

**Area in Need of
Redevelopment Investigation for
Block 129, Lot 70
Township of Bloomfield,
New Jersey**

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

October 2025

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Block 129, Lot 70

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Prepared for:

The Township of Bloomfield Planning Board

Prepared by:

Phillips Preiss Grygiel Leheny Keller 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



Paul Grygiel, P.P., AICP
Professional Planner Lic. # 3046



Nikhil Ramachandran, P.P., AICP
Professional Planner Lic. # 6551

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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 a non-condemnation “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 June 23, 2025 (Appendix A). The area under consideration is identified as Block 129, Lot 70, located in the southwestern corner of the Township (hereafter 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-Condensation Redevelopment Area” as specified in the LRHL at N.J.S.A. 40A:12A-6 and the Planning Board retained Phillips Preiss Grygiel Leheny Keller 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 parcel 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 129, Lot 70, measuring approximately 0.964 acres in area, located in the southwestern corner of the Township of Bloomfield. The Study Area is an irregularly shaped parcel fronting on two streets, with Willow Street to the south and Locust Avenue to the north. A self-storage facility is located directly to the east and Watsessing Elementary School borders the subject property to the west. The street address and ownership information for the Study Area are shown in Table 1 below.

Table 1: Study Area Property

Block	Lot	Owner	Street Address	Area (Acres)
129	70	Golemis Realty, LLC	78-88 Locust Avenue	±0.964

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. As mentioned above, a self-storage facility lies directly east, and the Watsessing Elementary School and its associated paved areas lie to the west along Locust Avenue. Directly north across Locust Avenue exists Watsessing Park, an Essex County park which includes open space, playing fields, playgrounds, a dog park, and other facilities. A vacant former industrial site, 71 Locust Avenue (Block 152, Lot 10), also lies directly north, and was designated by the Township as an “area in need of redevelopment” in 2024. Uses to the west and south of the portion of the Study Area fronting on Willow Street are generally comprised of a mix of residential 1-4 family and multi-family dwellings. The surrounding neighborhood of the Study Area is bordered to the east by 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.

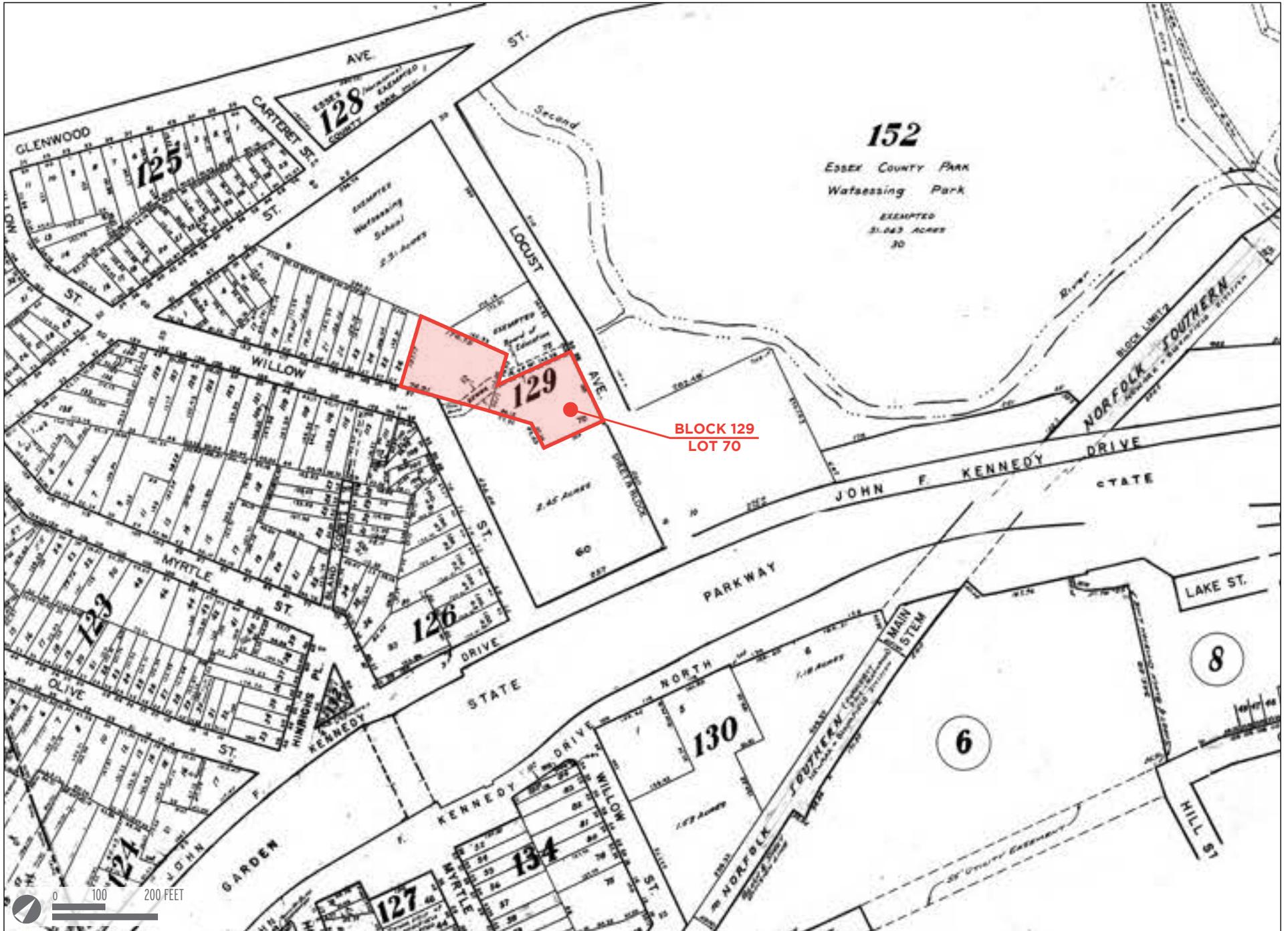


FIGURE 2 | TAX MAP

Area in Need of Redevelopment Study
 Block 129, Lot 70 | Township of Bloomfield, NJ
 PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025



FIGURE 3 | AERIAL CONTEXT

Area in Need of Redevelopment Study
Block 129, Lot 70 | Township of Bloomfield, NJ
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

III. MASTER PLAN AND ZONING DESIGNATIONS WITHIN THE STUDY AREA

A. Master Plan

The Study Area and the surrounding uses have long been the subject of discussion within the Township's Master Plans and other planning initiatives. The 2002 Master Plan Land Use Element noted 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. 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 acknowledged that the Study Area had been approved for a 44-unit multi-family development, and recommended that the neighboring properties within the M-1 zone district be rezoned from "Industrial" to "Multi-Family Residential Medium Density" to be consistent with the surrounding uses of the area as well as to address the anticipated development within the Study Area. The 2014 Master Plan Reexamination also discussed the Watsessing Plan analysis, which reiterated the prior recommendations for the creation of a Multi-Family Residential Medium Density zone district in the vicinity of the Study Area. The 2014 Reexamination observed that the rezoning options should anticipate approved development and future redevelopment, and that rezoning would be revisited during the next reexamination of the Master Plan.

The Township of Bloomfield adopted its last comprehensive Master Plan in April 2025. The Master Plan noted that the Township has historically exhibited a decline in manufacturing uses over the last few decades (similar to the region), which has resulted in a continued consolidation of industrial spaces, a shift to limited light industrial use, and continued redevelopment of former industrial sites. The Master Plan describes the stated purpose of the M-1 General Industrial District to be to allow the expansion of general industrial uses while controlling for adverse effects. The 2025 Master Plan does not include any specific discussion of the Study Area, mainly reiterating the conclusions of the previous Reexamination reports with respect to the properties in the vicinity of the Study Area along Locust Avenue. With respect to the surrounding area, the Master Plan acknowledged that Block 152, Lot 10, the vacant industrial site across Locust Avenue, was designated as an "area in need of redevelopment" (for which the Township is currently preparing a Redevelopment Plan), and that Block 129, Lot 60, the self-storage facility, is still used for light industrial use and is not recommended to be rezoned at this time.

B. Zoning

Figure 4 depicts the existing zoning designations of the Study Area. As per the Township's zoning map, the Study Area is split zoned and is located within both the M-1 General Industrial Zone and the R-2B Single-Family & Two-Family Residential Zone. The majority of the Study Area lies within the M-1 zone, with a small portion fronting on Willow Street located in the R-2B 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.” The stated purpose of the R-2B zone district is to “preserve the integrity of existing residential areas by preventing the intrusion of nonresidential uses into residential neighborhoods and by maintaining existing development intensity and population density consistent with residential neighborhood patterns and the specified one- or two-family densities”. Tables 2 and 3 list the use and bulk regulations for the M-1 and R-2B zone districts.

Table 2: M-1 General Industrial Zone District Regulations

Permitted uses	<ul style="list-style-type: none"> • Offices. • Manufacturing. • Automobile sales. • Research laboratories. • Public buildings. • Public utilities. • Educational institutions. • Public parks. • Warehousing and self storage. • Parking facilities. • Outdoor storage.
Accessory Uses	<ul style="list-style-type: none"> • Uses that are customarily incidental and accessory to the principal use as permitted herein.
Conditional Uses	<ul style="list-style-type: none"> • Adult uses • Gasoline service stations. • Automotive repair services. • Wireless communications facilities.
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

Table 3: R-2B Single-Family & Two-Family Residential Zone District Regulations

Permitted uses	<ul style="list-style-type: none"> • Single-family detached dwellings. • Public parks and playgrounds. • Two-family dwellings
Accessory Uses	<ul style="list-style-type: none"> • Uses that are customarily incidental and accessory to the principal use as permitted herein.
Conditional Uses	<ul style="list-style-type: none"> • Home occupations.
Minimum Lot Area	4,000 square feet
Minimum Lot Width	40 feet
Setbacks	Minimum front yard: 40 feet Minimum side yard: 6 feet Minimum rear yard: 25 feet
Building/Lot Coverage/FAR	25%/60%/0.5
Height	40 feet



FIGURE 4 | ZONING

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.

B. Study Area 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, Township records, and other relevant information cited below.

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

The Study Area is comprised of a single parcel, Block 129, Lot 70, which is largely unimproved and vacant. The Study Area is an irregularly shaped through lot comprising an area of 42,003 square feet (± 0.964 acres), with ± 140 feet of frontage along Locust Avenue and ± 75 feet of frontage along Willow Street. The property is currently accessed via one curb cut each along Locust Avenue and Willow Street. Sidewalks are provided for pedestrian access along the frontages of the site. The Study Area is within approximately a quarter mile of the Watsessing Avenue Train Station, or less than a 10-minute walk. The entirety of the Study Area is located within the 100-year floodplain as per the NJ FloodMapper tool, and no wetlands lie within the Study Area as per the NJ Department of Environmental Protection (NJDEP) 2020 Land Use/Land Cover dataset.

The Study Area formerly contained an industrial structure, for which a demolition construction permit was issued in August 2021, as per Township records (Appendix C). The former industrial building was originally constructed in 1920 according to tax records, and was later associated with the operations of the Peerless Tube Company, a manufacturer of aerosol cans and collapsible squeeze tubes. Peerless’s operations began in approximately 1916 within the industrial building located on Block 129, Lot 60, now the self-storage facility to the east of the Study Area, as per the *Background Information and Conceptual Investigation Approach Report* prepared by Kleinfelder in April 2015 (Appendix D). While this report was prepared for 71 Locust Avenue, it also includes a general discussion of Peerless operations which are relevant to the Study Area. In 1970, Peerless purchased the Study Area property from a former razor blade manufacturer. Generally, the former Peerless operations consisted of degreasing activities and product painting, which generated hazardous waste created 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 Peerless Tube Company ultimately filed for bankruptcy and closed the business in 2003, following which the structure was abandoned.

As per a letter issued by the NJDEP on August 8, 2003, a No Further Action determination related to environmental remediation was issued for the Study Area, as well as for Block 126, Lot 100 and Block 129, Lot 60, where the self-storage facility is located (Appendix E). The letter, however, did note that pollution in the ground water at this site exists “above the Ground Water Quality Standard (N.J.A.C. 7:9-6) which may limit ground water use at this site. It has been determined that this contamination is from a source unrelated to this site. This contamination is from the Peerless Tube Company site

located at 71 Locust Ave, Block 152, Lot 10, ISRA Case E20030289.” The Study Area is not currently listed on the NJDEP Known Contaminated Sites List.

Following the abandonment of the structure by Peerless, the building exhibited significant deterioration and a clear lack of maintenance, as per Google street view imagery dated October 2020 (Photos 1 and 2). The building facades had an unsightly appearance, with cracks, chipped/peeling paint, and apparent water damage (Photo 3); exposed electrical wiring (Photo 4); general streaks/stains (Photo 5); shattered windows (Photo 6); and boarded up windows and points of entry resulting in a lack of ventilation or light (Photo 7). This indicated that the building was in a state of disrepair, making it untenable. The demolition permit issued by the Township in August 2021 described the work as an “emergency controlled demolition” (Appendix C). This was necessitated by the dilapidated condition of the building, creating a deleterious land use which was not compatible with the surrounding neighborhood context of the adjacent elementary school and play areas, residential development, and public park.

The Study Area currently consists of minimal improvements, with the portion of the site fronting along Locust Avenue mainly featuring unmaintained vegetation, gravel surfaces, and rubble associated with the remnants of the former industrial building following its demolition (Photo 8). There are also outdoor materials, equipment, and storage containers along the eastern boundary of the lot neighboring the adjacent self-storage facility, visible from the Locust Avenue frontage (Photo 9). It should be further noted that a concrete storm sewer culvert generally bisects the Study Area and discharges into the Second River, located to the north of Locust Avenue. The Township holds an easement through the Study Area in order to maintain this structure. The portion of the Study Area fronting Willow Street is largely comprised of areas of unmaintained vegetation, where the former parking lot associated with the self-storage facility on Block 129, Lot 60 was located (Photo 10). The western boundary of the Study Area consists of existing vegetation and a row of trees, and several trees also exist in the center of the Study Area (Photo 11). The Study Area is largely enclosed by a perimeter chain-link fence which is generally in poor condition and has collapsed in multiple locations (Photos 12 and 13). The mesh which covers the fencing has also been torn in multiple areas, providing view into the interior of the property (Photos 14 and 15). The areas surrounding the chain-link fence exhibit overgrown and unmaintained vegetation (Photos 13 and 16-18), as well as the accumulation of random debris and litter (Photos 19-22). Portions of the sidewalks and paved areas surrounding the Study Area are also in poor condition, particularly along Willow Street, with multiple cracks, overgrown vegetation, and uneven surfaces (Photos 23-27). Furthermore, the Study Area measures just under one acre in area, featuring excessive land coverage for a vacant lot in the midst of the surrounding mixed-use neighborhood. In sum, the Study Area continues to have an unsightly appearance with dilapidated existing improvements, and constitutes a deleterious land use within the surrounding neighborhood context.

As noted above, the Study Area and surrounding properties were associated with the former Peerless Tube company operation, multiple of which have been subject to approvals from the Township Zoning Board of Adjustment (ZBA). The ZBA granted approval for the construction of two mid-rise buildings containing 44 multi-family residential units within Block 129, Lots 60 and 70 via a resolution adopted

on May 11, 2006 (Appendix F). This included the addition of a portion of the former parking lot of Block 129, Lot 60 to the Study Area via subdivision approval, providing access to the Study Area from Willow Street. It should also be noted that two perpetual parking easements are provided across Lot 60 for Lot 70's benefit (the Study Area) as part of the 2006 approval. The ZBA subsequently granted extensions of approval as per a resolution adopted March 10, 2009 (Appendix G), followed by amended approval via a resolution adopted on May 18, 2011 (Appendix H), which reduced the total approved apartment count to 40 units. No development has occurred within the Study Area and the approvals have since expired. The described subdivision, however, was perfected when the corrective deed was recorded in March 2007 (corrective subdivision deed Book 12039, Page 8820 and original Book 6406, Page 375), as per the development application submitted by Golemis Realty LLC in October 2023 (Appendix I).

With respect to the surrounding area, the former Peerless industrial building located on Block 129, Lot 60, was granted approval for conversion to a self-storage and warehouse facility as per a resolution adopted on January 16, 2003 (Appendix J). The 2006 ZBA resolution for the Study Area also noted that Planning Board approval was given for the development of two-family homes constructed within neighboring property formerly owned by Peerless. Additionally, the property directly across the street (Block 152, Lot 10), previously received approval for a 104-unit multi-family residential project in July 2006, which did not materialize due to site contamination and remediation cost constraints. It subsequently received site plan approval in 2017 for a 165-unit multi-family residential development project, which did not develop despite multiple extensions of approval (Appendix K). Most recently, the site was designated as an "area in need of redevelopment" by the Mayor and Township Council on January 27, 2025 (Appendix L).

Township Records:

Health Department

The health department issued a total of 8 violations for the Study Area in the last 5 years, all of which were primarily related to property maintenance. They are summarized as follows (Appendix M):

- 2019: High grass/weeds on June 7 and August 26.
- 2021: High grass/weeds on June 4 and August 16 (sidewalk/curb and overall lot). A \$75 payable summons was issued (#28521).
- 2022: High grass on June 6. A \$75 payable summons was issued (#29289).
- 2023: High grass on September 1 and dumped debris on side of property on December 5.
- 2024: High grass on June 24. Multiple payable summons issued (#S24-000431, #S24-000857, #S24-000395, #S24-000689).

Block 120, Lot 70 meets redevelopment criterion “b” and “h” of the LRHL.

Applicable Criteria:

- **“b”:** The Subject Property was formerly developed with an industrial building which discontinued operations in 2003, and was subsequently abandoned until its demolition in 2021. The level of disrepair at that time had resulted in untenable conditions which necessitated the “emergency controlled demolition” of the building, as documented in the construction permit issued by the Township in August 2021 (Appendix C). Thus, this criterion is applicable, as the building was demolished for public safety reasons.
- **“h”:** The proximity of the Subject Property (± 0.25 miles or less than a 10-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 the “b” and “h” criteria 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 129, Lot 70 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.

It is noted that various aspects of criterion “d” are met. As stated above, the Subject Property was formerly developed with an industrial building which discontinued operations in 2003, and was subsequently abandoned until its demolition in 2021. The abandonment of the building resulted in visible neglect and dilapidated conditions, including shattered windows, boarded up windows and points of entry (lack of ventilation and light), stained facades, cracks and apparent water damage, chipped/peeling paint, and exposed electrical wiring. Given the severely neglected conditions of the building, the Township deemed it necessary to complete an “emergency controlled demolition.” The demolition of the building was also necessitated to address the negative visual and safety impacts the building posed to the surrounding residential neighborhood, particularly the adjacent elementary school. This approach was consistent with the efforts of the Township related to the former Peerless property across the street from the Study Area located at 71 Locust Avenue (Block 152, Lot 10), which was demolished in 2019 to prevent illegal activity and to remediate the site. Currently, the Study Area continues to exhibit dilapidated conditions (collapsed fencing, overgrown vegetation, surrounding litter, and poor maintenance) and occupies excessive land coverage as a vacant lot, constituting a deleterious land use and eyesore in the surrounding mixed-use neighborhood context. Furthermore, the Study Area has continuously been the subject of violations issued by the Township Health Department, related to a lack of property maintenance (overgrown vegetation and debris), indicating an overall lack of oversight and general negligence by the property owner.

However, without tangible evidence of the study area being detrimental to the overall public health, safety, morals, and general welfare of the community, this report does not rely on criterion “d.”



FIGURE 5 | AREA IN NEED OF REDEVELOPMENT CRITERIA

Area in Need of Redevelopment Study
Block 129, Lot 70 | Township of Bloomfield, NJ
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

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 129, Lot 70) 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 129, Lot 70 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” and “h.”

APPENDICES

Appendix A: Resolution of the Township Council authorizing this study, dated June 23, 2025.

Appendix B: Photographs of Prior & Existing Conditions

Appendix C: Construction Demolition Permit

Appendix D: Kleinfelder Report

Appendix E: NJDEP Letter

Appendix F: Study Area ZBA Resolution dated May 11, 2006.

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Appendix M: Township Health Department Records

Appendix A: Resolution of the Township Council authorizing this study, dated June 23, 2025.



Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

<http://www.bloomfieldwpnj.com>

Meeting: 06/23/25 07:00 PM

2025 RESOLUTION APPROVAL

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 129, LOT 70, AND MORE COMMONLY REFERRED TO AS 78-88 LOCUST AVENUE, 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 areas consisting of Block 129, Lot 70 as identified on the tax maps of the Township of Bloomfield, and more commonly referred to as 78-88 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 areas identified herein, consisting of Block 129, Lot 70, or any part thereof, are 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 mailed 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 areas 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 June 23, 2025.

Municipal Clerk of the Township of Bloomfield

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						
<input type="checkbox"/> Table						
<input type="checkbox"/> Not Discussed						
<input type="checkbox"/> First Reading						
<input type="checkbox"/> Table with no Vote						
<input type="checkbox"/> Approve						
<input type="checkbox"/> Veto by Mayor						
<input type="checkbox"/> Discussion						
<input type="checkbox"/> Defeated						
<input type="checkbox"/> Discussion No Vote						
	Rosalee Gonzalez	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Nicholas Joanow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Sarah Cruz	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Monica Charris Tabares	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Wartyna Davis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Widney Polynice	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Jenny Mundell	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Appendix B: Photographs of Prior & Existing Conditions.

1 Source: Google



2 Source: Google



3 Source: Google



4 Source: Google



5 Source: Google



6 Source: Google



7 Source: Google



8



9 Source: Google



10



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14



15



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Appendix C: Construction Demolition Permit

LOCK 129 LOT 70 QUALIFICATION CODE _____ ADDRESS (SITE) 78-88 Locust Ave PERMIT NO. 21-1099

DEPARTMENT OF BUILDING AND CONSTRUCTION
Municipal Building - Room 105
Bloomfield, New Jersey 07003
Phone: 973-680-4053



CONSTRUCTION PERMIT APPLICATION

C-21-01679

Applicant Completes: Sections I, II, III (optional), IV, VI, and VII

I. IDENTIFICATION
Proposed Work Site at: 78-88 LOCUST AVENUE - BLOOMFIELD NJ
Name of Owner in Fee: BLOOMFIELD PARKSIDE LLC
Tel. (201) 814-8401 e-mail _____
Address 454 LEXINGTON AVENUE, STE 220 - NEW YORK, NY 10021
Ownership in Fee: Public _____ Private
4. Principal Contractor: SKY CONTRACTING LLC Tel. (973) 928-5300
Address 855 VALLEY ROAD, STE 201 CLIFTON NJ 07013 e-mail INFO@SKYCONTRACTING.COM
License No. OR, if new home, Builder Reg. No. _____ Exp. Date 3/31/2022
Home Improvement Contractor Registration No. or Exemption Reason (if applicable): 13VH0631770
Federal Emp. ID No. 22-3918287 FAX: (973) 928-5311
5. Architect or Engineer _____ Contact _____
Address _____ e-mail _____
Tel. (_____) _____ FAX: (_____) _____
6. Responsible Person in Charge once Work has Begun PJ SARCEV - Sky
Tel. (973) 931-8699 FAX: (973) 928-5311

V. FEE SUMMARY (for office use only) Update

1. Building	\$ <u>300.00</u>	
2. Electrical		
3. Plumbing		
4. Fire Protection		
5. Elevator Devices		
6. Subtotal		
7. Less 20% for State Plan Review	\$ _____	
8. Subtotal	\$ _____	
9. State Permit Surcharge Fee	\$ _____	
10. Subtotal	\$ _____	
11. Cert. of Occupancy		
12. Other		
13. TOTAL	\$ <u>300.00</u>	

VI. BUILDING/SITE CHARACTERISTICS (office use only)

1. Number of Stories	_____	
2. Height of Structure	_____	ft.
3. Area — Largest Floor	_____	sq. ft.
4. New Building Area	_____	sq. ft.
5. Volume of New Structure	_____	cu. ft.
6. Max. Live Load	_____	
7. Max. Occupancy Load	_____	
8. If Industrialized Building: State Approved _____ HUD _____		
9. Total Land Area Disturbed	_____	sq. ft.
10. Flood Hazard Zone	_____	
11. Base Flood Elevation	_____	ft.
12. Wetlands	yes _____ no _____	

Ia. PROPOSED WORK

FOR OFFICE USE ONLY (Optional)

	Est. Cost	Plans Rec'd by	Date Rec'd	Rejection Date	Approval Date	Re-viewer	Resubmission Dates		Re-viewer
							Approval	Rejection	
1. <input type="checkbox"/> Minor Work									
2. <input type="checkbox"/> New Building									
3. <input type="checkbox"/> Addition									
4. <input type="checkbox"/> a. Repair									
<input type="checkbox"/> b. Alteration									
<input type="checkbox"/> c. Renovation									
<input type="checkbox"/> d. Reconstruction									
5. <input type="checkbox"/> Fire Protection									
6. <input type="checkbox"/> Plumbing									
7. <input type="checkbox"/> Electrical									
8. <input type="checkbox"/> Elevator Devices									
9. <input type="checkbox"/> Asbestos Abat. Subch. B									
10. <input type="checkbox"/> Lead Hazard Abatement									
11. <input type="checkbox"/> Demolition									
TOTAL COST	<u>185,000</u>								

VII. DESCRIPTION OF BUILDING USE

A. RESIDENTIAL (primary use)

1. State Specific Use: _____

2. Use Group, Proposed: _____

3. Change in Use Group, Indicate Present: _____

4. No. of dwelling units: Total Units Income-restricted

Gained, Sale	_____
Gained, Rental	_____
Lost, Sale	_____
Lost, Rental	_____

B. NON-RESIDENTIAL (primary use)

1. State Specific Use: _____

2. Use Group, Proposed: _____

3. Change in Use Group, Indicate Present: _____

C. MIXED USE -List secondary use(s):

D. Construct. Classification: Present _____ Proposed _____

III. PLAN REVIEW (optional)

DO YOU WANT:

1. Partial Releases

2. Prototype Processing

IV. DOES OR WILL YOUR BUILDING CONTAIN ANY OF THE FOLLOWING?

1. <input type="checkbox"/> Elevators/Escalators/Lifts/ Dumbwaiters/Moving Walks	4. <input type="checkbox"/> Refrigeration Systems	8. <input type="checkbox"/> Smoke Control Systems in Open Wells	12. <input type="checkbox"/> Fire Alarm
2. <input type="checkbox"/> High Pressure Boilers	5. <input type="checkbox"/> Cross-Connections/Backflow Preventers	9. <input type="checkbox"/> Underground Storage Tanks	13. <input type="checkbox"/> PVSC
	6. <input type="checkbox"/> Hazardous Uses/Places of Assembly	10. <input type="checkbox"/> Swimming Pools, Spas and Hot Tubs	14. <input type="checkbox"/> Snail



I. OWNER SECTION (to be completed if the applicant is the owner in fee)

I hereby certify that I am the owner in fee of the property listed on Page 1.

Mark the following applicable boxes:

A. () I further certify that a new home (private residence) will be constructed on this property for my own use and occupancy. This dwelling is to be occupied by myself and is not to be used for any purpose other than single family residential use. I attest that all construction, plumbing, or electrical work will be done, in whole or in part, by me or by subcontractors under my supervision, in accordance with all applicable laws; and, I further acknowledge that said new home is not covered under the New Home Warranty and Builders Registration Act (N.J.S.A. 46:3B-1 et seq.) and that such fact shall be disclosed to any person purchasing this property within ten years of the date of issuance of a certificate of occupancy.

I UNDERSTAND THAT IN MARKING BOX A, I ACKNOWLEDGE THAT I AM ASSUMING RESPONSIBILITY FOR THE WORK DONE ON SAID PROPERTY, THE CONDITION OF THE PROPERTY PRIOR TO, DURING, AND AFTER ANY WORK PERFORMED, AND FOR THE PERFORMANCE OF THE SUBCONTRACTORS I HIRE, EMPLOY, OR OTHERWISE CONTRACT OR WITH WHOM I MAKE AGREEMENTS TO PERFORM WORK. I AM VOLUNTARILY AND KNOWINGLY ASSUMING THIS RESPONSIBILITY.

B. () I further certify the following as required by the New Jersey Uniform Construction Code, N.J.A.C. 5:23-2.15(f)1.ix:

I personally prepared the plans submitted for: 1) the new home referred to in A.; or, 2) an addition, alteration, renovation, or repair to an existing single family residence owned and occupied by myself and located on the property listed on Page 1; or, 3) a new structure that will be physically separate from, but that will be deemed part of, an existing single family residence that is owned and occupied by myself and located on the property listed on Page 1.

C. () I further certify that I will perform or supervise the following work:

C.1. () Building C.2. () Fire Protection

I further certify that I will perform the following work:

C.3. () Electrical C.4. () Plumbing

D. () I agree to advise all contractors on this project that they are required to be registered with the New Jersey Division of Taxation and to comply with all New Jersey tax laws.

I further certify the following as required by the Uniform Construction Code, N.J.A.C. 5:23-2.15(a)5: All required State, county, and local prior approvals have been given, including such certification as the construction official may require.

I understand that if any of the above statements are willfully false, I am subject to punishment.

Signature _____ Date _____

II. AGENT SECTION (to be completed if the applicant is not the owner in fee)

I hereby certify the following as required by the Uniform Construction Code, N.J.A.C. 5:23-2.15(d): the proposed work is authorized by the owner in fee; and I have been authorized by the owner in fee to make this application as his agent.

I further certify the following as required by the Uniform Construction Code, N.J.A.C. 5:23-2.15(a)5: All required State, county, and local prior approvals have been given, including such certification as the construction official may require.

I agree to advise all contractors on this project that they are required to be registered with the New Jersey Division of Taxation and to comply with all New Jersey tax laws.

I understand that if any of the above statements are willfully false, I am subject to punishment.

(X) Check if contractor.

Agent Name Sky Contracting LLC

Address 855 Valley Road, Suite 201
Clifton, NJ 07013

Telephone (973) 928-5300

Signature [Handwritten Signature]

III. () LEAD HAZARD ABATEMENT: Include Homeowner or Building Owner Affidavit as per N.J.A.C. 5:17.



CONSTRUCTION PERMIT

Date Issued 8-6-21
 Control # C-21-01679
 Permit # 21-1099

IDENTIFICATION Block: 129 Lot: 70 Qualifier _____
 Work Site Location: 78-88 LOCUST AVENUE Bloomfield Township, NJ 07003 Contractor SKY CONTRACTING, LLC
 Address 855 VALLEY ROAD SUITE 201 CLIFTON NJ 07013
 Owner in Fee BLOOMFIELD PARKSIDE, C/O F. EDWARDS
498 CLIFF ROAD SEWAREN NJ 07077 Telephone: (973) 928-5300
 Telephone: (201) 814-8401 Lic. No. or Bldrs. Reg. No. 13VH06312700
 Federal Employee No. 22-3918287

Is hereby granted permission to perform the following work:

- BUILDING PLUMBING LEAD HAZARD ABATEMENT
 ELECTRICAL FIRE PROTECTION DEMOLITION
 ELEVATOR DEVICES ASBESTOS ABATEMENT (Subchapter 8 only) OTHER

DESCRIPTION OF WORK:

DEMOLISH COMMERCIAL STRUCTURE

Note: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$185,000

[Signature]
 Construction Official

8/6/21
 Date

PAYMENTS (Office Use Only)

Building	\$300
Electrical	\$0
Plumbing	\$0
Fire Protection	\$0
Elevator Devices	\$0
Other	\$0.00
DCA Training Fee	\$0
CO Fee	
Other	\$0
Total	<u>4953</u> \$300
Check No.	
Cash	\$0
Credit	\$0
Collected By	<i>[Signature]</i>

U.C.C. F170
 equiv (rev 1/04)

- 1 WHITE - INSPECTOR 2 CANARY - OFFICE 3 PINK - TAX ASSESSOR 4 GOLD - APPLICANT

REQUIRED INSPECTIONS

Construction work must be inspected in accordance with the State Uniform Construction Code Regulations N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that the work installed conforms with the requirements of the Uniform Construction Code.

The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval granted.

- Required inspections for all subcodes for one- and two-family dwellings are as follows:
1. The bottom of footing trenches before placement of footings, except that in cases of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
 2. Foundations and all walls up to grade level prior to back filling.
 3. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and /or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
 4. Installation of all finished materials, sealings of exterior joints, plumbing piping, trim and fixtures; electrical wiring, devices and fixtures; mechanical systems equipment.

Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.

- Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:
- A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provision of the adopted subcodes, Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5:23-3.5, "Posting structures".
- A complete copy of released plans must be kept on the job site.

If you do not understand any of this information, please ask.



C-21-01679

BUILDING SUBCODE TECHNICAL SECTION



Date Received Control # 8-6-21 Date Issued Permit # 21-1099

A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION, WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 129 Lot 70 Qualification Code Work Site Location 78-88 Locust Avenue - Bloomfield NJ

Owner in Fee: Bloomfield Parkside LLC

Tel. (201) 814-8401 e-mail

Address 454 Lexington Avenue, Ste 220 - New York, NY 10021

Contractor: Sky Contracting LLC Tel. (973) 928-5300

Address 855 Valley Road, Ste 201 Clifton, NJ 07013 e-mail info@skycontracting.com

Contractor License No. or Builder Registration No. Exp. Date 3/31/2022

Home Improvement Contractor Registration No. or Exemption Reason (if applicable): 13NH0631270d

Federal Emp. ID No. 22-3918287 FAX: (973) 928-5311

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the agent of owner of record and am authorized to make this application.

Sign here: PJ SARCEV

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK EMERGENCY "Controlled" Demolition of 2-story masonry commercial building including footings and foundations.

JOB SUMMARY (Office Use Only) PLAN REVIEW Date Initial INSPECTIONS Dates (Month/Day) Type: Failure Failure Approval Initial

B. BUILDING CHARACTERISTICS Use Group Present Proposed Constr. Class Present Proposed No. of Stories Height of Structure Area - Largest Floor New Bldg. Area/All Floors Volume of New Structure Max. Live Load Max. Occupancy Load

- TYPE OF WORK: [] New Building [] Addition [] Rehabilitation [] Roofing [] Siding [] Fence Height (exceeds 6') [] Sign Sq. Ft. [] Pool [] Retaining Wall Sq. Ft. [] Asbestos Abatement Subchapter 8 [] Lead Haz. Abatement NJAC 5:17 [] Radon Remediation [] Other [X] Demolition

FEE (Office Use Only) \$

Administrative Surcharge \$ Minimum Fee \$ State Permit Surcharge Fee \$ TOTAL FEE \$

03-11-2010 09:00:00

Block: 129 Lot: 70 Qualifier: Card: 1 Last Sale: 08/27/21 for \$1,900,000

GOLEMIS REALTY, LLC
 500 PASSAIC AVE
 EAST NEWARK, NJ 07029
 78-88 LOCUST AVENUE

Units: 1 Nbhd:
 SFLA: 0 Floor:
 Prop Class: 1 Occupancy:
 Bldg Class: 10
 Bldg Desc:
 Info By: ESTIMATED

Model: VCS: M1
 Bldg Name: Map Page: 7
 Zoning: M-1 Year Built: 1920/1920
 Addtl Lot: NC Interior VERY GOOD
 Land Dim: .9643 AC. NC Exterior VERY GOOD
 Style: NC Layout VERY GOOD

Notes:
 (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
Kitchn	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	1,200,000	1,200,000
Improv	0	0
Total	0	1,200,000

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

Item	SqFt Living Area	Sketch Areas	
	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

Miscellaneous		Write Ins	
Desc	Number	Desc	Value

Dwelling Detail	
Element	Description
Bldg Class	10
Type	
Yr Built	1920/1920
Height	
Style	
Roof Type	
Roof Mat.	
Bsmnt/Fin	
Fireplace	NONE

Sales History					
Owner	Date	Book-Page	Price	NU	
GOLEMIS REALTY, LLC	08/27/21	20211-10713	1,900,000		
BLOOMFIELD PARKSIDE,C/O	08/22/15	20160-03411	538,019	26	
PARKWAY SELF STOR.LLC./P	10/13/06	12039-08820		1	25
PARKWAY SELF STORAGE, L	10/13/06	06022-00809			03
PARKWAY SELF STORAGE, LL	11/21/03		5,000,000		13

Assessment History				
Year	Class	Land	Improv	Net
2025	1	1,200,000		1,200,000
2024	4C	1,329,300	1,000	1,330,300
2023	4C	1,329,300	1,000	1,330,300
2022	4C	1,329,300	1,000	1,330,300
2021	4C	1,329,300	1,000	1,330,300

Open		Permits	
Date	Number	Description	Value
8/6/2021	21-1099	DEMO STRUCTURE	

Appendix D: 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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**ONLY THE CLIENT OR ITS DESIGNATED REPRESENTATIVES MAY USE THIS DOCUMENT AND ONLY FOR THE
SPECIFIC PROJECT FOR WHICH THIS REPORT WAS PREPARED.**



A Report Prepared for:

New Jersey Department of Environmental Protection
Site Remediation Program – Bureau of Site Management
P.O. Box 420, Mail Code 401-5R
401 East State Street
Trenton, New Jersey 08625-0420

Prepared by:

Scott Smith
Remedial Investigation Leader

Daniel Kent
Senior Project Manager

Reviewed by:

Robert M. Croydon, P.G.
Program Manager

KLEINFELDER
3 AAA Drive, First Floor
Hamilton, New Jersey 08691
Phone: 609.584.5271
Fax: 609.584.7498

April 27, 2015
Kleinfelder Project No. 20153021

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Table 1C: Historical Soil Sampling Results - Metals
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- 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)
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- Appendix D: Historical Sampling Data Maps
- A - PCE (Soil)
 - B - TCE (Soil)
 - C - SVOCs (Soil)
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 - G - TCE (Water)
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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>Databases: 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>Note: 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)

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

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

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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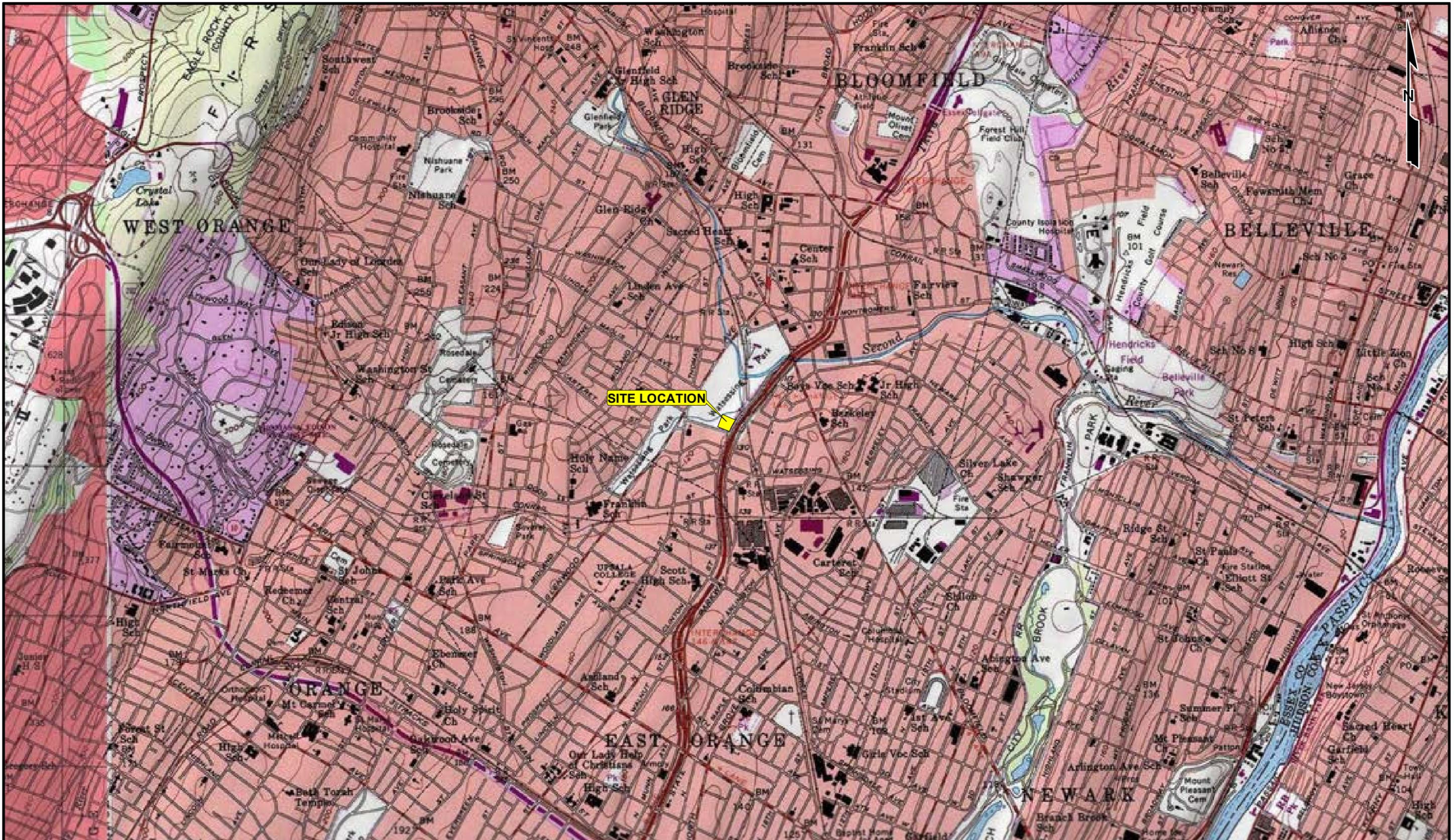
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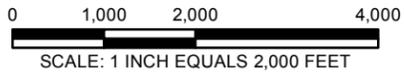
8.0 NJDEP GIS DATA DISCLAIMER

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 LOCATION



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

DRAWING SOURCE:
 ORANGE, NEW JERSEY QUADRANGLE



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

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

FIGURE
1

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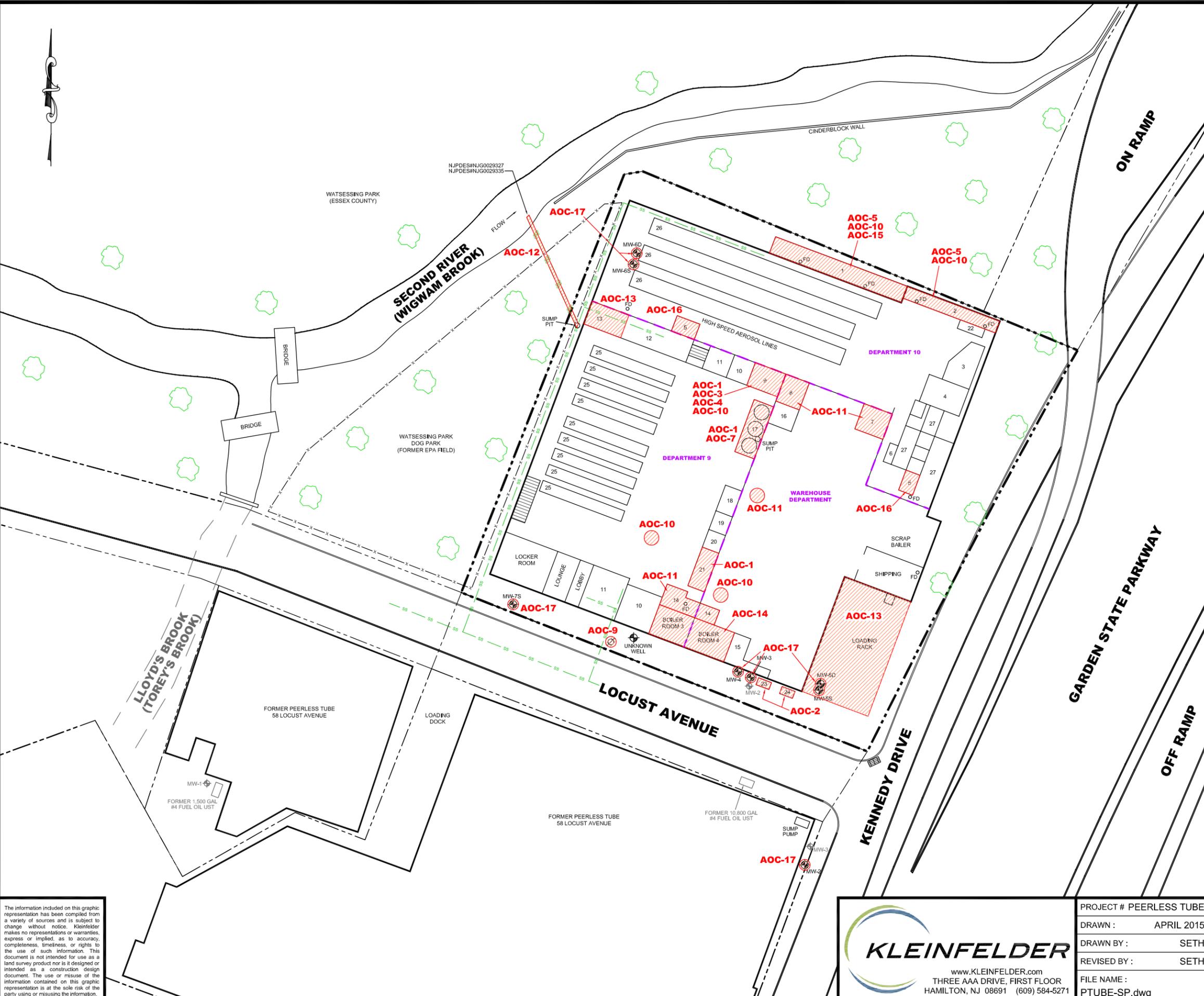
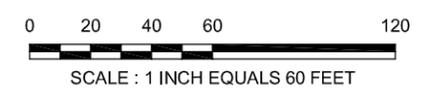
LEGEND

- 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. CO² 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

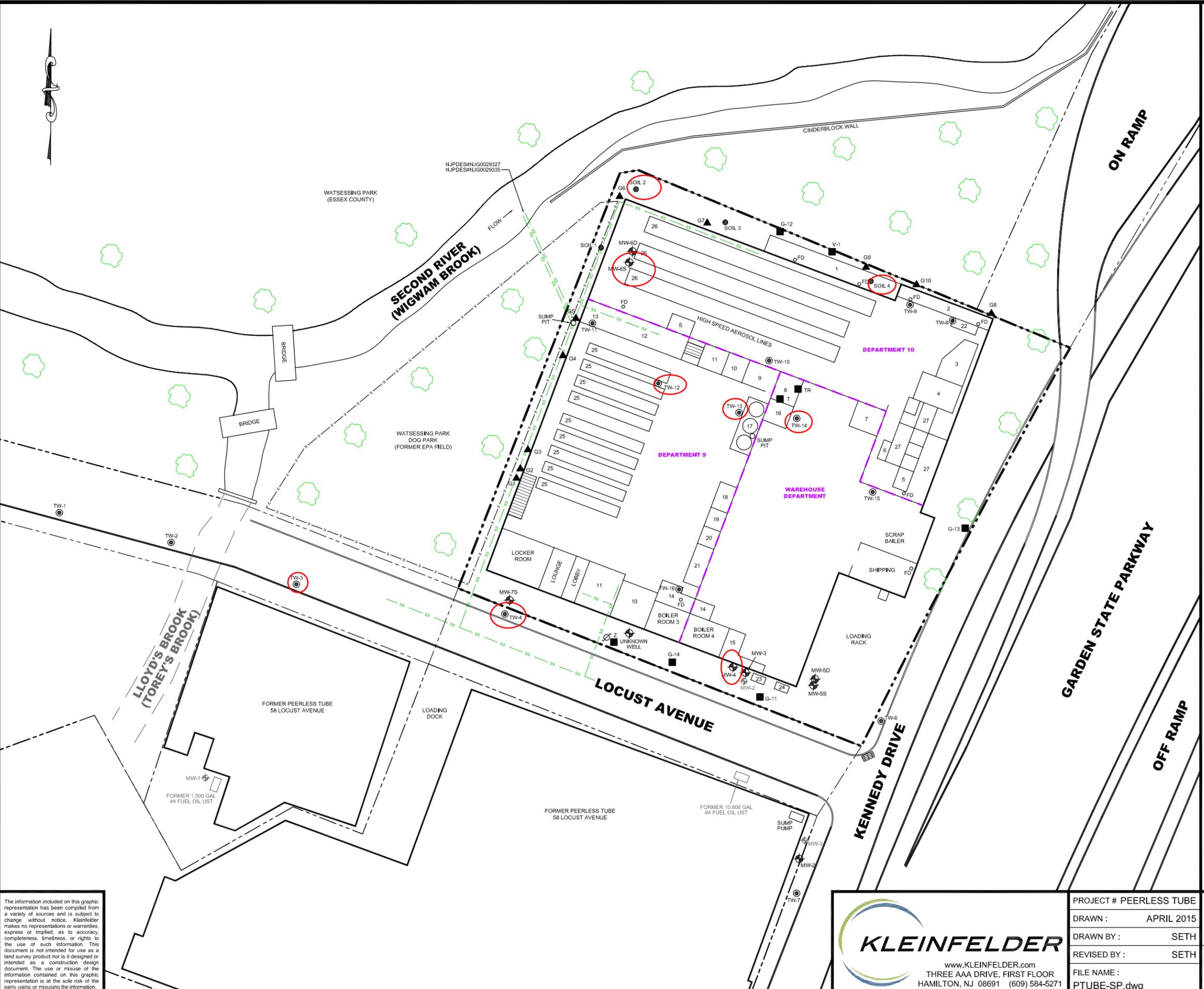
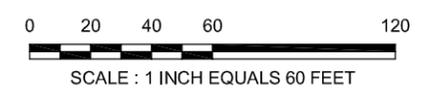


LEGEND

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- 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)
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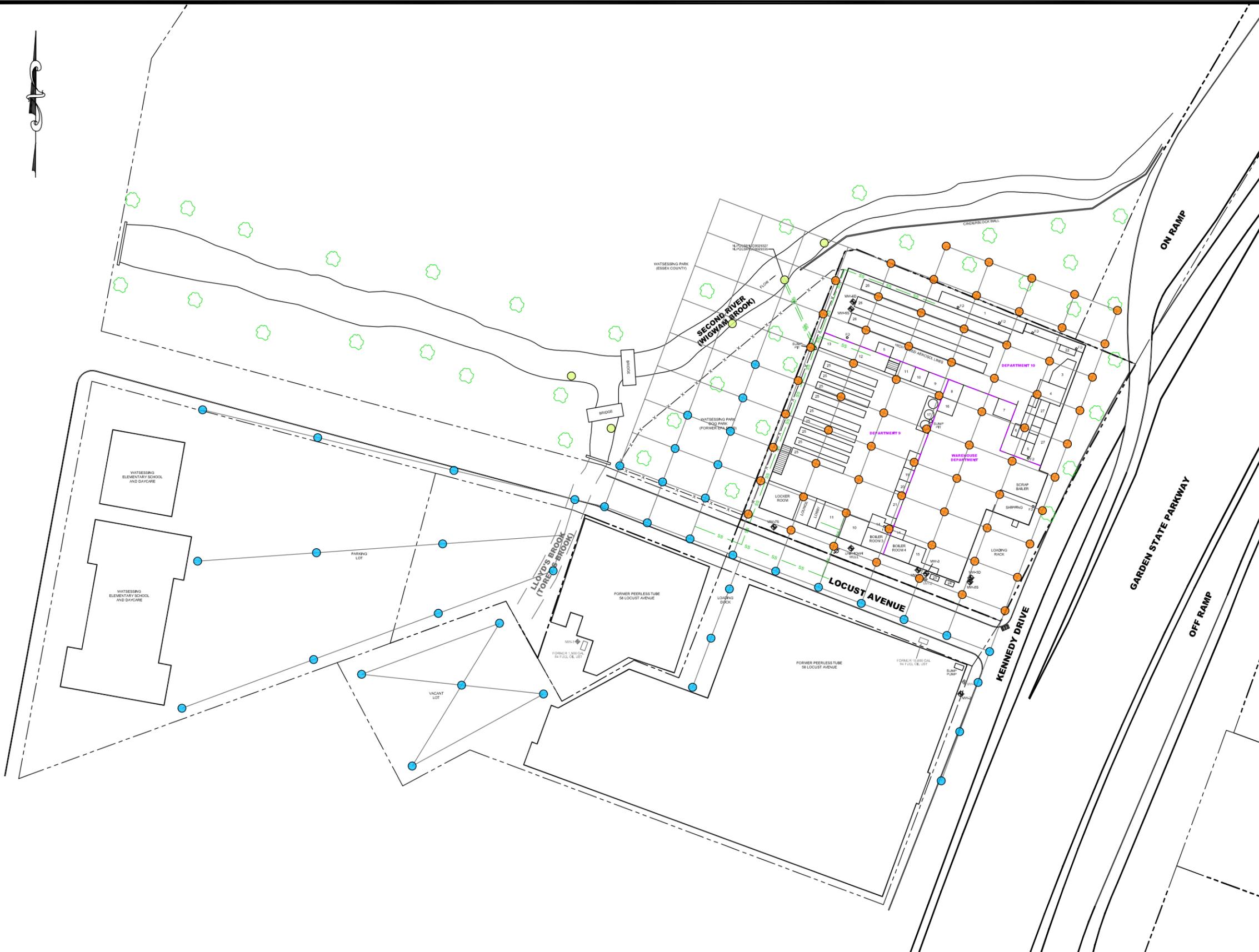
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PROJECT #	PEERLESS TUBE
DRAWN :	APRIL 2015
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FILE NAME :	PTUBE-SP.dwg

HISTORICAL SAMPLE LOCATION PLAN

PEERLESS TUBE COMPANY
 71 LOCUST AVENUE
 BLOOMFIELD, NEW JERSEY

FIGURE
3



LEGEND

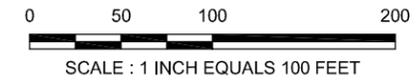
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- SANITARY SEWER LINE
- UTILITY POLE
- STORM SEWER INLET
- FLOOR DRAIN
- PROPOSED GROUNDWATER SAMPLE
- PROPOSED SOIL / GROUNDWATER SAMPLE
- PROPOSED SURFACE WATER / SEDIMENT SAMPLE

FACILITY KEY:

1. AIR COMPRESSORS, POLLUTION CONTROLS
2. PAINT STORAGE AND MIXING
3. TOOLING ROOM
4. MACHINE SHOP
5. RECHARGE AREA (FORKLIFT)
6. STRETCH WRAP AREA
7. COMPRESSOR AREA
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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. CO² 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

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	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	0.333 J	ND	-	-	-	-	-	-	-	-	-	-								
cis-1,2-Dichloroethene	156-59-2	230	560	0.3	150	47,000	ND	ND	ND	ND	ND	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	0.121 J	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Ethyl Benzene	100-41-4	7,800	110,000	13	-	-	-	-	ND	ND	ND	ND	0.163	ND	-	ND	ND	ND	ND													
Methylene Chloride	75-09-2	34	97	0.01	-	-	-	-	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	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	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	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	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	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																				
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										
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							

*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														
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	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	<1.1	<1.1	<1.2	<1.2	<1.1	<1.1	<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	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	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			
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	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	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	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	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		
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	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	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	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	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	
					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	
					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	3/22/2006	3/22/2006	3/22/2006	3/22/2006	
					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	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	-	164	-	7.3	ND	ND	3,200	ND	0	-	-	-	-	-	-	-	-	-	-	
	TW-14	May 14, 2007	-	-	NA	-	258	-	7.2	ND	ND	2,210	14.9	0	-	-	-	-	-	-	-	-	-	-	
	TW-15	May 14, 2007	-	-	NA	-	1.2	-	0.87 J	ND	ND	41.8	ND	0	-	-	-	-	-	-	-	-	-	-	
	TW-16	May 14, 2007	-	-	NA	-	9.5	-	ND	0.22 J	ND	2.7	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	-	2	-	-	-	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	-	-	-	-	-	-	-	-	-	-	
	MW-3	December 2004	-	-	NA	ND	1.3	-	12	ND	ND	4.9	ND	0	-	-	4.6	-	145	50.3	<2	<3	-	-	
		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		
		May 2007	-	-	NA	ND	5.2	-	9	ND	1	19	ND	0	-	-	<2	-	3.9	<40	-	-	-		
	MW-5d	October 2004	7.8	90	NA	1.7	6.2	-	191	ND	ND	18.8	ND	0	-	ND	59.7	108	37.6	155	-	-	-		
		May 2007	-	-	NA	ND	2.4	-	63.2	ND	ND	6.6	ND	0	-	-	<2	-	<3	<40	-	-	-		
	MW-6d	December 2004	8.41	20	NA	ND	454	-	ND	ND	ND	1320	37.7	0	-	ND	10.3	13.8	56.3	ND	-	-	-		
		May 2007	-	-	NA	ND	316	-	ND	ND	ND	407	22.5	0	-	-	11.2	-	82.4	46.6	2.4	<3	-		
MW-7s	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	-	-	-			
	May 2007	-	-	NA	ND	222	-	32.2	ND	ND	33.6	27.1	0	-	-	2.6	-	<3	<40	-	-	-			
MW-7s	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**

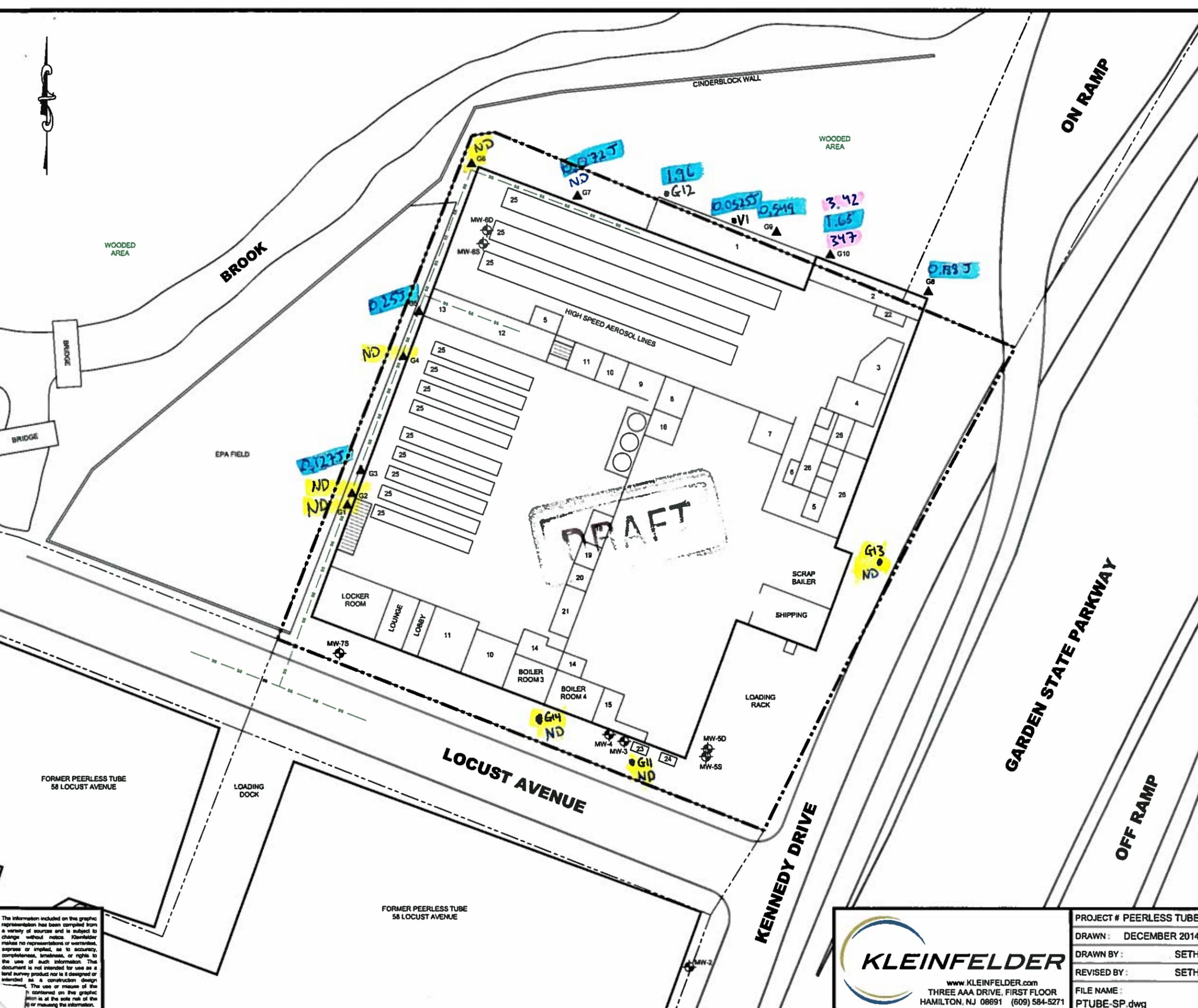
APPENDIX C
SELECT HISTORICAL INVESTIGATION INFORMATION
(ELECTRONIC ONLY)

- **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)

PCE - Soil

IGW = 0.005
 RDC = 2
 NRDC = 5
 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. CENTRAC 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. CO² 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.



A

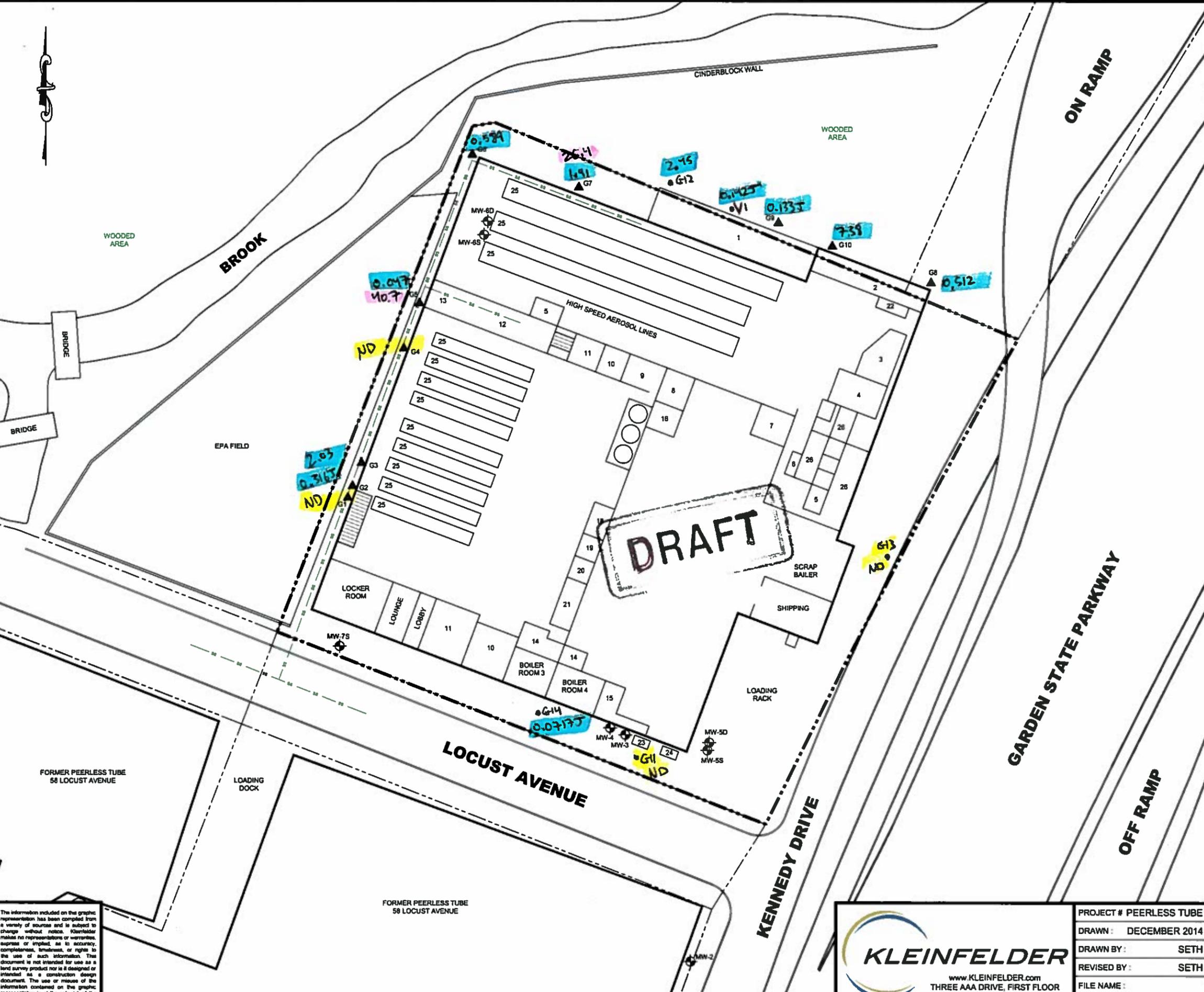
FIGURE

The information included on this graphic representation has been compiled from a variety of sources and is subject to change without notice. The user 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 legal survey product nor is it designed or intended as a construction design instrument. The use or misuse of the information contained on this graphic is at the sole risk of the user or misusing the information.

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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

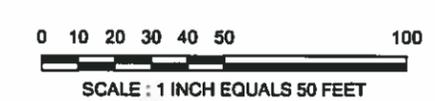
- MONITORING WELL
- PEERLESS TUBE FACILITY PROPERTY LINE
- PROPERTY LINE
- SANITARY SEWER LINE
- SOIL SAMPLE (BY PMK) (FEBRUARY 13, 2004)

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 I)
 18. PRINTERS FOR SAMPLES
 19. SUPERVISOR'S DESK
 20. INK PREPARATION
 21. MACHINE SHOP
 22. CO² 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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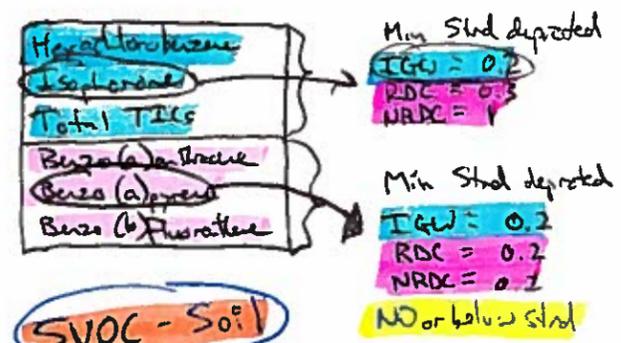
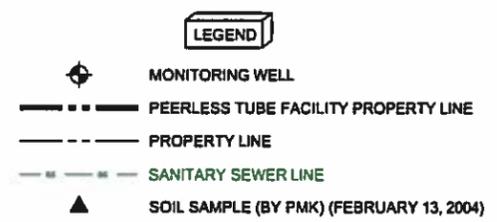
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PROJECT #	PEERLESS TUBE
DRAWN :	DECEMBER 2014
DRAWN BY :	SETH
REVISED BY :	SETH
FILE NAME :	PTUBE-SP.dwg

HISTORICAL SAMPLE LOCATION PLAN

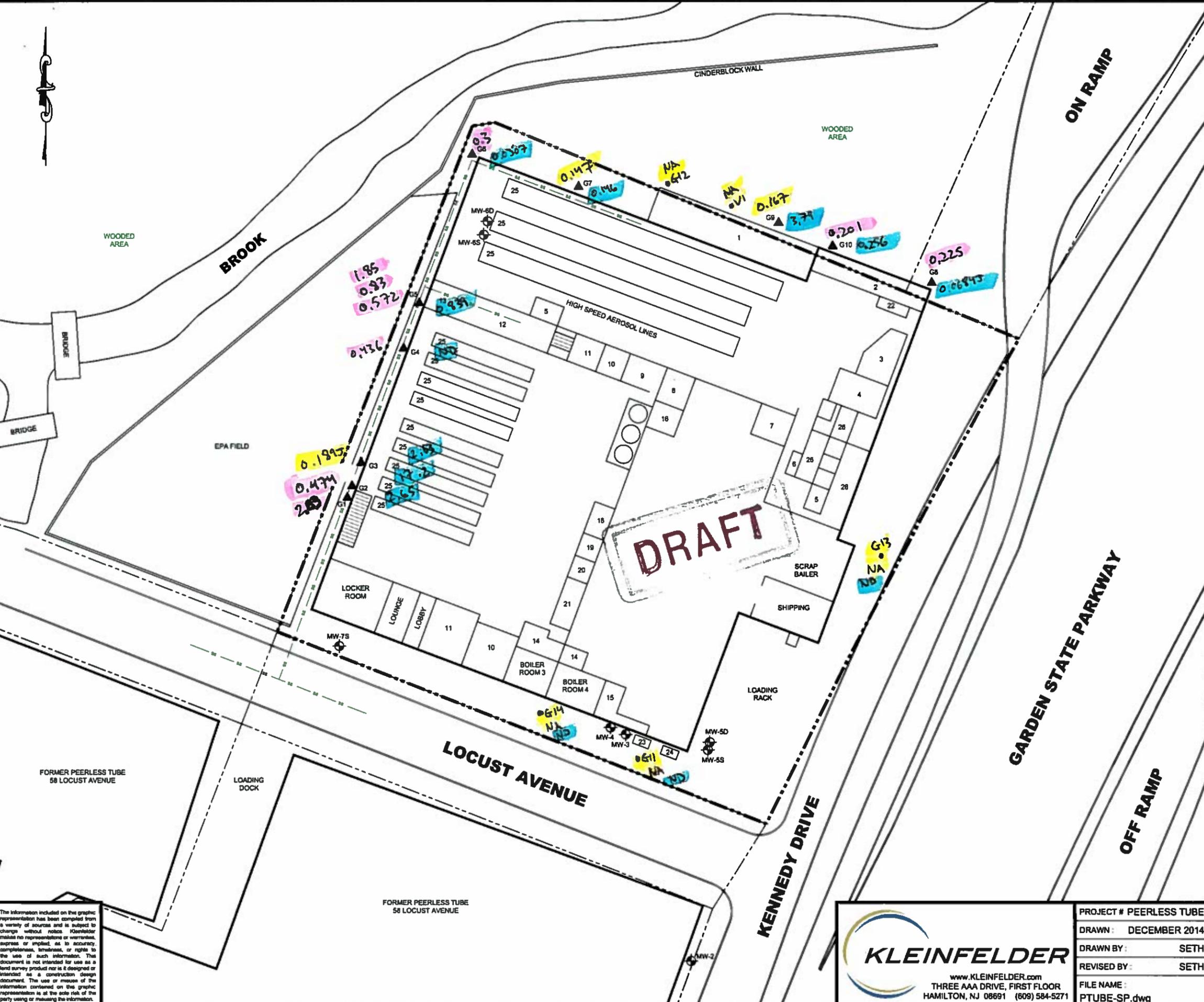
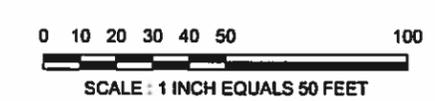
PEERLESS TUBE
 71 LOCUST AVENUE
 BLOOMFIELD, NEW JERSEY

FIGURE



- 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
 - CO² 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.



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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

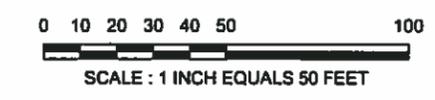


- LEGEND**
- MONITORING WELL
 - PEERLESS TUBE FACILITY PROPERTY LINE
 - PROPERTY LINE
 - SANITARY SEWER LINE
 - SOIL SAMPLE (BY PMK) (FEBRUARY 13, 2004)

Multiple metal detected above std.
 RDC or NRDC - Arsenic, copper, lead, nickel
 IGW only - Antimony, Beryllium, cadmium, mercury, silver, zinc
 ND or N3
 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
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 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.



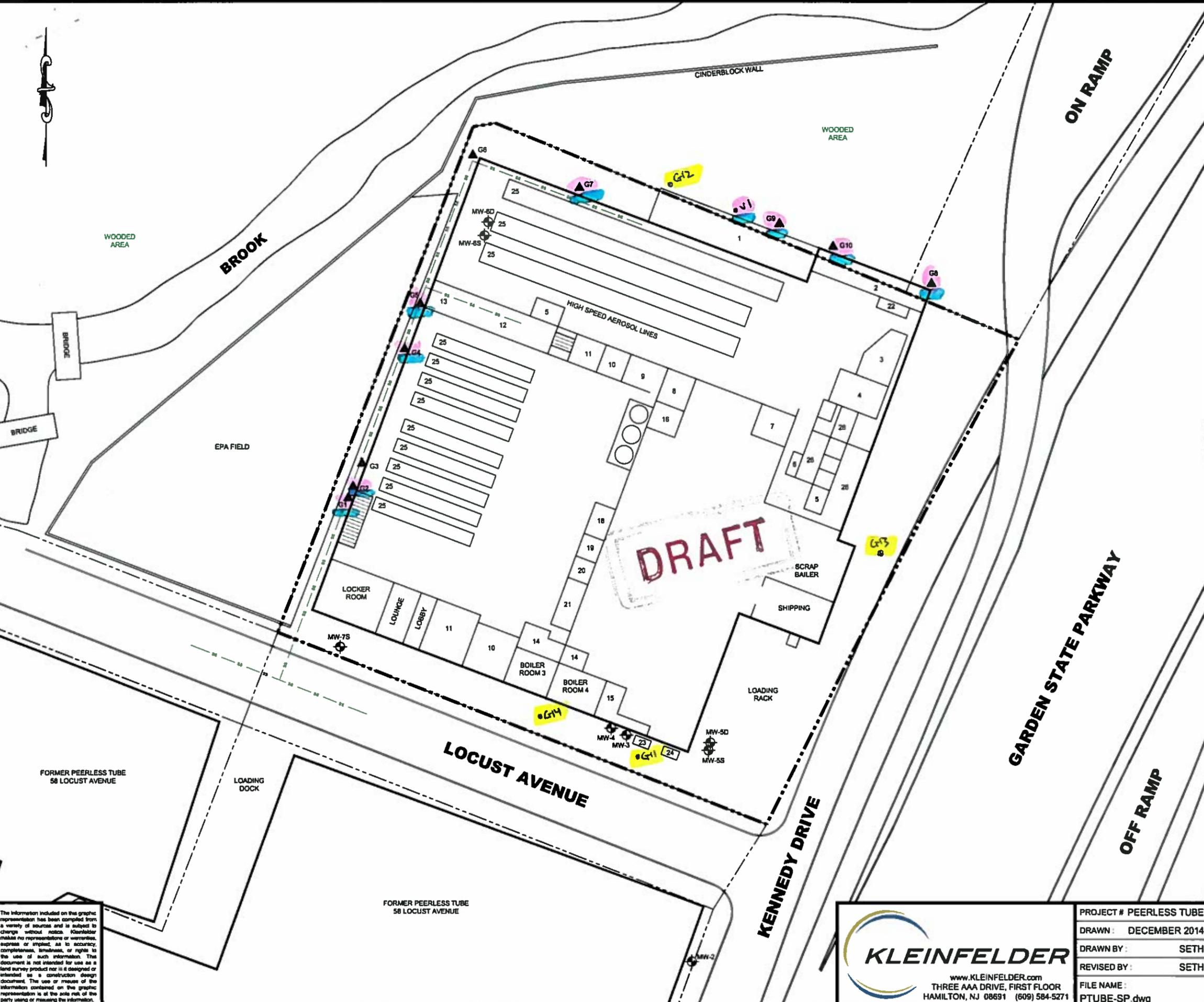
D
FIGURE

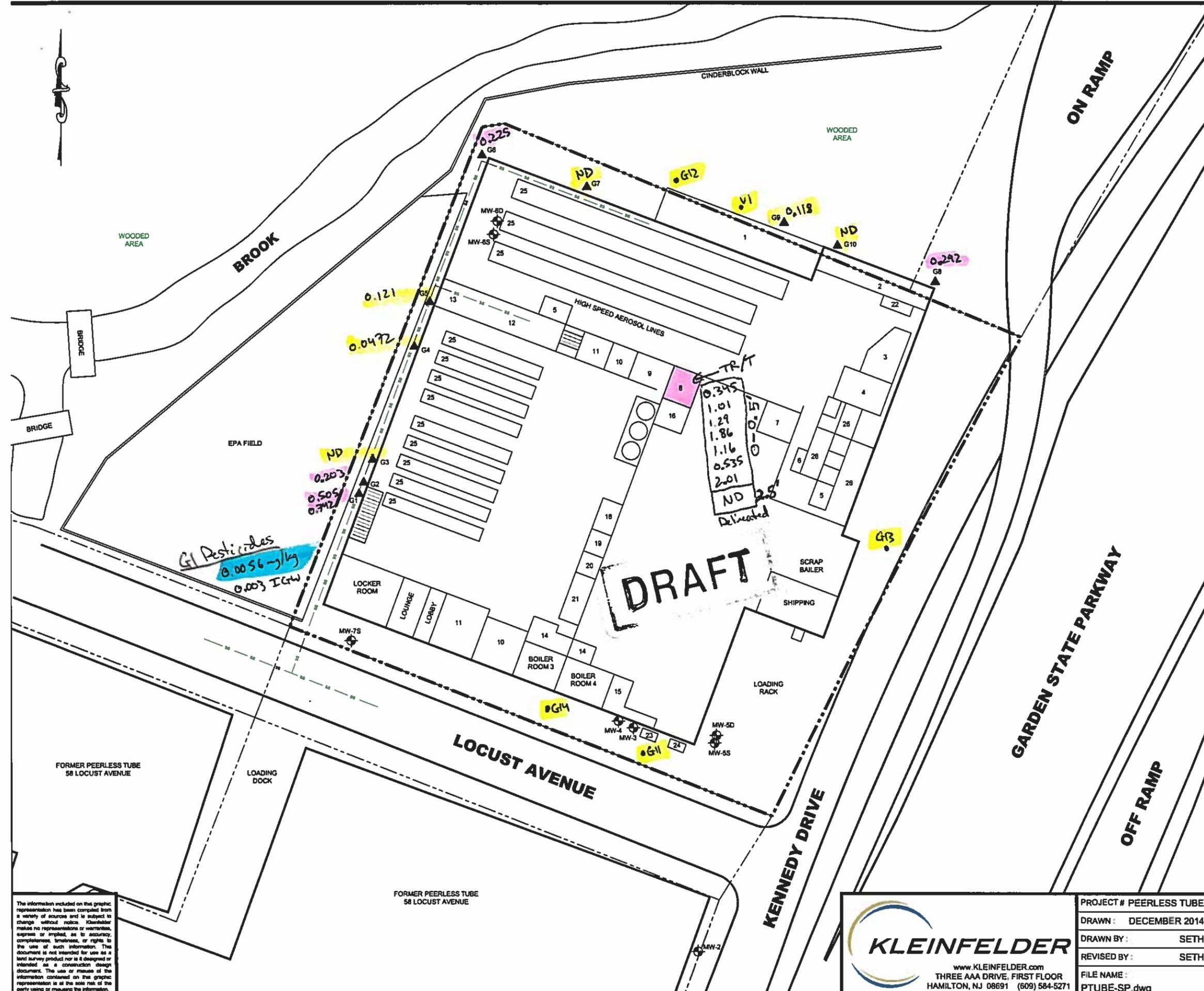
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PROJECT #	PEERLESS TUBE
DRAWN	DECEMBER 2014
DRAWN BY	SETH
REVISED BY	SETH
FILE NAME	PTUBE-SP.dwg

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





LEGEND

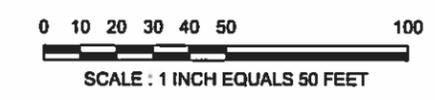
- MONITORING WELL
- PEERLESS TUBE FACILITY PROPERTY LINE
- PROPERTY LINE
- SANITARY SEWER LINE
- SOIL SAMPLE (BY PMK) (FEBRUARY 13, 2004)

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)
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 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.



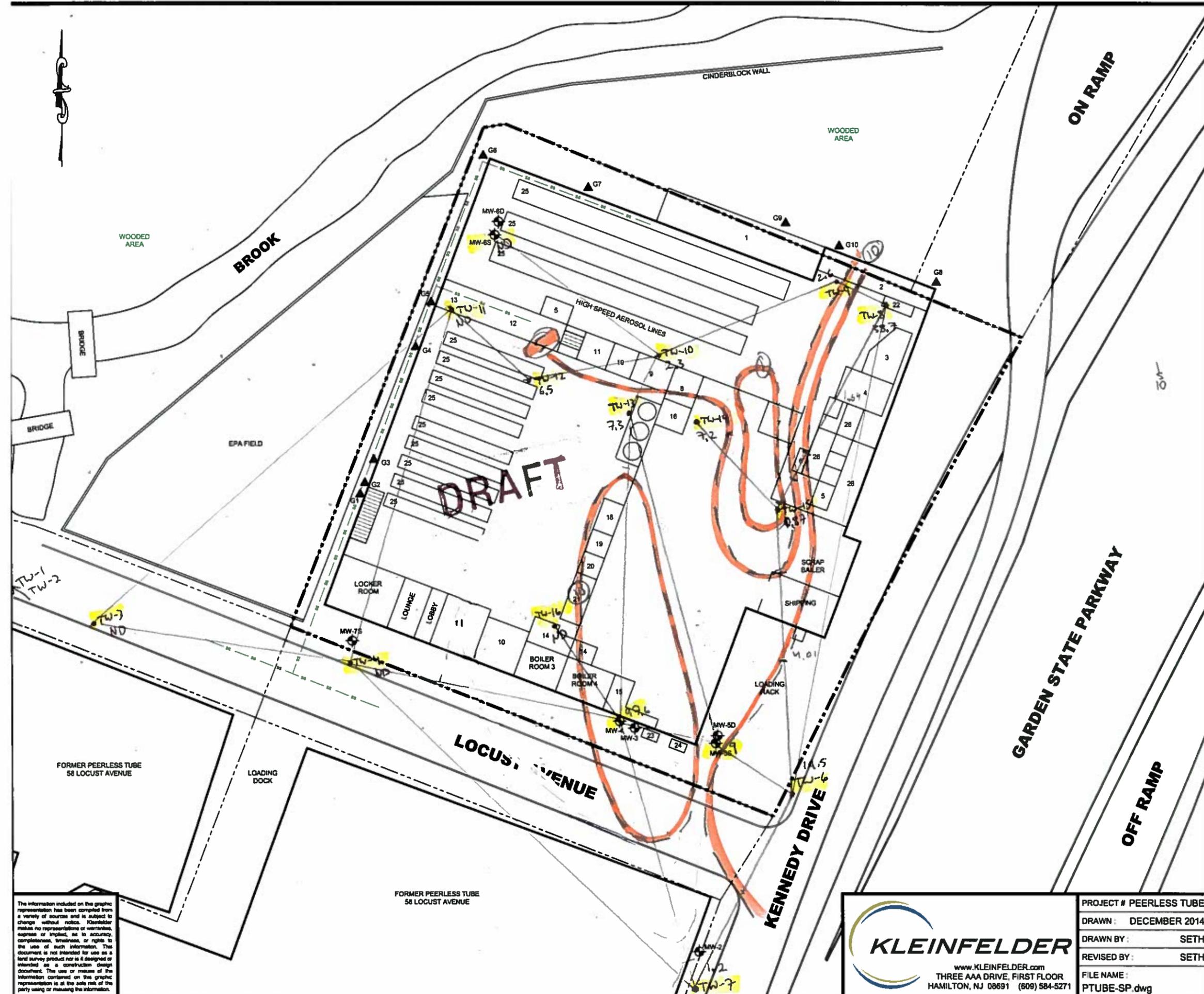
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PROJECT #	PEERLESS TUBE
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DRAWN BY	SETH
REVISED BY	SETH
FILE NAME	
PTUBE-SP.dwg	

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/MW Sampling (5/14/2007)
 PCE - W/L/W

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



F

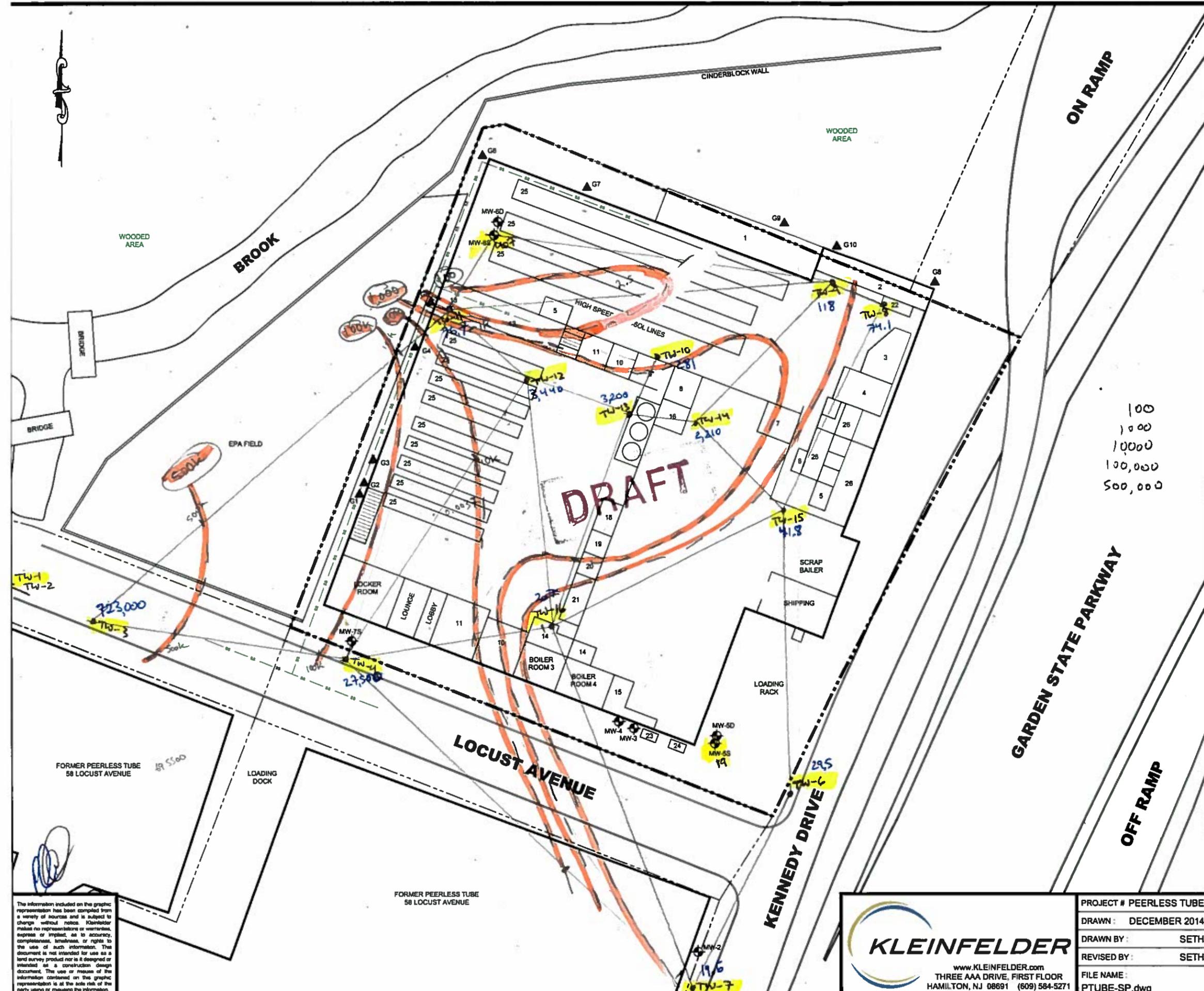
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PROJECT #	PEERLESS TUBE
DRAWN	DECEMBER 2014
DRAWN BY	SETH
REVISED BY	SETH
FILE NAME	PTUBE-SP.dwg

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	TCE (GW)
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		

5/14/2007 6/9/2007

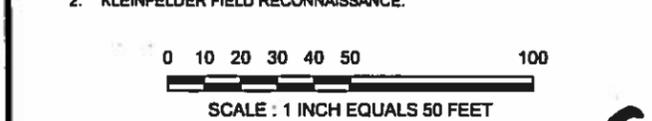
100
1000
10000
100,000
500,000

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

~~TCE-Water~~

- 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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 25. PROCESS LINES
 26. QUALITY CONTROL LABS

- DRAWING SOURCES:**
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 2. KLEINFELDER FIELD RECONNAISSANCE.



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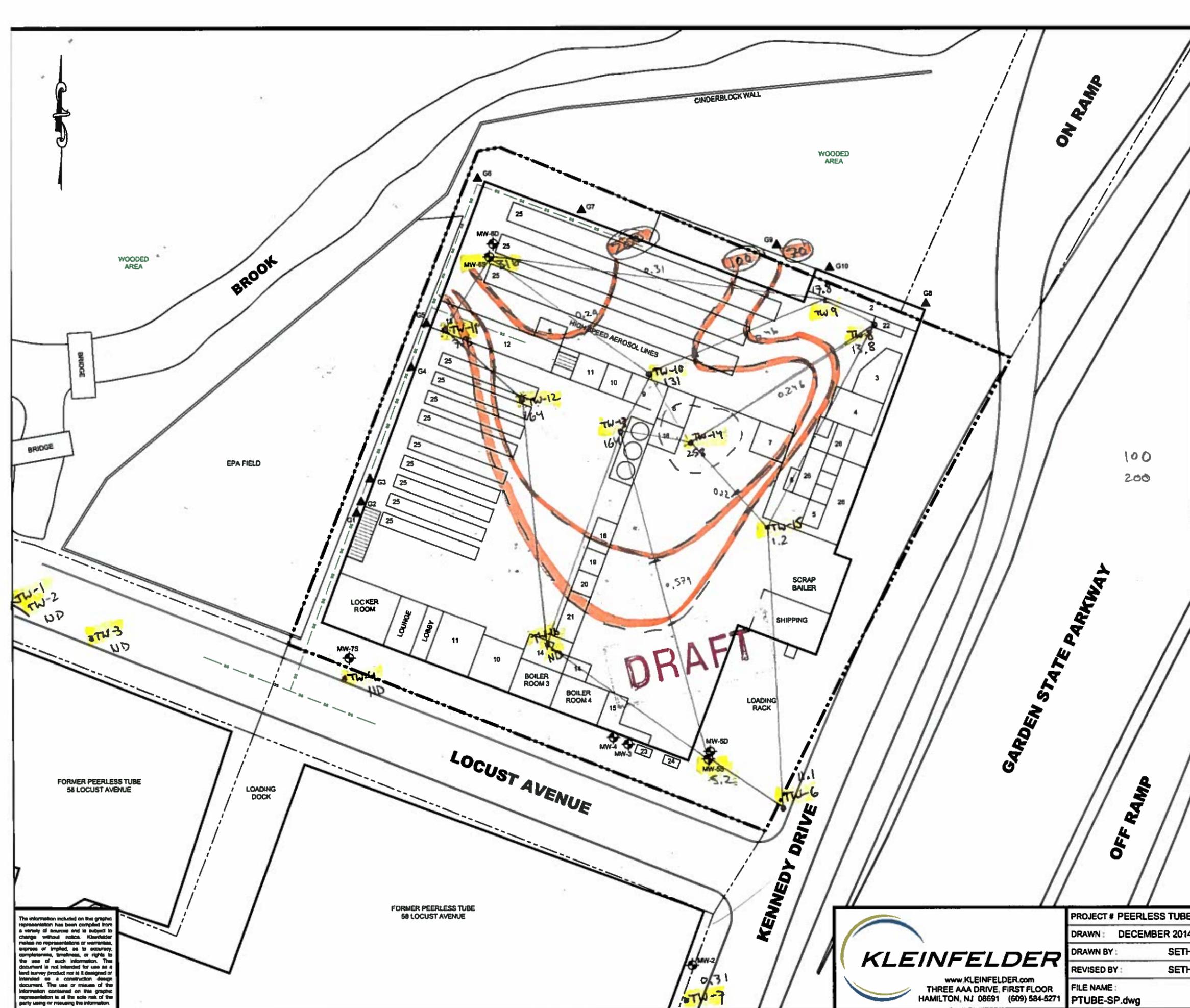
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PROJECT # PEERLESS TUBE
DRAWN: DECEMBER 2014
DRAWN BY: SETH
REVISED BY: SETH
FILE NAME: PTUBE-SP.dwg

HISTORICAL SAMPLE LOCATION PLAN

PEERLESS TUBE
71 LOCUST AVENUE
BLOOMFIELD, NEW JERSEY

FIGURE



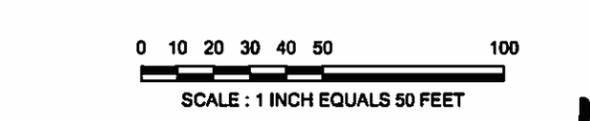
LEGEND

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

TW/MW Sampling (5/14/2007)
 C15-13-DEE-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)
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 25. PROCESS LINES
 26. QUALITY CONTROL LABS

- DRAWING SOURCES:**
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 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		H
PEERLESS TUBE 71 LOCUST AVENUE BLOOMFIELD, NEW JERSEY		
		FIGURE

Appendix E: NJDEP Letter

0003020



State of New Jersey

Department of Environmental Protection

James E. McGreevey
Governor

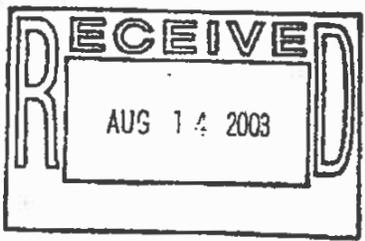
Bradley M. Campbell
Commissioner

Bureau of Risk Management Initial Notice & Case Assignment
ISRA Initial Notice
P.O. Box 435
401 East State Street
Trenton, NJ 08625-0435
(609) 633-0708

Mr. Donald V. Biase
Biase Associates
22 Oak Drive
Roseland NJ 07068

AUG 08 2003

Re: Amended Entire site, Unrestricted Use
No Further Action Letter and Covenant Not to Sue
Industrial Establishment: Peerless Tube Company
Address: 58-76 Locust Avenue,
Bloomfield, Essex County
Block 126 Lot 100,
Block 129 Lots 60, 70
ISRA Case # E20020167
ISRA Transaction: Bankruptcy
Negative Declaration Affidavit dated: April 4th, 2003



Dear Mr. Biase:

This No Further Action Determination supercedes the Department's May 2, 2003 No Further Determination for the same case and address as referenced above.

Pursuant to N.J.S.A. 58:10B-13.1 and N.J.A.C. 7:26C, the New Jersey Department of Environmental Protection (Department) makes a determination that no further action is necessary for the remediation of the industrial establishment specifically referenced above, except as noted below, so long as Donald V. Biase did not withhold any information from the Department. This action is based upon information in the Department's case file and Donald V. Biase's final certified report dated April 4th, 2003. In issuing this No Further Action Determination and Covenant Not to Sue, the Department has relied upon the certified representations and information provided to the Department.

By issuance of this No Further Action Determination, the Department acknowledges the completion of a Preliminary Assessment, Site Investigation, pursuant to the Technical Requirements for Site Remediation (N.J.A.C. 7:26L) for the industrial establishment. The Department reserves its rights to require any person responsible for the contamination at the site to address Natural Resource Injuries.

NO FURTHER ACTION CONDITIONS

As a condition of this No Further Action Determination pursuant to N.J.S.A. 58:10B-12c, Donald V. Biase, Biase Associates, and any other person who was liable for the cleanup and removal costs, and remains liable pursuant to the Spill Act, shall inform the Department in writing within 14 calendar days whenever its name or address changes. Any notices submitted pursuant to this paragraph shall reference the above case numbers and shall be sent to: Director, Division of Responsible Party Site Remediation, P.O. Box 28, Trenton, N.J. 08625.

Post-it® Fax Note	7671	Date	# of pages ▶ 3
To	ERIC MEYER	From	D. BIASE
Co./Dept.		Co.	
Phone #		Phone #	
Fax #	908-427-8949		

COVENANT NOT TO SUE

The Department issues this Covenant Not to Sue (Covenant) pursuant to N.J.S.A. 58:10B-13.1. That statute requires a covenant not to sue with each no further action letter. However, in accordance with N.J.S.A. 58:10B-13.1, nothing in this Covenant shall benefit any person who is liable, pursuant to the Spill Compensation and Control Act (Spill Act), N.J.S.A. 58:10-23.11, for cleanup and removal costs and the Department makes no representation by the issuance of this Covenant, either express or implied, as to the Spill Act liability of any person.

The Department covenants, except as provided in the preceding paragraph, that it will not bring any civil action against the following:

- (a) the person who undertook the remediation;
- (b) subsequent owners of the subject property;
- (c) subsequent lessees of the subject property; and
- (d) subsequent operators at the subject property;

for the purposes of requiring remediation to address contamination which existed prior to the date of the Negative Declaration affidavit dated April 4, 2003 signed by Donald V. Biase for the real property at the industrial establishment identified above, including payment of compensation for damages to, or loss of, natural resources and the payment of cleanup and removal costs for such additional remediation.

Pursuant to N.J.S.A. 58:10B-13.1d, this Covenant does not relieve any person from the obligation to comply in the future with laws and regulations. The Department reserves its right to take all appropriate enforcement for any failure to do so.

The Department may revoke this Covenant at any time after providing notice upon its determination that either:

- (a) any person with the legal obligation to comply with any condition in this No Further Action Letter has failed to do so;
- or
- (b) any person with the legal obligation to maintain or monitor any engineering or institutional control has failed to do so.

This Covenant Not to Sue, which the Department has executed in duplicate, shall take effect immediately once the person who undertook the remediation has signed and dated the Covenant Not to Sue in the lines supplied below and the Department has received one copy of this document with original signatures of the Department and the person who undertook the remediation.

Name: _____

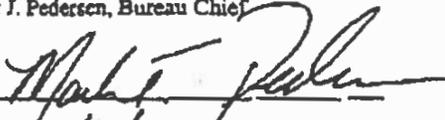
Signature: _____

Title: _____

Dated: _____

NEW JERSEY DEPARTMENT OF
ENVIRONMENTAL PROTECTION

Name: Mark J. Pedersen, Bureau Chief

Signature: 

Dated: 8/8/03

Please be advised that pollution in the ground water at this site exists above the Ground Water Quality Standards (N.J.A.C. 7:9-6) which may limit ground water use at this site. It has been determined that this contamination is from a source unrelated to this site. This contamination is from the Peckless Tube Company site located at 71 Locust Ave, Block 152, Lot 10, ISRA Case E20030289.

Thank you for your attention to these matters. If you have any questions, please contact Prasad Rao at DhanuPrasad.Rao@dep.state.nj.us or (609) 292-0019.

Sincerely,



Mark J. Pedersen, Bureau Chief
Bureau of Risk Management, Initial Notice & Case

c: Eric Myer, PMK Group
Dr. Michael Festa, Essex County Health Department
Prasad Rao, BRMINCA

Appendix F: Study Area ZBA Resolution dated May 11, 2006.

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

RESOLUTION IN THE MATTER OF THE APPLICATION
OF PARKSIDE AT BLOOMFIELD, LLC AS APPLICANT
AND PARKWAY SELF STORAGE, LLC AS OWNER, FOR
USE AND OTHER (D) VARIANCES, BULK VARIANCES,
AND SITE PLAN AND SUBDIVISION APPROVALS
AUTHORIZING THE CONSTRUCTION OF TWO MID-RISE
APARTMENT BUILDINGS AT PROPERTY LOCATED AT 58
LOCUST AVENUE, BLOCK 129, LOTS 60 AND 70.

WHEREAS, Parkside at Bloomfield, LLC, as applicant and Parkway Self Storage, LLC as owner, submitted an application with respect to premises located at 58 Locust Avenue in the Township of Bloomfield, Block 129, Lots 60 and 70, for variances pursuant to N.J.S. 40:55D-70(d) and (c), for preliminary and final site plan approval and for a minor subdivision, to permit the construction of two mid-rise apartment buildings totaling 44 units; and

WHEREAS, the proposed subdivision would add to Lot 70 that portion of Lot 60 which is a parking lot for an existing self storage facility, in order to construct two mid-rise apartment buildings on Lot 70; and

WHEREAS, approximately one-sixth of Lot 70, after the subdivision, would be located in the R-2B, Two-Family Zone, with the remainder in the M-1, Industrial Zone, and multi-family dwellings are not permitted in either Zone; and

WHEREAS, more than one principal building is not permitted on any lot, thus necessitating an additional (d)(1) variance;

WHEREAS, assuming subdivision approval, (d) variances for that portion of Lot 70 in the R-2B Zone are also required for height and floor area ratio; and

WHEREAS, (c) variances are arguably required for rear yard setback and building coverage violations for that portion of Lot 70 in the R-2B Zone, for the garbage dumpster, an accessory structure, in the front yard of Lot 70 on Willow Street, and side yard setback and building coverage violations for the remaining portion of Lot 60; and

WHEREAS, hearings on this application were held before the Bloomfield Zoning Board of Adjustment on September 8, 2005, October 6, 2005, January 12, 2006, February 9, 2006 and March 9, 2006; and

WHEREAS, at the February 9, 2006 hearing, the application was bifurcated, with approval granted for all variances. Additional site plan review was necessitated by Applicant's agreement to reduce the size of one of the proposed buildings from four stories to three stories; and

WHEREAS, at the March 9, 2006 hearing, preliminary and final site plan and minor subdivision approval was granted; and

WHEREAS, Board Member Mauro was one of six member voting with the majority at the February 9, 2006 hearing; and

WHEREAS, due to Board Member Mauro's absence at the March 9, 2006 hearing, Board Member Debold, the First Alternate, who had

been either present for all hearings or certified to having listened to the audio tapes of those meetings where he was not present, was authorized to vote and voted with the majority; and

WHEREAS, the Applicant filed an affidavit with this Board showing compliance with the statutory requirements concerning notice to the affected property owners and of making proper and timely publication of the application in the official newspaper of the Township of Bloomfield.

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

This is an application for minor subdivision and preliminary and final site plan approval, use, height and floor area ratio variances pursuant to N.J.S. 40:55D-70(d) and bulk variances pursuant to N.J.S. 40:55D-70(c) to permit the construction of two mid-rise apartment buildings at 58 Locust Avenue, Block 129, Lot 70. The minor subdivision will take a surface parking lot located on Block 129, Lot 60, which serves a self storage facility located on Lot 60, and add it to Lot 70. The subdivided portion of Lot 60 is split zoned, with a majority of the square footage located in the M-1, Industrial Zone and the remainder in the R-2B, Two-Family Zone. Currently, Lot 70 is located in the M-1 Zone. A variance pursuant to N.J.S. 40:55D-70(d)(1) is required because multi-family dwellings are not permitted in

either the M-1 or R-2B Zones and because only one principal building is permitted on any lot. Upon subdivision approval, Lot 70 would become a through lot, with frontage on Locust Avenue to the north and Willow Street to the south. The portion of Lot 70 that would front on Willow Street is the subdivided, split zoned parcel that is currently part of Lot 60. After several modifications in the design of the building to be located on the Willow Street frontage, Applicant submitted a site plan for a three story building with 20 units, which was designated "Building B". The building fronting on Locust Avenue would be four stories and 24 units, and was designated "Building A". Both buildings would have ground floor parking, so that Building A would have four floors of dwelling units and Building B would have three. A variance pursuant to N.J.S. 40:55D-70(d)(4) is required because the portion of Building B located in the R-2B Zone would have a floor area ratio of 0.95, in excess of the maximum FAR permitted in the Zone of 0.5. Building B would also arguably violate the height restrictions in the R-2B Zone, since the proposed height of 43.9 feet would exceed the permitted height of 35 feet, necessitating a variance pursuant to N.J.S. 40:55D-70(d)(6). Building B also needs variances pursuant to N.J.S. 40:55D-70(c) due to rear yard setback and building coverage violations. Bulk variances are also required for Lot 60, since the subdivision would exacerbate an existing building

coverage violation and would create a side yard setback violation.

The granting of a "d(1)" variance requires the Applicant to demonstrate "special reasons" for the granting of the application. "Special Reasons" may be demonstrated by proof that the use promotes the general welfare because the site is particularly suited for the proposed use, or by proof of undue hardship, i.e., that the property cannot be adapted to a conforming use. To obtain a FAR variance pursuant to N.J.S. 40:55D-70(d)(4), the Applicant must demonstrate that the site can accommodate the increase in floor area. A height variance pursuant to N.J.S. 40:55D-70(d)(6) requires the Applicant to demonstrate that either a conforming structure cannot be built on the lot, or that the excess height is consistent with the surrounding neighborhood. The granting of "c" variances requires that the Applicant demonstrates that due to unique circumstances affecting his property, he would suffer some hardship without the variance, or that the variance would benefit the community and advance the purposes of the Municipal Land Use Law. With respect to both "d" and "c" variances, the Applicant must additionally demonstrate that the granting of the application would not impose a substantial detriment to the public good or substantially impair the intent and purpose of the municipal master plan or zoning ordinance. Applicant must also demonstrate compliance

with the requirements of the Township Land Development Ordinance governing review and approval of minor subdivision and site plan applications.

Applicant was represented by Robert C. Williams, Esq. Mr. Williams presented the testimony of Dominick Peragano, a member of the Applicant; Eric L. Keller, a New Jersey licensed engineer from the firm Omland Engineering, who testified as both a civil and traffic engineer; Anthony Faccino, also a licensed engineer from Omland Engineering; Barrett Allen Ginsberg, a New Jersey licensed architect; and Peter Steck, a New Jersey licensed professional planner. All of the Applicant's experts were accepted by the Board as experts in their respective fields. The Board also received reports and heard testimony from its engineer, Anthony Marucci and from its consulting traffic engineer, Lee D. Klein and its consulting planner, Paul N. Ricci, both from the firm T&M Associates. There was substantial commentary and opposition from members of the public.

Based on the evidence presented at the hearing, the Board made the following findings of fact and conclusions of law:

1. The subject property was part of the now defunct Peerless Tube industrial complex;
2. The use of Lot 60 as a self storage facility received approval from this Board in November, 2002. The approval included the use of part of the facility as a warehouse at the

discretion of the owner of the facility. The warehouse option has been abandoned;

3. The zoning for another parcel of the Peerless complex was changed to the R-2B Zone, and two-family homes received Planning Board approval and are now constructed on the site;

4. Adjacent to the subject site to the west is a public elementary school, known as the Watsessing School. The School's parking and play areas abut the site, with the actual school building located in the far northwest corner of the school site;

5. Lot 70 currently is 0.46 acres improved with a series of connected, abandoned one and two story buildings which will be demolished. It fronts on Locust Avenue to the north, and abuts Lot 60 to the east and south and the Watsessing school to the west;

6. Lot 60 is currently improved with a series of two and three story buildings, which comprise the self-storage facility, a loading area and a parking lot. The lot is a through lot, fronting on Locust Avenue to the north and Willow Street to the south. The parking lot is located in the southwest corner of the lot, fronting on Willow Street, and abutting Lot 70 to the north and the Watsessing School to the west. Lot 60 also fronts on John F. Kennedy Drive to the east;

7. Applicant proposes to subdivide the parking lot off of Lot 60 and add it to Lot 70, creating a through lot accessible to both Locust Avenue and Willow Street;

8. The addition of the parking lot would add one-half acre to the size of Lot 70, making it 0.96 acres;

9. Across Locust Avenue from Lot 70 is Watsessing Park, owned by Essex County. Abutting the parking lot to the southwest are one and two family dwellings. A similar residential development is located across Willow Street from the site. The residential properties are located in the R-2B, Two-Family Zone;

10. The self-storage use generates very little traffic, and requires few parking spaces. Even with the subdivision of Lot 60's parking lot, adequate parking will remain, since there are eight parking stalls within that portion of the self-storage facility located on the corner of Locust Avenue and JFK Drive, and thirteen stalls proposed for the loading area on Lot 60 which abuts Lot 70. The loading area is accessible from Locust Avenue, and is adjacent to proposed Building A;

11. A parking and access easement permitting the residents of Lot 70 to utilize the thirteen loading area stalls is proposed, with the expectation, confirmed by traffic engineers for the Applicant and the Board, that these spaces will be largely available for use by patrons of the self-storage facility during working hours, and by Lot 70 residents during evenings and

weekends. Two out-buildings located in the loading area will be removed;

12. The self-storage facility has two employees on site at any time, and generally has no more than two to three customers present at any one time;

13. Another parking easement on Lot 60 for the benefit of Lot 70, this one for three stalls, will be located near the Willow Street exit from Lot 70;

14. The traffic impact of the proposed development would be minimal and certainly less intrusive to this burgeoning residential area and the Watsessing School than an active industrial use would be;

15. A buffered garbage dumpster area will be situated between the three parking stalls on Willow Street and the Willow Street egress from the site. The dumpster area will be screened on all sides with a board on board, gated fence and evergreen plantings 6 to 7 feet high. A bulk variance is necessary for this accessory structure being located in a front yard;

16. There will be 35 parking stalls under and around Building A, and 38 parking stalls under and around Building B. Inclusive of the easement stalls on Lot 60, there will be a total of 89 stalls available for the two mid-rise apartments, which exceeds the 87 required by the Residential Site Improvement Standards;

17. Entrance to the site will be from Locust Avenue; no exit onto Locust from the site will be permitted. The only exit will be onto Willow Street, which will not permit entering traffic. Electric gates operated by card or key punch will provide security. Internal circulation will be both one-way and two-way;

18. As originally proposed, both buildings would be four floors with a total of 52 units, 24 in Building A and 28 in Building B. Applicant agreed to step back Building B from the common lot line with a two family dwelling located at 99 Willow Street, Block 129, Lot 26, and to reduce the height of the Building by one floor. This minimizes the impact of Building B on the two family dwelling;

19. The final proposal submitted to the Board was for 44 units, 24 in Building A and 20 in Building B. Of the 44 units, 38 will be two bedrooms and 6 one bedroom; all six one bedroom units will be in Building B. All units will be sold as condominiums;

20. At 44 units, the density will be 45.8 units to the acre. The R-G, Garden Apartment Zoning District, permits mid-rise apartment buildings at a density of 50 units per acre;

21. Bulk variances are required for that portion of Lot 70 in the R-2B Zone for a twenty foot rear yard setback, where 25 feet is required, and for building coverage of 33.1%, where 25%

is permitted. As a result of the subdivision, Lot 60 needs bulk variances for building coverage, which increases from 68% to 86%, both of which exceed the 65% maximum building coverage, and for minimum side yard setback, which decreases from 8.45 feet to 2.35 feet, with a minimum of 10 feet permitted in the M-1 Zone;

22. The entrance gate on Locust Avenue will be set back sufficiently from the property line to permit a vehicle seeking to enter from blocking vehicle and pedestrian traffic on Locust while gaining entry to the site through the electronic gate system. The exit gate on Willow Street will contain a mechanism for emergency vehicles to enter the site through that gate. An intercom system will allow residents to open the Locust Avenue gate from their units for visiting vehicles;

23. As modified, Building B will be no closer than 22.5 feet from the dwelling at 99 Willow Street, and 21.3 feet from the joint property line. Stepbacks above the first floor in the southwest corner of Building B will further reduce the visual impact of the development on 99 Willow Street;

24. A landscaped buffered area will separate Building B and its ground floor parking stalls from 99 Willow Street, with a minimum width of 12.1 feet. The buffering will include a lawn area, trees and fencing, sufficient to preclude lights from cars parking head-on toward 99 Willow Street from affecting the property;

25. The majority of Lot 70 is located in the M-1, Industrial Zone. This includes all of the current Lot 70 and most of the portion to be subdivided from Lot 60. The remainder of the Lot 60 subdivided parcel, a total of 7,000 square feet, is in the R-2B, Two-Family Zone. Neither zone permits multi-family dwellings or more than one principal building on a lot;

26. To the west of Building B, along the common lot line with the Watsessing School, will be a concrete wall with a four foot aluminum fence on top. An 8.5 foot wide landscaped buffer area will separate the wall from the lot line. Building B will be set back twenty feet from the westerly common lot line with the Watsessing School property;

27. Building A also will be set back twenty feet from the Watsessing School lot line, and ten feet from the common lot line with Lot 60. The thirteen parking stalls on Lot 60 which will be for the use of Lot 70 residents through an easement will have a stairway leading to Building A;

28. The grade of the site, which slopes from south to north, will be raised two to six feet at the Building A location, to a level above the 100 year flood plain elevation. Retaining walls around the perimeter of the site, along with the storm water drainage system, will prevent discharge of storm water off-site, including the school property;

29. Locust Avenue has an elevation of 117 feet, which will be the elevation of the entrance driveway to the site. The elevation under Building A will be raised to 123 feet, a 5% slope;

30. An underground brook, or drainage canal, runs through the site. Storm water captured on site will be discharged into the canal, which runs toward Watsessing Park and into the Second River. Currently, storm water sheets into Locust Avenue or Willow Street, or onto the school property. The storm water plan complies with all state and local requirements;

31. Applicant will be placing approximately five feet of fill and retaining walls on top of the drainage canal, which is four feet deep and nine feet wide. Applicant agreed to reconstruct the portion of the canal that runs through the site, if required by the Township and Board Engineers;

32. Columns supporting each structure will be located so that they do not reduce the required 24 foot drive aisles. The columns will be placed on parking stall striping. Similarly, doors leading to stairwells and elevators will not open into the drive aisles;

33. Exterior lighting will comply with the Township's Design Standards of limiting intensity at the property line to 0.1 footcandles;

34. Trash chutes in each building will carry garbage to a compactor located on the ground floor;

35. Both buildings will have a flat roof with a parapet wall. No equipment will be on the roofs, other than ventilation stacks. All HVAC equipment will be contained within each unit;

36. Building A is located entirely in the M-1 Zone, which permits a height of 60 feet, and will be an average height of 56.8 feet high, with a maximum height of 59.6 feet at the northeast corner of the building closest to Lot 60. Building B, which is located in both the M-1 and the R-2B Zones, will be 43.9 feet high. The R-2B Zone limits the height of buildings to 35 feet;

37. Watsessing School is 68 feet high, and the self-storage facility is 40 feet at its highest point. The dwelling on Lot 26 is 33 feet high;

38. The only signage on site will be a 12 square foot sign placed on Building A fourteen feet above ground level, identifying the complex as "Parkside At Bloomfield"; and

39. The subject site is approximately .3 miles from the Watsessing train station, which offers mid-town direct service. The proposed multi-family use therefore promotes the state smart-growth policy of high density residential uses in proximity to commuter mass transit.

On the basis of these findings of fact and the discussion of the Members of the Board present at the hearing, the Zoning Board of Adjustment of the Township of Bloomfield made the following conclusions of law:

1. The site is particularly suited to the proposed multi-family due to its proximity to the train station and the school. The adjacent school makes the permitted industrial uses particularly unsuitable. The elimination of this industrial site promotes the general welfare;

2. The height of the proposed buildings is consistent with the height of the adjacent school and self-storage facility;

3. The stepbacks in the upper two floors of Building B, its distance from 99 Willow Street and the landscaped buffer between the structures on the two lots mitigate the height and mass differential between the two family and multi-family uses, thereby accomplishing one of the purposes of the MLUL by preserving light, air and open space;

4. The elimination of a large surface parking lot, a part of which is located in a two-family zone, and replacing it with a residential use creates a preferable transition between the self-storage facility and the detached one and two family homes on Willow Street;

5. Use of this site for industrial purposes is obsolete, given the changes in the neighborhood brought about by the

construction of two-family homes on Willow Street and the proximity of Watsessing School;

6. Promotion of the State's smart-growth principals through construction of high density multi-family residential dwellings near mass transit is an appropriate use of the land;

7. The need for height and FAR variances are solely the result of the split zoning of the parking lot, part of which is in the R-2B Zone. This creates a hardship due to the incompatibility between two-family and industrial zones, and would subject even conforming industrial development in the M-1 Zone to variance relief;

8. The bulk violations are subsumed within the use variances. Moreover, variances for these violations are warranted due to hardship and because the benefits outweigh any detriments;

9. Any negative impact of the proposed development on neighboring properties is minimal, due in large measure to the Applicant's agreement to modify Building B by reducing its height and stepping back its facade, thereby minimizing the intrusiveness of the development;

10. The proposed development is not inconsistent with the zone plan or zoning ordinance because, as the recent zone change evidences, this is an area transitioning from industrial to residential; and

11. The proposed development complies with the requirements of the Township Land Development Ordinance governing site plan and minor subdivision approval.

On the basis of these findings of fact and conclusions of law, and the discussion of the Members of the Board present at the hearing, the Zoning Board of Adjustment of the Township of Bloomfield determined (i) by a vote of six in favor and one opposed, that this application should be bifurcated due to modifications to the site plan necessitated by the Applicant's agreement to reduce the height of Building B by one floor; (ii) by a vote of six in favor and one opposed, that all (d) and (c) variances should be granted; and (iii) by a vote of six in favor and one opposed, that preliminary and final site plan and minor subdivision approval was warranted. In support of its decision, the Board concluded that the benefits of granting the application outweighed any detriment, and that granting the requested variances would not substantially impair the intent and purpose of the Zoning Ordinance. In particular, the Members of the Board concluded that the Applicant's plans would enhance the neighborhood and promote safety by eliminating unsightly and incompatible industrial structures. Accordingly, the Board concluded that the proposed development would not have a negative impact on the neighborhood or constitute a detriment to the zone

plan or Ordinance. In addition, the Applicant had met the criteria in the Township's Site Plan Ordinance justifying preliminary and final site plan approval.

NOW, THEREFORE, be it resolved by the Zoning Board of Adjustment of the Township of Bloomfield that the application for a (d) and (c) variances and preliminary and final site plan and minor subdivision approval to permit the construction of two mid-rise apartment buildings with a total of 44 units at property located at 58 Locust Avenue in the Township of Bloomfield, Block 129, Lots 60 and 70, be and hereby is GRANTED, subject to:

1. Conformance with the engineering and architectural plans accompanying the application submitted to the Board, as modified at the February 9, 2006 and March 9, 2006 hearings, including, without limitation, a reduction in the height of Building B to three residential floors above parking, the step backs incorporated into the design of Building B and a total number of 44 units in both buildings;
2. Building code requirements;
3. Reconstruction of that portion of the drainage canal that runs through the site, if required by the Township and Board Engineers;
4. Limiting the usage of Lot 60 to self-storage only to minimize traffic and the intensity of the use on the Lot;

5. Compliance with the March 6, 2006 memorandum from Anthony Marucci, Board Engineer;

6. Consulting with the Watsessing Heights Neighborhood Association on the design of the buildings's facade; and

7. Cooperation with the Bloomfield Board of Education to limit dust, dirt and other possible environmental impacts on the Watsessing School.

February 9, 2006:

IN FAVOR OF BIFURCATION AND GRANTING THE VARIANCES:

Ms. Barucky	Yes
Mr. Balnicki	Yes
Mr. DeMarino	Yes
Chairman Lazar	Yes
Mr. Malfatto	Yes
Mr. Mauro	Yes

(7) Yes

OPPOSED TO BIFURCATION AND GRANTING THE VARIANCES:

Mr. Michalski	No
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(1) No

March 9, 2006:

IN FAVOR OF PRELIMINARY AND FINAL SITE PLAN APPROVAL AND MINOR SUBDIVISION APPROVAL:

Ms. Barucky	Yes ✓
Mr. Balnicki	Yes ✓
Mr. Debold	Yes
Mr. DeMarino	Yes
Chairman Lazar	Yes ✓
Mr. Malfatto	Yes ✓

(6) Yes

OPPOSED TO PRELIMINARY AND FINAL SITE PLAN APPROVAL AND
MINOR SUBDIVISION APPROVAL:

Mr. Michalski No

(1) 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 11th day of May, 2006
to reflect the action taken by said Board on the 9th day of
February, 2006 and the 9th day of March, 2006.



John Lazar, Chairman

Appendix G: Study Area ZBA Resolution dated March 10, 2009.

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

RESOLUTION IN THE MATTER OF THE APPLICATION OF PARKSIDE AT BLOOMFIELD, LLC AS APPLICANT AND PARKWAY SELF STORAGE, LLC AS OWNER, FOR AN EXTENSION OF FINAL SITE PLAN APPROVAL AND THE GRANTING OF USE AND OTHER (D) AND (C) VARIANCES, PERMITTING THE CONSTRUCTION OF TWO MID-RISE APARTMENT BUILDINGS AT PROPERTY LOCATED AT 58 LOCUST AVENUE, BLOCK 129, LOTS 60 AND 70.

WHEREAS, Parkside at Bloomfield, LLC, as applicant and Parkway Self Storage, LLC, as owner, filed an application with respect to premises located at 58 Locust Avenue in the Township of Bloomfield, Block 129, Lots 60 and 70, for variances pursuant to N.J.S. 40:55D-70(d) and (c), for preliminary and final site plan approval and for a minor subdivision, to permit the construction of two mid-rise apartment buildings totaling 44 units; and

WHEREAS, the Board and the Applicants agreed to bifurcate the application and accordingly the variances were approved at the Board meeting held February 9, 2006 and preliminary and final site plan approval and the minor subdivision were approved at the Board meeting held March 9, 2006, subject to certain specified conditions; and

WHEREAS, by resolution dated May 11, 2006, the Board adopted a resolution memorializing the approvals granted on February 9

and March 9, 2006. Notice of the adoption of the Resolution was published on May 24, 2006; and

WHEREAS, the deed and plats effectuating the minor subdivision were filed by the Applicant within the 190-day period established by N.J.S.A. 40:55D-47; and

WHEREAS, final site plan approval is protected from changes to the Township's Zoning Ordinance for a period of two years from the date of adoption of the resolution granting final approval pursuant to N.J.S.A. 40:55D-52; and

WHEREAS, pursuant to Section 315-9(H) of the Township's Land Development Ordinance, the variances granted by the Board expire after two years from notice of publication of adoption of the resolution if construction of the project has not commenced; and

WHEREAS, the Applicant filed an application pursuant to N.J.S. 40:55D-52(a), which authorizes the Board, at its discretion, to grant three (3) extensions of final site plan approval, each for a period of one year, if the "developer has followed the standards prescribed for final approval"; and

WHEREAS, the Board may also exercise its discretion and grant an extension of time to implement the variances; 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. 40:55D-12); and

WHEREAS, a hearing on the application for an extension of final site approval and of the time permitted to implement the variances was held on June 12, 2008.

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

This is an application pursuant to N.J.S. 40:55D-52(a) seeking a one year extension of final site plan approval and of (d) and (c) variances previously granted by the Planning Board by Resolution dated May 11, 2006. Final site plan approval affords an applicant protection from changes in the Township's zoning regulations for a period of two years from the date of adoption of the resolution memorializing final site plan approval.

(N.J.S. 40:55D-52(a).) Section 315-9(H) of the Borough's Land Development Ordinance dictates that variances granted by a board "shall expire by limitation unless such construction or alteration shall have been actually commenced on each and every structure permitted by said variance, or unless such specified use has actually been commenced, within two years from the date of publication of the notice of the decision of the Board granting the variance," Section 52(a) of the MLUL permits extensions of the protection afforded an applicant from changes in the zoning ordinance at the discretion of the Board. Similarly, the Board has discretion to extend the time for implementing the variances.

The Applicants were represented by Robert C. Williams, Esq., who presented the facts supporting the extension request.

Applicants' request for a one year extension was based on the deterioration of the housing and lending markets. Basically, it is not economically feasible to begin construction of the project at this time.

On the basis of these facts, the Board concluded, by a vote of five in favor and one opposed, that the Applicant had presented sufficient justification to warrant a one-year extension of final site plan approval pursuant to N.J.S. 40:55D-52(a) and of the time to implement the variances.

NOW, THEREFORE, be it resolved by the Zoning Board of Adjustment of the Township of Bloomfield that the application of Parkside at Bloomfield, LLC, as applicant and Parkway Self Storage, LLC, as owner, with respect to premises located at 58 Locust Avenue in the Township of Bloomfield, Block 129, Lots 60 and 70, seeking an extension of final site plan approval and the time for implementing the variances previously granted by the Board, for a period of one year from May 11, 2008 and May 24, 2008, respectively, be and hereby is GRANTED.

IN FAVOR OF GRANTING THE EXTENSION:

Mr. Balnicki	Yes
Ms. Barucky	Yes
Mr. Debold	Yes
Mr. Mauro	Yes
Mr. Rockwell	Yes

(5) Yes

OPPOSED TO GRANTING THE EXTENSION:

Chairman Michalski	No
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(1) 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 19th day of March, 2009, to reflect the action taken by said Board on the 12th day of June, 2008.



Board Member

Appendix H: Study Area ZBA Resolution dated May 18, 2011.

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

RESOLUTION IN THE MATTER OF THE APPLICATION OF PARKSIDE AT BLOOMFIELD, LLC AS APPLICANT AND PARKWAY SELF STORAGE, LLC AS OWNER, FOR AMENDED PRELIMINARY AND FINAL SITE PLAN APPROVAL, PERMITTING THE CONSTRUCTION OF TWO MID-RISE APARTMENT BUILDINGS AT PROPERTY LOCATED AT 58 LOCUST AVENUE, BLOCK 129, LOTS 60 AND 70.

WHEREAS, Parkside at Bloomfield, LLC, as applicant and Parkway Self Storage, LLC, as owner, filed an application with respect to premises located at 58 Locust Avenue in the Township of Bloomfield, Block 129, Lots 60 and 70; and

WHEREAS, Applicant had previously received approvals for variances pursuant to N.J.S. 40:55D-70(d) and (c), for preliminary and final site plan approval and for a minor subdivision, to permit the construction of two mid-rise apartment buildings totaling 44 units in February and March, 2006, with the memorializing resolution adopted on May 11, 2006. Notice of the adoption of the Resolution was published on May 24, 2006; and

WHEREAS, the deed effectuating the minor subdivision was recorded in the Essex County Registrar's Office on March 23, 2007, Book 12039, Page 8820. The subdivision deed included perpetual parking and access easements burdening Lot 60 and benefitting the residents of the two apartment buildings on Lot 70; and

WHEREAS, final site plan approval is protected from changes to the Township's Zoning Ordinance for a period of two years from the date of adoption of the resolution granting final approval pursuant to N.J.S.A. 40:55D-52; and

WHEREAS, on June 8, 2008, the Board granted the Applicant an extension of final site plan approval and of the time to implement the variances, which, pursuant to Section 315-9(H) of the Township's Land Development Ordinance, expire after two years from notice of publication of adoption of the resolution if construction of the project has not commenced; and

WHEREAS, by virtue of the enactment of the Permit Extension Act of 2008, N.J.S.A. 40:55D-136.1, *et, seq.*, which became effective September 6, 2008, the expiration of the period of approval for "any governmental approval in existence" from January 1, 2007 through July 1, 2010 was tolled. An "approval" included "preliminary and final approval granted in connection with an application for development pursuant to" the Municipal Land Use Law; and

WHEREAS, the Permit Extension Act tolled the expiration of the protections afforded to the 2006 site plan approval and the expiration of the variances granted with the approval beyond the period afforded by the 2008 extension granted by the Board; and

WHEREAS, by amendment to the Permit Extension Act effective January 18, 2010, the tolling period was extended through December 31, 2011; and

WHEREAS, the Applicant has now filed an application for amended site plan approval, seeking to reduce the height and density of Building A, which was approved for four stories and 24 units, and a reduction in the number of parking spaces to be located on the adjacent self-storage warehouse lot; and

WHEREAS, a hearing on this application was held before the Bloomfield Zoning Board of Adjustment on April 21, 2011; and

WHEREAS, the Applicant filed an affidavit with this Board showing compliance with the statutory requirements concerning notice to the affected property owners and of making proper and timely publication of the application in the official newspaper of the Township of Bloomfield.

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

This is an application for amended preliminary and final site plan approval. As originally approved in 2006, the project consisted of two apartment buildings; one, Building A, fronting on Locust Street, would be four stories over parking and 24 units; the second, Building B, would be three stories over parking and 20 units. Applicant now proposes to remove a floor

on Building A, which would front on Locust Avenue, thereby reducing it to three stories over parking, and eliminating four units in that building. The amended plan would also reduce the number of parking spaces allocated to the project which would be located on Lot 60, which is improved with a self-storage warehouse. The prior approval included 16 parking stalls on Lot 60, 13 stalls adjacent to the self-storage warehouse accessible from Locust Avenue and three stalls accessible from Willow Street. The proposed amendment would reduce the 13 stalls to 7, while leaving the other three stalls on the southerly part of Lot 60 fronting on Willow Street.

The Applicants were represented by W. Mark O'Brien, Esq., of the firm Flowers & O'Brien, LLC. Mr. O'Brien presented the testimony of Dominick Paragano, a principal of the applicant who is also the managing member of the entity controlling the self-storage warehouse, Kenneth Fox, a New Jersey Licensed professional architect, and Anthony Facchino, a New Jersey licensed professional engineer with the firm Omland Engineering. Both Mr. Fox and Mr. Facchino were accepted by the Board as experts in their respective fields. No member of the public spoke with respect to this application.

Based on the evidence presented at the hearing, the Board made the following findings of fact and conclusions of law:

As originally approved, Building A would contain four stories of 24 residential units over ground floor parking and Building B would be three residential stories over parking and 20 units. The removal of one floor from Building A, which would front on Locust Avenue, would result in both proposed buildings being three stories over parking, which is preferable to the buildings having different heights. Building A would now be 12 feet lower than originally approved. The loss of one floor would reduce the number of units in Building A to 20, so both buildings would now contain 20 units for a total of 40 units, thereby reducing the density of the project.

The reconfiguration of the parking area located on Lot 60 between the self-storage warehouse and Building A was deemed necessary by the Applicant because of the owner's desire to maintain an existing loading dock and exterior fire stairwell on the western side wall of the self-storage building. The fire stairwell and loading dock were designated for removal in the plans approved in 2006. This parking area was approved for 13 perpendicular spaces adjacent to the common lot line with Lot 70. The redesigned parking area would now have 7 stalls, with three parallel parking spaces along the common lot line and four perpendicular stalls further to the south. This area is accessible only from Locust Avenue and will be limited to overnight parking only for the Lot 70 residents. Three other

spaces on Lot 60 for use by the residential project, which would be accessible from Willow Street, will remain. The total number of parking spaces will be reduced from 89 to 83, which exceeds the 79 spaces required by RSIS for the 6 one bedrooms and 34 two bedrooms to be constructed in the two proposed apartment buildings. Applicant will record an amendment to the easement governing the Lot 60 parking area accessible from Locust Avenue to reflect the reduction in spaces from 13 to 7 and limiting the use of the three parallel stalls in that parking area by the residents of Lot 70 to overnight parking only.

As a result of these findings of fact and conclusions of law, the Members of the Zoning Board of Adjustment of the Township of Bloomfield, by a vote of seven (7) in favor and none opposed, determined that the application for amended site plan approval should be granted, because the modifications proposed by the Applicant constitute a better planning alternative than the original approval because the two proposed apartment buildings reducing the height of Building A to conform with the height of Building B improves the aesthetics of the project.

The Board also notes that the Permit Extension Act, as amended, tolled the expiration of the protections afforded Applicant's 2006 final site plan approval and the expiration of the concomitant (c) and (d) variances until December 31, 2012.

Thus, the variances remain valid. The amended preliminary and final site plan approval granted by the Board and memorialized in this resolution relates back to the date of the 2006 approval, and thus does not start the expiration period anew. See, *Cox & Koenig, New Jersey Zoning and Land Use Administration*, §15-5.4, page 385 (*GANN 2011*).

NOW, THEREFORE, be it resolved by the Zoning Board of Adjustment of the Township of Bloomfield that the application of Parkside at Bloomfield, LLC, as applicant and Parkway Self Storage, LLC, as owner, with respect to premises located at 58 Locust Avenue in the Township of Bloomfield, Block 129, Lots 60 and 70, for amended preliminary and final site plan approval, be and hereby is GRANTED, subject to (i) the recording of an amendment to the easement permitting access to and parking on the Locust Avenue parking area located on Lot 60 by the residents of Lot 70 limiting the use of the three parallel spaces in that parking area by the residents of Lot 70 to overnight hours only; (ii) Applicant providing copies of the recorded amendment to the Township Tax Assessor and the Board's attorney; (iii) Applicant obtaining all other governmental approvals, including, without limitation, a stream encroachment permit from the New Jersey Department of Environmental Protection, a sanitary sewer extension permit and a soil conservation permit from the Hudson-Essex-Passaic Soil Conservation District; (iv) conformance with

the engineering and architectural plans accompanying the application for amended preliminary and final site plan approval, including, without limitation, a reduction in the height of Building A to three residential floors above parking and the reduction in the number of parking stalls in the parking area on Lot 60 accessible from Locust Avenue from 13 to 7; and (v) conformance with the conditions of approval set forth in the resolution memorializing the 2006 approval.

IN FAVOR OF GRANTING AMENDED PRELIMINARY AND FINAL SITE PLAN APPROVAL:

Mr. Balnicki	Yes
Mr. Bunin	Yes
Ms. Carroll	Yes
Mr. Debold	Yes
Chairman Michalski	Yes
Mr. Prince	Yes
Mr. Scurman	Yes

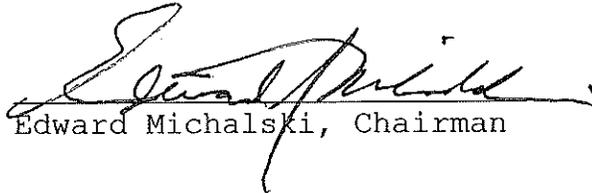
(7) Yes

OPPOSED TO GRANTING AMENDED PRELIMINARY AND FINAL SITE PLAN APPROVAL:

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 18th day of May, 2011, to reflect the action taken by said Board on the 21st day of April, 2011.


Edward Michalski, Chairman

Appendix I: Recorded subdivision deed for Study Area.

RECORDING INFORMATION SHEET

ESSEX COUNTY REGISTER'S OFFICE
 HALL OF RECORDS, ROOM 130
 465 MARTIN LUTHER KING Jr. Blvd
 NEWARK NJ 07102

INSTRUMENT NUMBER: 7039206	DOCUMENT TYPE: DEED
--------------------------------------	-------------------------------

Official Use Only

CAROLE A. GRAVES, REGISTER
 ESSEX COUNTY, NJ

INSTRUMENT NUMBER
 7039206
 RECORDED ON
 March 23, 2007 12:53 pm
 BOOK:12039 PAGE:8820

MC

Return Address (for recorded documents)

ROBERT C WILLIAMS
 ATTORNEY AT LAW
 622 EAGLE ROCK AVNEUE
 WEST ORANGE NJ 07052

No. Of Pages (excluding Summary Sheet)	32
--	----

Recording Fee (excluding Transfer Tax)	\$350.00
--	----------

Realty Transfer Tax	\$0.00
---------------------	--------

Amount Charged (Check # 3553)	\$350.00
-------------------------------	----------

Municipality	BLOOMFIELD
--------------	------------

Parcel Information	Block	129
	Lot	70

First Party Name	PARKWAY SELF STORAGE LLC
------------------	--------------------------

Second Party Name	PARKWAY SELF STORAGE LLC
-------------------	--------------------------

Additional Information (Official Use Only)

ADDITIONAL STAMPINGS _____

CONSIDERATION (E) \$1.00

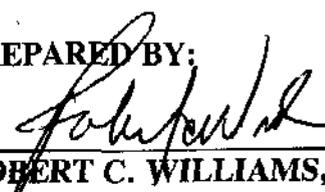
MAIL COPY _____

NO COPY _____

ENVELOPE _____

***** DO NOT REMOVE THIS PAGE. *****
 COVER SHEET (DOCUMENT SUMMARY FORM) IS PART OF ESSEX COUNTY FILING RECORD
 ***** RETAIN THIS PAGE FOR FUTURE REFERENCE. *****

PREPARED BY:


ROBERT C. WILLIAMS, ESQ.

**CORRECTIVE
SUBDIVISION DEED**

This Deed is made on October 13, 2006,

Between PARKWAY SELF STORAGE, LLC

Having its principal place of business at 159 Route 183 North, Stanhope, New Jersey 07874
referred to as the Grantor.

AND

PARKWAY SELF STORAGE, LLC

Having its principal place of business at 159 Route 183 North, Stanhope, New Jersey 07874
referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of-----

-----ONE DOLLAR and NO CENTS (\$1.00)-----

--The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Bloomfield
Block No. 129 Lot No. 70

 No property tax identification number is available on the date of this Deed

PROPERTY. The property consists of the land and all the buildings and structures on the land in the Township of Bloomfield, County of Essex and State of New Jersey. The legal description is: SEE ATTACHED SCHEDULE A-METES AND BOUNDS DESCRIPTION NEW LOT 70, BLOCK 129

Being part of the same premises conveyed to Grantor herein by Deed from Bloomfield Properties Special LLC, a Limited Liability Company of the State of New Jersey, dated November 21, 2003, and recorded in the office of the Essex County Register December 3, 2003 in Deed Book 6022, Page 809.

Subject to all easements and restrictions of record and the restrictive covenant recorded within the prior deed.

This conveyance includes a perpetual parking and access easement containing 5,049 square feet over a portion of adjacent Lot 60 for the benefit of Lot 70, and as more particularly described in the attached SCHEDULE B entitled: DESCRIPTION OF PROPOSED PARKING AND ACCESS EASEMENT SITUATED IN THE TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, NEW JERSEY.

This conveyance includes a perpetual parking easement containing 901 square feet over a portion of adjacent Lot 60 for the benefit of Lot 70, and as more particularly described in the attached SCHEDULE C entitled: DESCRIPTION OF PROPOSED PARKING EASEMENT SITUATE IN THE TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, NEW JERSEY.

The within conveyance is in compliance with the approval of a minor subdivision by the Township of Bloomfield Zoning Board of Adjustment by Resolution approved May 11, 2006 and is filed pursuant to N.J.S.A. 40:55D-47 and is attached hereto.

This Deed was previously recorded November 14, 2006 in Deed Book 6406, Page 375, and is being re-recorded to correct the spelling of the name of the Grantor and the order of pages in the descriptions.

6165040 ✓

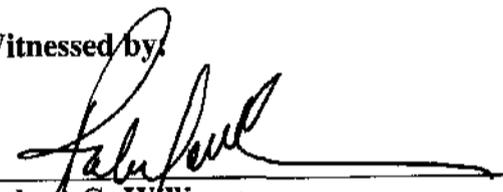
APPROVED, BLOOMFIELD ZONING BOARD OF ADJUSTMENT


NICOLE BRENNAN, Secretary

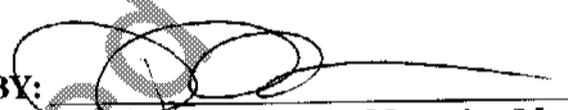

JOHN LAZAR, Chairman

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

Robert C. Williams
Attorney at Law State of New Jersey

PARKWAY SELF STORAGE, LLC

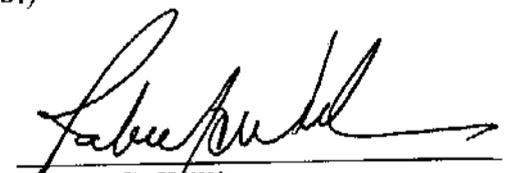
BY: 
Dominick Paragano, Managing Member,
Grantor

STATE OF NEW JERSEY, COUNTY OF ESSEX SS.;
I CERTIFY that on October 13, 2006,

Dominick Paragano, Managing Member of Parkway Self Storage, LLC

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) this person is the managing member of Parkway Self Service, LLC, the grantor of the attached Deed, and signed this Deed on its behalf;
- (b) this Deed was signed and delivered by the limited liability company as its voluntary act and as duly authorized by a proper resolution in accordance with its operating agreement.
- (c) made this Deed for \$1.00 is the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)


Robert C. Williams
Attorney at Law State of New Jersey

RECORD AND RETURN:
ROBERT C. WILLIAMS, ESQ.
622 EAGLE ROCK AVENUE
WEST ORANGE, NJ 07052

STATE OF NEW JERSEY

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY }
COUNTY OF ESSEX } SS. County Municipal Code
0702
Municipality of Property Location: Bloomfield

FOR RECORDER'S USE ONLY
Consideration \$ 1.00
RTF paid by seller \$ 0.00 †
Date 3-23-07 By [Signature]

† Use symbol "C" to indicate that fee is exclusively for county use.

(1) **PARTY OR LEGAL REPRESENTATIVE** (See Instructions 3 and 4 attached)
Deponent, Robert C. Williams, Esq., being duly sworn according to law upon his/her oath deposes
(Name)
and says that he/she is the Legal Representative in a deed dated 10/13/06
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)
transferring real property identified as Block No. 129 Lot No. 70 located at
58 Locust Avenue, Bloomfield, Essex County, New Jersey and annexed thereto.
(Street Address, Town)

(2) **CONSIDERATION: \$ 1.00** (See Instructions 1 and 5)

(3) Property transferred is Class 4A 4B 4C (circle one). If Class 4A, calculation in Section 3A is required.

(3A) REQUIRED CALCULATION OF EQUALIZED ASSESSED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS: (See Instructions 5A and 7)

Total Assessed Valuation ÷ Director's Ratio = Equalized Valuation

\$ _____ ÷ _____ % = \$ _____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized value.

(4) **FULL EXEMPTION FROM FEE:** (See Instruction 8)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to the exemption symbol is insufficient. Explain in detail. **d) confirms or corrects a deed previously recorded**

(5) **PARTIAL EXEMPTION FROM FEE:** (See Instruction 9) **NOTE: All boxes below apply to grantor(s) only.**

ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption.

Deponent claims that this deed transaction is exempt from the State's portion of the Basic Fee, Supplemental Fee and General Purpose Fee, as applicable, imposed by C. 176, P.L. 1975; C. 113, P.L. 2004 and C. 66, P.L. 2004 for the following reason(s):

A. SENIOR CITIZEN (See Instruction 9)

- Grantor(s) 62 years of age or over.*
- One- or two-family residential premises.
- Resident of the State of New Jersey.
- Owned and occupied by grantor(s) at time of sale.
- Owners as joint tenants must all qualify.

B. BLIND (See Instruction 9)

- Grantor(s) legally blind.*
- One- or two-family residential premises.
- Owned and occupied by grantor(s) at time of sale.
- Owners as joint tenants must all qualify.
- Resident of the State of New Jersey.

DISABLED (See Instruction 9)

- Grantor(s) permanently and totally disabled.*
- Receiving disability payments.*
- Not gainfully employed.*
- One- or two-family residential premises.
- Owned and occupied by grantor(s) at time of sale.
- Owners as joint tenants must all qualify.
- Resident of the State of New Jersey.

* IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY IF OWNED AS TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (See Instruction 9)

- Affordable according to HUD standards.
- Meets income requirements of region.
- Reserved for occupancy.
- Subject to resale controls.

(6) **NEW CONSTRUCTION** (See Instructions 2, 10 and 12)

- Entirely new improvement.
- Not previously used for any purpose.
- Not previously occupied.
- "NEW CONSTRUCTION" printed clearly at the top of the first page of the deed.

(7) Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this Twenty-Second
day of March, 20 07

[Signature]
EVELYNN HANFORD
A Notary Public Of New Jersey

[Signature]
Signature of Deponent
622 Eagle Rock Avenue
West Orange, NJ
Deponent Address

Parkway Self Storage, LLC
Grantor Name
159 Route 183 North
Stanhope, NJ 07874
Grantor Address at Time of Sale

Name/Company of Settlement Officer

This form is provided by the Department of the Treasury, as required by law, and may not be altered or amended without the prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at www.state.nj.us/treasury/taxation/lpt/localtax.htm.

FOR OFFICIAL USE ONLY
Instrument Number 70392010 County Essex
Deed Number _____ Book 12039 Page 2820
Deed Dated 10-13-06 Date Recorded 3-23-07

State of New Jersey

Seller's Residency Certification/Exemption

(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, page 2):

Name(s) Parkway Self Storage, LLC

Current Resident Address 159 Route 183 North

City, Town, Post Office Stanhope State NJ Zip Code 07874

PROPERTY INFORMATION (Brief Property Description):

Block(s) 129 Lot(s) 70 Qualifier _____

Street Address 58 Locust Avenue

City, Town, Post Office Bloomfield State NJ Zip Code 07003

Seller's Percentage of Ownership 100% Consideration \$1.00 Closing Date 10/13/06

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to NON-residents):

1. I am a resident taxpayer (individual, estate or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
6. The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. The gain from the sale will not be recognized for federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION.) If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale.
8. Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.

SELLER(S) DECLARATION:

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

10/13/06

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER 11-14-06

(Chapter 49, P.L. 1968; as amended through Chapter 33, P.L. 2006)

To be recorded with deed pursuant to Chapter 49, P.L. 1968 as amended by Chapter 308, P.L. 1991 (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY }
COUNTY OF **ESSEX** } SS. County Municipal Code **0702**
Municipality: **BLOOMFIELD**

FOR RECORDER'S USE ONLY
Consideration \$ 1.00
RTF paid by seller \$ 0*
Date 11/14/06 By R.G.

* Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and 4 attached)
Deponent, **Dominick Paragano**, being duly sworn according to law upon his/her oath deposes

and says that he/she is the **Corporate Officer** in a deed dated **10/13/06**
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)
transferring real property identified as Block No. **129** Lot No. **70**
located at **58 Locust Avenue, Bloomfield, Essex County, New Jersey** and annexed hereto.
(Street Address, Municipality, County)

(2) CONSIDERATION: \$ 1.00 (See Instructions #1, 5, 6 and 7)

(2A) REQUIRED CALCULATION OF EQUALIZED ASSESSED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS:

Total Assessed Valuation ÷ Director's Ratio = Equalized Valuation

\$ _____ ÷ _____ = \$ _____

If equalized valuation amount is in excess of \$1,000,000, the 1% fee is imposed on Buyer on entire amount of consideration. If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized value.

(3) FULL EXEMPTION FROM FEE (See Instruction #8)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c. 49, P.L. 1968, as amended through c. 66, P.L. 2004 for the following reason(s). Explain in detail. Mere reference to exemption symbol is not sufficient. **a) consideration less than \$100.00**

f) on partition

(4) PARTIAL EXEMPTION FROM FEE NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instruction #9)

Deponent claims that this deed transaction is exempt from the State portion of the Basic fee imposed by c. 176, P.L. 1975; c. 113, P.L. 2004; and c. 66, P.L. 2004 for the following reason(s):

A. SENIOR CITIZEN (See Instruction #9)

- | | |
|---|--|
| <input type="checkbox"/> Grantor(s) 62 years of age or over.* | <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale. |
| <input type="checkbox"/> One- or two-family residential premises. | <input type="checkbox"/> Owners as joint tenants must all qualify. |
| <input type="checkbox"/> Resident of the State of New Jersey. | |

B. BLIND (See Instruction #9)

- Grantor(s) legally blind.*
- One- or two-family residential premises.
- Owned and occupied by grantor(s) at time of sale.
- Owners as joint tenants must all qualify.
- Resident of the State of New Jersey.

DISABLED (See Instruction #9)

- Grantor(s) permanently and totally disabled.*
- Receiving disability payments.*
- Not gainfully employed.*
- One- or two-family residential premises.
- Owned and occupied by grantor(s) at time of sale.
- Owners as joint tenants must all qualify.
- Resident of the State of New Jersey.

* IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY IF OWNED AS TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (See Instruction #9)

- | | |
|---|--|
| <input type="checkbox"/> Affordable according to HUD standards. | <input type="checkbox"/> Reserved for occupancy. |
| <input type="checkbox"/> Meets income requirements of region. | <input type="checkbox"/> Subject to resale controls. |

(5) NEW CONSTRUCTION (See Instruction #10) - Affidavit must be executed by Grantor

- | | |
|---|---|
| <input type="checkbox"/> Entirely new improvement. | <input type="checkbox"/> Not previously occupied. |
| <input type="checkbox"/> Not previously used for any purpose. | <input type="checkbox"/> "NEW CONSTRUCTION" printed clearly at the top of the first page of the deed. |

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968, as amended through c. 33, P.L. 2006.

Subscribed and sworn to before me
this 13th
day of October, 20 06

ROBERT C. WILLIAMS, Attorney
at Law State of New Jersey

Signature of Deponent
[Signature]
159 Route 183 North
Stanhope, NJ 07874
Address of Deponent

Parkway Self Storage, LLC
Name of Grantor
159 Route 183 North
Stanhope, NJ 07874
Address of Grantor at Time of Sale

Name/Company of Settlement Officer

This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.

FOR OFFICIAL USE ONLY
Instrument Number 4165040 County Essex
Deed Number _____ Book 6406 Page 325
Deed Dated 10/13/06 Date Recorded 11/14/06

August 7, 2006
OEA Proj. 040301

DESCRIPTION OF A PARCEL OF LAND SITUATED IN THE TOWNSHIP OF
BLOOMFIELD, ESSEX COUNTY, NEW JERSEY.

BEING proposed Lot 70, Block 129, existing Lot 70 and a portion of existing Lot 60 and being as shown on a map entitled "Preliminary & Final Site Plans and Minor Subdivision for Parkside at Bloomfield, Layout and Dimensioning Plan and Minor Subdivision Plan, Block 129, Lot 60, 70, Township of Bloomfield, Essex County, New Jersey", Sheet 4 of 9 dated to 2-17-06, prepared by Omland Engineering Associates, Inc., more particularly described as follows:

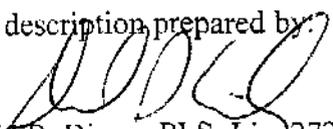
BEGINNING at a point in the southwesterly sideline of Locust Avenue, 50 feet wide, where same is intersected by the division line between said Lots 60 and 70, said point being distant northwesterly along said sideline, 268.50 feet from a point where same is intersected by the northwesterly sideline of John F. Kennedy Drive, width varies, and running; Thence

- 1) Along said division line between said Lots 60 and 70, South 27° 18' 00" West, 120.00 feet to an angle point in same; Thence
- 2) Still along said division line, North 62° 42' 00" West, 47.40 feet to an angle point in same; Thence
- 3) Still along said division line and then by a new line through existing Lot 60 and then along the northwesterly sideline of Willow Street, 55 feet wide, South 68° 40' 00" West, 255.82 feet to a point where same is intersected by the division line between said proposed Lot 70 and Lot 26, Block 129; Thence
- 4) Along said division line, North 21° 20' 00" West, 137.17 feet to a point where same is intersected by the division line between said Lot 70 and Lot 8, Block 129; Thence
- 5) Along said division line and then the division line between said Lot 70 and Lot 75, Block 129, North 76° 41' 27" East, 176.73 feet to an angle point in same; Thence
- 6) Still along said division line, South 21° 20' 00" East, 59.61 feet to an angle point in same; Thence

- 7) Still along said division line, North 27° 30' 00" East, 145.70 feet to a point where same is intersected by the aforesaid southwesterly sideline of Locust Avenue; Thence
- 8) Along said sideline, South 62° 42' 00" East, 140.00 feet to a point where same is intersected by the aforesaid division line between Lots 60 and 70 and the place of BEGINNING.

Containing 42,004 Square Feet or 0.9643 Acres more or less. Subject to easements and restrictions of record. All in accordance with a map entitled "Preliminary & Final Site Plans and Minor Subdivision for Parkside at Bloomfield, Layout and Dimensioning Plan and Minor Subdivision Plan, Block 129, Lot 60, 70, Township of Bloomfield, Essex County, New Jersey", Sheet 4 of 9 dated to 2-17-06, prepared by Omland Engineering Associates, Inc.

This description prepared by:


David B. Dixon, PLS, Lic. 27282

August 7, 2006
OEA Proj. 040301

DESCRIPTION OF A PROPOSED PARKING AND ACCESS EASEMENT SITUATED
IN THE TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, NEW JERSEY.

BEING a portion of proposed Lot 60, Block 129 as shown on a map entitled "Preliminary & Final Site Plans and Minor Subdivision for Parkside at Bloomfield, Layout and Dimensioning Plan and Minor Subdivision Plan, Block 129, Lot 60, 70, Township of Bloomfield, Essex County, New Jersey", Sheet 4 of 9 dated to 2-17-06, prepared by Omland Engineering Associates, Inc., more particularly described as follows:

BEGINNING at a point in the southwesterly sideline of Locust Avenue, 50 feet wide, where same is intersected by the division line between said Lots 60 and 70, said point being distant northwesterly along said sideline, 268.50 feet from a point where same is intersected by the northwesterly sideline of John F. Kennedy Drive, width varies, and running; Thence

- 1) Along said division line between said Lots 60 and 70, South 27° 18' 00" West, 120.00 feet to an angle point in same; Thence
- 2) Still along said division line, North 62° 42' 00" West, 4.34 feet to a point in same; Thence
- 3) By a new line through said Lot 60, South 27° 30' 00" West, 8.45 feet to the face of an existing building; Thence
- 4) Still by a new line, along said face of building, South 62° 40' 44" East, 43.36 feet to an angle point in same; Thence
- 5) Still by a new line, along said face of building, North 27° 19' 16" East, 128.46 feet to a point where same is intersected by the aforesaid southwesterly sideline of Locust Avenue; Thence
- 6) Along said sideline, North 62° 42' 00" West, 39.04 feet to a point where same is intersected by the aforesaid division line between Lots 60 and 70 and the place of BEGINNING.

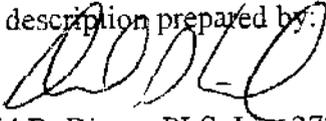
Containing 5,049 Square Feet or 0.1159 Acres more or less. Subject to easements and restrictions of record. All in accordance with a map entitled "Preliminary & Final Site Plans and Minor Subdivision for Parkside at Bloomfield, Layout and Dimensioning Plan and Minor Subdivision Plan, Block 129, Lot 60, 70, Township of Bloomfield, Essex

60

Description of Proposed Parking & Access Easement, Lot 60, Block 129
Bloomfield, New Jersey
August 7, 2006
Page 2 of 2

County, New Jersey", Sheet 4 of 9 dated to 2-17-06, prepared by Omland Engineering Associates, Inc.

This description prepared by:



David B. Dixon, PLS, Lic. 27282

Not Certified Copy

August 7, 2006
OEA Proj. 040301

DESCRIPTION OF A PROPOSED PARKING EASEMENT SITUATED IN THE
TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, NEW JERSEY.

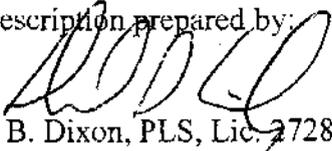
BEING a portion of proposed Lot 60, Block 129 as shown on a map entitled "Preliminary & Final Site Plans and Minor Subdivision for Parkside at Bloomfield, Layout and Dimensioning Plan and Minor Subdivision Plan, Block 129, Lot 60, 70, Township of Bloomfield, Essex County, New Jersey", Sheet 4 of 9 dated to 2-17-06, prepared by Omland Engineering Associates, Inc., more particularly described as follows:

BEGINNING at a point in the northeasterly sideline of Willow Street, 55 feet wide, where same is intersected by the proposed division line between said Lot 60 and Lot 70, Block 129, said point being distant northwesterly along said sideline, 436.81 feet from a point where same is intersected by the northwesterly sideline of John F. Kennedy Drive, width varies, and running; Thence

- 1) Along said proposed division line between Lots 60 and 70, North 68° 40' 00" East, 26.15 feet to a point in same; Thence
- 2) By a new line through said Lot 60, South 62° 25' 39" East, 37.20 feet to an angle point in same; Thence
- 3) Still by a new line, South 27° 25' 38" West, 19.64 feet to a point in the aforesaid northeasterly sideline of Willow Street; Thence
- 4) Along said sideline, North 62° 30' 00" West, 54.44 feet to a point in same and the place of BEGINNING.

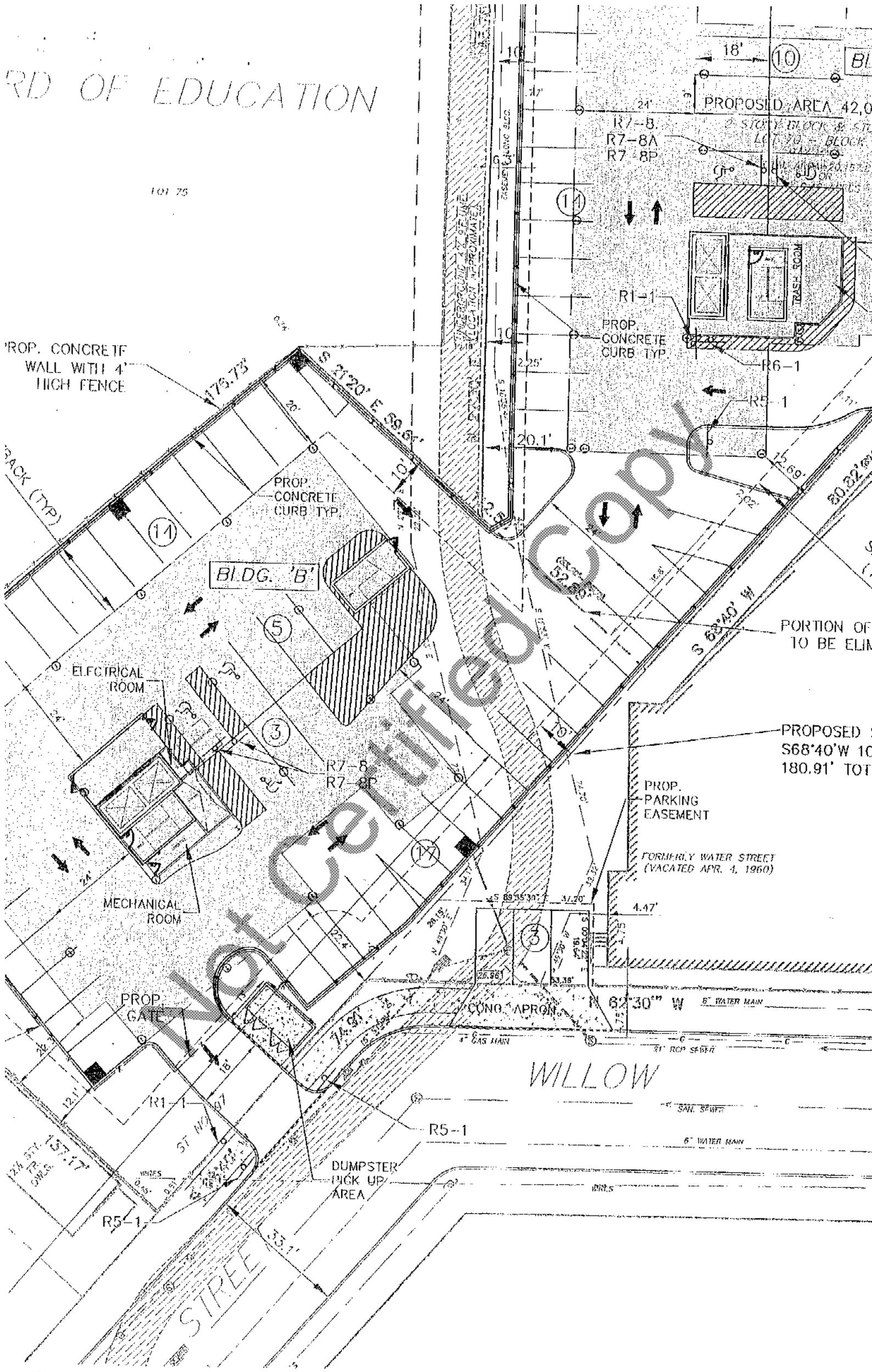
Containing 901 Square Feet or 0.0207 Acres more or less. Subject to easements and restrictions of record. All in accordance with a map entitled "Preliminary & Final Site Plans and Minor Subdivision for Parkside at Bloomfield, Layout and Dimensioning Plan and Minor Subdivision Plan, Block 129, Lot 60, 70, Township of Bloomfield, Essex County, New Jersey", Sheet 4 of 9 dated to 2-17-06, prepared by Omland Engineering Associates, Inc.

This description prepared by:


David B. Dixon, PLS, Lic. 27282

RD OF EDUCATION

101 75



PROP. CONCRETE WALL WITH 4' HIGH FENCE

TRACK (TYP)

BLDG. 'B'

ELECTRICAL ROOM

MECHANICAL ROOM

PROP. GATE

R7-8
R7-8A
R7-8P

R1-1
PROP. CONCRETE CURB TYP.

R6-1

R5-1

PORTION OF TO BE ELIM

PROPOSED S68°40' W 101.89' TOT

PROP. PARKING EASEMENT

FORMERLY WATER STREET (VACATED APR. 4, 1960)

CONG. APRON

WILLOW

R5-1

DUMPSTER PICK UP AREA

STREET

Appendix J: Block 129, Lot 60 ZBA Resolution dated January 16, 2003.

*official
copy*

2002-1003

RESOLUTION OF THE
TOWNSHIP OF BLOOMFIELD
ZONING BOARD OF ADJUSTMENT

RESOLUTION IN THE MATTER OF THE APPLICATION
OF BLOOMFIELD PROPERTIES SPECIAL, LLC FOR A
USE VARIANCE AND FOR PRELIMINARY AND FINAL
SITE PLAN APPROVAL PERMITTING THE CONVERSION
OF A MANUFACTURING AND STORAGE FACILITY
LOCATED AT 58-76 LOCUST AVENUE TO A SELF-
STORAGE AND WAREHOUSE FACILITY.

WHEREAS, Bloomfield Properties Special, LLC, submitted an application with respect to premises located at 58-76 Locust Avenue in the Township of Bloomfield, Block 129, Lot 60, for a variance pursuant to N.J.S. 40:55D-70(d)(1) and for preliminary and final site plan approval, to permit the conversion of a manufacturing and storage facility to a self-storage and warehouse facility; and

WHEREAS, Applicant is a contract purchaser of the subject property, which is currently owned by Peerless Tube Company; and

WHEREAS, a (d)(1) variance is necessary because the subject property is located in the M-1, General Industrial Zone, which does not permit self-storage and warehousing operations; and

WHEREAS, a hearing on this application was held before the Bloomfield Zoning Board of Adjustment on November 7, 2002; and

WHEREAS, the Applicant filed an affidavit with this Board showing compliance with the statutory requirements concerning notice to the affected property owners and of making proper and timely publication of the application in the official newspaper of the Township of Bloomfield.

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

This is an application for a use variance pursuant to N.J.S. 40:55D-70(d)(1) and for preliminary and final site plan approval to permit the conversion of a manufacturing and storage facility located at 58-76 Locust Avenue in the Township of Bloomfield to a self-storage and warehouse facility. The proposed conversion would not involve alterations to the exterior of the structure on the site or to the parking area; only the interior of the building will be modified. Since self-storage and warehouse facilities are not permitted uses in the M-1 Zone, the Applicant must obtain a use variance pursuant to N.J.S. 40:55D-70(d)(1), as a precursor to the requested preliminary and final site plan approval.

The granting of a "d(1)" variance requires that the Applicant demonstrate "special reasons" for the granting of the application, i.e., that conversion to a self-storage and warehouse facility would promote the general welfare because the site is particularly suitable for the proposed use. Additionally, the Board must be satisfied that the granting of the application would not impose a substantial detriment to the public good or substantially impair the intent and purpose of the municipal master plan or zoning ordinance. Applicant must also demonstrate compliance with the Township's Site Plan Ordinance.

Applicant was represented by Ralph J. Salerno, Esq., of the firm Soriano, Henkel, Salerno, Biehl & Matthews. Mr. Salerno presented the testimony of three witnesses: (1) Ernest Vallorano, a Vice President and principal of the Applicant; (2) Eric Keller of the firm Omland Engineering Associates and a traffic and transportation engineer; and (3) William H. Hamilton, a Licensed Professional Planner. Several members of the public addressed the Board and the Applicant's witnesses. None expressly opposed the application, but rather sought clarification on various issues of concern to the public.

Based on the evidence presented at the hearing, the Board made the following findings of fact:

1. Applicant is a contract purchaser of the largest of the Peerless Tube Company buildings located at the corner of Locust Avenue and John F. Kennedy Boulevard;
2. Peerless Tube conducted manufacturing and incidental storage operations at the site;
3. Peerless Tube has filed for bankruptcy, and the site is currently vacant;
4. Peerless Tube owes the Township of Bloomfield in excess of \$500,000.00 in back property taxes and other assessments;
5. Proceeds from the sale would be used to pay the obligation to the Township;
6. Applicant seeks to convert the site to a self-storage and warehouse facility;

7. The subject lot is located in the M-1 Zone, which does not permit self storage or warehousing uses;

8. The property is approximately 2.89 acres, upon which sits a structure containing 123,118 square feet of floor area encompassed within three floors;

9. Applicant proposes no alteration, modification or addition to the exterior of the structure, with the exception of signage;

10. Applicant will retain the current signage on the building, modified for its particular use;

11. The warehouse component of Applicant's proposed use will be located on the first floor, within the newer section of the structure. It will comprise 41,325 square feet of floor area;

12. There are two loading platforms on the north side of the building, which can accommodate the expected truck traffic to the warehouse;

13. Truck traffic is anticipated to include twenty to forty foot sea containers delivering goods to the warehouse and twenty to forty foot tractor trailers used to transport goods from the warehouse;

14. The goods to be stored in the warehouse are related to Applicant's bedding business, and will consist of imported bed sheets, comforters and pillow cases. The goods are packed in plastic and stored in cardboard boxes;

15. The hours of operation for the warehouse would be Monday through Friday, 7 a.m. to 5 p.m and Saturday, 7 a.m. to 3 p.m.;

16. Applicant anticipates devoting a maximum of eight (8) employees to its warehouse operation;

17. The conversion of the remaining 81,793 square feet to self-storage would occur in three stages;

18. Applicant would initially construct 153 storage areas on the first floor each of which would be 10 feet by 10 feet. An office area and restrooms would also be located on the first floor;

19. The second stage would involve the construction of four hundred six (406) storage areas on the second floor, including 373 storage areas measuring 10 feet by 10 feet, 21 storage areas measuring 7 feet by 10 feet and 12 storage areas measuring 5 feet by 10 feet;

20. The third stage consists of constructing 117 storage areas on the third floor, including 101 10'X10' units and 16 8'X10' units;

21. Each storage area will be 7.5 feet high and enclosed at the top with wire mesh to permit sprinkler system access;

22. Patrons will access the self-storage units from a loading dock with a covered door which is at street level. An existing elevator will be used to access the second and third floors;

23. Customers must enter into a month-to-month lease when renting a storage area. Applicant will obtain a copy of the each customer's driver's license at the time the lease is executed;

24. Applicant anticipates employing two full-time and two part-time employees to operate the self storage business. The hours of operation will be 8 a.m. to 8 p.m. Monday through Friday, 8 a.m. to 5 p.m. on Saturday and 11 a.m. to 4 p.m. on Sunday. Two self-storage employees will be on duty at all times;

25. The self-storage areas will be monitored by 32 closed circuit cameras. The monitors will be located in the office, so at the time customers lease a unit, they are aware that they will be under visual surveillance;

26. Applicant currently operates two other self-storage facilities, one in Rahway, NJ and the other in Gent, Belgium;

27. New Jersey in general, and the Bloomfield area in particular, are under served by self-storage facilities;

28. If demand warrants, Applicant will convert the warehouse space to self-storage by adding additional storage units;

29. Applicant will comply with all fire code requirements. There is currently a wet sprinkler system which Applicant believes is adequate, but which is subject to review by the Township's fire code official;

30. The site is currently fenced on all sides, with the exception of the driveway leading to the loading area;

31. The storage units will be accessible only from the interior of the structure;

32. Applicant will obtain appropriate insurance coverage;

33. Only the customer will have access to the storage unit leased by him/her. By law, Applicant cannot obtain access to the unit unless with the consent of the customer or in an emergency, and in the latter instance, only by drilling out the lock;

34. State law also regulates the type of items customers may place in the units. Restrictions include perishables and toxic materials. The lease executed by each customer acknowledges the limitations on storage content;

35. Applicant's proposed use as a self-storage and warehouse facility will have less of an impact on traffic in the neighboring community, which includes an adjacent school, than the Peerless Tube's manufacturing operation;

36. Parking is adequate since there is space for 71 cars and Applicant anticipates no more than ten (10) employees on site at any time. Peerless Tube's operation at the site included three (3) shifts and 750 employees;

37. The proposed use will not change the character of the neighborhood, since it will be less intensive than the previous use and fits with the mixed-use character of the neighborhood, which includes industrial uses to the north and south and the school and single and multiple-family dwellings to the west; and

38. The new Master Plan recently adopted by the Township Planning Board recommends modifications to the M-1 Zone to encourage more light industrial uses and to include warehousing and self-storage as permitted uses in the Zone.

On the basis of these findings of fact, the Board made the following conclusions of law:

1. The site is particularly suited for the proposed use because of its proximity to the Garden State Parkway, the structure can be converted from manufacturing to self-storage without altering the exterior of the structure and the presence of adequate loading and parking areas;

2. The proposed use further enhances the general welfare of the community because it would be less intensive than the prior manufacturing use, it would bring a currently vacant building into use, thus preserving the value of the property and it would benefit the community because it provides a service currently lacking in the area;

3. The proposed use is harmonious with changes to the M-1 Zone recommended in the Master Plan recently adopted by the Township Planning Board;

4. The proposed use serves the public good since it would have a positive effect on the surrounding neighborhood, and no negative impact on either the community or the Township's zoning plan was evident from the testimony presented;

5. Section 36-33 of the Township's Ordinances authorizes the Board of Adjustment to hear and decide a variance application even though there are delinquent taxes and assessments on the subject property, provided that any approval of the variance application is made contingent upon payment of the outstanding taxes and assessments.

On the basis of these findings of fact and conclusions of law, and the discussion of the Members of the Board present at the hearing, the Zoning Board of Adjustment of the Township of Bloomfield, by a six to zero vote, determined that the Applicant should be granted a use variance since it had met the necessary criteria for the approval of a "d" variance and that preliminary and final site plan approval was appropriate since Applicant's plans met the requirements of the Township's Site Plan Ordinance.

NOW, THEREFORE, be it resolved by the Zoning Board of Adjustment of the Township of Bloomfield that the application for a "d(1)" variance and for preliminary and final site plan approval, to permit the conversion of a manufacturing facility to a self-storage and warehouse facility at property located at 58-76 Locust Avenue, Block 129, Lot 60, be and hereby is GRANTED, subject to conformance with the plans accompanying the application submitted to the Board, to building and fire code requirements, to any other necessary approvals and to payment of all delinquent taxes and assessments.

IN FAVOR OF GRANTING THE VARIANCE AND SITE PLAN APPROVAL:

Mr. DeMarino	Yes
Chairman Lazar	Yes
Mr. Malfatto, Sr.	Yes
Mr. Mauro	Yes
Mr. Perthold	Yes
Mr. Slaughter	Yes

(6) Yes

OPPOSED TO GRANTING THE VARIANCES AND SITE PLAN APPROVAL:

(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 *16th* day of January, 2003 to reflect the action taken by said Board on the 7th day of November, 2002.


Board Member

Appendix K: Block 152, Lot 10 ZBA Resolution dated November 17, 2023.

**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 17th day of November, 2023, to reflect the action taken by said Board on that same dated.



Edward Michalski, Chairman

Appendix L: Block 152, Lot 10 Council AINR Resolution dated January 27, 2025.



Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

<http://www.bloomfieldtwpnj.com>

Meeting: 01/27/25 07:00 PM

2025 RESOLUTION APPROVAL

225
54

2025 RESOLUTION DESIGNATING 71 LOCUST AVENUE, BLOCK 152, LOT 10, AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT PURSUANT TO THE CRITERIA SET FORTH IN THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12a-1, *ET SEQ.*

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., (the “LRHL”) the Governing Body may direct the Planning Board to conduct a preliminary investigation and hold a public hearing so that it may determine whether to recommend to the Governing Body that certain areas of the Township are or are not in need of redevelopment pursuant to the criteria set forth in N.J.S.A. 40A:12A-5, and the procedures set forth at N.J.S.A. 40A:12A-6; and

WHEREAS, on October 30, 2023, the Township Council of the Township of Bloomfield adopted a Resolution authorizing the Planning Board of the Township of Bloomfield (the “Board”) to investigate whether 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 (“Study Area”) qualified as a non-condemnation area in need of redevelopment pursuant to the LRHL; and

WHEREAS, Paul A. Phillips, a New Jersey licensed professional planner from the firm Phillips Preiss Grygiel Leheny Hughes LLC, was retained by the Planning Board to review the Study Area to determine whether any or all of the parcels met one or more of the criteria for designation as an area in need of redevelopment set forth in the LRHL, and specifically N.J.S.A. 40A:12A-5; and

WHEREAS, Mr. Phillips prepared a map showing the boundaries of the Study Area and prepared an Area in Need of Redevelopment Investigation Report for Block 152, Lot 10 (**the “Redevelopment Study”**) setting forth his observations and conclusions with respect to the conditions in the Study Area, both of which were available for public review in the office of the Municipal Clerk and in the office of the secretary of the Board; and

WHEREAS, the Board published timely notices of the Board’s public hearing on the proposed redevelopment designation and sent notices to the owners of parcels within the Study Area and any other interested party identified on the Township’s tax records, by certified mail, return receipt requested, as required by N.J.S.A. 40A:12A-6(b) (2) and (3); and

WHEREAS, at its meeting of September 10, 2024, the Planning Board held a public hearing on the proposed designation of the Study Area as a non-condemnation area in need of redevelopment; and

WHEREAS, at the hearing, Mr. Phillips provided sworn testimony summarizing his findings and conclusions that the Study Area met one or more of the criteria set forth in the LRHL; and

WHEREAS, no written objection to the designation was received by the Board and one member of the public participated in the hearing; and

WHEREAS, based upon the Redevelopment Study prepared by Phillips Preiss Grygiel Leheny Hughes LLC and Mr. Phillips’s sworn testimony, the Board found there was substantial evidence to support the designation of Block 152, Lot 10 as a non-condemnation area in need of redevelopment; and

WHEREAS, by resolution adopted and memorialized on October 8, 2024, the Planning Board recommended that the Governing Body of the Township of Bloomfield declare the Study

Area, consisting of Block 152, Lot 10 a Non-Condernation Redevelopment Area pursuant to the criteria set forth in N.J.S.A. 40A: 12A-5 (d) of the LRHL; and

WHEREAS, the Mayor and Council, based on the recommendation of the Board, now desires to declare the Study Area a Non-Condernation Redevelopment Area.

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

1. The aforementioned recitals are hereby repeated as if fully set forth herein at length.

2. The Study Area, consisting of Block 152, Lot 10, is hereby designated as a Non-Condernation Redevelopment Area in accordance with the criteria set forth in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-5 (d) and (h) or, in the case of the public roadways, under Section 3, consistent with the recommendations contained in the Redevelopment Study and in the Planning Board’s memorializing resolution of October 8, 2024.

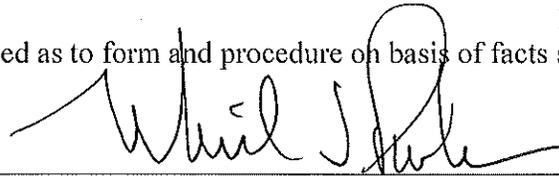
3. The Clerk of the Township of Bloomfield is hereby directed to transmit a copy of this Resolution to the Commissioner of the Department of Community Affairs, pursuant to N.J.S.A. 40A:12A-6(C).

4. The Clerk of the Township of Bloomfield is also hereby directed to serve notice of the area in need of redevelopment determination, within 10 days of the date hereof, upon all record owners within the Study Area, as those names are listed on the tax assessor’s records, and upon each person who filed a written objection to the designation and stated, in or upon the written submission, an address to which notice of the determination may be sent.

5. This Resolution shall take effect immediately.

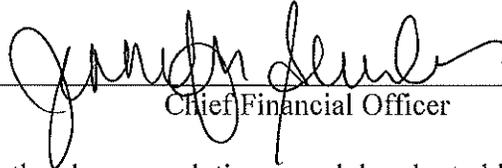
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Approved as to form and procedure on basis of facts set forth.



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.

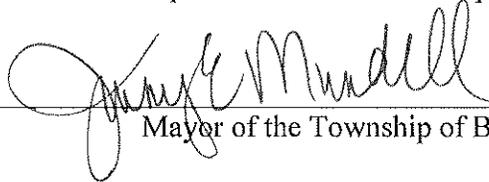


Chief Financial Officer

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 January 27, 2025.



Municipal Clerk of the Township of Bloomfield



Mayor of the Township of Bloomfield

✓ Vote Record – Resolution						
		Yes/Aye	No/Nay	Abstain	Absent	
<input type="checkbox"/> Adopt	Rosalee Gonzalez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Deny	Nicholas Joanow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Withdrawn	Sarah Cruz	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Table	Monica Charris Tabares	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Not Discussed	Wartyna Davis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/> First Reading	Widney Polynice	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Table with no Vote	Jenny Mundell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Approve						
<input type="checkbox"/> Veto by Mayor						
<input type="checkbox"/> Discussion						
<input type="checkbox"/> Defeated						
<input type="checkbox"/> Discussion No Vote						

Appendix M: Township Health Department Records.

Tracking Number	Location Address Full	Ward	Category	Type	Priority	Date Entered	Complaint Summary	Method Taken	Status	Closed Date	Notes	Result Comments	Public Comment
CPT-19-01157	78-88 LOCUST AVENUE	Ward 3 District 5	Complaint	High Grass	Normal	6/7/2019	High grass/weeds/RN/RNPhoned owner verbal violation 6-7-19.	On site	Closed	8/13/2019	---Notes added by: Andrew Lionetti Tuesday, August 13, 2019 at 3:31:51 PM/RNAbated/RN/RN---Notes added by: Andrew Lionetti Friday, June 07, 2019 at 11:12:59 AM/RNPhoned owner verbal violation 6-7-19./RN/RN		
CPT-19-01484	78-88 LOCUST AVENUE	Ward 3 District 5	Complaint	High Grass	Normal	8/26/2019	High grass/weeds at empty lot/RN/RNVerbal violation notice issued 8-22-19. Contact - Joe (cell) 917-817-8457 (office) 718-980-3970	On site	Closed	9/29/2020	---Notes added by: Andrew Lionetti Tuesday, September 29, 2020 at 11:24:16 AM/RNAbated/RN/RN---Notes added by: Andrew Lionetti Monday, August 26, 2019 at 10:20:14 AM/RNVerbal violation notice issued 8-22-19. Contact - Joe (cell) 917-817-8457 (office) 718-		
CPT-21-00626	78-88 LOCUST AVENUE	Ward 3 District 5	Complaint	Property Maintenance	Normal	6/4/2021	High grass/weeds at the sidewalk/curb area and the lot. Violation letter issued 6-4-21.	On site	Closed	6/16/2021	---Notes added by: Andrew Lionetti Wednesday, June 16, 2021 at 11:02:52 AM/RNAbated/RN/RN---Notes added by: Andrew Lionetti Wednesday, June 16, 2021 at 11:02:49 AM/RNHigh grass/weeds at the sidewalk/curb area and the lot. Violation letter issued 6-4-21./R		
CPT-21-00936	78-88 LOCUST AVENUE	Ward 3 District 5	Complaint	High Grass	Normal	8/16/2021	High grass/weeds. \$75 payable summons #28521 issued 8-16-21./RN/RNExcessive high grass/weeds. \$250 payable summons #28555 issued 9-22-21./RN/RNSummons #28555 dismissed - property sold before summons was issued - the system was not updated./RN/RNSummons #28521 paid/RN/RN	On site	Closed	10/6/2021	---Notes added by: Andrew Lionetti Wednesday, October 06, 2021 at 3:22:08 PM/RNSummons #28555 dismissed - property sold before summons was issued - the system was not updated./RN/RN---Notes added by: Andrew Lionetti Tuesday, September 28, 2021 at 10:09:40		
CPT-22-00715	78-88 LOCUST AVENUE	Ward 3 District 5	Complaint	High Grass	Normal	6/6/2022	Mailed violation letter to owner 6-6-22./RN/RN\$75 payable summons #29289 issued 9-19-22.	On site	Closed	10/17/2022	---Notes added by: Andrew Lionetti Monday, September 19, 2022 at 9:28:45 AM/RN/RN\$75 payable summons #29289 issued 9-19-22./RN/RN---Notes added by: Andrew Lionetti Tuesday, June 21, 2022 at 2:53:11 PM/RNAbated/RN/RN---Notes added by: Andrew Lionetti Monda		
CPT-23-00718-HD	78-88 LOCUST AVENUE	Ward 3 District 5	Complaint	High Grass	Normal	9/1/2023	High Grass	Phone	Closed	9/21/2023	---Notes added by: Stephania Mejia Friday, September 1, 2023 at 11:41:10 AM/RNReceived a complaint by anonymous caller. Checked the property and grass was almost 3 ft high./RNA previous NOV was sent to 58 Locust Ave, because of Deed issues./RN/RN/RN	ABATED	
CPT-23-00984	78-88 LOCUST AVENUE		Complaint	Solid Waste	Normal	12/5/2023	Debris dumped on side property	Phone	Closed	12/12/2023	---Notes added by: Michelle Leonardis Tuesday, December 12, 2023 at 1:56:49 PM/RNAbated/RN/RN---Notes added by: Michelle Leonardis Tuesday, December 5, 2023 at 9:52:29 AM/RNLetter mailed with photos to owner (received updated address info from S. Mejia./R		
CPT-24-00567-HD	78-88 LOCUST AVENUE		Complaint	High Grass	Normal	6/24/2024	High Grass	Phone	Closed	11/21/2024	---Notes added by: Stephania Mejia Monday, December 2, 2024 at 12:25:34 PM/RN4th summons paid on 11/21/2024-\$100.-S24-000431/RN/RN---Notes added by: Stephania Mejia Monday, November 25, 2024 at 11:21:40 AM/RN3 summonses out of 4 were paid. 4th summons w	Summons Issued 7/8/24/RNViolation not abated yet, Second summons sent 7/24/2024.Complaint received again 7/10/24 from 99 Willow St./RNLETTERS RETURNED FROM POST OFFICE. 7/29/24	Summons S24-000431 PARTLY PAID- SETTLED ON 11/21/2024/RNSummons S24-000857 Paid/RNSummons S24-000395 Paid/RNSummons S24-000689 Paid/RN