile of the site. Based on the significance of investigation efforts conducted at a number of these properties and COCs identified, NJDEP OPRA requests and file reviews will be conducted for the following properties:

- Schering Corp
- Westinghouse Electric Corp
- Eskimo Pie

Data gathered from the reviewed files will aid in evaluating hydrogeology, groundwater quality conditions in the overburden and bedrock, and groundwater flow variability as it relates to the site.

### **5.1.3 Access Agreements and Permitting**

Access agreements and right-of-way permits will be required for the private properties and rights-of ways (ROWs)/public areas where RI activities are proposed. The NJDEP will secure private property access agreements for expected investigation area and provide executed copies of the agreements to Kleinfelder in advance of sampling. As part of negotiating access agreements, the NJDEP will request surveys/drawings that may assist in completing RI tasks

(for AOC and utility evaluation).

Kleinfelder will obtain permits for access to township parcels and right-of-way areas as necessary to conduct planned sampling activities.

#### **5.1.4 Public Notification and Outreach**

Public notification and outreach will be conveyed to affected parties by Kleinfelder by posting sign(s) on the site building in English (unless otherwise needed). Circulation of public notification mailings and meetings to discuss public concerns are not expected to be necessary.

#### **5.1.5 Interior and Exterior Property Preparation**

The majority of the building interior is obstructed by debris material and stained wood block flooring, which will hinder access and completion of planned RI tasks. Debris management will include movement/relocation of accumulated trash to a segregated staging area within the building awaiting future disposal by the property owner.

Wood block flooring within the facility is currently stained and heaved in numerous locations presenting ease of access and safety concerns for planned RI tasks. Additionally, the wood flooring primarily present in Department 9 and 10 is obstructing visual inspection of the underlying concrete floor reportedly present. Construction equipment will be used to remove wood flooring in these areas so Kleinfelder can inspect the concrete for cracks, floor drains, and other penetrations. The wood flooring will be segregated to a section of the building awaiting future disposal by the property owner.

Building access and security improvements are also needed to secure a reliable entry point for planned RI activities. Improvements will include installing a chain link gate within the front entry doors and sealing current access points around the perimeter of the building to limit secondary access (rear cement block damage, garage bay damage, exterior exhaust vents, etc.).

Exterior tree/brush clearing is needed in areas to enable drilling rig access to proposed sample grid locations. Areas east and north of the building will be cleared to allow for access by a track-mount direct push drilling rig. Kleinfelder anticipates this task may be conducted by a single general contractor.

#### **5.1.6 Site and Area Professional Survey**

A site survey will be conducted in order to document and geo-reference current site features in advance of RI sampling activities. The survey will include the installation of 1-2 permanent benchmark monuments and will cover the site and all right-of-ways and private properties within the investigation area. A New Jersey-licensed surveyor will be contracted to initially survey the following within the designated investigation area:

- permanent site features including structures and other improvements,
- known/suspected AOCs,
- underground utilities and other subsurface anomalies identified through public and private UMO efforts,
- existing monitoring wells,
- sensitive receptors such as surface water bodies,
- property boundaries, easements and ROWs, and

- surface topography at 2-foot contour intervals.

A preliminary survey map will be provided by the contractor to assist in determining the placement of future drilling/sampling locations.

### **5.1.7 Utility Mark-out/Geophysical Survey**

Public utility companies will be contacted through the NJ One-Call system and requested to mark out all underground utilities, including water, electric, communication, sanitary sewer, storm sewer, and natural gas within the proposed investigation area. In addition, Kleinfelder's subcontractor will conduct a private utility mark-out (UMO) utilizing surface geophysics to locate these and other potential underground utilities/structures/anomalies at the proposed sampling locations (**Figure 4**). The UMO subcontractor will locate and mark out subsurface utilities using available utility maps and surface geophysical equipment. A combination of reconnaissance-level Electromagnetic (EM) Resistivity/Conductivity, ground penetrating radar (GPR), and magnetometers will be utilized to detect buried metallic and nonmetallic objects and locate potential subsurface structures. The purpose of this task is to protect the health and safety of the investigation team, reduce the potential for damage to underground utilities, and to identify potential underground man-made conduits for contaminant migration.

### **5.1.8 Preliminary Data Mapping and Evaluation**

Kleinfelder will update the surveyor-produced Site/Area Map(s) with historical site information and Phase I data, as necessary. The updated maps and associated data will be evaluated to determine if any changes to the planned RI scope, such as changes to drilling/sampling locations, should be made. If necessary, the maps will be submitted to NJDEP with a summary of proposed changes to the RI approach.

## **5.2 PHASE II – PRELIMINARY SAMPLING ACTIVITIES**

### **5.2.1 Stream Sampling - Surface Water and Sediment**

Outfall discharges to Wigwam Brook occurred during manufacturing operations at Peerless since the 1950's, as depicted on **Figure 2**, with historical reports of potential permit exceedances. Sediment and surface water sampling will be conducted up-gradient and down-gradient from the historical discharge points to evaluate current conditions. One initial grab sample and one confirmatory grab sample of sediment and surface water will be collected from each of four locations (up-gradient Wigwam Brook, up-gradient Lloyds Brook, upgradient combined flow, down-gradient combined flow) as depicted on **Figure 4**. Samples will be analyzed for VOCs, metals, total organic carbon (TOC), pH, and particle size.

### **5.2.2 Grab Shallow Soil and Groundwater Sampling - On-site and Off-site**

Grab soil and groundwater samples will be collected at each proposed grid location (40 foot grid) to the top of bedrock to confirm and expand on historical sampling data. Soil lithology will be recorded during boring advancement and grab samples will be collected in general accordance with the NJDEP Field Sampling Procedures Manual (NJDEP, August 2005). Pre-clearing (air-knife) of locations is not planned during this Phase; however, minor clearing may be needed at locations near subsurface utilities. The drilling contractor will be required to remove and re-install area fencing as needed during the investigation.

Up to three soil samples will be collected from each grid location within the site boundary and immediately west and north of the site. Up to one groundwater sample will be collected from each on-site and off-site grid locations (**Figure 4**). In total, approximately 61 soil sample locations (183 samples) and 111 groundwater sample location (111 samples) are proposed. The soil and groundwater samples will be transported to a NJ-certified laboratory for analysis of VOC+15 compounds, SVOC+25 compounds, metals, PCBs, and/or pesticides utilizing standard turnaround time (2-3 weeks). Specific analysis for each sample is dependent on historical detections and will be determined during the subcontractor bidding process. If groundwater data suggests VI is a potential concern, the VI proposal discussed in Phase 3 will be expedited to Phase 2.

### **5.2.3 Monitoring Well Rehabilitation**

To date, eight monitoring well records (MW-1, MW-2, MW-3, MW-5s, MW-5d, MW-6s, MW-6d, and MW-7s) have been located for the site (**Figure 2**); however, site data indicates the wells have not been sampled since 2007. The location and condition of these wells and any other undocumented wells (such as MW-4) will be visually confirmed during surveying activities conducted as part of Phase I activities. Rehabilitation efforts will include inspection of each well for damage or improper well-head/well-pad installation followed by completion of appropriate repairs. The wells will then be gauged for groundwater depth to confirm well record installation details followed by redevelopment using surge blocks to loosen or release any sedimentation from the well screens. Sediment removal will then complete rehabilitation efforts. Replacement of up to four damaged monitoring wells will be included as part of Phase III activities.

Data collected from these efforts will establish if the existing site wells are viable for continued use. Purge/development water will be re-applied directly to a permeable ground surface and permitted to percolate back into the ground water system unless free product is observed during field investigation activities.

### **5.2.4 Data Evaluation and Meeting with the NJDEP**

Kleinfelder will prepare appropriate data tables, figures, and draft three-dimensional model views summarizing the results of activities conducted during the second phase of the investigation. A meeting will then be scheduled between the Kleinfelder project team and the NJDEP to discuss findings, provide recommendations, and to identify any changes to the proposed RI activities that have occurred during the first two phases of the investigation. Anticipated Phase III activities will also be discussed; however, Phase III activities may be modified based on the results of Phase I and II and any comments provided by the NJDEP during the meeting.

## **5.3 PHASE III – SUPPLEMENTAL INVESTIGATION ACTIVITIES**

### **5.3.1 Soil Gas/Vapor Intrusion Sampling (Residential)**

Based on groundwater quality data gathered during Phase II sampling activities, sub-slab and indoor air sampling will be conducted at the nearest four residential properties located southwest of the site (Block 129; Lots 23, 24, 25, 26). The VI sampling will be conducted in general accordance with the NJDEP Vapor Intrusion Guidance Document (NJDEP, 2013). VI samples will be transported to a NJDEP-approved laboratory for VOC analyses via USEPA Method TO-15. Upon receipt of the analytical results, the VI sample results will be compared to the NJDEP Vapor Intrusion Screening Levels (VISL). If needed, a second, contingency round of

VI samples will be obtained from the four residences, after the initial samples are compared to the VISL.

### **5.3.2 Bedrock Borehole Evaluation - Downhole Geophysical Survey and Packer Testing**

A desktop review of well search records and OPRA data indicate industrial supply wells exist within 1-mile of the site and are installed to depths up to approximately 500 fbg. Monitoring wells also exist within ½-mile of the site at depths up to approximately 400 fbg (Parkway Realty Property, Westinghouse). Vertical delineation of groundwater COCs in the area is not complete. As stated above, the site is located within the highly fractured and poorly cemented interbedded shales and sandstones of the Brunswick aquifer. The fractures and joints of this aquifer provide the principal passages for groundwater flow and would cause contaminate migration to affected area supply wells. As a result, an initial bedrock investigation is warranted to evaluate site-specific bedrock groundwater flow patterns as follows:

**Bedrock Evaluation** - Based on the known bedrock information, up to five bedrock boreholes are proposed for advancement up to 100 fbg utilizing a Rotosonic drill rig. Locations demonstrating the most elevated overburden groundwater impact based upon Phase II investigation activities will be selected for the bedrock boreholes; however, other locations may also be selected (background, sentinel, etc.). Rotosonic drilling provides for continuous collection of undisturbed core samples, while also providing the fastest borehole advancement versus other bedrock drilling methods.

**Down-hole Geophysical Survey** - A down-hole geophysical survey will be conducted at each borehole to characterize features in bedrock which may affect groundwater flow (such as bedding planes and fracture patterns) for proper bedrock monitoring well placement and construction. The down-hole geophysical survey will include caliper borehole geophysics (potentially including temperature, fluid conductivity, natural gamma, normal resistivity and heat pulse), optical and acoustic viewers and borehole television.

**Packer Testing** - Packer testing and discrete interval sampling will be conducted to evaluate constituent concentrations in the site bedrock aquifer(s) and isolate transmissive fracture zones that may be acting as migratory pathways. Kleinfelder will install packer devices in each of the boreholes at up to three targeted water-bearing zones adjacent to fractures identified in bedrock during the downhole geophysical investigation. Up to 15 groundwater samples will be collected (three from each of the five boreholes) via low-flow methods and analyzed for VOC+15 compounds, SVOC+25 compounds, metals, PCBs, and/or pesticides utilizing standard turnaround time (2-3 weeks). Specific analysis for each sample is dependent on historical detections and will be determined during the subcontractor bidding process. Purging, sample management, decontamination, and waste disposal procedures will be conducted in general accordance with technical guidance and the NJDEP Field Sampling Procedures Manual (NJDEP, 2005 and updates).

### **5.3.3 Groundwater Monitoring Well Installations - Overburden and Bedrock**

The five boreholes advanced as part of the bedrock evaluation may be converted to five permanent bedrock monitoring wells, with completion depths up to 100 fbg as discussed during the April 2015 conference call with the NJDEP. Final completion depths will be determined following a review of bedrock evaluation data.

Overburden groundwater monitoring wells will be installed at strategically selected on-site and off-site locations following an evaluation of data gathered during grab groundwater sampling efforts to determine location (horizontal delineation) and construction specifics (screen intervals). Up to 14 overburden wells are proposed, including four wells for replacement of potentially damaged existing wells. The wells will be installed to the top of bedrock at approximately 16 fbg utilizing hollow stem auger drilling equipment. Kleinfelder personnel will oversee the drilling activities, log lithologic data, and provide direction as to total depth and screen placement of each monitoring well for appropriate horizontal delineation.

Each monitoring well will be developed to restore the hydraulic properties of the formation, and upon a suitable rest period prior to sampling. Based on the analytical results from the groundwater sampling, Kleinfelder may recommend installation of additional overburden and bedrock monitoring wells. An updated survey of significant site features and newly installed monitoring wells will be completed towards the completion of field RI activities.

### **5.3.4 Groundwater Monitoring Well Sampling**

The eight current groundwater monitoring wells and any new monitoring wells will be sampled to determine the current extent and concentration of the groundwater COCs identified at the site. Two rounds of groundwater samples, an initial sampling and a confirmation sampling, will be collected from each well. The samples will be submitted to a NJ-certified laboratory for analysis of VOC+15 compounds, SVOC+25 compounds, metals, PCBs, and/or pesticides utilizing standard turnaround time (2-3 weeks). Specific analysis for each sample is dependent on historical detections and will be determined during the subcontractor bidding process. .

If soil or groundwater impact extends beyond previous expectations, Kleinfelder may update the limited Receptor Evaluation performed as part of the Phase I investigation activities. As part of the RE update, an updated well search will be performed if the groundwater flow direction is found to be different than previously reported.

### **5.3.5 Data Validation**

Soil and groundwater analytical reports issued by the subcontractor laboratory will undergo Level II Data Validation at a frequency of 90%, with the remaining 10% of samples undergoing a full data (Level IV) validation. Level II validation includes checking various items such as: sample login and chain-of-custody completeness, sample hold times, sample temperatures, data qualifiers, and QA/QC sample results (trip blanks, field blanks, duplicate samples, and MS/MSD samples). Vapor intrusion samples will undergo Level IV validation. Data validation procedures will be consistent with USEPA CLP National Functional Guidelines, modified as necessary to accommodate non-CLP methods. Data validation requirements will be detailed in a project-specific QAPP that will be prepared in as part of the next Work Order. Level II and IV Data Validation results will be summarized in a Data Validation Report(s), with electronic and hardcopy validation reports delivered accordingly. Level IV data validation for VI samples will be reported on NJDEP full data validation forms.

### **5.3.6 Data Evaluation, Three-Dimensional Modeling Updates, and CSM Generation**

Kleinfelder will update data tables, figures, and three-dimensional visual models with data collected during the third phase of investigation. A CSM will be then be developed that will summarize where site contaminants were detected and how area hydrogeology and site conditions effect contaminant mobilization in reference to area receptors. This summary will

primarily consist of finalization of the site 3D visual model interpretation and development of a data summary presentation that will be discussed during a meeting with the NJDEP and Kleinfelder staff. A review of data gaps and future recommendations will also be discussed in this meeting.

### **5.3.7 Limited Remedial Investigation Report**

Following the completion of RI activities outlined within this BICIA, a limited remedial investigation report (RIR) will be prepared to document the results of the investigation and to recommend further investigation, if needed, at the site. The Limited RIR will include the following major elements:

- Completed forms, spreadsheets and worksheets as required by the NJDEP;
- Maps and figures identifying the site and the investigation location;
- Description of the site's physical setting;
- Description of field-related changes to the work plan;
- Description of RI activities conducted at the site;
- Assemblage of all RI sampling data collected at the site by Kleinfelder and evaluation of results in comparison to applicable NJDEP remediation standards;
- Description of the preliminary CSM with 3D visualization models and supporting data;
- Conclusions drawn from the CSM and supporting data collected during the RI, including a summary of remaining data gaps; and,
- Recommendations for any further RI work or potential remedial actions, if warranted.

The Limited RIR will be submitted to NJDEP in draft form for review. Kleinfelder and NJDEP will meet to review the Limited RIR and discuss additional RI activities that may be warranted. Additional RI work will be contracted with NJDEP under a separate Work Order/Changer Order.

## 6.0 LIMITATIONS

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This work was performed in a manner consistent with that level of care and skill ordinarily exercised by other members of Kleinfelder's profession practicing in the same locality, under similar conditions and at the date the services are provided. Our conclusions, opinions and recommendations are based on a limited number of observations and data. It is possible that conditions could vary between or beyond the data evaluated. Kleinfelder makes no other representation, guarantee or warranty, express or implied, regarding the services, communication (oral or written), report, opinion, or instrument of service provided.

This report may be used only by the Client and the registered design professional in responsible charge and only for the purposes stated for this specific engagement within a reasonable time from its issuance, but in no event later than two years from the date of the report.

Kleinfelder offers various levels of investigative and engineering services to suit the varying needs of different clients. It should be recognized that definition and evaluation of geologic and environmental conditions are a difficult and inexact science. Judgments leading to conclusions and recommendations are generally made with incomplete knowledge of the subsurface conditions present due to the limitations of data from field studies. Although risk can never be eliminated, more-detailed and extensive studies yield more information, which may help understand and manage the level of risk.

## 7.0 REFERENCES

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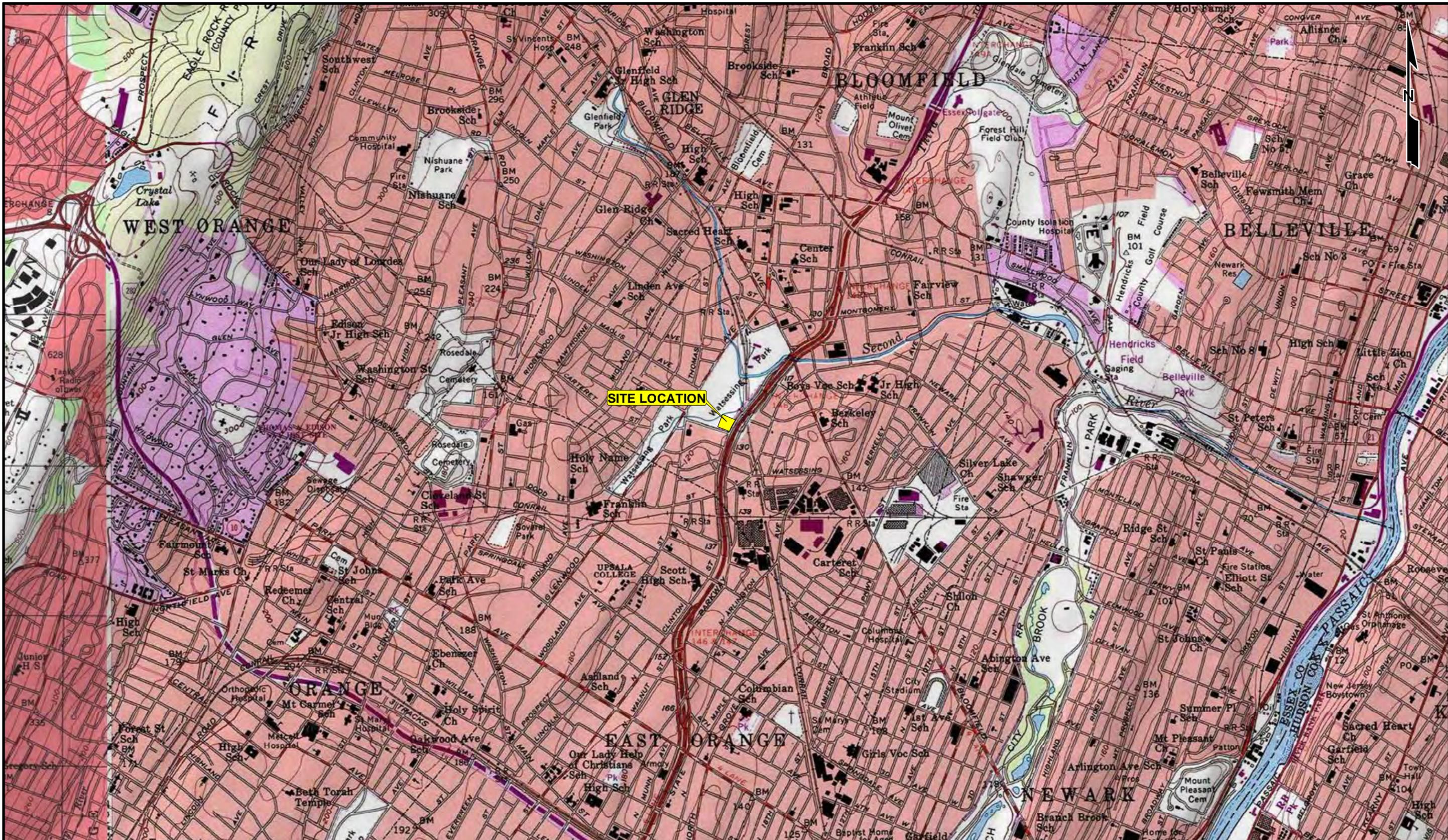
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## 8.0 NJDEP GIS DATA DISCLAIMER

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This report was developed in part using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

## FIGURES



SITE COORDINATES: STATE PLANE  
 EASTING: 574,919  
 NORTHING: 711,346

DRAWING SOURCE:  
 ORANGE, NEW JERSEY QUADRANGLE

The information included on this graphic representation has been compiled from a variety of sources and is subject to change without notice. Kleinfelder makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a land survey product nor is it designed or intended as a construction design document. The use or misuse of the information contained on this graphic representation is at the sole risk of the party using or misusing the information.



PROJECT NO.	PEERLESS TUBE
DRAWN:	DECEMBER 2014
DRAWN BY:	SETH
CHECKED BY:	SAS
FILE NAME:	PTUBE-TOPO

TOPOGRAPHIC MAP	FIGURE
PEERLESS TUBE COMPANY 71 LOCUST AVENUE BLOOMFIELD, NEW JERSEY	1



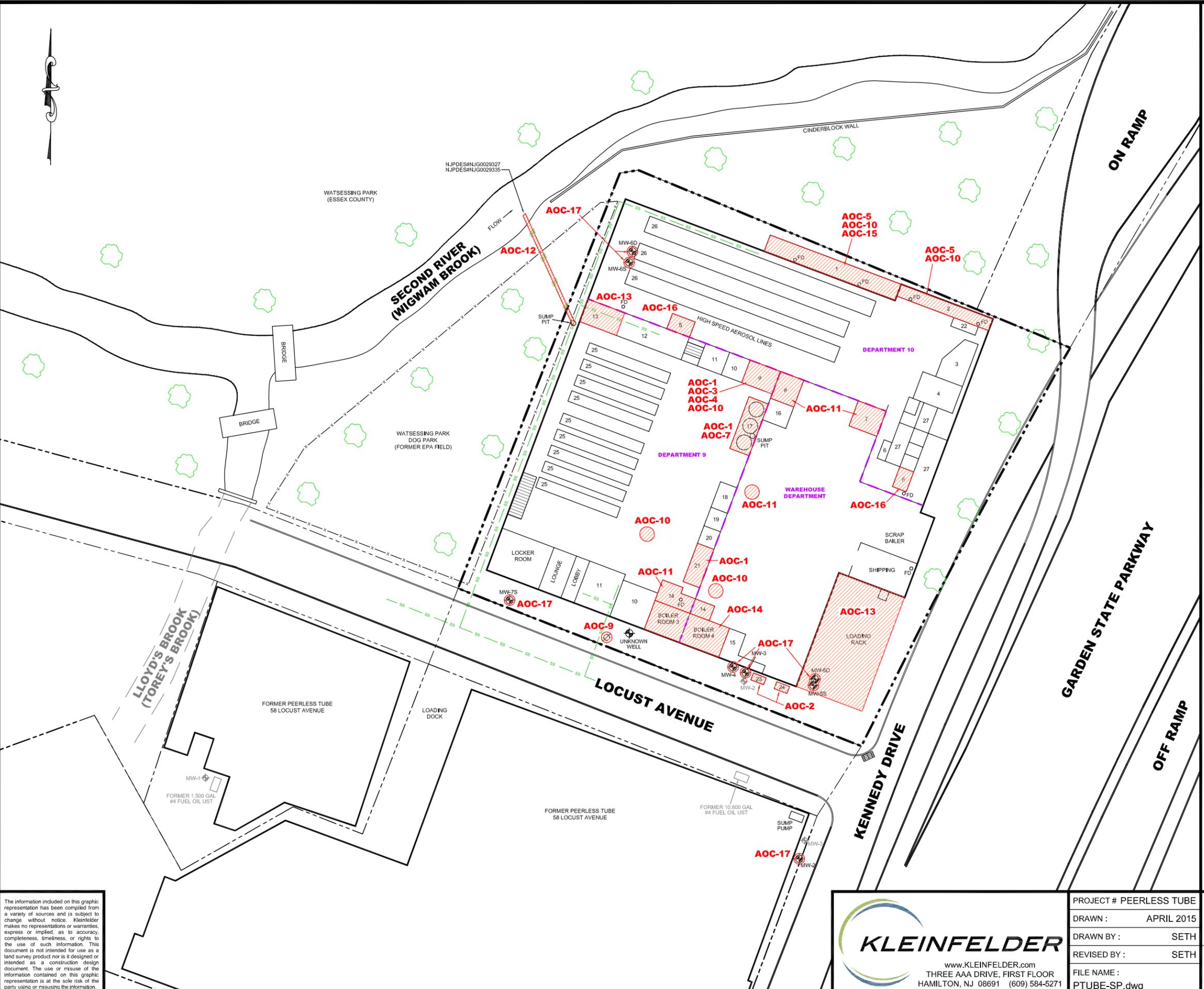
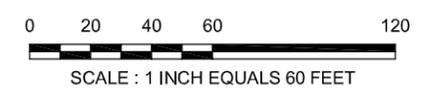
LEGEND

- MONITORING WELL
- FORMER MONITORING WELL
- PEERLESS TUBE FACILITY PROPERTY LINE
- PROPERTY LINE
- FENCE
- SANITARY SEWER LINE
- UTILITY POLE
- STORM SEWER INLET
- FLOOR DRAIN
- AOC-1** AREA OF CONCERN DESIGNATION
- AREA OF CONCERN

- AOC-1** ABOVEGROUND STORAGE TANKS AND ASSOCIATED PIPING
- AOC-2** UNDERGROUND STORAGE TANKS AND ASSOCIATED PIPING
- AOC-3** STORAGE PADS INCLUDING DRUM AND/OR WASTE STORAGE
- AOC-4** CHEMICAL STORAGE CABINETS OR CLOSETS
- AOC-5** FLOOR DRAINS, TRENCHES, PIPING AND SUMPS
- AOC-6** ROOF LEADERS WHEN PROCESS OPERATIONS VENT TO THE ROOF (NOT MAPPED)
- AOC-7** DRY WELLS AND SUMPS
- AOC-8** INCINERATORS (NOT MAPPED)
- AOC-9** ELECTRICAL TRANSFORMERS AND CAPACITORS
- AOC-10** DISCOLORED OR SPILL AREAS
- AOC-11** COMPRESSOR VENT DISCHARGES
- AOC-12** NON CONTACT COOLING WATER DISCHARGES
- AOC-13** LOADING OR TRANSFER AREAS
- AOC-14** BOILER ROOMS
- AOC-15** AIR VENTS AND DUCTS
- AOC-16** BATTERY RECHARGING AREA
- AOC-17** MONITORING WELLS

- FACILITY KEY:
1. AIR COMPRESSORS, POLLUTION CONTROLS
  2. PAINT STORAGE AND MIXING
  3. TOOLING ROOM
  4. MACHINE SHOP
  5. RECHARGE AREA (FORKLIFT)
  6. STRETCH WRAP AREA
  7. COMPRESSOR AREA
  8. TRANSFORMER COURT (OPEN)
  9. TCE WASTE STORAGE, SATELLITE WASTE PAINT COLLECTION
  10. MEN'S ROOMS (2)
  11. WOMEN'S ROOMS (2)
  12. CENTRIVAC AREA
  13. OIL DISPENSING AREA
  14. AIR COMPRESSOR (2)
  15. TRANSFORMER
  16. TCE STORAGE TANKS AND DRUMS
  17. TCE VAPOR RECOVERY UNIT (BARON I)
  18. PRINTERS FOR SAMPLES
  19. SUPERVISOR'S DESK
  20. INK PREPARATION
  21. MACHINE SHOP
  22. CO<sup>2</sup> TANKS
  23. ABANDONED 10,200 GALLON TCE UST (1984-1989)
  24. ABANDONED 20,000 GALLON #4 FUEL OIL UST
  25. AEROSOL PROCESS LINES (9)
  26. HIGH SPEED AEROSOL PROCESS LINES (3)
  27. QUALITY CONTROL LABS (3)

- DRAWING SOURCES:
1. PMK GROUP PLAN "GROUNDWATER CONTAMINANT DISTRIBUTION PLAN", DRAWING DATED FEBRUARY 25, 2005.
  2. KLEINFELDER FIELD RECONNAISSANCE.



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PROJECT #	PEERLESS TUBE
DRAWN :	APRIL 2015
DRAWN BY :	SETH
REVISED BY :	SETH
FILE NAME :	PTUBE-SP.dwg

**SITE PLAN**

PEERLESS TUBE COMPANY  
 71 LOCUST AVENUE  
 BLOOMFIELD, NEW JERSEY

FIGURE  
**2**

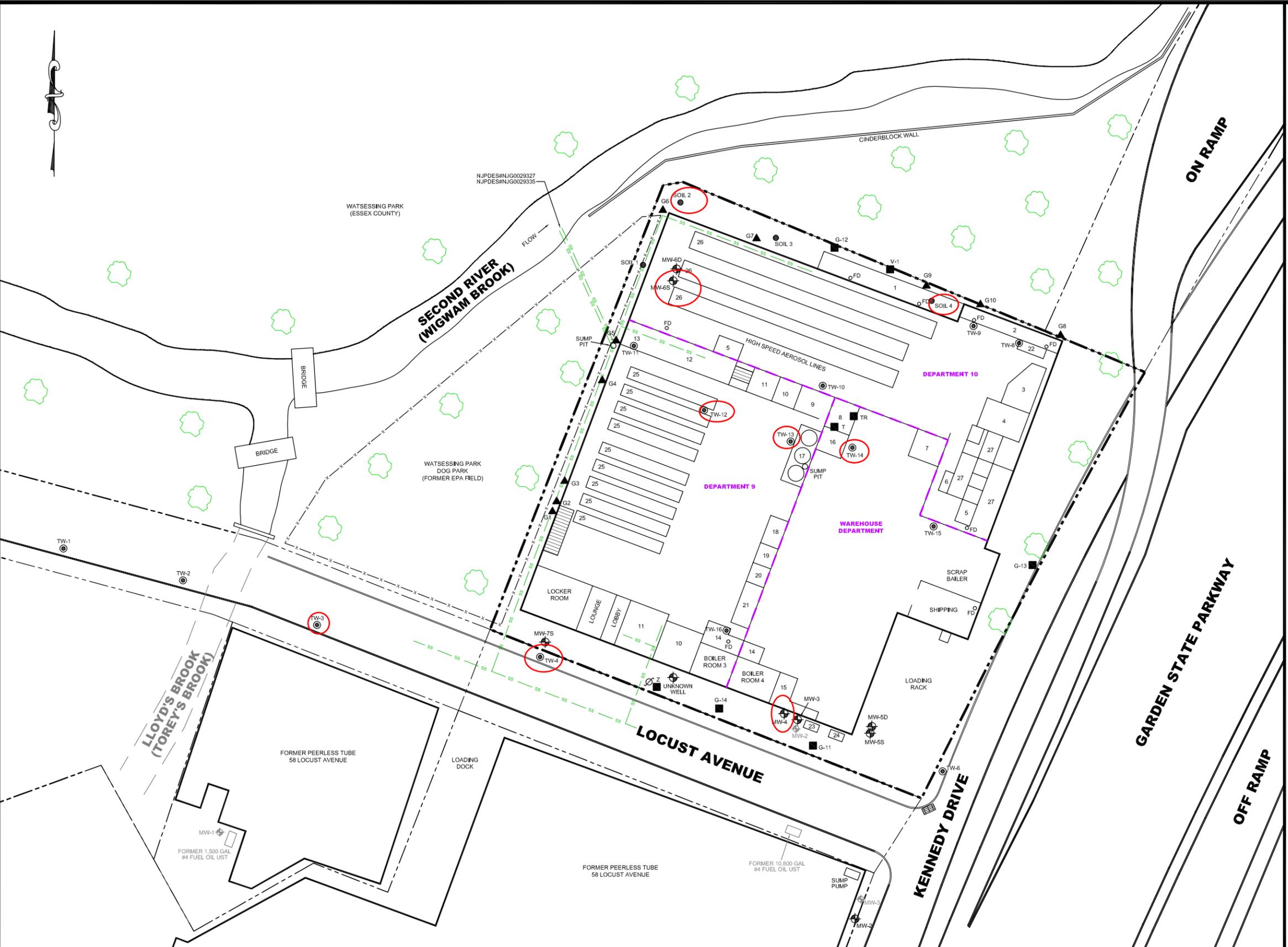
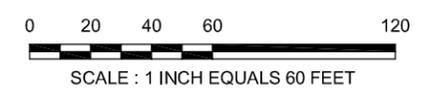


LEGEND

- MONITORING WELL
- FORMER MONITORING WELL
- PEERLESS TUBE FACILITY PROPERTY LINE
- PROPERTY LINE
- FENCE
- SANITARY SEWER LINE
- UTILITY POLE
- STORM SEWER INLET
- FLOOR DRAIN
- SOIL SAMPLE (NOV 1990)
- EXCAVATION / SOIL SAMPLING AREAS (FEB 2004 - SEP 2005)
- EXCAVATION / SOIL SAMPLING AREAS (SEP 2005 - NOV 2006)
- TEMPORARY POINT GROUNDWATER SAMPLE (MAY - JUN 2007)

- FACILITY KEY:
1. AIR COMPRESSORS, POLLUTION CONTROLS
  2. PAINT STORAGE AND MIXING
  3. TOOLING ROOM
  4. MACHINE SHOP
  5. RECHARGE AREA (FORKLIFT)
  6. STRETCH WRAP AREA
  7. COMPRESSOR AREA
  8. TRANSFORMER COURT (OPEN)
  9. TCE WASTE STORAGE, SATELLITE WASTE PAINT COLLECTION
  10. MEN'S ROOMS (2)
  11. WOMEN'S ROOMS (2)
  12. CENTRIVAC AREA
  13. OIL DISPENSING AREA
  14. AIR COMPRESSOR (2)
  15. TRANSFORMER
  16. TCE STORAGE TANKS AND DRUMS
  17. TCE VAPOR RECOVERY UNIT (BARON I)
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  20. INK PREPARATION
  21. MACHINE SHOP
  22. CO<sup>2</sup> TANKS
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  26. HIGH SPEED AEROSOL PROCESS LINES (3)
  27. QUALITY CONTROL LABS (3)

- DRAWING SOURCES:
1. PMK GROUP PLAN "GROUNDWATER CONTAMINANT DISTRIBUTION PLAN", DRAWING DATED FEBRUARY 25, 2005.
  2. KLEINFELDER FIELD RECONNAISSANCE.



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PROJECT #	PEERLESS TUBE
DRAWN :	APRIL 2015
DRAWN BY :	SETH
REVISED BY :	SETH
FILE NAME :	PTUBE-SP.dwg

**HISTORICAL SAMPLE LOCATION PLAN**

PEERLESS TUBE COMPANY  
 71 LOCUST AVENUE  
 BLOOMFIELD, NEW JERSEY

FIGURE  
**3**



LEGEND

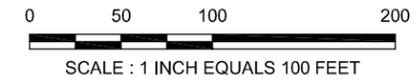
- MONITORING WELL
- FORMER MONITORING WELL
- PEERLESS TUBE FACILITY PROPERTY LINE
- PROPERTY LINE
- FENCE
- SANITARY SEWER LINE
- UTILITY POLE
- STORM SEWER INLET
- FLOOR DRAIN
- PROPOSED GROUNDWATER SAMPLE
- PROPOSED SOIL / GROUNDWATER SAMPLE
- PROPOSED SURFACE WATER / SEDIMENT SAMPLE

FACILITY KEY:

1. AIR COMPRESSORS, POLLUTION CONTROLS
2. PAINT STORAGE AND MIXING
3. TOOLING ROOM
4. MACHINE SHOP
5. RECHARGE AREA (FORKLIFT)
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26. HIGH SPEED AEROSOL PROCESS LINES (3)
27. QUALITY CONTROL LABS (3)

DRAWING SOURCES:

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PROJECT #	PEERLESS TUBE
DRAWN :	APRIL 2015
DRAWN BY :	SETH
REVISED BY :	SETH
FILE NAME :	PTUBE-SP.dwg

**PROPOSED INVESTIGATION AREA PLAN**

PEERLESS TUBE COMPANY  
71 LOCUST AVENUE  
BLOOMFIELD, NEW JERSEY

## TABLES

Table 1A  
Historical Soil Sampling Results - VOCs

Peerless Tube Company Site  
71 Locust Avenue  
Bloomfield Township, Essex County, New Jersey 07003  
Block 152, Lot 10

VOC - 8260B					Sample ID	SOIL-1	SOIL-2	SOIL-3	SOIL-4	G1	G2	G3	G4	G5	G6	G7	G8	G9	G10	G-5A	G-5B	G-5D	G-5E	G-7A	G-7B	G-7D	G-7E	G-10A	G-10B	G-10D	G-10E	
Soil					Lab Sample Number					N59653-1	N59653-2	N59653-3	N-59653-4	N59653-5	N59653-6	N59653-7	N59653-8	N59653-9	N59653-10	N78123-15	N78123-16	N78123-17	N78123-18	N78123-12	N78123-13	N78123-14	N78123-24	N78123-5	N78123-6	N78123-7	N78123-8	
Sampling Depth										0.5-1.0	0.5-1.0	1.0-1.5	1.0-1.5	0.5-1.0	0.5-1.0	0.5-1.0	1.0-1.5	1.0-1.5	1.0-1.5	4.0-4.5	4.0-4.5	4.0-4.5	4.0-4.5	3.0-3.5	3.0-3.5	3.0-3.5	3.0-3.5	2.0-2.5	2.0-2.5	2.0-2.5	2.0-2.5	
Sampling Date					11/2/1990	11/2/1990	11/2/1990	11/2/1990	2/13/2004	2/13/2004	2/13/2004	2/13/2004	2/13/2004	2/13/2004	2/13/2004	2/13/2004	2/13/2004	2/13/2004	2/13/2004	2/13/2004	9/15/2004	9/15/2004	9/15/2004	9/15/2004	9/15/2004	9/15/2004	9/15/2004	9/15/2004	9/15/2004	9/15/2004	9/15/2004	
Matrix					Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	
COMPOUND	CAS #	NJDEP RDCSRS (2008)	NJDEP NRDCSRS (2008)	NJDEP DEFAULT IGW SSL (2013)	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	
	Units	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	
1,1,1-Trichloroethane	71-55-6	290	4,200	0.3	-	-	-	-	ND	0.501 J	-	-	-	-	-	-	-	-	-	-	-											
1,1-Dichloroethane	75-34-3	8	24	0.2	-	-	-	-	ND	-	-	-	-	-	-	-	-	-	-	-												
Chloroform	67-66-3	0.6	2	0.4	-	-	-	-	ND	ND	ND	ND	ND	0.333 J	ND	ND	ND	ND	ND	ND	-	-	-	-	-	-	-	-	-	-	-	
cis-1,2-Dichloroethene	156-59-2	230	560	0.3	150	47,000	ND	2.45	ND	0.0623J	0.015 J	0.055 J	-	ND	ND	ND	ND															
trans-1,2-Dichloroethene	156-60-5	300	720	0.6	-	-	-	-	ND	ND	ND	ND	ND	0.121 J	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Ethyl Benzene	100-41-4	7,800	110,000	13	-	-	-	-	ND	ND	ND	ND	ND	0.163	ND	-	ND	ND	ND	ND												
Methylene Chloride	75-09-2	34	97	0.01	-	-	-	-	ND	ND	ND	ND	ND	0.0802 J	ND	-	ND	0.141 J	ND	0.116 J												
Tetrachloroethene	127-18-4	2	5	0.005	3	90	3	37,000	ND	ND	0.127 J	ND	ND	0.25 J	ND	ND	0.188 J	0.549	347	ND	ND	ND	ND	0.072 J	0.065 J	ND	-	1.2	1.45	0.97	1.65	
Toluene	108-88-3	6,300	91,000	7	-	-	-	-	ND	ND	ND	ND	ND	5.14	ND	0.027 J	0.198	ND	-	ND	ND	ND										
Trichloroethene	79-01-6	7	20	0.01	220	17,000	12	11,000	ND	0.316 J	2.03	ND	ND	40.7	0.589	1.91	0.512	0.133 J	7.38	ND	0.047 J	ND	ND	4.14	4.86	2.07	-	0.320 J	0.889	ND	0.431 J	
Vinyl Chloride	75-01-4	0.7	2	0.005	-	-	-	-	ND	-	-	-	-	-	-	-	-	-	-	-												
Xylene (Total)	1330-20-7	12,000	170,000	19	-	-	-	-	ND	ND	ND	ND	ND	2.08	ND	0.111 J	ND	-	ND	ND	ND	ND										
Total TICs	NA	NA	NA	NA	-	-	-	-	ND	-	ND	ND	ND	ND																		

\*See notes sheet at end of table set.

**Table 1A  
Historical Soil Sampling Results - VOCs**

**Peerless Tube Company Site  
71 Locust Avenue  
Bloomfield Township, Essex County, New Jersey 07003  
Block 152, Lot 10**

VOC - 8260B					Sample ID	G-3A	G-3B	G-3D	G-3E	G7A-1	G7A1-1	G7A-1A	G7B-2	G7D-3	G7E-4	G10A-1	G-10B-1	G10E-4	G7B2-2	G7D3-3	G7E4-4	G10A1-1	G10E4-4	G7B-2B	G7D-3D	G7E-4E
Soil					Lab Sample Number	N783271	N78327-2	N78327-3	N78327-4	N79888-1	N82320-1	N83844-1	N79888-2	N79888-3	N79888-4	N79888-5	N79888-5	N79888-8	N82320-2	N82320-3	N82320-4	N82320-5	N82300-6	N83844-2	N83844-3	N83844-4
					Sampling Depth	2.0-2.5	2.0-2.5	2.0-2.5	2.0-2.5	4.0-4.5	4.5-5.0	6.0-6.5	4.0-4.5	4.0-4.5	4.0-4.5	2.5-3.0	2.5-3.0	2.5-3.0	4.5-5.0	4.5-5.0	4.5-5.0	3.0-3.5	3.0-3.5	6.0-6.5	6.0-6.5	6.0-6.5
					Sampling Date	9/20/2004	9/20/2004	9/20/2004	9/20/2004	10/4/2004	10/4/2004	10/4/2004	10/4/2004	10/4/2004	10/4/2004	10/4/2004	10/4/2004	10/4/2004	11/1/2004	11/1/2004	11/1/2004	11/1/2004	11/1/2004	11/18/2004	11/18/2004	11/18/2004
					Matrix	Soil	Soil	Soil																		
COMPOUND	CAS #	NJDEP RDCSRS (2008)	NJDEP NRDCSRS (2008)	NJDEP DEFAULT IGW SSL (2013)	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result
	Units	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
1,1,1-Trichloroethane	71-55-6	290	4,200	0.3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,1-Dichloroethane	75-34-3	8	24	0.2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Chloroform	67-66-3	0.6	2	0.4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
cis-1,2-Dichloroethene	156-59-2	230	560	0.3	ND	ND	ND	ND	0.484 J	ND	ND	ND	0.76	2.1	ND	ND	ND	ND	ND	0.23 J	ND	ND	ND	1.08	0.40 J	
trans-1,2-Dichloroethene	156-60-5	300	720	0.6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ethyl Benzene	100-41-4	7,800	110,000	13	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methylene Chloride	75-09-2	34	97	0.01	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Tetrachloroethene	127-18-4	2	5	0.005	ND	ND	ND	ND	ND	ND	ND	0.141 J	0.328 J	ND	3.42	0.276	0.717	0.54 J	ND	ND	ND	0.59	1.68	ND	ND	ND
Toluene	108-88-3	6,300	91,000	7	ND	ND	ND	ND	ND	ND	ND	ND	0.0619 J	ND	0.0329 J	ND	ND	ND								
Trichloroethene	79-01-6	7	20	0.01	ND	ND	ND	ND	3.99	1.01	0.38 J	1.3	26.4	15.1	0.853	ND	0.144	1.75	2.1	7.25	ND	0.25 J	0.56	4.75	1.89	
Vinyl Chloride	75-01-4	0.7	2	0.005	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Xylene (Total)	1330-20-7	12,000	170,000	19	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Total TICs	NA	NA	NA	NA	ND	ND	ND	ND	ND	ND	ND	ND	0.81 J	0.88 J	2.5 J	ND	ND	0.861	ND	ND	ND	ND	ND	ND	ND	ND

\*See notes sheet at end of table set.

**Table 1A  
Historical Soil Sampling Results - VOCs**

**Peerless Tube Company Site  
71 Locust Avenue  
Bloomfield Township, Essex County, New Jersey 07003  
Block 152, Lot 10**

VOC - 8260B					Sample ID	G-7B-3B	G7B-3B2	G7B-4B	G7B-4B2	G7D-4D	G7D-4D2	G7D-5D	G7D-5D2	G-11	G-12	G-13	V-1	G7E-4F	G12-VO	G13-VO	G14	V1-VO	G11-VO	
Soil					Lab Sample Number	J3308-5	J3308-6	J3308-7	J3308-8	J3308-1	J3308-2	J3308-3	J3308-4	J9183-1	J9183-2	J9183-3	J9183-4	J9281-1	J43440-1	J43440-3	J43440-4	J43440-2	J47255-1	
					Sampling Depth	6.0-6.5	7.0-7.5	6.0-6.5	7.0-7.5	6.0-6.5	7.0-7.5	6.0-6.5	7.0-7.5	1.5-2.0	1.5-2.0	1.5-2.0	1.5-2.0	7.0-7.5	6.0-6.5	9.5-10.0	2.5-3.0	6.02-6.5	2.5-3.0	
					Sampling Date	7/5/2005	7/5/2005	7/5/2005	7/5/2005	7/5/2005	7/5/2005	7/5/2005	7/5/2005	9/8/2005	9/8/2005	9/8/2005	9/8/2005	9/9/2005	10/10/2006	10/10/2006	10/10/2006	10/10/2006	10/10/2006	11/21/2006
					Matrix	Soil	Soil	Soil	Soil	Soil	Soil													
COMPOUND	CAS #	NJDEP RDGCSRS (2008)	NJDEP NRDGSRS (2008)	NJDEP DEFAULT IGW SSL (2013)	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	
	Units	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	
1,1,1-Trichloroethane	71-55-6	290	4,200	0.3	-	-	-	-	-	-	-	-	-	ND	0.0762 J	ND	ND	-	-	-	-	-	-	
1,1-Dichloroethane	75-34-3	8	24	0.2	-	-	-	-	-	-	-	-	-	ND	0.0218 J	ND	ND	-	-	-	-	-	-	
Chloroform	67-66-3	0.6	2	0.4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
cis-1,2-Dichloroethene	156-59-2	230	560	0.3	0.349	ND	0.126 J	0.0648 J	ND	ND	ND	ND	ND	ND	0.291 J	ND	ND	ND	ND	ND	0.0582 J	ND	ND	
trans-1,2-Dichloroethene	156-60-5	300	720	0.6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Ethyl Benzene	100-41-4	7,800	110,000	13	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
Methylene Chloride	75-09-2	34	97	0.01	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
Tetrachloroethene	127-18-4	2	5	0.005	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1.96	ND	0.0525 J	ND	ND	ND	ND	ND	ND	
Toluene	108-88-3	6,300	91,000	7	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
Trichloroethene	79-01-6	7	20	0.01	ND	ND	0.603	ND	2.45	ND	0.142 J	ND	ND	ND	0.0717 J	ND	ND							
Vinyl Chloride	75-01-4	0.7	2	0.005	0.748	ND	ND	ND	ND	ND														
Xylene (Total)	1330-20-7	12,000	170,000	19	0.652 J	0.158 J	ND	ND	ND	ND	ND													
Total TICs	NA	NA	NA	NA	0	0	0	0	0	0	0	0	0	9.39	4.27	ND	ND	0	0	0	0	0	0	

\*See notes sheet at end of table set.



Table 1C  
Historical Soil Sampling Results - Metals

Peerless Tube Company Site  
71 Locust Avenue  
Bloomfield Township, Essex County, New Jersey 07003  
Block 152, Lot 10

Metals - 6020/7470A					Sample ID	G1	G2	G3	G4	G5	G6	G7	G8	G9	G10	G-4A	G4B	G-4D	G-4E	G-5A	G-5B	G-5D	G-5E	G-7A	G-7B	G-7D	G7E	G8D	G-8E	G-9A	G-9B	G-9D	G-10A	G-10B	G-10D	G-10E	
Soil					Lab Sample Number	N59653-1	N59653-2	N59653-3	N59653-4	N59653-5	N59653-6	N59653-7	N59653-8	N59653-9	N59653-10	N78123-19	N78123-20	N78123-21	N78123-22	N78123-15	N78123-16	N78123-17	N78123-18	N78123-12	N78123-13	N78123-14	N78123-24	N78123-3	N78123-7	N78123-9	N78123-10	N78123-11	N78123-5	N78123-6	N78123-7	N78123-8	
Soil					Sampling Depth (feet)	0.5-1.0	0.5-1.0	1.0-1.5	1.0-1.5	0.5-1.0	0.5-1.0	0.5-1.0	1.0-1.5	1.0-1.5	1.0-1.5	0.0-0.5	0.0-0.5	0.0-0.5	2.5-3.0	0.0-0.5	0.0-0.5	0.0-0.5	4.0-4.5	0.0-0.5	0.0-0.5	0.0-0.5	3.0-3.5	0.0-0.5	3.0-3.5	0.0-0.5	0.0-0.5	0.0-0.5	0.0-0.5	0.0-0.5	0.0-0.5	0.0-0.5	2.0-2.5
Soil					Excavation Depth (feet)	2	2	2	2.5	4	NA	6	3	3	3																						
Soil					Sampling Date	2/13/2004	2/13/2004	2/13/2004	2/13/2004	2/13/2004	2/13/2004	2/13/2004	2/13/2004	2/13/2004	2/13/2004	2/13/2004	9/15/2004	9/15/2004	9/15/2004	9/15/2004	9/15/2004	9/15/2004	9/15/2004	9/15/2004	9/15/2004	9/15/2004	9/15/2004	9/15/2004	9/15/2004	9/15/2004	9/15/2004	9/15/2004	9/15/2004	9/15/2004	9/15/2004	9/15/2004	9/15/2004
Matrix					Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
COMPOUND	CAS #	NJDEP RDCRS (2008)	NJDEP NRDCRS (2008)	NJDEP DEFAULT IGW SSL (2013)	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	
					mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Antimony	7440-36-0	31	450	6	8.1	6.5	2	2.2	2.5	1.3	7	4.5	10.3	3.5	<1.5	<1.1	<1.1	<1.1	1.8	<1.2	<1.3	<1.1	<1.1	<1.3	<1.1	<1.2	<1.2	<1.1	<1.1	<1.2	<1.2	<1.3	<1.2	<1.3	<1.2	1.6	<1.3
Arsenic	7440-38-2	19	19	19	4.3	3	5.3	43.1	47.1	3	8.1	16.1	12.3	10.8	22.8	1.8	8.4	3	16.1	10.1	15.9	2.6	3.1	8	1.7	3.4	12	1.1	4.7	2.8	6.1	10.1	8.1	10.3	2.4		
Barium		16,000	59,000	2,100	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Beryllium	7440-41-7	16	140	0.7	1.2	1.3	0.7	2.8	<0.78	<0.6	<0.58	<0.65	<0.9	0.92	0.85	<0.55	<0.57	<0.56	<0.66	<0.58	<0.65	<0.56	<0.55	<0.65	<0.56	<0.58	0.65	<0.55	<0.57	<0.62	<0.59	<0.64	<0.58	<0.6	<0.63		
Cadmium	7440-43-9	78	78	2	5.9	10.1	4.1	14	10.3	1.5	3.8	9.5	4.2	10.3	4.1	0.71	3.5	0.63	11.8	2.5	6.8	1.1	1.3	4.7	0.94	1.3	5.6	0.69	1.7	2	3.3	2.9	4.7	3.7	1.3		
Chromium	7440-47-3	NE	NE	NE	68.1	136	73.8	222	395	47.8	811	534	1380	469	504	9.6	645	15.8	120	184	473	13.2	26	476	10.2	43.5	549	15.1	71.5	57.1	865	120	1500	253	68		
Copper	7440-50-8	3,100	45,000	11,000	383	211	132	401	784	118	2,420	2,970	3,660	962	2210	18.1	1080	44.9	391	197	630	28.9	124	2,110	28	283	820	30	277	216	2,810	450	3,510	1,100	172		
Lead	7439-92-1	400	800	90	779	549	237	976	602	178	1050	815	2250	845	695	13.3	312	20	331	207	303	13.7	76.6	666	8.4	92.3	601	16.8	95.1	43	215	322	910	801	153		
Mercury	7439-97-6	23	65	0.1	0.16	0.12	0.23	0.19	0.58	0.17	0.46	0.78	0.43	0.61	1.1	0.037	0.23	0.22	0.94	0.15	0.31	0.084	0.51	0.24	0.25	0.93	0.54	0.087	0.17	0.084	0.25	0.62	0.34	0.71	0.32		
Nickel	7440-02-0	1,600	23,000	48	38	37.1	39.8	98	135	41.6	631	402	2550	318	350	13.9	364	11.7	83.3	114	283	13.8	31.7	420	15.3	39.7	350	12.8	34.9	79.7	574	70.7	981	189	48.9		
Selenium	7782-49-2	390	5,700	11	1.9	<1.2	1.6	3	2.7	<1.2	1.2	1.3	2.4	1.7	<1.5	<1.1	<1.1	<1.1	<1.1	3.7	<1.2	<1.3	<1.1	<1.1	<1.3	<1.1	<1.2	<1.2	<1.1	<1.1	<1.2	<1.2	<1.3	1.2	<1.2	<1.3	
Silver	7440-22-4	390	5,700	1	<1.5	1.4	<1.4	<1.6	5.4	<1.2	17.1	5.7	71.6	5	1.6	<1.1	2.2	<1.1	1.5	2.7	5.8	<1.1	<1.1	5.7	<1.1	<1.2	<1.2	<1.1	<1.1	<1.2	<1.2	4.9	2.3	12.8	5.5	<1.3	
Thallium	7440-28-0	5	79	3	<1.5	<1.2	<1.4	<1.6	<1.6	<1.2	<1.2	<1.3	<1.8	<1.4	<1.5	<1.1	<1.1	<1.1	<1.5	<1.2	<1.3	<1.1	<1.1	<1.3	<1.1	<1.2	<1.2	<1.1	<1.1	<1.2	<1.2	<1.3	<1.2	<1.2	<1.3	<1.3	
Zinc	7440-66-6	23,000	11,000	930	1270	1900	912	2610	3700	1370	2850	915	2130	1140	939	90.3	797	112	995	115	388	95.1	398	1160	251	295	111	53.1	599	350	631	499	830	ND	231		
Cyanide	57-12-5	1,600	23,000	20	15.5	<1.2	<1.4	<1.6	<1.6	<1.2	<1.2	<1.3	<1.8	<1.4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		

\*See notes sheet at end of table set.

Table 1C  
Historical Soil Sampling Results - Metals

Peerless Tube Company Site  
71 Locust Avenue  
Bloomfield Township, Essex County, New Jersey 07003  
Block 152, Lot 10

Metals - 6020/7470A					Sample ID																															
Soil					G-1A	G-1B	G-1D	G-1E	G-1F	G-9E	G8D-1	G8D-2	G8D-3	G7B-2	G9A-1	G9D-2	G9E-3	G10B-2	G10D-3	G10E-4	G1A-1	G1B-2	G1D-3	G4A-1	G4B-2	G4D-3	G5D-3	G10E4-4	G9A1-1	G9E4-4	V1-1	V1-2	V1-3	V1-4		
Lab Sample Number					N78327-5	N78327-6	N78327-7	N78327-8	N78327-9	N78327-10	N79441-1	N79441-2	N79441-3	N79888-2	N79888-9	N79888-10	N79888-11	N79888-5	N79888-7	N79888-8	N79888-18	N79888-19	N79888-20	N79888-15	N79888-16	N79888-17	N79888-14	N82320-6	N82320-7	N82320-8	J11053-6	J11053-7	J11053-8	J11053-9		
Sampling Depth (feet)					0.0-0.5	0.0-0.5	0.0-0.5	0.0-0.5	0.0-0.5	2.0-2.5	0.0-0.5	0.0-0.5	0.0-0.5	0.0-0.5	0.0-0.5	0.0-0.5	2.5-3.0	0.0-0.5	0.0-0.5	2.5-3.0	0.0-0.5	0.0-0.5	0.0-0.5	0.0-0.5	0.0-0.5	0.0-0.5	0.0-0.5	0.0-0.5	3.0-3.5	0.0-0.5	3.0-3.5	0-0.5	0-0.5	0-0.5	4.0-4.5	
Excavation Depth (feet)																																				
Sampling Date					9/20/2004	9/20/2004	9/20/2004	9/20/2004	9/20/2004	9/20/2004	10/1/2004	10/1/2004	10/1/2004	10/4/2004	10/4/2004	10/4/2004	10/4/2004	10/4/2004	10/4/2004	10/4/2004	10/4/2004	10/6/2004	10/6/2004	10/6/2004	10/6/2004	10/6/2004	10/6/2004	10/6/2004	11/1/2004	11/2/2004	11/2/2004	9/28/2005	9/28/2005	9/28/2005	9/28/2005	
Matrix					Soil																															
COMPOUND	CAS #	NJDEP RDCSRS (2008)	NJDEP NRDCSRS (2008)	NJDEP DEFAULT IGW SSL (2013)	Result																															
	Units	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg		
Antimony	7440-36-0	31	450	6	ND	ND	ND	ND	ND	ND	<1.2	<1.1	<1.1	ND	ND	ND	ND	ND	3.3	6.8	-	-	-	ND												
Arsenic	7440-38-2	19	19	19	6.2	4.9	3.3	13.4	8.1	5.2	1.5	2.4	2.3	4.4	7.4	10.9	7.4	2.9	3.5	11.7	-	-	-	7	3.7	4.9	5	4.5	7.2	7.6	4.6	5	4	2.4		
Barium		16,000	59,000	2,100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Beryllium	7440-41-7	16	140	0.7	ND	ND	ND	ND	ND	ND	<0.58	<0.56	<0.56	ND	ND	ND	ND	ND	ND	0.56	-	-	-	ND												
Cadmium	7440-43-9	78	78	2	2.2	0.66	0.8	0.9	1	3	<0.58	0.66	0.63	0.74	2.1	3	2.5	0.66	1	6.8	-	-	-	0.95	ND	ND	1.1	ND	ND	0.97	1.7	2.4	ND	ND		
Chromium	7440-47-3	NE	NE	NE	15.8	13.3	14.1	14.8	15.2	274	14.2	112	165	128	191	144	546	95.9	119	2150	-	-	-	28.1	18.2	40	32	54.8		133	638	294	34.7	19.3		
Copper	7440-50-8	3,100	45,000	11,000	67	44	31.1	13.6	33.2	613	26	215	279	311	1,640	195	807	137	169	3,080	-	-	-	170	26	93.9	73.6	129	49.5	269	984	3990	3.2	33.3		
Lead	7439-92-1	400	800	90	81.6	23.5	18.9	15.8	30.4	402	19.1	128	160	121	191	236	206	78.1	118	465	-	-	-	71	13.7	49.5	42.3	104	72.7	142	555	676	117	21		
Mercury	7439-97-6	23	65	0.1	0.18	0.41	0.19	0.063	0.16	0.58	0.06	0.085	0.39	0.52	0.64	3.4	0.53	0.22	0.31	0.55	-	-	-	0.28	0.29	0.26	0.61	0.28	0.73	0.83	0.37	0.31	0.25	0.31		
Nickel	7440-02-0	1,600	23,000	48	16.9	10.4	10.2	7.5	9.5	186	11.2	110	143	63	354	191	348	64.1	77.5	1230	-	-	-	27.6	12.7	24	27.8	45.4	13.4	73	386	228	33.6	15.1		
Selenium	7782-49-2	390	5,700	11	ND	ND	ND	ND	ND	ND	<1.2	<1.1	<1.1	ND	ND	ND	ND	ND	ND	1.6	-	-	-	ND												
Silver	7440-22-4	390	5,700	1	ND	ND	ND	ND	ND	4.7	<1.2	1.1	<1.1	ND	2	1.4	5	ND	ND	66	-	-	-	ND												
Thallium	7440-28-0	5	79	3	ND	ND	ND	ND	ND	ND	<1.2	<1.1	<1.1	ND	-	-	-	ND																		
Zinc	7440-66-6	23,000	11,000	930	428	44.2	46.6	51.5	111	639	111	202	312	190	720	1350	1450	167	246	1120	-	-	-	295	90.3	112	200	226	409	575	1900	2270	403	82.9		
Cyanide	57-12-5	1,600	23,000	20	ND	ND	ND	ND	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

\*See notes sheet at end of table set.

Table 1C  
Historical Soil Sampling Results - Metals

Peerless Tube Company Site  
71 Locust Avenue  
Bloomfield Township, Essex County, New Jersey 07003  
Block 152, Lot 10

Metals - 6020/7470A					Sample ID	V1-6	V1-7	V1-8	V1-9	V1-10	V1-11	V1-12	V1-13	V1-14	V1-15	V1-16	V1-17	V1-18	V1-19	V1-20	V1-21	V1-22	V1-23	V1-24	V1-25	V1-26	V1-27	V1-28	G12-VO	G13-VO	G14	V1-V0		
Soil					Lab Sample Number	J11825-7	J11825-7	J24721-1	J24721-2	J24721-3	J24721-4	J25320-1	J25320-2	J25320-3	J25320-4	J25320-5	J25320-6	J25320-7	J25320-8	J25320-9	J25320-10	J25320-11	J25320-12	J26084-1	J26084-2	J26084-3	J26084-4	J26084-5	J43440-1	J43440-3	J43440-4	J43440-2		
					Sampling Depth (feet)	2.0-2.5	0-0.5	2.0-2.5	0-0.5	0-0.5	0-0.5	2.0-2.5	0-0.5	0-0.5	0-0.5	2.0-2.5	0-0.5	0-0.5	0-0.5	2.0-2.5	0-0.5	0-0.5	0-0.5	0-0.5	0-0.5	0-0.5	0-0.5	2.0-2.5	6.0-6.5	9.5-10.0	0.5-1.0	6.0-6.5		
					Excavation Depth (feet)																													
					Sampling Date	10/5/2005	10/5/2005	3/9/2006	3/9/2006	3/9/2006	3/9/2006	3/17/2006	3/17/2006	3/17/2006	3/17/2006	3/17/2006	3/17/2006	3/17/2006	3/17/2006	3/17/2006	3/17/2006	3/17/2006	3/17/2006	3/17/2006	3/17/2006	3/17/2006	3/17/2006	3/17/2006	3/17/2006	3/17/2006	3/17/2006	3/17/2006	3/17/2006	
					Matrix	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil		
COMPOUND	CAS #	NJDEP RDCSRS (2008)	NJDEP NRDCSRS (2008)	NJDEP DEFAULT IGW SSL (2013)	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result		
	Units	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg		
Antimony	7440-36-0	31	450	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	ND	-	
Arsenic	7440-38-2	19	19	19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.8	-	
Barium		16,000	59,000	2,100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Beryllium	7440-41-7	16	140	0.7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	ND	-	
Cadmium	7440-43-9	78	78	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	ND	-	
Chromium	7440-47-3	NE	NE	NE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12.5	-
Copper	7440-50-8	3,100	45,000	11,000	111	168	206	659	1290	1280	102	724	278	469	520	1050	961	1120	158	955	941	1430	51.2	55.8	200	237	18.8	-	-	-	35.9	-		
Lead	7439-92-1	400	800	90	25.9	44.9	102	326	441	1090	79.5	410	160	152	329	612	618	688	122	784	396	545	65	13.9	42.2	97.8	12.8	-	-	-	343	-		
Mercury	7439-97-6	23	65	0.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.26	-		
Nickel	7440-02-0	1,600	23,000	48	13.8	17.9	23.8	240	198	445	13.2	348	127	64.5	113	399	263	346	45.9	353	219	370	13.2	8.1	9.8	18.2	9.5	-	-	-	9.3	-		
Selenium	7782-49-2	390	5,700	11	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	ND	-	
Silver	7440-22-4	390	5,700	1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	ND	-		
Thallium	7440-28-0	5	79	3	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	ND	-		
Zinc	7440-66-6	23,000	11,000	930	68	73.8	529	552	1580	1280	289	812	275	597	1740	1210	997	1500	296	978	911	865	80.4	34.2	284	720	46.3	-	-	-	78.7	-		
Cyanide	57-12-5	1,600	23,000	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	ND	-		

\*See notes sheet at end of table set.

Table 1D  
Historical Soil Sampling Results - PCBs

Peerless Tube Company Site  
71 Locust Avenue  
Bloomfield Township, Essex County, New Jersey 07003  
Block 152, Lot 10

PCBs - 8082A					Sample ID																										
Soil					Lab Sample Number	G1	G2	G3	G4	G5	G6	G7	G8	G9	G10	G-1A	G1A-1	G1B-2	G1D-3	TR-1	TR-2	TR-3	TR-4	TR-5	TR-6	TR-7	T-7	T-8	T-9	T-10	
Soil					Lab Sample Number	N59653-1	N59653-2	N59653-3	N59653-4	N59653-5	N59653-6	N59653-7	N59653-8	N59653-9	N59653-10	N78327-5	N79888-18	N79888-19	N79888-20	J24721-5	J24721-6	J24721-7	J24721-8	J24721-9	J24721-10	J24721-11	J25700-1	J25700-2	J25700-3	J25700-4	
Soil					Sampling Depth	0.5-1.0	0.5-1.0	1.0-1.5	1.0-1.5	0.5-1.0	0.5-1.0	0.5-1.0	1.0-1.5	1.0-1.5	1.0-1.5	0.0-0.5	0.0-0.5	0.0-0.5	0.0-0.5	0.0-0.5	0.0-0.5	0.0-0.5	0.0-0.5	0.0-0.5	0.0-0.5	0.0-0.5	0.0-0.5	0.0-0.5	0.0-0.5	0.0-0.5	0.0-0.5
Soil					Sampling Date	2/13/2004	2/13/2004	2/13/2004	2/13/2004	2/13/2004	2/13/2004	2/13/2004	2/13/2004	2/13/2004	2/13/2004	9/20/2004	10/6/2004	10/6/2004	10/6/2004	3/9/2006	3/9/2006	3/9/2006	3/9/2006	3/9/2006	3/9/2006	3/9/2006	3/9/2006	3/22/2006	3/22/2006	3/22/2006	3/22/2006
Soil					Matrix	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil													
COMPOUND	CAS #	NJDEP RDCSRS (2008)	NJDEP NRDCSRS (2008)	NJDEP DEFAULT IGW SSL (2013)	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Results	Results	Results	Results	Results	Results	Results	Results	Results	Results	Results	Results	
	Units	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	
Aroclor-1016	12674-11-2	0.2	1	0.2	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	-	-	-	-	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
Aroclor-1221	11104-28-2	0.2	1	0.2	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	-	-	-	-	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
Aroclor-1232	11141-16-5	0.2	1	0.2	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	-	-	-	-	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
Aroclor-1242	53469-21-9	0.2	1	0.2	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	-	-	-	-	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
Aroclor-1248	12672-29-6	0.2	1	0.2	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.0972	ND	-	-	-	-	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
Aroclor-1254	11097-69-1	0.2	1	0.2	0.505	0.203	ND	0.0472	0.121	ND	ND	ND	0.118	ND	0.742	0.0449	ND	0.1	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND		
Aroclor-1260	37324-23-5	0.2	1	0.2	0.112	ND	ND	0.0398	0.18	0.225	ND	0.292	0.0748	ND	0.215	ND	ND	ND	0.345	0.199	1.01	1.29	1.86	ND	1.16	0.535	2.01	0.162	0.111		

\*See notes sheet at end of table set.

**Table 1D  
Historical Soil Sampling Results - PCBs**

**Peerless Tube Company Site  
71 Locust Avenue  
Bloomfield Township, Essex County, New Jersey 07003  
Block 152, Lot 10**

PCBs - 8082A					Sample ID	T-11	T-12	T-13	T-14	T-15	T-16	T-17	T-18	T-19	T-20	T-21	T-22	T-23	T-24	T-25	Z1	Z-2	Z-3	Z-4	Z-5	G14	
Soil					Lab Sample Number	J25901-1	J25901-2	J25901-3	J25901-4	J25901-5	J25901-6	J26671-1	J26671-2	J26671-3	J26671-4	J31621-1	J31621-2	J31621-3	J31621-4	J31621-5	J31621-1	J31621-2	J31621-3	J31621-4	J31621-5	J43440-4	
					Sampling Depth	0.0-0.5	0.0-0.5	0.0-0.5	0.0-0.5	2.0-2.5	2.0-2.5	0.0-0.5	0.0-0.5	0.0-0.5	2.0-2.5	2.0-2.5	0.0-0.5	0.0-0.5	0.0-0.5	0.0-0.5	2.0-2.5	0-0.5	0-0.5	0-0.5	0-0.5	0-0.5	0.5-1.0
					Sampling Date	3/24/2006	3/24/2006	3/24/2006	3/24/2006	3/24/2006	3/24/2006	4/3/2006	4/3/2006	4/3/2006	4/3/2006	5/26/2006	5/26/2006	5/26/2006	5/26/2006	5/26/2006	5/26/2006	5/26/2006	5/26/2006	5/26/2006	5/26/2006	5/26/2006	10/10/2006
					Matrix	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
COMPOUND	CAS #	NJDEP RDCSRS (2008)	NJDEP NRDCSRS (2008)	NJDEP DEFAULT IGW SSL (2013)	Results	Results	Results	Results	Results	Results	Results	Results	Results	Results	Results	Results	Results	Results	Results	Results	Results	Results	Results	Results	Results	Results	
	Units	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	
Aroclor-1016	12674-11-2	0.2	1	0.2	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
Aroclor-1221	11104-28-2	0.2	1	0.2	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
Aroclor-1232	11141-16-5	0.2	1	0.2	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
Aroclor-1242	53469-21-9	0.2	1	0.2	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
Aroclor-1248	12672-29-6	0.2	1	0.2	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
Aroclor-1254	11097-69-1	0.2	1	0.2	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
Aroclor-1260	37324-23-5	0.2	1	0.2	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	

\*See notes sheet at end of table set.

**Table 1E  
Historical Soil Sampling Results - Pesticides**

**Peerless Tube Company Site  
71 Locust Avenue  
Bloomfield Township, Essex County, New Jersey 07003  
Block 152, Lot 10**

Pesticides - 8081A					Sample ID	G1	G2	G3	G4	G5	G6	G7	G8	G9	G10	G12-VO	G13-VO	G14	V1-VO
Soil					Lab Sample Number	N59653-1	N59653-2	N59653-3	N59653-4	N59653-5	N59653-6	N59653-7	N59653-8	N59653-9	N59653-10	J43440-1	J43440-3	J43440-4	J43440-2
					Sampling Depth	0.5-1.0	0.5-1.0	1.0-1.5	1.0-1.5	0.5-1.0	0.5-1.0	0.5-1.0	1.0-1.5	1.0-1.5	1.0-1.5	6.0-6.5	9.5-10.0	0.5-1.0	6.02-6.5
					Sampling Date	2/13/2004	2/13/2004	2/13/2004	2/13/2004	2/13/2004	2/13/2004	2/13/2004	2/13/2004	2/13/2004	2/13/2004	10/10/2006	10/10/2006	10/10/2006	10/10/2006
					Matrix	Soil	Soil	Soil	Soil										
COMPOUND	CAS #	NJDEP RDCSRS (2008)	NJDEP NRDCSRS (2008)	NJDEP DEFAULT IGW SSL (2013)	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result
	Units	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
aldrin	309-00-2	0.04	0.2	0.2	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	ND	NA
alpha-bhc	319-84-6	0.1	0.5	0.002	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	ND	NA
beta-bhc	319-85-7	0.4	2	0.002	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	ND	NA
Chlordane (alpha/gamma)	57-74-9	0.2	1	0.05	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	ND	NA
delta-bhc	319-86-8	NE	NE	NE	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	ND	NA
dieldrin	60-57-1	0.04	0.2	0.003	0.0056	ND	NA	NA	ND	NA									
endosulfan I	959-98-8	NE	NE	4	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	ND	NA
endosulfan II	33213-65-9	NE	NE	4	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	ND	NA
endosulfan sulfate	1031-07-8	470	6,800	2	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	ND	NA
Endrin	72-20-8	23	340	1	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	ND	NA
Endrin aldehyde	7421-93-4	NE	NE	NE	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	ND	NA
gamma-BHC (Lindane)	88-75-5	0.4	2	0.002	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	ND	NA
Heptachlor	76-44-8	0.1	0.7	0.5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	ND	NA
Heptachlor epoxide	1024-57-3	0.07	0.3	0.01	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	ND	NA
Methoxychlor	72-43-5	390	5,700	160	ND	0.0097	ND	NA	NA	ND	NA								
4,4'-DDD	72-54-8	3	13	4	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	0.0084	NA
4,4'-DDE	72-55-9	2	9	18	0.0788	0.0232	ND	0.0048	0.0134	0.0053	ND	0.0084	ND	0.0076	NA	NA	0.0095	NA	
4,4'-DDT	50-29-3	2	8	11	0.227	ND	ND	0.0077	0.0318	0.0104	0.0183	0.0041	0.0143	0.0161	NA	NA	0.0023	NA	
Toxaphene	8001-35-2	0.6	3	0.3	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA	NA

\*See notes sheet at end of table set.

**Notes**  
**Historical Soil Sampling Results**

**Peerless Tube Company Site**  
**71 Locust Avenue**  
**Bloomfield Township, Essex County, New Jersey 07003**  
**Block 152, Lot 10**

**Notes:**

NJDEP = New Jersey Department of Environmental Protection

RSRS = Residential Soil Remediation Standard (June 2, 2008).

NRSRS = Non-Residential Soil Remediation Standard (June 2, 2008).

IGW SSL = Default Impact to Groundwater Soil Screening Level (November 2013 DEP guidance document for the development of site-specific IGW soil remediation standards using the soil-water partition equation).

**Pink** = Concentration exceeds the NJDEP RSRS or NRSRS

**Blue** = Concentration exceeds the IGW

**Yellow** = Concentration detected below most conservative NJDEP standard.

J = Data indicates the presence of a compound that meets the identification criteria. The result is less than the quantitation limit but greater than MDL. The concentration given is an approximate value.

- = Not analyzed or data not available

NA = Not applicable or No criterion derived for this contaminant.

\* = It is important to note that data reported in tables and figures have been compiled from a variety of sources and could not be verified with the original laboratory data.

**Table 2  
Historical Groundwater Sampling Results**

**Peerless Tube Company Site  
71 Locust Avenue  
Bloomfield Township, Essex County, New Jersey 07003  
Block 152, Lot 10**

	Sample ID	Sample Date	Compound			Carbon Tetrachloride	cis-1,2-DCE	trans-1,2-DCE	PCE	Toluene	1,1,1-TCA	TCE	VC	TICs	SVOC	Antimony	Arsenic	Chromium	Lead	Nickel	Arsenic (Filtered)	Lead (Filtered)	Cyanide	PCBs	Pesticides
			GW Depth (feet)	Total Depth (feet)	NJDEP GWQS	1	70	100	1	600	30	1	1	NA	NA	6	3	70	5	2	3	5	100	0.02	0.02
			Units	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L
Locust Properties, LLC (via TRC Environmental)	TW-1	May 14, 2007	-	-	NA	-	-	-	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	
	TW-2	May 14, 2007	-	-	NA	-	-	-	ND	2.5	ND	ND	0	-	-	-	-	-	-	-	-	-	-	-	
	TW-3	May 14, 2007	4.49	17	NA	-	-	-	ND	1,550	720 J	723,000	622 J	0	-	-	-	-	-	-	-	-	-	-	
	TW-4	May 14, 2007	-	-	NA	-	-	-	ND	ND	ND	27,500	57.5 J	0	-	-	-	-	-	-	-	-	-	-	
	TW-5	May 14, 2007	-	-	NA	-	-	-	NS	NS	NS	NS	NS	NS	-	-	-	-	-	-	-	-	-	-	
	TW-6	May 14, 2007	-	-	NA	-	-	-	19.5	ND	2.1	29.5	ND	0	-	-	-	-	-	-	-	-	-	-	
	TW-7	May 14, 2007	-	-	NA	-	-	-	1.2	31.9	ND	19.6	ND	12 J	-	-	-	-	-	-	-	-	-	-	
	TW-8	May 14, 2007	-	-	NA	-	-	-	38.7	0.37 J	ND	74.1	ND	0	-	-	-	-	-	-	-	-	-	-	
	TW-9	May 14, 2007	-	-	NA	-	-	-	2.6	0.26	ND	118	5.4	5.4 J	-	-	-	-	-	-	-	-	-	-	
	TW-10	May 14, 2007	-	-	NA	-	-	-	2.3	0.31 J	ND	281	2.3	0	-	-	-	-	-	-	-	-	-	-	
	TW-11	May 14, 2007	-	-	NA	-	-	-	ND	0.37	ND	76.7	ND	0	-	-	-	-	-	-	-	-	-	-	
	TW-12	May 14, 2007	-	-	NA	-	-	-	6.5	ND	ND	3,440	ND	0	-	-	-	-	-	-	-	-	-	-	
	TW-13	May 14, 2007	-	-	NA	-	-	-	7.3	ND	ND	3,200	ND	0	-	-	-	-	-	-	-	-	-	-	
	TW-14	May 14, 2007	-	-	NA	-	-	-	258	-	ND	2,210	14.9	0	-	-	-	-	-	-	-	-	-	-	
	TW-15	May 14, 2007	-	-	NA	-	-	-	1.2	-	0.87 J	ND	ND	0	-	-	-	-	-	-	-	-	-	-	
	TW-16	May 14, 2007	-	-	NA	-	-	-	9.5	-	ND	0.22 J	ND	31.4 J	-	-	-	-	-	-	-	-	-	-	
NJDEP Sampling	GW-1	August 15, 2007	-	-	NA	-	-	-	-	-	-	-	UNK	-	-	-	-	-	-	-	-	-	-	-	
	GW-2	August 15, 2007	-	-	NA	-	-	-	-	-	-	-	14.96	-	-	-	-	-	-	-	-	-	-	-	
	GW-3	August 15, 2007	-	-	NA	-	-	-	2.5	-	-	3	UNK	-	-	-	-	-	-	-	-	-	-	-	
	GW-4	August 15, 2007	-	-	NA	-	-	-	-	-	-	-	-	18.67	-	-	-	-	-	-	-	-	-	-	
	GW-5	August 15, 2007	-	-	NA	-	-	-	-	-	-	-	-	14.18	-	-	-	-	-	-	-	-	-	-	
1990 MW Data	MW-1	July 1990				-	-	26	-	-	-	46	-	-	-	-	-	-	-	-	-	-	-	-	
		September 1990				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		November 1990				-	-	77	-	-	-	-	130	-	-	-	-	-	-	-	-	-	-	-	
	MW-2	July 1990				-	-	120	-	-	-	-	190	-	-	-	-	-	-	-	-	-	-	-	-
		September 1990				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		November 1990				-	-	6	-	18	-	-	26	-	-	-	-	-	-	-	-	-	-	-	
	MW-3	July 1990				-	-	ND	-	-	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-
		September 1990				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		November 1990				-	-	44	-	ND	-	-	28	-	-	-	-	-	-	-	-	-	-	-	
2003-2007 MW Data	MW-1	?	?	NA	?	?	-	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	
	MW-2	December 2003	-	-	NA	ND	1.7	-	5.7	-	-	0.82	-	-	ND	5	-	-	-	-	-	-	ND	-	
		October 2004	8.10	16	NA	ND	ND	-	ND	ND	ND	ND	ND	0	-	-	-	-	-	-	-	-	ND	-	
	MW-3	December 2004	-	-	NA	ND	1.3	-	12	ND	ND	4.9	ND	0	-	-	4.6	-	145	50.3	<2	<3	-	ND	
		October 2004	12.90	16	NA	ND	1.4	-	9.5	ND	ND	4.5	ND	81.9	-	-	-	-	-	-	-	-	-	-	
	MW-4	December 2004	-	-	NA	ND	ND	-	9.5	ND	ND	ND	ND	0	-	-	-	-	-	-	-	-	-	-	
		May 2007	-	-	NA	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	MW-5s	October 2004	7.60	?	NA	2.3	4.7	-	145	ND	ND	12.7	ND	0	-	-	-	-	-	-	-	-	-	-	
		May 2007	-	-	NA	ND	7.1	-	97.6	ND	ND	8	ND	0	-	-	4.8	-	<3	<40	<2	-	-	-	
	MW-6s	October 2004	8.65	12	NA	ND	1.5	-	8	0.72 J	ND	14	ND	6.4 J	-	ND	ND	54.8	ND	ND	ND	ND	ND	ND	
		May 2007	-	-	NA	ND	5.2	-	9	ND	1	19	ND	0	-	-	<2	-	3.9	<40	-	-	-	-	
	MW-7s	October 2004	7.8	90	NA	1.7	6.2	-	191	ND	ND	18.8	ND	0	-	ND	59.7	108	37.6	155	-	-	-	ND	
		May 2007	-	-	NA	ND	2.4	-	63.2	ND	ND	6.6	ND	0	-	-	<2	-	<3	<40	-	-	-	-	
	MW-8s	December 2004	8.41	20	NA	ND	454	-	ND	ND	ND	1320	37.7	0	-	ND	10.3	13.8	56.3	ND	-	-	-	ND	
		May 2007	-	-	NA	ND	316	-	ND	ND	ND	407	22.5	0	-	-	11.2	-	82.4	46.6	2.4	<3	-	-	
MW-9s	December 2004	8.30	90	NA	0.76 J	3.5	-	22.1	0.30 J	ND	5.2	ND	391.1 J	-	ND	ND	19.5	7.6	130	-	-	-	ND		
	May 2007	-	-	NA	ND	222	-	32.2	ND	ND	33.6	27.1	0	-	-	2.6	-	<3	<40	-	-	-	-		
MW-10s	UNK	UNK	NA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		

\*See notes sheet at end of table set.

**Notes**  
**Historical Groundwater Sampling Results**

**Peerless Tube Company Site**  
**71 Locust Avenue**  
**Bloomfield Township, Essex County, New Jersey 07003**  
**Block 152, Lot 10**

**Notes**

NJDEP = New Jersey Department of Environmental Protection

GWQS = Groundwater Quality Standards (Class IIA, Wednesday, July 27, 2011)

VI GWSL = Vapor Intrusion Groundwater Screening Levels (NJDEP Master Table, Generic Vapor Intrusion Screening Levels, March 2013)

**Blue =** Concentration exceeds the applicable regulatory standard

**Yellow =** Concentration detected below most conservative NJDEP standard

J = Data indicates the presence of a compound that meets the identification criteria. The result is less than the quantitation limit but greater than MDL. The concentration given is an approximate value.

D = The reported value is from a secondary analysis with a dilution factor. The original analysis exceeded the calibration range.

ND = Not Detected

- = Not analyzed or data not available

\* = It is important to note that data reported in tables and figures have been compiled from a variety of sources and could not be verified with original laboratory data.

**APPENDIX A**  
**PHOTOGRAPHIC LOG**  
**(NOVEMBER 2014 SITE VISIT)**

**Appendix A**  
Photo Log (November 2014 Site Visit)



Building frontage looking east



Front entrance looking northwest



Locust Avenue looking west (Watsessing Elementary School in distance)



Locust Avenue looking northwest into off-leash / pet-park



West side of building adjacent to off-leash / pet-park



East side of building adjacent to JFK Boulevard and Garden State Parkway



Wigwam Brook discharge outfall



Building transformer courtyard



Interior manufacturing area showing heaved wood block flooring



Interior garage bay area



Garage bay building breach



Rear Building Breach (First floor and Second Floor)

**APPENDIX B**

**EDR REPORTS (ELECTRONIC ONLY):**

- **HISTORICAL CHAIN OF TITLE REPORT**
- **EDR SANBORN MAP REPORT**
- **EDR HISTORICAL TOPOGRAPHIC MAP REPORT**
- **EDR AERIAL PHOTO DECADE REPORT/HISTORIC AERIALS**
- **EDR CITY DIRECTORY SEARCH REPORT**
- **EDR ENVIRONMENTAL LIEN AND AUL SEARCH REPORT**
- **EDR RADIUS SEARCH REPORT**

**APPENDIX C**  
**SELECT HISTORICAL INVESTIGATION INFORMATION**  
**(ELECTRONIC ONLY)**

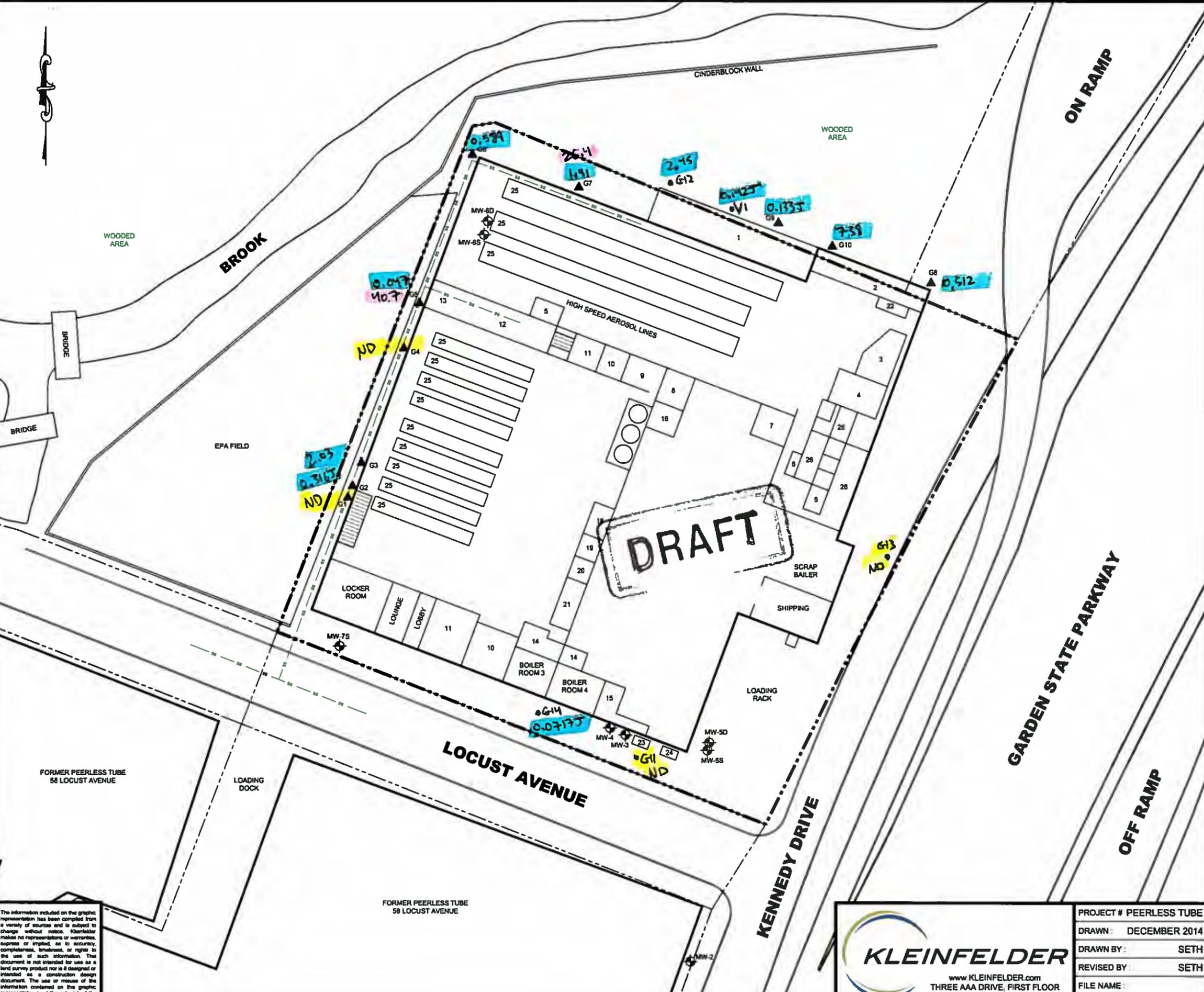
- **FOIA DOCUMENTS (USEPA)**
- **OPRA DOCUMENTS (NJDEP)**
- **OPRA DOCUMENTS (TOWNSHIP OF BLOOMFIELD)**

## **APPENDIX D**

### **HISTORICAL SAMPLING DATA MAPS**

- **A - PCE (SOIL)**
- **B - TCE (SOIL)**
- **C - SVOC (SOIL)**
- **D - METALS (SOIL)**
- **E - PCBS (SOIL)**
- **F - PCE (WATER)**
- **G - TCE (WATER)**
- **H - CIS-1,2-DCE (WATER)**





**LEGEND**

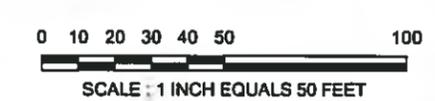
- MONITORING WELL
- PEERLESS TUBE FACILITY PROPERTY LINE
- PROPERTY LINE
- SANITARY SEWER LINE
- SOIL SAMPLE (BY PMK) (FEBRUARY 13, 2004)

**TCE - Soil**

IGW = 0.0  
 RDC = 7  
 NRDC = 20  
 ND or below stud

- FACILITY KEY:**
- 1 AIR COMPRESSORS, POLLUTION CONTROLS
  - 2 PAINT STORAGE AND MIXING
  - 3 TOOLING ROOM
  - 4 MACHINE SHOP
  - 5 RECHARGE AREA (FORKLIFT)
  - 6 STRETCH WRAP AREA
  - 7 COMPRESSOR AREA
  - 8 TRANSFORMER COURT (OPEN)
  - 9 TCE WASTE STORAGE, SATELLITE WASTE PAINT COLLECTION
  - 10 MEN'S ROOM
  - 11 WOMEN'S ROOM
  - 12 CENTRAVAC AREA
  - 13 OIL DISPENSING AREA
  - 14 AIR COMPRESSOR
  - 15 TRANSFORMER
  - 16 TCE STORAGE TANKS AND DRUMS
  - 17 TCE VAPOR RECOVERY UNIT (BARON II)
  - 18 PRINTERS FOR SAMPLES
  - 19 SUPERVISOR'S DESK
  - 20 INK PREPARATION
  - 21 MACHINE SHOP
  - 22 CO<sup>2</sup> TANKS
  - 23 FORMER 10,200 GALLON TRICHLOROETHENE UST (TANK E-1)
  - 24 FORMER 20,000 GALLON #4 HEATING OIL UST (TANK E-2)
  - 25 PROCESS LINES
  - 26 QUALITY CONTROL LABS

- DRAWING SOURCES:**
- 1 PMK GROUP PLAN "GROUNDWATER CONTAMINANT DISTRIBUTION PLAN", DRAWING DATED FEBRUARY 25 2005
  - 2 KLEINFELDER FIELD RECONNAISSANCE



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**KLEINFELDER**

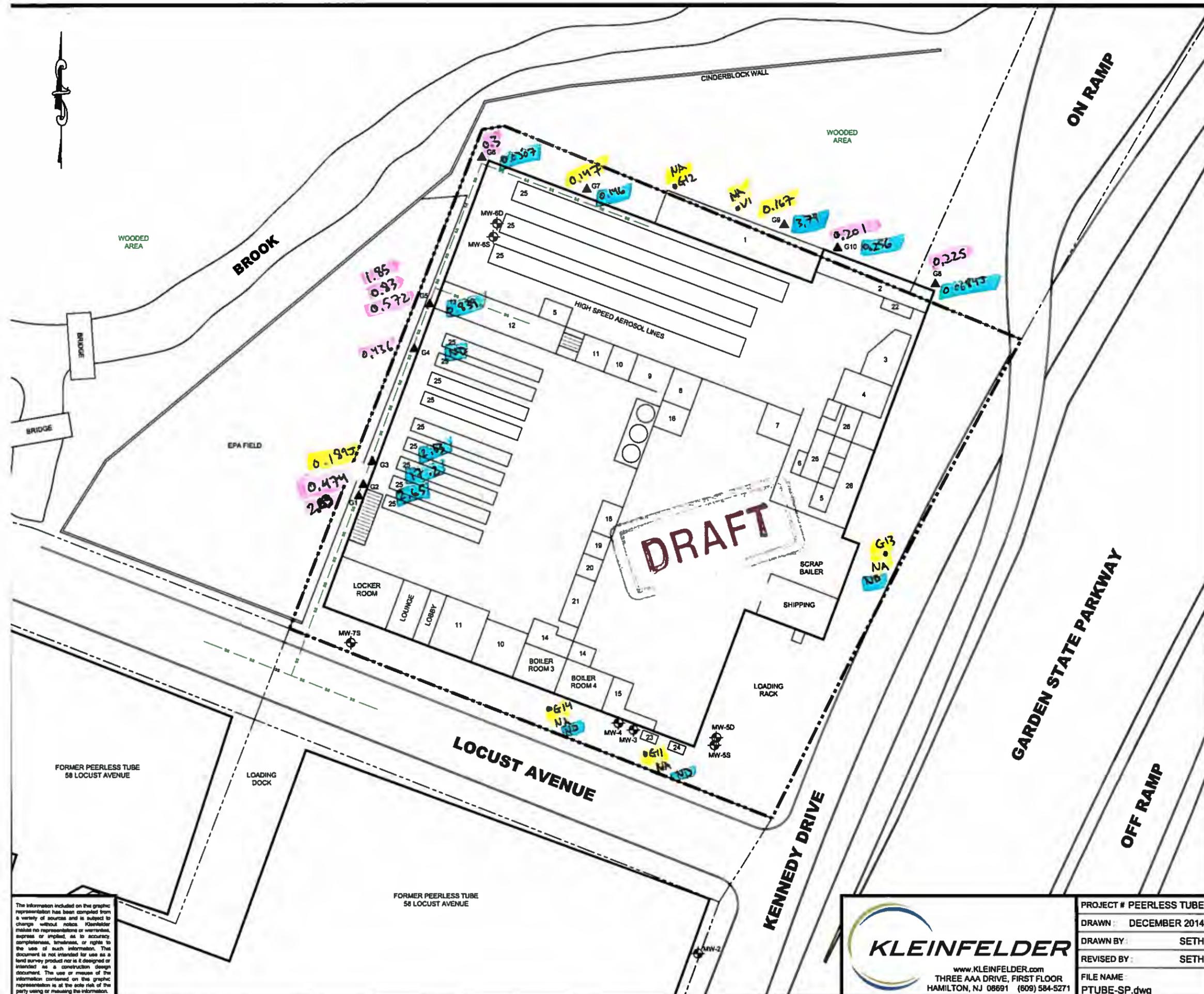
www.KLEINFELDER.com  
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 HAMILTON, NJ 08691 (609) 564-5271

PROJECT #	PEERLESS TUBE
DRAWN	DECEMBER 2014
DRAWN BY	SETH
REVISED BY	SETH
FILE NAME	
PTUBE-SP.dwg	

**HISTORICAL SAMPLE LOCATION PLAN**

PEERLESS TUBE  
 71 LOCUST AVENUE  
 BLOOMFIELD, NEW JERSEY

**FIGURE**



**LEGEND**

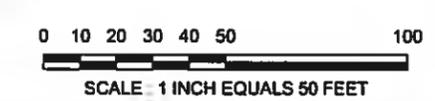
- MONITORING WELL
- PEERLESS TUBE FACILITY PROPERTY LINE
- PROPERTY LINE
- SANITARY SEWER LINE
- SOIL SAMPLE (BY PMK) (FEBRUARY 13, 2004)

**Handwritten notes:**

- Hexachlorocyclopentadiene  
Isophorone  
Total TICS  
Benz(a)anthracene  
Benz(a)pyrene  
Benz(b)fluoranthene
- Min. Std. detected  
IGW = 0.2  
RDC = 0.3  
NRDC = 1
- Min. Std. detected  
IGW = 0.2  
RDC = 0.2  
NRDC = 0.2
- NO or below std.

- SVOC - Soil**  
Max concentration detected
- FACILITY KEY**
1. AIR COMPRESSORS, POLLUTION CONTROLS
  2. PAINT STORAGE AND MIXING
  3. TOOLING ROOM
  4. MACHINE SHOP
  5. RECHARGE AREA (FORKLIFT)
  6. STRETCH WRAP AREA
  7. COMPRESSOR AREA
  8. TRANSFORMER COURT (OPEN)
  9. TCE WASTE STORAGE, SATELLITE WASTE PAINT COLLECTION
  10. MEN'S ROOM
  11. WOMEN'S ROOM
  12. CENTRAVAC AREA
  13. OIL DISPENSING AREA
  14. AIR COMPRESSOR
  15. TRANSFORMER
  16. TCE STORAGE TANKS AND DRUMS
  17. TCE VAPOR RECOVERY UNIT (BARON I)
  18. PRINTERS FOR SAMPLES
  19. SUPERVISOR'S DESK
  20. INK PREPARATION
  21. MACHINE SHOP
  22. CO<sup>2</sup> TANKS
  23. FORMER 10,200 GALLON TRICHLOROETHENE UST (TANK E-1)
  24. FORMER 20,000 GALLON #4 HEATING OIL UST (TANK E-2)
  25. PROCESS LINES
  26. QUALITY CONTROL LABS

- DRAWING SOURCES**
1. PMK GROUP PLAN "GROUNDWATER CONTAMINANT DISTRIBUTION PLAN", DRAWING DATED FEBRUARY 25, 2005
  2. KLEINFELDER FIELD RECONNAISSANCE.



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PROJECT #	PEERLESS TUBE
DRAWN	DECEMBER 2014
DRAWN BY	SETH
REVISED BY	SETH
FILE NAME	PTUBE-SP.dwg

**HISTORICAL SAMPLE LOCATION PLAN**

PEERLESS TUBE  
71 LOCUST AVENUE  
BLOOMFIELD, NEW JERSEY

FIGURE



WOODED AREA

BROOK

CINDERBLOCK WALL

WOODED AREA

ON RAMP

EPA FIELD

BRIDGE

DRAFT

FORMER PEERLESS TUBE  
58 LOCUST AVENUE

LOADING DOCK

FORMER PEERLESS TUBE  
58 LOCUST AVENUE

LOCUST AVENUE

KENNEDY DRIVE

GARDEN STATE PARKWAY

OFF RAMP

LEGEND

- MONITORING WELL
- PEERLESS TUBE FACILITY PROPERTY LINE
- PROPERTY LINE
- SANITARY SEWER LINE
- SOIL SAMPLE (BY PMK) (FEBRUARY 13, 2004)

Multiple metal detected above stud.  
RDC or NRDC - Arsenic, copper, lead, nickel

IGW only - Antimony, Beryllium, cadmium, mercury, silver, zinc

ND or NS

Metals - Soil

FACILITY KEY

- 1 AIR COMPRESSORS, POLLUTION CONTROLS
- 2 PAINT STORAGE AND MIXING
- 3 TOOLING ROOM
- 4 MACHINE SHOP
- 5 RECHARGE AREA (FORKLIFT)
- 6 STRETCH WRAP AREA
- 7 COMPRESSOR AREA
- 8 TRANSFORMER COURT (OPEN)
- 9 TCE WASTE STORAGE, SATELLITE WASTE PAINT COLLECTION
- 10 MEN'S ROOM
- 11 WOMEN'S ROOM
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- 13 OIL DISPENSING AREA
- 14 AIR COMPRESSOR
- 15 TRANSFORMER
- 16 TCE STORAGE TANKS AND DRUMS
- 17 TCE VAPOR RECOVERY UNIT (BARON I)
- 18 PRINTERS FOR SAMPLES
- 19 SUPERVISOR'S DESK
- 20 INK PREPARATION
- 21 MACHINE SHOP
- 22 CO<sup>2</sup> TANKS
- 23 FORMER 10,200 GALLON TRICHLOROETHENE UST (TANK E-1)
- 24 FORMER 20,000 GALLON #4 HEATING OIL UST (TANK E-2)
- 25 PROCESS LINES
- 26 QUALITY CONTROL LABS

DRAWING SOURCES

1. PMK GROUP PLAN "GROUNDWATER CONTAMINANT DISTRIBUTION PLAN", DRAWING DATED FEBRUARY 25, 2005
2. KLEINFELDER FIELD RECONNAISSANCE



FIGURE D

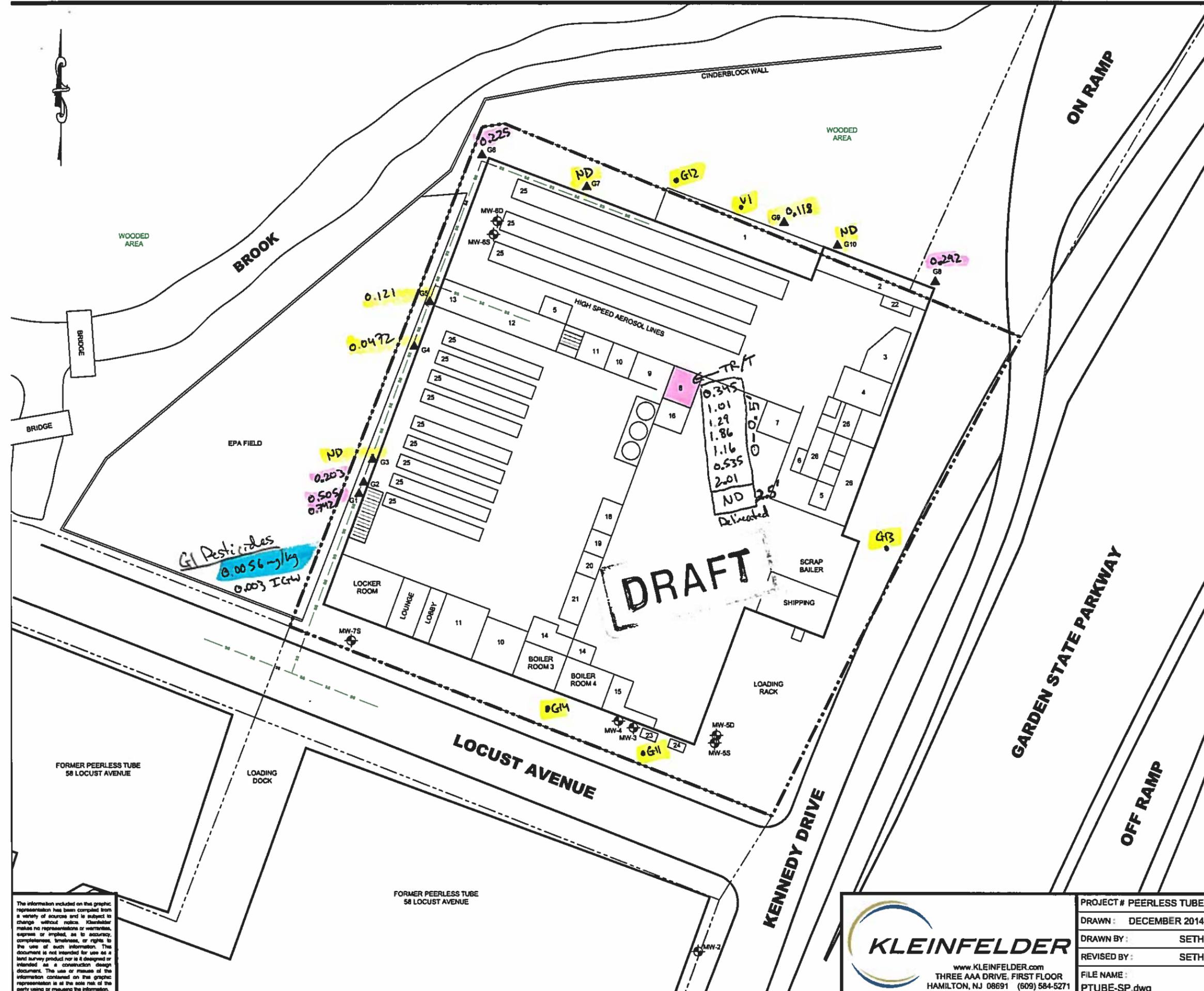


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PROJECT #	PEERLESS TUBE
DRAWN	DECEMBER 2014
DRAWN BY	SETH
REVISED BY	SETH
FILE NAME	PTUBE-SP.dwg

HISTORICAL SAMPLE LOCATION PLAN	
PEERLESS TUBE 71 LOCUST AVENUE BLOOMFIELD, NEW JERSEY	



**LEGEND**

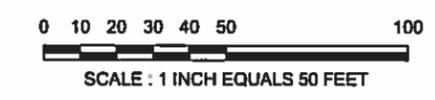
- MONITORING WELL
- PEERLESS TUBE FACILITY PROPERTY LINE
- PROPERTY LINE
- SANITARY SEWER LINE
- SOIL SAMPLE (BY PMK) (FEBRUARY 13, 2004)

*Also, 1 pesticide*  
*PEB's - Soil*  
*Max concentration depicted (1257 or 1260) (Area 105)*

*ND, NS, or Below Std*  
*IGW = 0.2*  
*RDC = 1*  
*NRDC = 0.2*

- FACILITY KEY:**
1. AIR COMPRESSORS, POLLUTION CONTROLS
  2. PAINT STORAGE AND MIXING
  3. TOOLING ROOM
  4. MACHINE SHOP
  5. RECHARGE AREA (FORKLIFT)
  6. STRETCH WRAP AREA
  7. COMPRESSOR AREA
  8. TRANSFORMER COURT (OPEN)
  9. TCE WASTE STORAGE, SATELLITE WASTE PAINT COLLECTION
  10. MEN'S ROOM
  11. WOMEN'S ROOM
  12. CENTRAVAC AREA
  13. OIL DISPENSING AREA
  14. AIR COMPRESSOR
  15. TRANSFORMER
  16. TCE STORAGE TANKS AND DRUMS
  17. TCE VAPOR RECOVERY UNIT (BARON I)
  18. PRINTERS FOR SAMPLES
  19. SUPERVISOR'S DESK
  20. INK PREPARATION
  21. MACHINE SHOP
  22. CO<sup>2</sup> TANKS
  23. FORMER 10,200 GALLON TRICHLOROETHENE UST (TANK E-1)
  24. FORMER 20,000 GALLON #4 HEATING OIL UST (TANK E-2)
  25. PROCESS LINES
  26. QUALITY CONTROL LABS

- DRAWING SOURCES:**
1. PMK GROUP PLAN "GROUNDWATER CONTAMINANT DISTRIBUTION PLAN", DRAWING DATED FEBRUARY 25, 2005.
  2. KLEINFELDER FIELD RECONNAISSANCE.



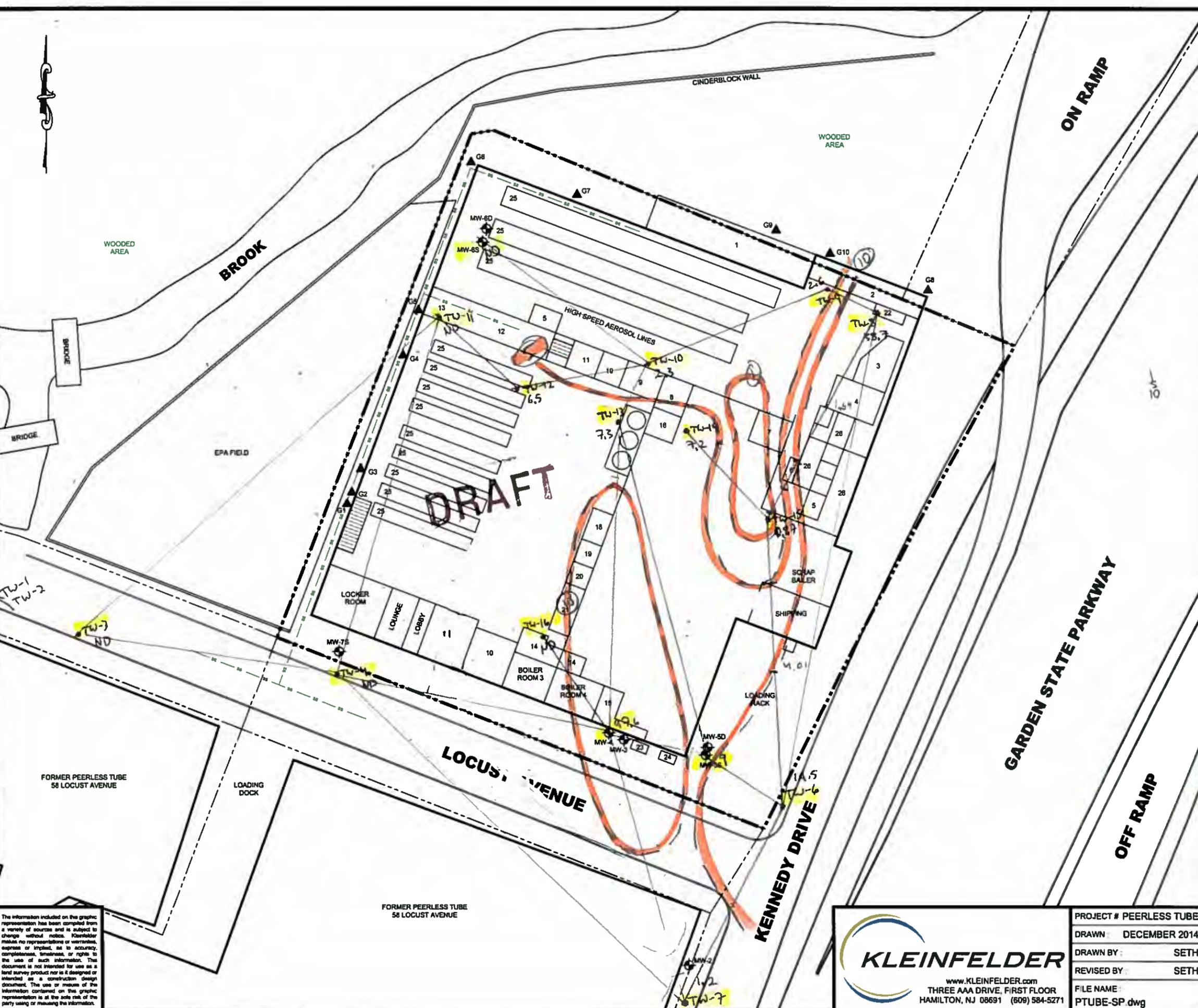
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PROJECT #	PEERLESS TUBE
DRAWN:	DECEMBER 2014
DRAWN BY:	SETH
REVISED BY:	SETH
FILE NAME:	PTUBE-SP.dwg

<b>HISTORICAL SAMPLE LOCATION PLAN</b>	
PEERLESS TUBE 71 LOCUST AVENUE BLOOMFIELD, NEW JERSEY	





LEGEND

- MONITORING WELL
- PEERLESS TUBE FACILITY PROPERTY LINE
- PROPERTY LINE
- SANITARY SEWER LINE
- SOIL SAMPLE (BY PMK) (FEBRUARY 13, 2004)

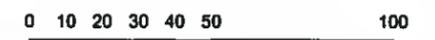
TW/MW Sampling (5/14/2007)  
 PCE - WATER

FACILITY KEY

1. AIR COMPRESSORS, POLLUTION CONTROLS
2. PAINT STORAGE AND MIXING
3. TOOLING ROOM
4. MACHINE SHOP
5. RECHARGE AREA (FORKLIFT)
6. STRETCH WRAP AREA
7. COMPRESSOR AREA
8. TRANSFORMER COURT (OPEN)
9. TCE WASTE STORAGE, SATELLITE WASTE PAINT COLLECTION
10. MEN'S ROOM
11. WOMEN'S ROOM
12. CENTRAVAC AREA
13. OIL DISPENSING AREA
14. AIR COMPRESSOR
15. TRANSFORMER
16. TCE STORAGE TANKS AND DRUMS
17. TCE VAPOR RECOVERY UNIT (BARON I)
18. PRINTERS FOR SAMPLES
19. SUPERVISOR'S DESK
20. INK PREPARATION
21. MACHINE SHOP
22. CO<sup>2</sup> TANKS
23. FORMER 10,200 GALLON TRICHLOROETHENE UST (TANK E-1)
24. FORMER 20,000 GALLON #4 HEATING OIL UST (TANK E-2)
25. PROCESS LINES
26. QUALITY CONTROL LABS

DRAWING SOURCES

1. PMK GROUP PLAN "GROUNDWATER CONTAMINANT DISTRIBUTION PLAN", DRAWING DATED FEBRUARY 25, 2005.
2. KLEINFELDER FIELD RECONNAISSANCE.



SCALE : 1 INCH EQUALS 50 FEET

F

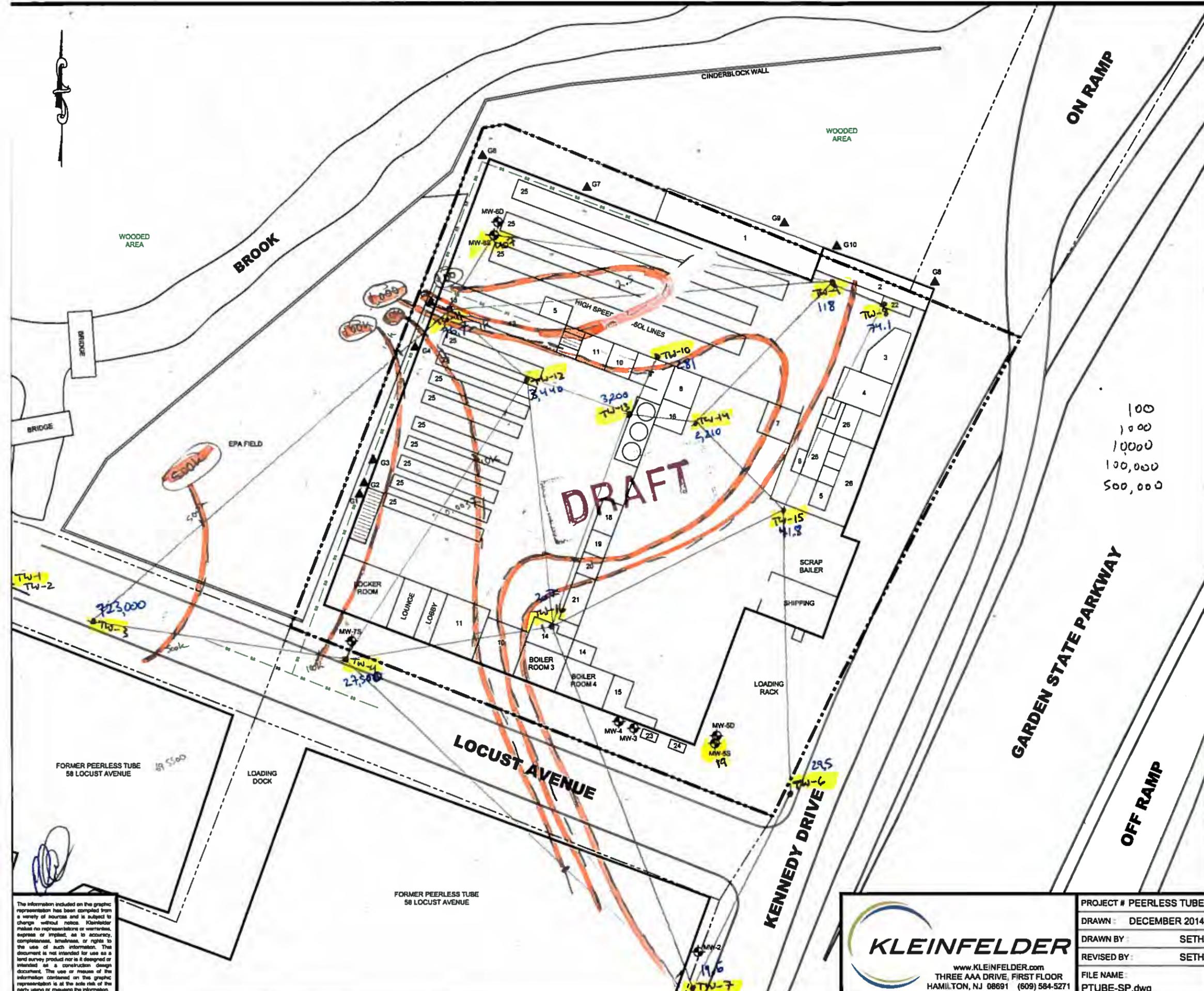
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PROJECT #	PEERLESS TUBE
DRAWN	DECEMBER 2014
DRAWN BY	SETH
REVISED BY	SETH
FILE NAME	PTUBE-SP.dwg

HISTORICAL SAMPLE LOCATION PLAN	
PEERLESS TUBE 71 LOCUST AVENUE BLOOMFIELD, NEW JERSEY	

FIGURE



**LEGEND**

- MONITORING WELL
- PEERLESS TUBE FACILITY PROPERTY LINE
- PROPERTY LINE
- SANITARY SEWER LINE
- SOIL SAMPLE (BY PMK) (FEBRUARY 13, 2004)

TW-1	ND	
2	ND	
3	723,000	687,000
4	27,500	
5		
6	29.5	
7	19.6	
8	74.1	
9	118	
10	281	
11	76.7	
12	3,440	
13	3,200	
14	2,210	
15	41.8	
16	2.7	

TCE (GW)

5/14/2007 6/9/2007

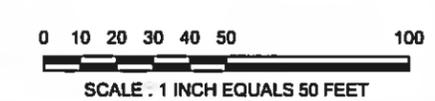
100  
1000  
10000  
100,000  
500,000

TW sample event (5/14/2007)  
(6/9/2007)

**TCE**

- FACILITY KEY:**
- AIR COMPRESSORS, POLLUTION CONTROLS
  - PAINT STORAGE AND MIXING
  - TOOLING ROOM
  - MACHINE SHOP
  - RECHARGE AREA (FORKLIFT)
  - STRETCH WRAP AREA
  - COMPRESSOR AREA
  - TRANSFORMER COURT (OPEN)
  - TCE WASTE STORAGE, SATELLITE WASTE PAINT COLLECTION
  - MEN'S ROOM
  - WOMEN'S ROOM
  - CENTRAVAC AREA
  - OIL DISPENSING AREA
  - AIR COMPRESSOR
  - TRANSFORMER
  - TCE STORAGE TANKS AND DRUMS
  - TCE VAPOR RECOVERY UNIT (BARON I)
  - PRINTERS FOR SAMPLES
  - SUPERVISOR'S DESK
  - INK PREPARATION
  - MACHINE SHOP
  - CO<sub>2</sub> TANKS
  - FORMER 10,200 GALLON TRICHLOROETHENE UST (TANK E-1)
  - FORMER 20,000 GALLON #4 HEATING OIL UST (TANK E-2)
  - PROCESS LINES
  - QUALITY CONTROL LABS

- DRAWING SOURCES:**
- PMK GROUP PLAN "GROUNDWATER CONTAMINANT DISTRIBUTION PLAN", DRAWING DATED FEBRUARY 25, 2005.
  - KLEINFELDER FIELD RECONNAISSANCE.



**G**  
FIGURE

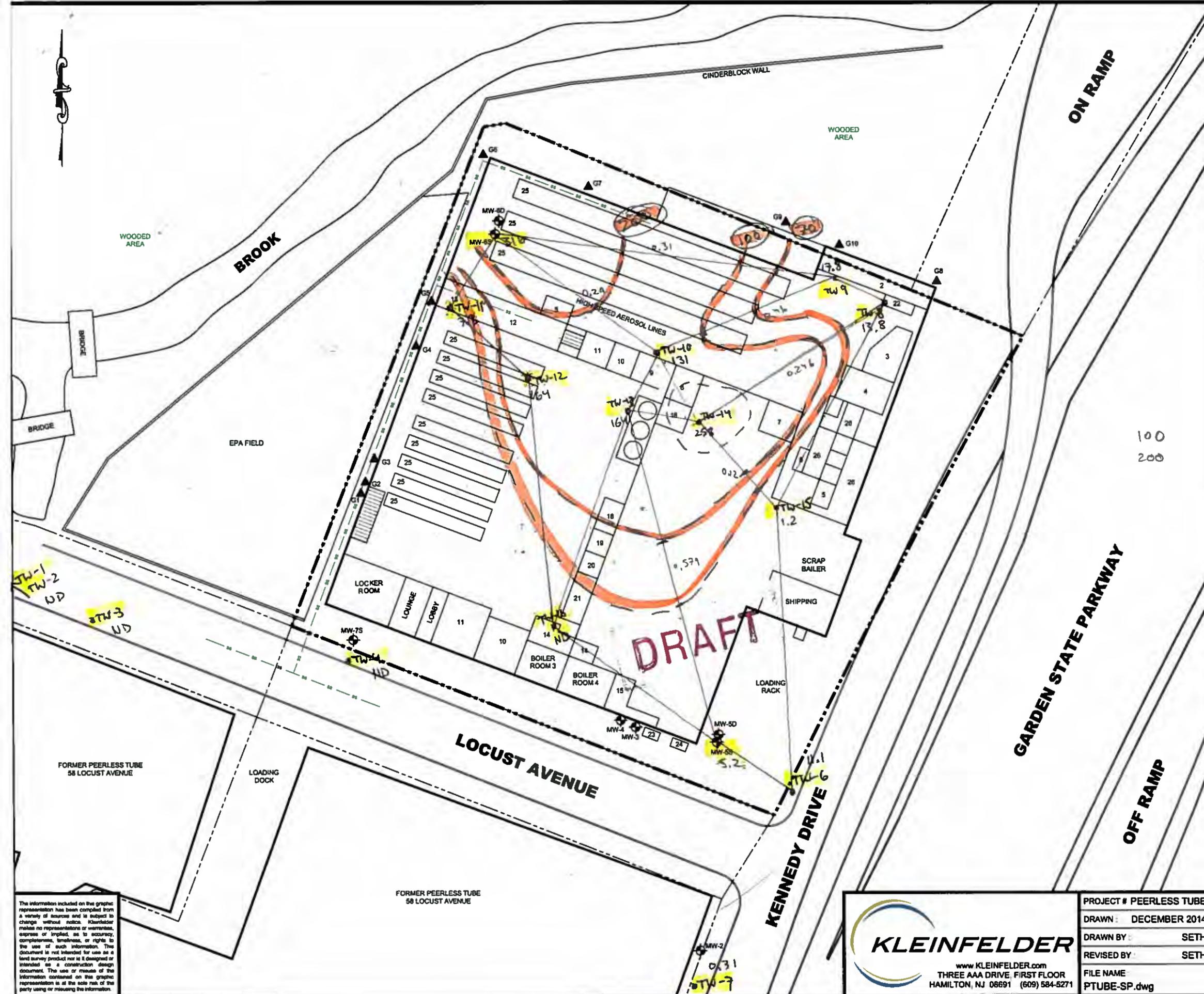
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PROJECT # PEERLESS TUBE  
DRAWN: DECEMBER 2014  
DRAWN BY: SETH  
REVISED BY: SETH  
FILE NAME:  
PTUBE-SP.dwg

**HISTORICAL SAMPLE LOCATION PLAN**

PEERLESS TUBE  
71 LOCUST AVENUE  
BLOOMFIELD, NEW JERSEY



**LEGEND**

- ⊕ MONITORING WELL
- PEERLESS TUBE FACILITY PROPERTY LINE
- PROPERTY LINE
- - - - SANITARY SEWER LINE
- ▲ SOIL SAMPLE (BY PMK) (FEBRUARY 13, 2004)

TW/MU Sampling (5/14/2007)  
 CIS-13-DEF-Water  
 std = 70

**FACILITY KEY**

1. AIR COMPRESSORS, POLLUTION CONTROLS
2. PAINT STORAGE AND MIXING
3. TOOLING ROOM
4. MACHINE SHOP
5. RECHARGE AREA (FORKLIFT)
6. STRETCH WRAP AREA
7. COMPRESSOR AREA
8. TRANSFORMER COURT (OPEN)
9. TCE WASTE STORAGE, SATELLITE WASTE PAINT COLLECTION
10. MEN'S ROOM
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13. OIL DISPENSING AREA
14. AIR COMPRESSOR
15. TRANSFORMER
16. TCE STORAGE TANKS AND DRUMS
17. TCE VAPOR RECOVERY UNIT (BARON I)
18. PRINTERS FOR SAMPLES
19. SUPERVISOR'S DESK
20. INK PREPARATION
21. MACHINE SHOP
22. CO<sup>2</sup> TANKS
23. FORMER 10,200 GALLON TRICHLOROETHENE UST (TANK E-1)
24. FORMER 20,000 GALLON #4 HEATING OIL UST (TANK E-2)
25. PROCESS LINES
26. QUALITY CONTROL LABS

**DRAWING SOURCES**

1. PMK GROUP PLAN "GROUNDWATER CONTAMINANT DISTRIBUTION PLAN", DRAWING DATED FEBRUARY 25, 2005
2. KLEINFELDER FIELD RECONNAISSANCE

0 10 20 30 40 50 100  
 SCALE : 1 INCH EQUALS 50 FEET

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**KLEINFELDER**  
 www.KLEINFELDER.com  
 THREE AAA DRIVE, FIRST FLOOR  
 HAMILTON, NJ 08691 (609) 584-5271

PROJECT #	PEERLESS TUBE
DRAWN :	DECEMBER 2014
DRAWN BY :	SETH
REVISED BY :	SETH
FILE NAME :	PTUBE-SP.dwg

<b>HISTORICAL SAMPLE LOCATION PLAN</b>
PEERLESS TUBE 71 LOCUST AVENUE BLOOMFIELD, NEW JERSEY

FIGURE

**Appendix D: Delta Environmental Services LSRP Transmittal Letter**

Via: Electronic Mail

May 6, 2024

71 Locust Street LLC  
122 Main Street  
West Orange, NJ 07052  
c/o Mr. Dennis McNeil

Re: Demolition of Prior Building for Environmental Purposes  
71 Locust Avenue  
Bloomfield, New Jersey 07003  
Block 152, Lot 10

Dear Mr. McNeil:

I (Daniel Lattanzi of Delta Environmental Services, LLC) have served as the Licensed Site Remediation Professional (LSRP) of Record for the above-referenced site (the "Site") since June 2018. The purpose of this letter is to further explain the reasons for the required demolition of the existing structure at 71 Locust Avenue, Bloomfield, New Jersey. I will outline the previous environmental history, environmental remediation, and contemporaneous pictures of the unsafe structure at the time.

## **Investigation History**

The findings of previous subsurface investigations performed by others between 2000 and 2015 confirmed the presence of chlorinated volatile organic compounds (CVOCs) in soil and groundwater below the footprint of the building. Supplemental investigation activities performed in August 2018, under the direction of the LSRP, confirmed the extent of CVOC-impacted soil below and adjacent to the building. To this end, the highest CVOC concentrations were identified below the center, northwestern, and southeastern portions of the building. A figure depicting the site layout (prior to building demolition), soil sample locations, analytical results, and excavation areas is provided as Attachment 1.

## **Building Demolition and Remediation**

The findings of the comprehensive subsurface investigation activities showed that CVOC concentrations detected in soil below the building were impacting groundwater quality below the Site. To effectively complete the remediation, and based my experience with similar sites in the State of New Jersey, a remedial strategy consisting of the physical removal of impacted soil (e.g., soil excavation and off-site disposal) was proposed for the Site. According to the Background Information and Conceptual Investigation Approach

Report dated April 2015 prepared by Kleinfelder, the findings of an initial site inspection performed on November 12, 2014 showed that *“the building was visibly abandoned with multiple apparent unauthorized breach points into the building.”* Furthermore, Kleinfelder stated that *“the majority of the building interior is obstructed by debris material and stained wood block flooring, which will hinder access and completion of the planned remedial investigation tasks.”*

Multiple inspections performed in 2018 by the LSRP and remediation/demolition contractor confirmed that the building was dilapidated with perforations in the roof and concrete walls, and standing water on the concrete floor. Photographs showing pre-demolition conditions with respect to the building are provided in Attachment 2.

**Based on the location of impacted soil and groundwater, the presence of the former building, along with its structural condition, precluded the implementation of the proposed remedial strategy. Therefore, the building was demolished, which later facilitated the excavation of approximately 2,140 tons of impacted soil from below the footprint of the former building.**

A comparison of pre- and post-excavation groundwater monitoring data confirmed that the soil excavation activities significantly reduced CVOC concentrations in groundwater. Ultimately, the effectiveness of the remediation could not have been achieved without first demolishing the building and gaining direct, unfettered access to the underlying soils.

I trust that this is responsive to your needs and request.

Sincerely,

DELTA ENVIRONMENTAL SERVICES, LLC



Daniel D. Lattanzi, LSRP  
Vice President

Attachment 1 – Site Plan with Soil Samples and Excavation Areas  
Attachment 2 – Site Photographs (Pre-Demolition)

## **ATTACHMENT 1**

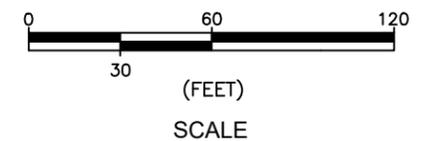
SCALE: 1 INCH = 25 FEET

**LEGEND:**

- MONITORING WELL (MW)
  - FORMER MONITORING WELL
  - FORMER INDUSTRIAL WELL (IW)
  - PEERLESS TUBE FACILITY PROPERTY LINE
  - PROPERTY LINE
  - FENCE
  - SANITARY SEWER LINE
  - UTILITY POLE
  - STORM SEWER INLET
  - GROUNDWATER ONLY SAMPLE LOCATION (2016 - KLEINFELDER)
  - SOIL AND GROUNDWATER SAMPLE LOCATION (2016 - KLEINFELDER)
  - FE SOIL SAMPLE LOCATION (8/2018)
  - PROPOSED EXCAVATION AREA
- 24.200 (0.5-1.0) KLEINFELDER TCE CONCENTRATION (DEPTH) - PPM (FEET BGS)  
 0.389 (1-1.5) FE TCE CONCENTRATION (DEPTH) - PPM (FEET BGS)  
 ND NOT DETECTED

**FACILITY KEY:**

1. AIR COMPRESSORS, POLLUTION CONTROLS
2. PAINT STORAGE ANTI-8003
3. TOOLING ROOM
4. MACHINE SHOP
5. RECHARGE AREA (FORKLIFT)
6. STRETCH WRAP AREA
7. COMPRESSOR AREA
8. TRANSFORMER COURT (OPEN)
9. TCE WASTE STORAGE, SATELLITE WASTE PAINT COLLECTION
10. MEN'S ROOMS (2)
11. WOMEN'S ROOMS (2)
12. CENTRAVAC AREA
13. OIL DISPENSING AREA
14. AIR COMPRESSOR (2)
15. TRANSFORMER
16. TCE STORAGE TANKS AND DRUMS
17. TCE VAPOR RECOVERY UNIT (BARON I)
18. PRINTERS FOR SAMPLES
19. SUPERVISOR'S DESK
20. INK PREPARATION
21. MACHINE SHOP
22. CO<sup>2</sup> TANKS
23. ABANDONED 10,200 GALLON FUEL OIL/TCE UST (1984-1989)
24. ABANDONED 20,000 GALLON #4 FUEL OIL UST
25. AEROSOL PROCESS LINES (9)
26. HIGH SPEED AEROSOL PROCESS LINES (3)
27. QUALITY CONTROL LABS (3)

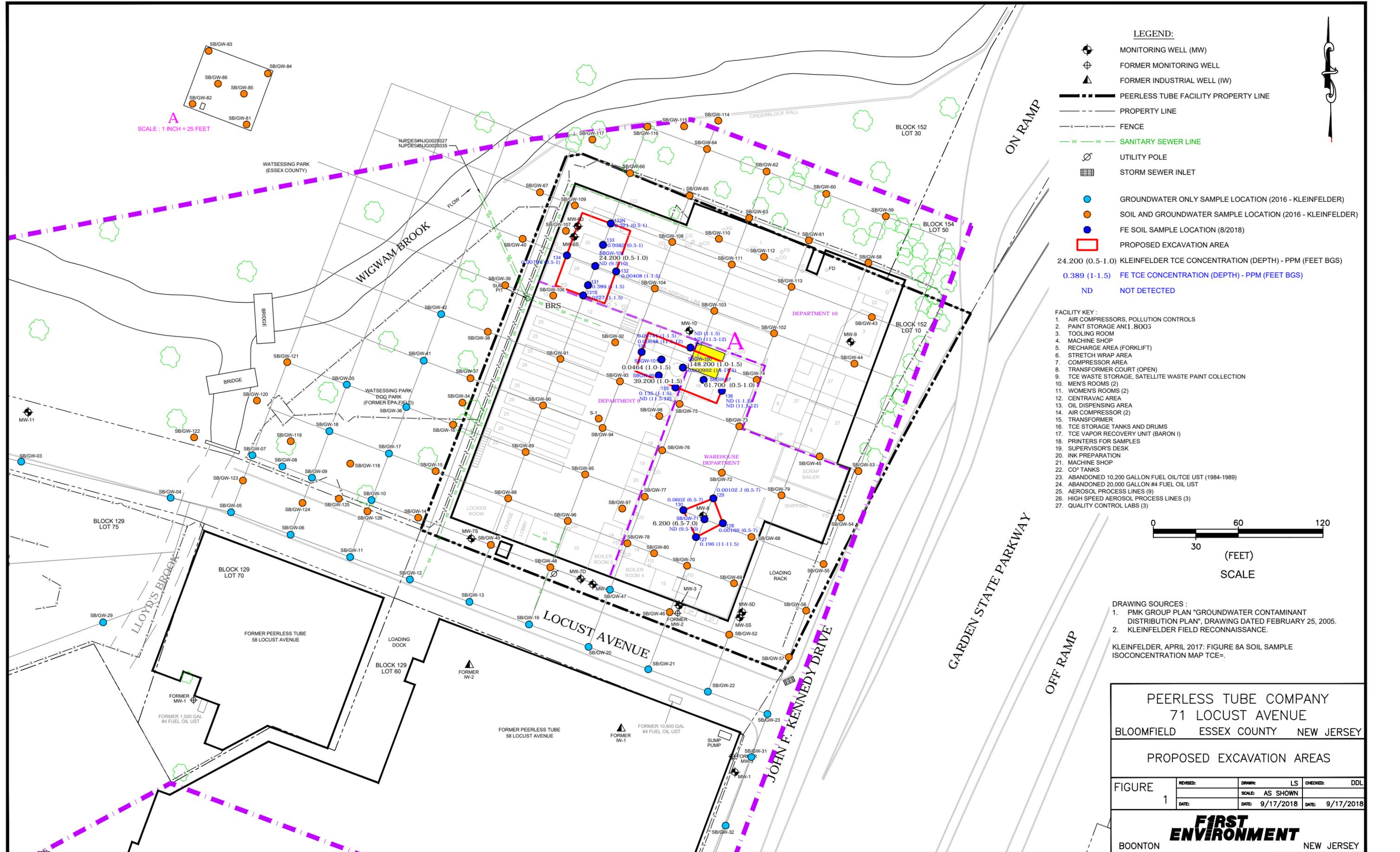


**DRAWING SOURCES:**

1. PMK GROUP PLAN "GROUNDWATER CONTAMINANT DISTRIBUTION PLAN", DRAWING DATED FEBRUARY 25, 2005.
2. KLEINFELDER FIELD RECONNAISSANCE.

KLEINFELDER, APRIL 2017: FIGURE 8A SOIL SAMPLE ISOCONCENTRATION MAP TCE=.

PEERLESS TUBE COMPANY 71 LOCUST AVENUE BLOOMFIELD ESSEX COUNTY NEW JERSEY				
PROPOSED EXCAVATION AREAS				
FIGURE 1	REVISED:	DRAWN: LS	CHECKED: DDL	
	DATE: 9/17/2018	SCALE: AS SHOWN	DATE: 9/17/2018	
<b>FIRST ENVIRONMENT</b>				
BOONTON NEW JERSEY				



## **ATTACHMENT 2**

Photographic Log  
71 Locust Avenue, Bloomfield, NJ

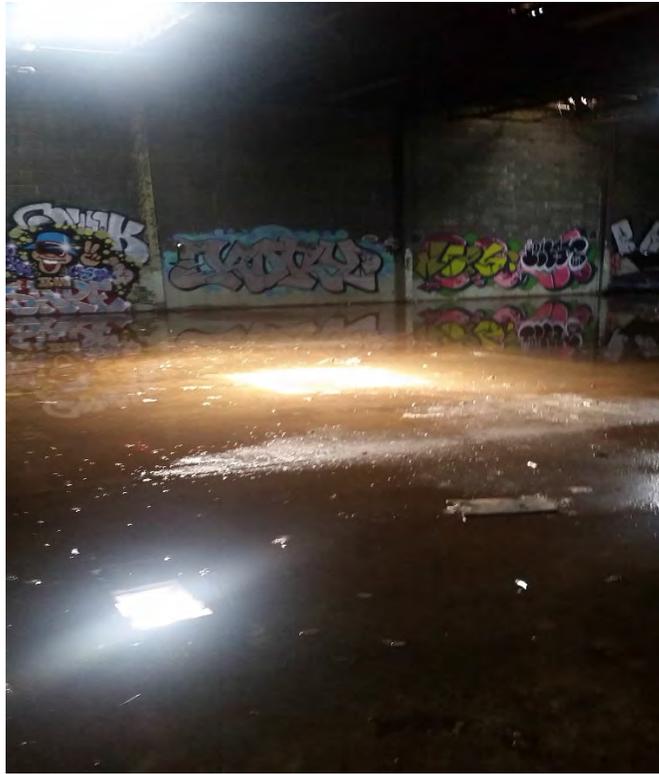


Photo 1 – Building interior with standing water (August 2018)



Photo 2 – Interior corridor with debris and collapsed ceiling (August 2018)

Photographic Log  
71 Locust Avenue, Bloomfield, NJ



Photo 3 – Building interior with debris and standing water (August 2018)



Photo 4 – Building interior with opening in roof (August 2018)

Photographic Log  
71 Locust Avenue, Bloomfield, NJ

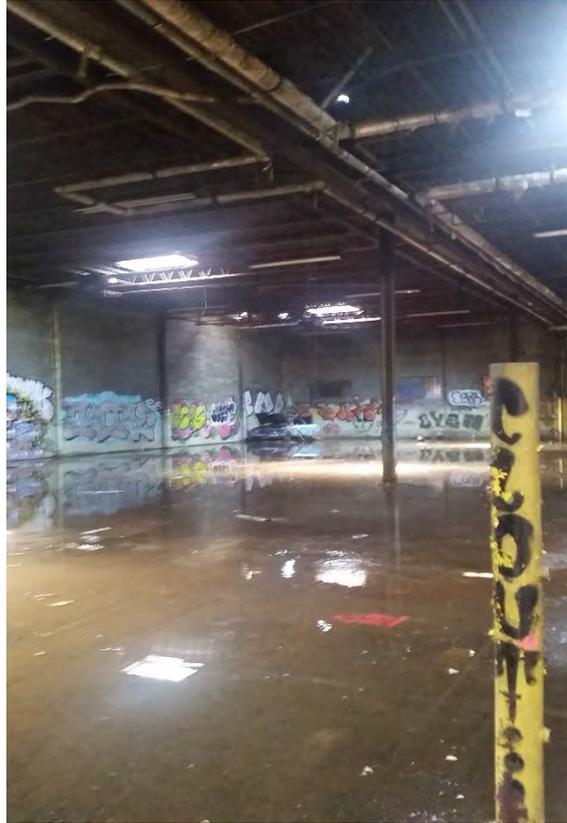


Photo 5 – Building Interior with standing water (August 2018)



Photo 6 – Building interior with limited lighting and comprised ceiling (August 2018)



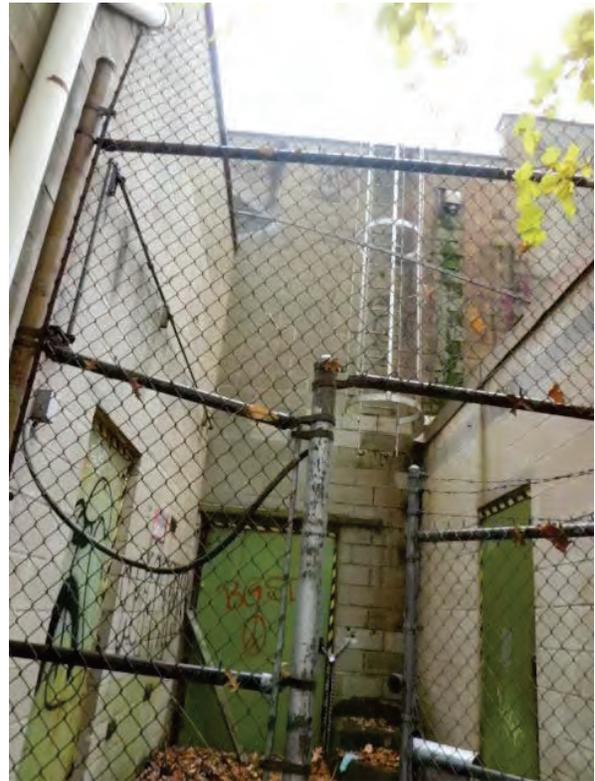
Interior manufacturing area showing heaved wood block flooring



Interior garage bay area



Garage bay building breach



Rear Building Breach (First floor and Second Floor)

**Appendix E : Police Records**



# Bloomfield Police Department Dispatch Log

Date	CAD #	Officer	Veh.	Incident / Call Type	St. #	Street Name	Time	Disp.	Arr.	Clear	Disp. By
03/01/19	19-18251	Bloomfield Fire1	Fire	Fire Department Call	71	Locust Avenue	14:49	14:51	14:55	15:17	
03/01/19	19-18251	Sgt. Jannor Navarro 1160	101	HAZ-MAT Incident	71	Locust Avenue	15:47	15:48	15:48	15:49	
03/28/19	19-27126	PO Robert Mazariegos 1276	212	Building/Business Check	71	Locust Avenue	12:01	12:07	12:10	13:30	
03/28/19	19-27126	PO Edward Ratliff 1280	217	Back-up Other Officer	71	Locust Avenue	12:07	12:07	12:09	12:41	
03/28/19	19-27126	PO Nelson Chamba 1274	211	Back-up Other Officer	71	Locust Avenue	12:12	12:12	12:43	12:43	
04/12/19	19-32217	PO Jonathan Heussler 1308	211	Suspicious MV		Locust Avenue	12:57	13:06	13:08	13:15	
04/12/19	19-32217	PO Stefano Barilari 1134	215	Back-up Other Officer	71	Locust Avenue	13:06	13:06	13:14	13:18	
01/08/20	20-02176	PO Jeffrey Koeck 1303	211	Motor Vehicle Complaint	71	Locust Avenue	07:48	07:49	07:48	08:18	
09/06/20	20-72964	Sgt. Luca Piscitelli 1176	505	Illegal Dumping	71	Locust Avenue	17:45	17:45	17:45	17:54	
04/15/21	21-28458	PO Jose Munoz 1146	des	Illegal Dumping	71	Locust Avenue	12:52	13:07	13:07	13:08	
08/04/21	21-61683	PO Ryan Vogel 1288	211	Disturbance	71	Locust Avenue	19:28	19:30	19:37	19:40	
08/04/21	21-61683	PO Joseph Conditio 1242	212	Back-up Other Officer	71	Locust Avenue	19:30	19:30	19:37	19:40	
08/04/21	21-61683	Sgt. Paul Charles 1154	218	Back-up Other Officer	71	Locust Avenue	19:30	19:30	19:37	19:40	
01/18/22	22-05285	PO Michael Malia 1147	216	Town Code Violation	71	Locust Avenue	13:27	15:46	15:51	16:12	
01/20/22	22-06076			Town Code Violation	71	Locust Avenue	17:50		17:50	20:12	
03/07/22	22-19836	ACO Melissa Johnson	Joh	Animal Complaint General	71	Locust Avenue	10:42	10:43	11:21	11:22	
08/13/22	22-70542	Bloomfield Fire1	Fire	Fire Department Call	71	Locust Avenue	19:11	19:11	19:17	19:34	

**Appendix F: Township Property Records and Complaints**

Block: 152 Lot: 10 Qualifier: Card: 1 Last Sale: 07/17/18 for \$1,350,000

71 LOCUST AVENUE,LLC,C/O DUTRA  
 20 ORCHARD ST.  
 RAMSEY, NJ 07446  
 71 LOCUST AVENUE

Units: 1 Nbhd:  
 SFLA: 0 Floor:  
 Prop Class: 4C Occupancy:  
 Bldg Class: 10  
 Bldg Desc: APPD.165 UNITS  
 Info By: ESTIMATED

Model: VCS: M1  
 Bldg Name: Map Page: 8  
 Zoning: M-1 Year Built: 1953/1953  
 Addtl Lot: NC Interior VERY GOOD  
 Land Dim: 1.70 AC NC Exterior VERY GOOD  
 Style: NC Layout VERY GOOD

Main Building	0
Attached Items Value	0
Add/Deduct Value	0
Base Replacement Cost	0
Cost Conversion Factor	1.74
Replacement Cost New	0
Net Condition	1.00
Market Adjustment	1.00
Appraised Value	0
Detached Items Value	0
Total Land Value	0
Total Improvement Value	0
Total Value	0

(no sketch thumbnail)



Room Count						
	B	1	2	3	4	T
Living	0	0	0	0	0	0
Dining	0	0	0	0	0	0
Kitchen	0	0	0	0	0	0
Bath	0	0	0	0	0	0
Bed	0	0	0	0	0	0
Rec	0	0	0	0	0	0
Den	0	0	0	0	0	0
Total	0	0	0	0	0	0

Valuation Summary		
Computed	Override	Summary
Land	4,900,000	4,900,000
Improv	1,000	1,000
Total	0	4,901,000

Floor Area (footprint)					
First Uppr Half					
Item	Bsmnt	Floor	Floor	Story	Attic
Totals	0	0	0	0	0

SqFt Living Area		Sketch Areas	
Item	Area	Description	Sq Ft
First Floor	0		
Upper Floor	0		
Half Story	0		
Fin Attic	0		
Living Bsmnt	0		
Unfin Area (-)	0		
Total Area	0		

Attached Items		
Seg	Item	Area
Total Area 0		

Detached Items				
Desc	Area	Rate Const	QF	Cond Value
Miscellaneous Write Ins				
Desc	Number	Desc	Value	

Dwelling Detail	
Element	Description
Bldg Class	10
Type	
Yr Built	1953/1953
Height	
Style	
Roof Type	
Roof Mat.	
Bsmnt/Fin	
Fireplace	NONE

Sales History				
Owner	Date	Book-Page	Price	NU
71 LOCUST AVENUE,LLC,C/O DU	07/17/18	20180-63988	1,350,000	13
LOCUST PROPERTIES SPECIA	05/17/07	12080-05564	1,300,000	13

Assessment History				
Year	Class	Land	Improv	Net
2024	4C	4,900,000	1,000	4,901,000
2023	4C	7,425,000	100,000	7,525,000
2022	4C	7,425,000	100,000	7,525,000
2021	4C	7,425,000	100,000	7,525,000
2020	4C	7,425,000	100,000	7,525,000

Open Permits			
Date	Number	Description	Value
03/20/2019	190460	DEMO	



LandUsePro

Property Summary		<a href="#">Portal</a>   <a href="#">Refresh</a>   <a href="#">Open All</a>   <a href="#">Close All</a>
Owner:	71 LOCUST AVENUE,LLC,C/O DUTRA	
Location:	71 LOCUST AVENUE	
Block:	152	
Lot:	10	
Lead Parcel:	Yes	
Qualifier:		
Zip Code:	07003 Bloomfield	

▲ About the Owner...

General...

Owner:	71 LOCUST AVENUE,LLC,C/O DUTRA
Social Security Number:	
Spouse Social Security Number:	00000000
Owner Street Address:	20 ORCHARD ST.
Owner City, State:	RAMSEY, NJ
Owner Zip Code:	07446 -
County Number:	07
District Number:	02
Number of Owners:	1

Financials...

Mortgage Account Number:	
Deed Book Number:	20180
Deed Book Page:	63988
Deed Date:	7/17/2018
Bank Code:	
Sales Price:	\$1,350,000.00
Deed Date:	7/17/2018
Sales Price Code:	A
SR1A Non-Usable Code:	13

▲ About the Property...

Physical...

[View In Google Maps](#)



Apartments

Location:	71 LOCUST AVENUE
Property Class Code:	4C
Building Class Code:	10
Number of Commercial Dwellings:	
Number of Dwellings:	1
Additional Lots 1:	
Additional Lots 2:	
Zoning:	M-1
Building Description:	APPD.165 UNITS
Land Description:	1.70 AC
Acreage:	1.7
Construction Year:	1953

Rebate...

Rebate Code:  
 Tenant Rebate Response Flag:  
 Tenant Rebate Base Code: 2023  
 Tenant Rebate Base Year Taxes: 2.45917E+07

**Other...**

Assessment:  
 Assessment Code:  
 Multiple Occupancy Code:  
 Percent Owned Code:  
 Property Use Code: 999  
 Property Characteristics Flags:  
 Date of Last Transaction: 7/18/2023  
 District Update Number of Last Transaction: 0010  
 Census Tract:  
 Census Block:  
 UserField1:  
 UserField2:  
 Reserved1: 004901000  
 Reserved2: 007525000000000000  
 Veteran Count: 0  
 Widow Count: 0  
 VCS Type:

**▲ About the Taxes...**

**General...**

Tax Account Number  
 Old Block Number:  
 Old Lot Number:  
 Old Qualification Code:  
 Tax Delinquent Code:  
 Land Taxable Value: \$4,900,000.00  
 Improvement Taxable Value: \$1,000.00  
 Net Taxable Value: \$4,901,000.00  
 Current Year Total Taxes  
 Last Year Total Taxes:  
 Non-Municipal 1st Half Taxes:  
 Non-Municipal 2nd Half Taxes:  
 Non-Municipal 3rd Half Taxes:  
 Municipal 1st Half Taxes:  
 Municipal 2nd Half Taxes:  
 Municipal 3rd Half Taxes:  
 Special Tax Code 1:  
 Special Tax Code 2:  
 Special Tax Code 3:  
 Special Tax Code 4:  
 Tax Map Page: 8

**Exemptions...**

Initial Filing Date:  
 Further Filing Date:  
 Exempt Statute Number:  
 Exempt Facility Name:  
 Exempt Property List Code:  

Exemption Code:	Exemption Amount:
1.	
2.	
3.	

4.

▲ **Projects...**

**Projects... Expand**

There is no application data for the selected parcel.  
 Would you like to add an application to this parcel? [Yes](#)

▲ **Construction...**

**Applications... Expand**

<u>Permit Issue Date</u>	<u>Control Number</u>	<u>Permit Number</u>	<u>Work Type</u>	<u>Subcodes</u>	<u>Status</u>	<u>Close Date</u>	<u>Certificates</u>	<u>Total Cost</u>	<u>Agent</u>
9/4/2020	C-20-01215	20-0952	Alteration	F	Open			\$8,500	ENR CONSTRUCTING, LLC
TANK REMOVAL									
3/20/2019	C-19-00210	19-0460	Demolition	B	CA and Close Date Issued	1/17/2020	CA	\$55,625	ENR CONSTRUCTING, LLC
DEMOLITION/ DWELLING NOTE: COMPLETE SOIL TESTING RESULTS MUST BE SUBMITTED WITH PROJECT PERMITS.									

**Inspections... Expand**

<u>Date</u>	<u>Control Number</u>	<u>Permit Number</u>	<u>Subcode</u>	<u>Type</u>	<u>Inspector</u>	<u>Result</u>	<u>Comment</u>	<u>Result Comment</u>
1/17/2020	C-19-00210	19-0460	Building	Final	Raymond Ramos	Pass		

**Violations...**

There is no violation data for the selected parcel.

**Ongoing Applications...**

There is no application data for the selected parcel.

▼ **Pet...**

▲ **Complaints...**

**Complaints... Expand**

<u>Date</u>	<u>Type</u>	<u>Life Hazard</u>	<u>Summary</u>	<u>Control Number</u>	<u>Complainant</u>	<u>Status</u>	<u>Closed Date</u>	<u>Priority</u>	<u>Results</u>	<u>Public</u>
12/4/2023 4:27:00 PM	Solid Waste		Litter/debris at curb	CPT-23-00982		Closed	12/12/2023	Normal		
1/5/2023 9:56:00 AM	Property Maintenance		Garbage and high grass. Property not maintained. Debris and scattered litter at the property. Summons #28795 Issued 3-30-22. Owner - Halif Bryant 973-851-8839	CPT-23-00009		Closed	6/28/2023	Normal	Summons 029329 issued.	
3/30/2022 9:56:00 AM	Property Maintenance		Summons #29197 Issued 8-4-22. Excessive litter and debris at the property. Violation letter issued 4-8-21. Owner - Halif Bryant 973-851-8839 \$245 payable summons #28093 Issued 4-19-21. Court date to be determined	CPT-22-00370		Stale	6/28/2023	Normal		

4/8/2021 10:10:00 AM Property Maintenance

due to Covid19. \$495 payable summons #28283 issued 5-12-21. Court date to be determined due to Covid19. Summons #28283 dismissed. See related tab. \$495 payable summons #28474 issued 8-10-21. \$995 payable Summons#28548 issued 9-15-21. Summons #28762 issued 10-26-21.

CPT-21-00273

Closed

Normal

8/25/2020 12:04:00 PM Solid Waste

Debris dumped on lot, high grass/weeds Spoke with one owner today 9-23-20, he stated the property will be cleaned up bt 9-28-20 - Andrew Llonetti Onwer - Halif Bryant 973-851-8839 Spoke with owner onsite 9-29-20 to be cleaned by next week - Andrew Lionetti \$200 payable summons #28024 issued 10-13-20 for high weeds. Court date to be determined due to Covid-19. Court set time payment 5-6-21

CPT-20-00818

Closed 5/6/2021

Normal

Would you like to add a complaint? [Yes](#)

▲ Land Use...

Zoning Applications...

There is no application data for the selected parcel. Would you like to add an application to this parcel? [Yes](#)

Zoning Board of Adjustment Applications...

There is no application data for the selected parcel. Would you like to add an application to this parcel? [Yes](#)

Planning Board Applications...

There is no application data for the selected parcel. Would you like to add an application to this parcel? [Yes](#)

Historic Board Applications...

There is no application data for the selected parcel. Would you like to add an application to this parcel? [Yes](#)

Zoning Inspections...

There is no zoning inspections data for the selected parcel.

Would you like to add a zoning inspection to this parcel? [Yes](#)

**Zoning Violations...**

There is no zoning violation data for the selected parcel.

Would you like to add a zoning violation to this parcel? [Yes](#)

**COAH...**

There is no COAH data for the selected parcel.

**Code Enforcement...**

**Property Registration...**

No Property Registries

**Property Information...**

Address	Last Registered	Fee	Property Owner	Owner Phone	Manager	Manager Phone	Registered Landlord	Exemption	Is 2 Family	Is Owner Occupied
71 LOCUST AVENUE			71 LOCUST AVENUE,LLC,C/O DUTRA	(973) 327-6100/	Edwardo Dutra (owner)	/		None	False	False

Would you like to edit this properties information? [Yes](#)

**Unit Information...[Expand](#)**

Unit Number	Business	Description	Is Rental	Registration	Rent Control	Is Vacant	Max Occ	Occupancy	Owner Occupied	Sq Ft	Contact	Lease Start	Lease End
			False	False	False	False	0	0	False	0			

Would you like to edit this properties information? [Yes](#)

**Rent Controlled Unit Information...[Expand](#)**

Would you like to edit this properties information? [Yes](#)

**Certificate Information...[Expand](#)**

There is no Certificate data for the currently selected parcel.

**License Information...[Expand](#)**

There is no License data for the currently selected parcel.

**Units with Expire Lead Certificates...[Expand](#)**

There is no Lead Certification Requirements for the currently selected parcel.

**Violations...[Expand](#)**

Tracking #	Inspection	Follow Up	Issue Date	Infraction	Location	Status	Issuing Officer
CVIO-11-00260	<a href="#">Initial</a>		6/9/2011	423.17/302.1 Sanitation		Open	Frank Cagnina 973 259-3087 InActive
CVIO-10-00403	<a href="#">Initial</a>		9/1/2010	302.1 Sanitation		Open	Frank Cagnina 973 259-3087 InActive
CVIO-09-00277	<a href="#">Initial</a>		6/24/2009	302.1 General		Open	Frank Cagnina 973 259-3087 InActive
CVIO-06-03365			3/24/2006	302.1 General		Open	

Would you like to Issue a violation? [Yes](#)

**Certificate or License or Registry Inspections...[Expand](#)**

There is no Inspection data for the currently selected parcel.

**Stand Alone Inspections...[Expand](#)**

Date & Time	Address	Address 2	Inspector	Type	Level	Result	Completed	Comments	Results
-------------	---------	-----------	-----------	------	-------	--------	-----------	----------	---------

03/09/23 09:00 AM	71 LOCUST AVENUE	Drew Scerbo	Pre-Court Inspection	Progress	Fail	Closed	
02/22/23 09:00 AM	71 LOCUST AVENUE	Drew Scerbo	Pre-Court Inspection	Progress	Ok	Closed	
03/29/19 12:00 AM	71 LOCUST AVENUE	Frank Cagnina 973 259- 3087 InActive	Complaint	Final	Ok	Closed	Vinnle called me about the fence at the demo of the building---It was the building across the street
03/09/12 12:00 AM	71 LOCUST AVENUE	Frank Cagnina 973 259- 3087 InActive	Spot	Final	Ok	Closed	Someone is dumping
12/06/11 12:00 AM	71 LOCUST AVENUE	Frank Cagnina 973 259- 3087 InActive	Court Appearance	Preliminary	Ongoing	Open	The attorney for the state Donald Clarke 9734672700 ---The property has no money and Donald sent a letter to Mr Aloia 8/8/11 and he did not get back to him. Judge Papparazzo told donald and I to talk to danielle in the legal dept. We talked to Danielle and she sent an email to Steve Martino regarding this property. Donald said he will let me know if he hears anything
12/05/11 12:00 AM	71 LOCUST AVENUE	Frank Cagnina 973 259- 3087 InActive	Pre-Court Inspection	Preliminary	Ongoing	Open	Property still needs to be cleaned up
07/07/11 12:00 AM	71 LOCUST AVENUE	Frank Cagnina 973 259- 3087 InActive	Records Investigation	Preliminary	Ongoing	Open	Judge requested trustee name and #
06/28/11 12:00 AM	71 LOCUST AVENUE	Frank Cagnina 973 259- 3087 InActive	Court Appearance	Preliminary	Ongoing	Open	No show---Judge Papparazzo told me to talk to Glenn and then talk to the town attorney
06/27/11 12:00 AM	71 LOCUST AVENUE	Frank Cagnina 973 259- 3087 InActive	Pre-Court Inspection	Preliminary	Ongoing	Open	Property is a mess--See photos-- never cleaned up
06/09/11 12:00 AM	71 LOCUST AVENUE	Frank Cagnina 973 259- 3087 InActive	Summons Issued	Final	Ongoing	Open	Issued summons
05/31/11 12:00 AM	71 LOCUST AVENUE	Frank Cagnina 973 259- 3087 InActive	Inspection	Preliminary	Ongoing	Open	Property is a mess--
09/01/10 12:00 AM	71 LOCUST AVENUE	Frank Cagnina 973 259- 3087 InActive	Inspection	Preliminary	Ongoing	Open	Property is a mess--need to issue summons
01/18/10 12:00 AM	71 LOCUST AVENUE	Frank Cagnina 973 259- 3087 InActive	Inspection	Preliminary	Ok	Closed	Glenn is going to handle--- Property can not pay bills
12/04/09	71	Frank Cagnina					Glenn is going to handle---

12:00 AM	LOCUST AVENUE	973 259-3087 InActive	Inspection	Preliminary Ok	Closed	Property can not pay bills
08/03/09 12:00 AM	71 LOCUST AVENUE	Frank Cagnina 973 259-3087 InActive	Inspection	Preliminary Ongoing	Open	OK cleaned up

Would you like to schedule an inspection? [Yes](#)

▲ Health Pro...

**Businesses and Licenses...**

Name	Type	Address	License	Expiration	Last Inspection	Last Passing	Closed	Owner
------	------	---------	---------	------------	-----------------	--------------	--------	-------

Create the associated application to issue a license or certificate.

**Inspections...**

Inspection Date	Location	Address	Inspector	Process	Type	Result	Notes	Completed Notes
-----------------	----------	---------	-----------	---------	------	--------	-------	-----------------

Would you like to schedule an inspection for this property? [Yes](#)

**Infractions...**

Issue Date	Location	Address	Inspector	Infraction	Compliance Date	Abated
------------	----------	---------	-----------	------------	-----------------	--------

Would you like to create a violation for this property? [Yes](#)

▲ Attachments...

**Property Attachments... [Expand List...](#) [Manage](#)**

There is no attachment data for the selected parcel.

Would you like to add an attachment to this parcel? [Yes](#)

**Form Attachments... [Expand List](#)**

Share	Date	Description	Department	Form	User	Label 1	Label 2	Preview
	3/14/2023	Certificate 19-0460	Construction	Construction Application	Melissa Bfalco	Construction Permit 19-0460		<a href="#">master certificate 56330</a>
	2/22/2023	TimePhoto_20230222_105047.jpg	CodeEnforcement	CE Inspection	Drew Scerbo	Pre-Court Inspection Code Enforcement Inspection		
	2/22/2023	TimePhoto_20230222_105033.jpg	CodeEnforcement	CE Inspection	Drew Scerbo	Pre-Court Inspection Code Enforcement Inspection		
	2/22/2023	TimePhoto_20230222_105009.jpg	CodeEnforcement	CE Inspection	Drew Scerbo	Pre-Court Inspection Code Enforcement Inspection		
	1/17/2020	Certificate 19-0460	Construction	Construction Application	Raymond Ramos			<a href="#">Certificate 19-0460.pdf</a>

Would you like to add an attachment to this parcel? [Yes](#)

▼ Comments...

BLQ: 152, 10,  
Owner Name: 71 LOCUST AVENUE, LLC, C/O DUTRA

Tax Year: 2023 to 2024  
Property Location: 71 LOCUST AVENUE

Tax Year: 2023	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	60,237.63	60,237.62	62,720.88	62,720.87	245,917.00
Other Bill Adj:	<u>60,237.63-</u>	<u>60,237.62-</u>	<u>62,720.88-</u>	<u>62,720.87-</u>	<u>245,917.00-</u>
Total Billed:	0.00	0.00	0.00	0.00	0.00
Payments:	0.00	0.00	0.00	0.00	0.00
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2023 Prin Balance
		Description								
		Original Billed						245,917.00		245,917.00
08/18/23	1	Adjustment	001			90380	6 B152 L10	60,237.63-	0.00	185,679.37
		MOU PER PARLAVECCHIO								
08/18/23	2	Adjustment	001			90380	7 B152 L10	60,237.62-	0.00	125,441.75
		MOU PER PARLAVECCHIO								
08/18/23	3	Adjustment	001			90380	8 B152 L10	62,720.88-	0.00	62,720.87
		MOU PER PARLAVECCHIO								
08/18/23	4	Adjustment	001			90380	9 B152 L10	62,720.87-	0.00	0.00
		MOU PER PARLAVECCHIO								

Tax Year: 2024	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original billed:	61,479.25	61,479.25	0.00	0.00	122,958.50
Payments:	0.00	0.00	0.00	0.00	0.00
Balance:	61,479.25	61,479.25	0.00	0.00	122,958.50

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2024 Prin Balance
		Description								
		Original Billed						122,958.50		122,958.50

Total Principal Balance for Tax Years in Range: 122,958.50



## Construction

### Property Summary

[Portal](#) | [Refresh](#) | [Open All](#) | [Close All](#)

Owner:	71 LOCUST AVENUE,LLC,C/O DUTRA
Location:	71 LOCUST AVENUE
Block:	152
Lot:	10
Lead Parcel:	Yes
Qualifier:	
Zip Code:	07003 Bloomfield

▼ About the Owner...

▲ About the Property...

#### Physical...

[View In Google Maps](#)



Apartments

Location:	71 LOCUST AVENUE
Property Class Code:	4C
Building Class Code:	10
Number of Commercial Dwellings:	
Number of Dwellings:	1
Additional Lots 1:	
Additional Lots 2:	
Zoning:	M-1
Building Description:	APPD.165 UNITS
Land Description:	1.70 AC
Acreage:	1.7
Construction Year:	1953

#### Rebate...

Rebate Code:	
Tenant Rebate Response Flag:	
Tenant Rebate Base Code:	2023
Tenant Rebate Base Year Taxes:	2.45917E+07

**Other...**

Assessment:  
 Assessment Code:  
 Multiple Occupancy Code:  
 Percent Owned Code:  
 Property Use Code: 999  
 Property Characteristics Flags:  
 Date of Last Transaction: 7/18/2023  
 District Update Number of Last Transaction: 0010  
 Census Tract:  
 Census Block:  
 UserField1:  
 UserField2:  
 Reserved1: 004901000  
 Reserved2: 007525000000000000  
 Veteran Count: 0  
 Widow Count: 0  
 VCS Type:

▼ **About the Taxes...**

▼ **Property Item...**

▲ **Construction...**

**Applications... [Shorten](#)**

<u>Permit Issue Date</u>	<u>Control Number</u>	<u>Permit Number</u>	<u>Work Type</u>	<u>Subcodes</u>	<u>Status</u>	<u>Close Date</u>	<u>Certificates</u>	<u>Total Cost</u>	<u>Agent</u>
9/4/2020	C-20-01215	20-0952	Alteration	F	Open			\$8,500	ENR CONSTRUCTING, LLC
TANK REMOVAL									
3/20/2019	C-19-00210	19-0460	Demolition	B	CA and Close Date Issued	1/17/2020	CA	\$55,625	ENR CONSTRUCTING, LLC

DEMOLITION/ DWELLING NOTE: COMPLETE SOIL TESTING RESULTS MUST BE SUBMITTED WITH PROJECT PERMITS.

Would you like to add a application to this parcel? [Yes](#)

**Inspections... [Shorten](#)**

<u>Date</u>	<u>Control Number</u>	<u>Permit Number</u>	<u>Subcode</u>	<u>Type</u>	<u>Inspector</u>	<u>Result</u>	<u>Comment</u>	<u>Result Comment</u>
1/17/2020	C-19-00210	19-0460	Building	Final	Raymond Ramos	Pass		

**Violations...**

There is no violation data for the selected parcel.

Would you like to add an violation to this parcel? [Yes](#)

**Ongoing Applications...**

There is no application data for the selected parcel.

Would you like to add an application to this parcel? [Yes](#)

▼ **Complaints...**

▲ **Land Use...**

**Zoning Applications...**

There is no application data for the selected parcel.

**Zoning Board of Adjustment Applications...**

There is no application data for the selected parcel.

**Planning Board Applications...**

There is no application data for the selected parcel.

**Historic Board Applications...**

There is no application data for the selected parcel.

**Zoning Inspections...**

There is no zoning inspections data for the selected parcel.

**Zoning Violations...**

There is no zoning violation data for the selected parcel.

**COAH...**

There is no COAH data for the selected parcel.

▼ **Code Enforcement...**

▼ **Fire Prevention...**

▼ **Attachments...**

▼ **Comments...**



**Bloomfield Township**  
Complaint Response Form

Date Created: 1/5/2023  
 Date Received: 1/5/2023  
 Time Received: 9:56:53 AM  
 Tracking Number:  
CPT-23-00009

**Complaint:**

Municipality: Bloomfield Township Category: Complaint  
 Department Origin: HealthPro Complaint Type: Property Maintenance  
 User Origin: Drew Scerbo Status: Closed  
 Assigned to Department: CodeEnforcement Priority: Normal  
 Assign to User: Drew Scerbo Method Received: On site  
 Private: No

**Complaint Summary:**

Garbage and high grass. Property not maintained.

**Complaint Result:**

Summons 029329 issued.

**Location:**

**71 LOCUST AVENUE**

Street Address 1: 71 LOCUST AVENUE  
 Street Address 2: \_\_\_\_\_  
 City: Bloomfield Township State: NJ Zip: \_\_\_\_\_ - \_\_\_\_\_  
 Block 152 Lot 10 Qualifier \_\_\_\_\_

**Owner:**

71 LOCUST AVENUE,LLC,C/O DUTRA

Street Address 1: 20 ORCHARD ST.  
 Street Address 2: \_\_\_\_\_  
 City: RAMSEY State: NJ Zip: 07446 - \_\_\_\_\_  
 Telephone: \_\_\_\_\_ Cellphone: \_\_\_\_\_  
 Email: \_\_\_\_\_

**Tenant:**

Street Address 1: \_\_\_\_\_  
 Street Address 2: \_\_\_\_\_  
 City: \_\_\_\_\_ State: NJ Zip: \_\_\_\_\_ - \_\_\_\_\_  
 Telephone: \_\_\_\_\_ Cellphone: \_\_\_\_\_  
 Email: \_\_\_\_\_

**Complaint Submitted By:**

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_  
 Street Address 1: \_\_\_\_\_  
 Street Address 2: \_\_\_\_\_  
 City: \_\_\_\_\_ State: NJ Zip: \_\_\_\_\_ - \_\_\_\_\_  
 Telephone: \_\_\_\_\_ Cellphone: \_\_\_\_\_

**Complaint Notes:**



**Bloomfield Township**  
Complaint Response Form

Date Created: 1/5/2023  
Date Received: 1/5/2023  
Time Received: 9:56:53 AM  
Tracking Number:  
CPT-23-00009

---Notes added by: Drew Scerbo Wednesday, June 28, 2023 at 10:13:12 AM  
Summons 029334 \$290 fine.

---Notes added by: Drew Scerbo Thursday, March 9, 2023 at 2:35:40 PM  
Defendant showed up in court and states he does not have the financial responsibility of the property. It is Edwardo Dutra of Arc Construction 201-327-6100. Ticket reissued to Mr. Dutra and left message at his office.

---



**Bloomfield Township**  
Complaint Response Form

Date Created: 3/30/2022  
 Date Received: 3/30/2022  
 Time Received: 9:56:53 AM  
 Tracking Number:  
CPT-22-00370

**Complaint:**

Municipality: Bloomfield Township Category: Complaint  
 Department Origin: HealthPro Complaint Type: Property Maintenance  
 User Origin: \_\_\_\_\_ Status: Stale  
 Assigned to Department: CodeEnforcement Priority: Normal  
 Assign to User: \_\_\_\_\_ Method Received: On site  
 Private: No

**Complaint Summary:**

Debris and scattered litter at the property.  
 Summons #28795 issued 3-30-22.

Owner - Halif Bryant 973-851-8839

Summons #29197 issued 8-4-22.

**Complaint Result:**

**Location:** 71 LOCUST AVENUE  
 Street Address 1: 71 LOCUST AVENUE  
 Street Address 2: \_\_\_\_\_  
 City: Bloomfield Township State: NJ Zip: \_\_\_\_\_ - \_\_\_\_\_  
 Block 152 Lot 10 Qualifier \_\_\_\_\_

**Owner:** 71 LOCUST AVENUE,LLC,C/O DUTRA  
 Street Address 1: 20 ORCHARD ST.  
 Street Address 2: \_\_\_\_\_  
 City: RAMSEY State: NJ Zip: 07446 - \_\_\_\_\_  
 Telephone: \_\_\_\_\_ Cellphone: \_\_\_\_\_  
 Email: \_\_\_\_\_

**Tenant:**  
 Street Address 1: \_\_\_\_\_  
 Street Address 2: \_\_\_\_\_  
 City: \_\_\_\_\_ State: NJ Zip: \_\_\_\_\_ - \_\_\_\_\_  
 Telephone: \_\_\_\_\_ Cellphone: \_\_\_\_\_  
 Email: \_\_\_\_\_

**Complaint Submitted By:**

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_  
 Street Address 1: \_\_\_\_\_  
 Street Address 2: \_\_\_\_\_  
 City: \_\_\_\_\_ State: NJ Zip: \_\_\_\_\_ - \_\_\_\_\_  
 Telephone: \_\_\_\_\_ Cellphone: \_\_\_\_\_

**Complaint Notes:**



**Bloomfield Township**  
Complaint Response Form

Date Created: 3/30/2022  
Date Received: 3/30/2022  
Time Received: 9:56:53 AM  
Tracking Number:  
CPT-22-00370

---Notes added by: Andrew Lionetti Thursday, August 04, 2022 at 9:14:59 AM  
Summons #29197 issued 8-4-22.

Owner - Halif Bryant 973-851-8839

---Notes added by: Andrew Lionetti Wednesday, March 30, 2022 at 9:57:12 AM  
Debris and scattered litter at the property.  
Summons #28795 issued 3-30-22.

---



**Bloomfield Township**  
Complaint Response Form

Date Created: 4/8/2021  
 Date Received: 4/8/2021  
 Time Received: 10:10:56 AM  
 Tracking Number:  
CPT-21-00273

**Complaint:**

Municipality: Bloomfield Township Category: Complaint  
 Department Origin: HealthPro Complaint Type: Property Maintenance  
 User Origin: \_\_\_\_\_ Status: Closed  
 Assigned to Department: CodeEnforcement Priority: Normal  
 Assign to User: \_\_\_\_\_ Method Received: On site  
 Private: No

**Complaint Summary:**

Excessive litter and debris at the property. Violation letter issued 4-8-21. Owner - Halif Bryant  
 973-851-8839

\$245 payable summons #28093 issued 4-19-21. Court date to be determined due to Covid19.

\$495 payable summons #28283 issued 5-12-21. Court date to be determined due to Covid19.

Summons #28283 dismissed. See related tab.

\$495 payable summons #28474 issued 8-10-21.

\$995 payable Summons#28548 issued 9-15-21.

Summons #28762 issued 10-26-21.

**Complaint Result:**

**Location:** 71 LOCUST AVENUE

Street Address 1: 71 LOCUST AVENUE

Street Address 2: \_\_\_\_\_

City: Bloomfield Township State: NJ Zip: \_\_\_\_\_ - \_\_\_\_\_

Block: 152 Lot 10 Qualifier \_\_\_\_\_

**Owner:** 71 LOCUST AVENUE,LLC,C/O DUTRA

Street Address 1: 20 ORCHARD ST.

Street Address 2: \_\_\_\_\_

City: RAMSEY State: NJ Zip: 07446 - \_\_\_\_\_

Telephone: \_\_\_\_\_ Cellphone: \_\_\_\_\_

Email: \_\_\_\_\_

**Tenant:** \_\_\_\_\_

Street Address 1: \_\_\_\_\_

Street Address 2: \_\_\_\_\_

City: \_\_\_\_\_ State: NJ Zip: \_\_\_\_\_ - \_\_\_\_\_

Telephone: \_\_\_\_\_ Cellphone: \_\_\_\_\_

Email: \_\_\_\_\_

**Complaint Submitted By:**

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_



**Bloomfield Township**  
Complaint Response Form

Date Created: 4/8/2021  
 Date Received: 4/8/2021  
 Time Received: 10:10:56 AM  
 Tracking Number:  
CPT-21-00273

Street Address 1: \_\_\_\_\_  
 Street Address 2: \_\_\_\_\_  
 City: \_\_\_\_\_ State: NJ Zip: \_\_\_\_\_ - \_\_\_\_\_  
 Telephone: \_\_\_\_\_ Cellphone: \_\_\_\_\_

**Complaint Notes:**

- Notes added by: Sagar Patel Thursday, November 4, 2021 at 3:07:35 PM  
dpw cleaned property on 11/4/21
- Notes added by: Andrew Lionetti Tuesday, October 26, 2021 at 11:34:09 AM  
Summons #28762 issued 10-26-21.
- Notes added by: Andrew Lionetti Wednesday, September 15, 2021 at 3:26:29 PM  
\$995 payable Summons#28548 issued 9-15-21.
- Notes added by: Andrew Lionetti Tuesday, August 10, 2021 at 9:01:04 AM  
\$495 payable summons #28474 issued 8-10-21.
- Notes added by: Andrew Lionetti Monday, June 07, 2021 at 9:43:04 AM  
Abated
- Notes added by: Andrew Lionetti Wednesday, May 12, 2021 at 9:58:44 AM  
\$495 payable summons #28283 issued 5-12-21. Court date to be determined due to Covid19.
- Notes added by: Andrew Lionetti Monday, April 19, 2021 at 12:51:00 PM  
\$245 payable summons #28093 issued 4-19-21. Court date to be determined due to Covid19.
- Notes added by: Andrew Lionetti Thursday, April 08, 2021 at 10:11:16 AM  
Excessive litter and debris at the property. Violation letter issued 4-8-21. Owner - Halif Bryant  
973-851-8839



**Bloomfield Township**  
Complaint Response Form

Date Created: 12/4/2023  
 Date Received: 12/4/2023  
 Time Received: 4:27:56 PM  
 Tracking Number:  
CPT-23-00982

**Complaint:**

Municipality: Bloomfield Township Category: Complaint  
 Department Origin: HealthPro Complaint Type: Solid Waste  
 User Origin: Michelle Leonardis Status: Closed  
 Assigned to Department: HealthPro Priority: Normal  
 Assign to User: Michelle Leonardis Method Received: On site  
 Private: No

**Complaint Summary:**

Litter/debris at curb

**Complaint Result:**

**Location:** 71 LOCUST AVENUE  
 Street Address 1: 71 LOCUST AVENUE

Street Address 2: \_\_\_\_\_  
 City: Bloomfield State: NJ Zip: \_\_\_\_\_ - \_\_\_\_\_  
 Block 152 Lot 10 Qualifier 07003

**Owner:** 71 LOCUST AVENUE,LLC,C/O DUTRA  
 Street Address 1: 20 ORCHARD ST.

Street Address 2: \_\_\_\_\_  
 City: RAMSEY State: NJ Zip: 07446 - \_\_\_\_\_  
 Telephone: \_\_\_\_\_ Cellphone: \_\_\_\_\_  
 Email: \_\_\_\_\_

**Tenant:** \_\_\_\_\_  
 Street Address 1: \_\_\_\_\_  
 Street Address 2: \_\_\_\_\_  
 City: \_\_\_\_\_ State: NJ Zip: \_\_\_\_\_ - \_\_\_\_\_  
 Telephone: \_\_\_\_\_ Cellphone: \_\_\_\_\_  
 Email: \_\_\_\_\_

**Complaint Submitted By:**

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_  
 Street Address 1: \_\_\_\_\_  
 Street Address 2: \_\_\_\_\_  
 City: \_\_\_\_\_ State: NJ Zip: \_\_\_\_\_ - \_\_\_\_\_  
 Telephone: \_\_\_\_\_ Cellphone: \_\_\_\_\_

**Complaint Notes:**



**Bloomfield Township**  
Complaint Response Form

Date Created: 12/4/2023  
Date Received: 12/4/2023  
Time Received: 4:27:56 PM  
Tracking Number:  
CPT-23-00982

---Notes added by: Michelle Leonardis Tuesday, December 12, 2023 at 1:55:48 PM  
Abated

---Notes added by: Michelle Leonardis Tuesday, December 5, 2023 at 9:51:29 AM  
Letter mailed with photos to owner

---



**Bloomfield Township**  
Complaint Response Form

Date Created: 8/25/2020  
 Date Received: 8/25/2020  
 Time Received: 12:04:59 PM  
 Tracking Number: CPT-20-00818

**Complaint:**

Municipality: Bloomfield Township Category: Complaint  
 Department Origin: HealthPro Complaint Type: Solid Waste  
 User Origin: Michelle Leonardis Status: Closed  
 Assigned to Department: HealthPro Priority: Normal  
 Assign to User: Michelle Leonardis Method Received: Phone  
 Private: No

**Complaint Summary:**

Debris dumped on lot, high grass/weeds

Spoke with one owner today 9-23-20, he stated the property will be cleaned up bt 9-28-20 - Andrew Lionetti  
 Onwer - Halif Bryant 973-851-8839

Spoke with owner onsite 9-29-20 to be cleaned by next week - Andrew Lionetti

\$200 payable summons #28024 issued 10-13-20 for high weeds. Court date to be determined due to Covid-19.

Court set time payment 5-6-21

**Complaint Result:**

**Location:** 71 LOCUST AVENUE

Street Address 1: 71 LOCUST AVENUE

Street Address 2: \_\_\_\_\_

City: Bloomfield Township State: NJ Zip: \_\_\_\_\_ - \_\_\_\_\_

Block 152 Lot 10 Qualifier \_\_\_\_\_

**Owner:** 71 LOCUST AVENUE,LLC,C/O DUTRA

Street Address 1: 20 ORCHARD ST.

Street Address 2: \_\_\_\_\_

City: RAMSEY State: NJ Zip: 07446 - \_\_\_\_\_

Telephone: \_\_\_\_\_ Cellphone: \_\_\_\_\_

Email: \_\_\_\_\_

**Tenant:**

Street Address 1: \_\_\_\_\_

Street Address 2: \_\_\_\_\_

City: \_\_\_\_\_ State: NJ Zip: \_\_\_\_\_ - \_\_\_\_\_

Telephone: \_\_\_\_\_ Cellphone: \_\_\_\_\_

Email: \_\_\_\_\_

**Complaint Submitted By:**

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

Street Address 1: \_\_\_\_\_



**Bloomfield Township**  
Complaint Response Form

Date Created: 8/25/2020  
Date Received: 8/25/2020  
Time Received: 12:04:59 PM  
Tracking Number:  
CPT-20-00818

Street Address 2: \_\_\_\_\_  
City: \_\_\_\_\_ State: NJ Zip: \_\_\_\_\_ - \_\_\_\_\_  
Telephone: \_\_\_\_\_ Cellphone: \_\_\_\_\_

**Complaint Notes:**

---Notes added by: Andrew Lionetti Thursday, April 28, 2022 at 11:25:22 AM  
Court set time payment 5-6-21

---Notes added by: Andrew Lionetti Tuesday, October 13, 2020 at 12:03:18 PM  
\$200 payable summons #28024 issued 10-13-20 for high weeds. Court date to be determined due to Covid-19.

---Notes added by: Andrew Lionetti Tuesday, September 29, 2020 at 11:27:31 AM  
Spoke with owner onsite 9-29-20 to be cleaned by next week

---Notes added by: Andrew Lionetti Wednesday, September 23, 2020 at 12:14:10 PM  
Spoke with one owner today 9-23-20, he stated the property will be cleaned up bt 9-28-20  
Owner - Halif Bryant 973-851-8839

---Notes added by: Michelle Leonardis Tuesday, August 25, 2020 at 12:05:38 PM  
Letter mailed with photos

**Appendix G: Township Resolution for Extension of Approvals**

**RESOLUTION OF THE  
TOWNSHIP OF BLOOMFIELD  
ZONING BOARD OF ADJUSTMENT**

RESOLUTION IN THE MATTER OF THE APPLICATION OF 71 LOCUST AVENUE, LLC, FOR AN EXTENSION PURSUANT TO THE PERMIT EXTENSION ACT OF 2020, N.J.S.A. 40:55D-136.7, ET SEQ., OF FINAL SITE PLAN APPROVAL, A USE VARIANCE PURSUANT TO N.J.S.A. 40:55D-70(d)(1), A HEIGHT VARIANCE PURSUANT TO N.J.S.A. 40:55D-70(d)(6), VARIANCES PURSUANT TO N.J.S.A. 40:55D-70(c) FOR FRONT YARD SETBACK AND BUILDING COVERAGE, AND A *DE MINIMIS* EXCEPTION FROM RESIDENTIAL SITE IMPROVEMENT STANDARDS FOR PARKING STALL SIZE, WHICH PERMITTED THE CONSTRUCTION OF A 165-UNIT APARTMENT BUILDING WITH FIVE RESIDENTIAL FLOORS OVER A TWO LEVEL, 321 SPACE PARKING GARAGE, AT PROPERTY LOCATED AT 71 LOCUST AVENUE, BLOCK 152, LOT 10.

WHEREAS, 71 Locust Avenue, LLC, filed an application with the Township of Bloomfield Zoning Board of Adjustment seeking an extension of an approval granted on December 7, 2017, and memorialized by resolution adopted on January 25, 2018, for a use variance pursuant to N.J.S.A. 40:55D-70(d)(1), a height variance pursuant to N.J.S.A. 40:55D-70(d)(6), front yard setback and building coverage variances pursuant to N.J.S.A. 40:55D-70(c), and a *de minimis* exception to Residential Site Improvement Standards governing the size of parking stalls, to permit the construction of a seven-story building with five floors of residential apartments over a two-story parking garage at property located at 71 Locust Avenue in the Township of Bloomfield, Block 152, Lot 10; and

WHEREAS, by Resolution adopted on June 23, 2022, the Board memorialized its decision of June 9, 2022, granting Applicant a three year extension of the 2017 approvals, until January 25, 2023, as permitted by N.J.S.A. 40:55D-52(a); and

WHEREAS, the Resolution explicitly preserved Applicant's right to return to the Board for any additional extension permitted by the Permit Extension Act of 2020, N.J.S.A. 40:55D-136.7, et seq.; and

WHEREAS, the Permit Extension Act of 2020 was made applicable to any approval in effect as of March 9, 2020, and tolled the running of the period of all such approvals for the duration of the public health emergency caused by Covid-19, which expired on June 4, 2021, a 452-day period; and

WHEREAS, no notice of this application for an extension of final site plan approval was required under either the Township's Ordinance or the Municipal Land Use Law (N.J.S.A. 40:55D-12); and

WHEREAS, a hearing on the application for an extension of time was held at the Board's meeting of November 10, 2022, which was conducted remotely due to Covid-19 and Executive Orders issued in response thereto.

NOW, THEREFORE, be it resolved by the Zoning Board of Adjustment of the Township of Bloomfield as follows:

This is an application pursuant to the Permit Extension Act of 2020, N.J.S.A. 40:55D-136.7, *et seq.* to extend major site plan approval and other relief granted by the Board on December 7, 2017, and memorialized by resolution adopted on January 25, 2018, which permitted the construction of a seven-story building with five floors of residential apartments over a two-story parking garage at property located at 71 Locust Avenue in the Township of Bloomfield, Block 152, Lot 10. By Resolution adopted on June 23, 2022, the Board memorialized its decision rendered on June 9, 2022, to extend Applicant's approval for the full three-year extension period permitted by N.J.S.A. 40:55D-52(a), until January 25, 2023. That statutory provision offers protections from any changes in the zoning regulations affecting the approved development for a period of two years, while authorizing the approving board the discretion to grant up to three, one-year extensions of those protections. N.J.S.A. 40:55D-52(c) permits retroactive approval of Subsection 52(a) extensions.

The Permit Extension Act of 2020 tolled the running of the approval period for the duration of the Covid-19 public health emergency, a total of 452 days. Thus, Applicant is statutorily entitled to an additional 452-day extension beyond the January 25, 2023, date approved by the Board in June, 2022, with the statutory protections for the approvals extended to April 21, 2024.

NOW, THEREFORE, be it resolved by the Zoning Board of Adjustment of the Township of Bloomfield that the application of 71 Locust Avenue, LLC, for an additional 452-day extension of an approval granted on December 7, 2017, and memorialized by resolution adopted on January 25, 2018, be and hereby is GRANTED. The additional extension period will extend the protections offered by N.J.S.A. 40:55D-52(a) beyond the extension period granted by this Board in June, 2022, which had extended the protections to January 25, 2023. The 2017 approval included final site plan approval and variance relief pursuant to N.J.S.A. 40:55D-70(d)(1) and (c), permitting the construction of seven-story building with five floors of residential apartments over a two-story parking garage at property located at 71 Locust Avenue in the Township of Bloomfield, Block 152, Lot 10. The additional extension period will expire on April 21, 2024, and is authorized by the Permit Extension Act, N.J.S.A. 40:55D-136.7, *et seq.*, which tolled the running of approval periods for the duration of the public health emergency caused by Covid-19.

IN FAVOR OF GRANTING THE EXTENSION OF TIME:

Mr. Balnicki	Yes
Ms. Brown	Yes
Chairman Michalski	Yes
Mr. Prince	Yes
Mr. Santasieri	Yes
Mr. Wangner	Yes

(6) Yes

OPPOSED TO GRANTING THE EXTENSION OF TIME:

None

(0) No

The undersigned, a member of the Township of Bloomfield Zoning Board of Adjustment, certifies that the foregoing is a true copy of the Resolution adopted on the 17<sup>th</sup> day of November, 2023, to reflect the action taken by said Board on that same dated.



Edward Michalski, Chairman