

# DRESDNER ROBIN

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Ms. Dianna Jeffrey  
Acting Executive Director  
Jersey City Redevelopment Agency  
66 York Street, 3<sup>rd</sup> Floor  
City of Jersey City, New Jersey 07302

May 18, 2018

**Re: This correspondence amends and supplements the Response Action Outcome dated June 22, 2016**

<b>Remedial Action Type:</b>	<i>Unrestricted Use</i>
<b>Scope of Remediation:</b>	<i>Areas of Concern: Soils associated with Former Morris Canal identified as AOC-1; Chromium Site 121 identified as AOC-2 and Chromium Site 207 identified as AOC-3 and no other areas</i>
<b>Case Name:</b>	Berry Lane Park
<b>Address:</b>	One Berry Road
<b>Municipality:</b>	City of Jersey City
<b>County:</b>	Hudson
<b>Block: 17301</b>	<b>Lots: 10</b>
<b>Block: 18901</b>	<b>Lots: 1 and 2 and 18</b>
<b>Block: 19803</b>	<b>Lots: 1, 3, 4, 5, 8 through 21</b>
<b>Preferred ID:</b>	568229
<b>Well Permit #:</b>	E201317042 through E201317045, E201317049, E201317050, E201317052 and E201317053

Dear Ms. Jeffrey:

This correspondence amends the Response Action Outcome issued on June 22, 2016, which remains in full force and effect, by correcting the following administrative errors:

*The Scope of Remediation from the original Response Action Outcome-Area of Concern read:*

**Scope of Remediation:** *Areas of Concern: Former Morris Canal identified as AOC-1; Chromium Site 121 identified as AOC-2 and Chromium Site 207 identified as AOC-3 and no other areas*

Has been changed to:

**Scope of Remediation:** *Areas of Concern: Soils associated with Former Morris Canal identified as AOC-1; Chromium Site 121 identified as AOC-2 and Chromium Site 207 identified as AOC-3 and no other areas*

*The Block and Lots referenced from the original Response Action Outcome-Area of Concern read:*

<b>Block: 17301</b>	<b>Lots: 10</b>
<b>Block: 18901</b>	<b>Lots: 1 and 2 and 18</b>
<b>Block: 19803</b>	<b>Lots: 1, 4, 5, 8 through 21</b>

Has been changed to:

<b>Block: 17301</b>	<b>Lots: 10</b>
<b>Block: 18901</b>	<b>Lots: 1 and 2 and 18</b>
<b>Block: 19803</b>	<b>Lots: 1, <u>3</u>, 4, 5, 8 through 21</b>

Under the "Notices" section:

**Ground Water Contamination not yet Investigated**

This Response Action Outcome does not address the ground water contamination (specifically, *benzene, ethylbenzene, toluene, total xylenes, naphthalene, 2-methylnaphthalene, Total Volatile Organic Tentatively Identified Compounds and Total Base Neutral Tentatively Identified Compounds*) at this site. This contamination was reported to the Department and assigned the Department's Hotline incident number **10-07-0808-57-58**. Pursuant to the Technical Requirements for Site Remediation, N.J.A.C. 7:26E-4.3, a remedial investigation of ground water (including a background investigation pursuant to N.J.A.C. 7:26E-3.9 if an offsite source is being claimed) is required. In order to identify any onsite areas of concern that may be contributing to the noted contamination a preliminary assessment and site investigation (as applicable), pursuant to N.J.A.C. 7:26E-3 should be conducted. This contamination is being addressed under Department Program Interest # **568229**. Please note that you may have an affirmative obligation, pursuant to the Brownfield and Contaminated Site Remediation Act, N.J.S.A. 58:10B-1.3, to remediate the contamination (not otherwise determined to be from an offsite source) within specific regulatory and mandatory timeframes and within the statutory timeframe specified at N.J.S.A. 58:10C-27. Be advised that ground water contamination exists above the Ground Water Quality Standards (N.J.A.C. 7:9C-1.7) which may limit ground water use at this site. Also, any redevelopment on this site should take into consideration the potential for vapor intrusion from the ground water contamination.

Has been changed to:

**Ground Water Contamination not yet Investigated**

This Response Action Outcome does not address the ground water contamination (specifically, *benzene, ethylbenzene, toluene, total xylenes, naphthalene, 2-methylnaphthalene, Total Volatile Organic Tentatively Identified Compounds and Total Base Neutral Tentatively Identified Compounds*) at this site. This contamination was reported to the Department and assigned the Department's Hotline incident number **10-07-08-0857-58**. Pursuant to the Technical Requirements for Site Remediation, N.J.A.C. 7:26E-4.3, a remedial investigation of ground water (including a background investigation pursuant to N.J.A.C. 7:26E-3.9 if an offsite source is being claimed) is required. In order to identify any onsite areas of concern that may be contributing to the noted contamination a preliminary assessment and site investigation (as applicable), pursuant to N.J.A.C. 7:26E-3 should be conducted. This contamination is being addressed under Department Program Interest # **568229**. Please note that you may have an affirmative obligation, pursuant to the Brownfield and Contaminated Site Remediation Act, N.J.S.A. 58:10B-1.3, to remediate the contamination (not otherwise determined to be from an offsite source) within specific regulatory and mandatory timeframes and within the statutory timeframe specified at N.J.S.A. 58:10C-27. Be advised that ground water contamination exists above the Ground Water Quality Standards (N.J.A.C. 7:9C-1.7) which may limit ground water use at this site. Also, any redevelopment on this site should take into consideration the potential for vapor intrusion from the ground water contamination.

Under the "Notices" section:

**Known Onsite Contamination Source Not Yet Remediated**

This Response Action Outcome specifically does not address the AOC-11 Previous Site Operations – McConnell Coal and Oil and Roberto's Boat Repair, AOC-13 Previous Site Operations – Automotive Salvage Yard, AOC-21 Railroads/Rail Tracks, AOC-23 Storm water collection system, AOC-31 One 275-gallon Unregulated Waste Oil Aboveground Storage Tank, AOC-36 One 3,000-gallon Leaded/Unleaded Gasoline UST, AOC-63 Two 3,000-gallon No. 2 Fuel Oil USTs, AOC-69 One 550-gallon heating oil UST contaminated with benzene, total xylenes, naphthalene, 2-methylnaphthalene, dieldrin, Polychlorinated Biphenyls and Extractable Petroleum Hydrocarbons. This aspect of this site was reported to the Department and assigned the Department's Hotline incident numbers **10-10-19-1659-41** and **12-08-23-1026-50**. This contamination is being addressed under Department Program Interest # **568229**. Please note that you may have an affirmative obligation, pursuant to the Brownfield and Contaminated Site Remediation Act, N.J.S.A. 58:10B-1.3, to remediate the remaining contamination, within specific regulatory and mandatory timeframes and within the statutory timeframe specified at N.J.S.A. 58:10C-27.

Has been changed to:

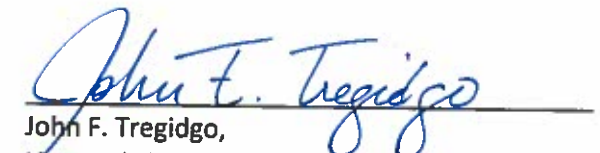
**Known Onsite Contamination Source Not Yet Remediated**

This Response Action Outcome specifically does not address the AOC-11 Previous Site Operations – McConnell Coal and Oil and Roberto's Boat Repair, AOC-13 Previous Site Operations – Automotive Salvage Yard, AOC-21 Railroads/Rail Tracks, AOC-23 Storm water collection system, AOC-31 One 275-gallon Unregulated Waste Oil Aboveground Storage Tank, AOC-36 One 3,000-gallon Leaded/Unleaded Gasoline UST, AOC-63 Two 3,000-gallon No. 2 Fuel Oil USTs, AOC-65 Woodward Metal Processing (Property 12), AOC-69 One 550-gallon heating oil UST contaminated with benzene, total xylenes, naphthalene, 2-methylnaphthalene, dieldrin, Polychlorinated Biphenyls and Extractable Petroleum Hydrocarbons. This aspect of this site was reported to the Department and assigned the Department's Hotline incident numbers **10-10-19-1659-41** and **12-08-23-1026-50**. This contamination is being addressed under Department Program Interest # **568229**. Please note that you may have an affirmative obligation, pursuant to the Brownfield and Contaminated Site Remediation Act, N.J.S.A. 58:10B-1.3, to remediate the remaining contamination, within specific regulatory and mandatory timeframes and within the statutory timeframe specified at N.J.S.A. 58:10C-27.

Please be advised this correspondence, with the above amendments and supplements, corrects administrative errors identified in the original Response Action Outcome issued on June 22, 2016. This correspondence should be attached to the original Response Action Outcome and be maintained as part of your environmental records for the above referenced site.

Thank you for your attention to these matters. If you have any questions, please contact me at (973) 559-7431.

Sincerely,

  
John F. Tregidgo,  
Licensed Site Remediation Professional #585012

cc: Mayor Steven M. Fulop, Mayor of Jersey City  
Mr. Rolando R. Lavarro, Jr., Jersey City Council President

**Ms. Vera Smith, Jersey City Health Officer  
Mr. Robert Byrne, Jersey City Clerk  
Ms. Darice Toon, Director Hudson County Department of Health and Human Services  
Ms. Carrie Nawrocki, Executive Director Hudson Regional Health Commission  
Mr. E. Junior Maldonado, Clerk of Hudson County  
Mr. Richard Feinberg, PPG Industries  
Mr. Wayne Howitz, New Jersey Department of Environmental Protection  
NJDEP Bureau of Inspection and Review (Electronic Copy Only)**