SITE INVESTIGATION REPORT
FOR
THE CITY OF BRIDGETON

GROVE STREET PROPERTIES SITE
10, 50, 100, 119 & 121 GROVE STREET
BLOCK 132, LOTS 1, 1.01, 1.02
BLOCK 145, LOTS 1, 2, 3
BLOCK 146, LOTS 1 & 1.01
CITY OF BRIDGETON, CUMBERLAND COUNTY

Prepared by:
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September 20, 2004

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NJ Lic. No. 25691

SITE INVESTIGATION REPORT
GROVE STREET PROPERTIES
AKA FORMER FOUR STAR FACILITY
10, 50, 119, 121 GROVE STREET
BLOCK 132, LOTS 1, 1.01, 1.02
BLOCK 145, LOTS 1, 2, 3
BLOCK 146, LOTS 1, 1.01
CITY OF BRIDGETON
CASE #99-07-16-0034-09

I. INTRODUCTION

Remington & Vernick has completed a Site Investigation for the above referenced project. Based on the results of the Preliminary Assessment for this site (previously submitted), the NJDEP requires additional investigation to evaluate the environmental integrity of several areas of concern (AOC). The subject site is the Grove Street Properties Site in Bridgeton, Cumberland County, New Jersey. Enclosed please find the Site Investigation Report for the site, chemical test data packages and the required certifications.

II. HISTORICAL INFORMATION

A. General

Remington & Vernick on behalf of the Cumberland County Empowerment Corporation and the City of Bridgeton performed a Preliminary Assessment of the site that was summarized in a report dated December 10, 2003. Remington & Vernick also submitted a Site Investigation Workplan for the Site Investigation Phase. These reports were submitted to the NJDEP who approved the Site Investigation Workplan. A Site Map is included in Appendix A. A detailed Site Plan is included in Appendix B.

III. PHYSICAL SETTING

A. Site Description

The Grove Street property is a generally trapezoidal shaped property and is approximately 17+/- acres in size. We refer you to the Preliminary Assessment Report for details on the site. The Sample Location Plan provides additional details on the subject site. Note that Block 145, Lot 1 is rectangular. flat and is covered by bare earth.

B. Soil

According to the Soil Survey of Cumberland County, New Jersey, the site is in an urban area and was not surveyed.

C. Hydrology

Based on the surface water in the area and the site topography, the shallow groundwater below the site likely travels west to the Cohansey River, which borders the site to the west. The groundwater is 4 and 25 feet below grade across the site. The groundwater depth and flow direction likely fluctuate due to tidal, seasonal influences and precipitation.

D. Topography

According to the Bridgeton Quadrangle, prepared by the United States Geologic Society the site is at approximate elevation 10 to 25 feet above mean sea level. The area is generally flat with a gradual slope up to the east.

IV. TECHNICAL OVERVIEW

A. Overview

Remington & Vernick previously submitted to the NJDEP a Preliminary Assessment of the subject site. Remington & Vernick evaluated many potential areas of concern during the Preliminary Assessment. Remington & Vernick evaluated each potential area of concern based on a visual inspection of the area, previous uses of the area, NJAC 7:26E requirements and potential impacts to the environment. The NJDEP responded to our Preliminary Assessment Report in a letter dated April 6, 2004. Remington & Vernick further investigated those areas of concern with potential for impact to the environment. The deciding factors for requiring additional investigation included the following:

Remington & Vernick used the following equipment for sampling:

Soil

1. Stainless steel trowels for sampling 0 to 6 inches below grade when in unconsolidated formations.
2. Stainless steel augers for sampling depths between 6 inches and four feet when in unconsolidated formations.
3. Stainless Steel split spoon samples for samples deeper then four feet in unconsolidated formations.
4. Backhoe bucket to investigate historic fill material. Soil samples were collected from the backhoe bucket with a stainless steel trowel.

Remington & Vernick performed the work in the following manner:

Soil

1. Soil sampling location selection.
2. Selection of proper sampling equipment, methods and health and safety precautions.
3. Access of the sampling location.
4. Sample soil on a continuous basis.
5. Screen all recovered samples for volatile organic compounds utilizing PID/FID, CGI and any other applicable field screening monitor based on suspected contaminants.
6. Log soil by accepted soil classification system.
7. Collect soil samples for laboratory analysis.
8. Obtain a permit from the NJDEP for soil borings deeper than 25 feet.

General Sampling Procedures

Soil sampling equipment, including but not limited to trowels, split spoon samplers and groundwater sampling equipment were properly decontaminated prior to sampling. Equipment for soil sampling was field decontaminated by the following procedure:

1. Laboratory grade glassware, detergent and tap water scrub to remove visual contamination.
2. Generous tap water rinse
3. 10% Nitric Acid rinse
4. Distilled and Deionized water rinse.

1. Stained soil or asphalt.
2. Stressed vegetation.
3. Petroleum or unusual odors.
4. Former use of the area, e.g. drum storage area etc.
5. Historical record review.
6. Aerial photograph review.
7. Interviews with NJDEP staff, and current lessors.
8. Previous studies.
9. NJAC 7:26E requirements.
10. Elevated field measurements.
11. Professional judgment.

A list of the areas of concern requiring additional investigation is included in Section V. Remington & Vernick conducted a site investigation in each potential area of concern that we deemed environmentally questionable during the Preliminary Assessment. Remington & Vernick performed the site investigation in accordance with the applicable sections of NJAC 7:26E. Remington & Vernick investigated fourteen (14) areas of concern. We completed the site investigations through a series of observations, test pits, soil borings, soil sampling, field screening and surveys. Based on the results of the site investigation several areas were determined to be contaminated and will require additional investigation to delineate the limits of the contamination. The locations of all sampling points including soil boring, and groundwater monitor wells are shown on the Sampling Location Plan in Appendix C. All soil boring logs, monitoring well permits and records are included in Appendix D.

B. Quality Assurance/Quality Control

Remington & Vernick performed the site investigation and sampling in accordance with the applicable sections of NJAC 7:26E and the May 1992, edition of the NJDEP Field Sampling Procedures Manual. Fully trained and qualified sampling personnel performed all sampling. Field monitoring equipment was properly calibrated prior to use.

Sample technicians collected proper field and trip blanks for chemical testing. The drill rig (auger flights) and backhoe bucket were steam cleaned prior to use and between each sampling location. Each sample was placed in laboratory cleaned and prepared sampling jars and labeled with project number, sample designation, date, time and analysis required. Chain of custody documents were prepared and accompanied each sample.

All of the soil, water and sediment samples were transported in coolers at 4° Celsius. The samples were transported to 21st Century in Bridgeport, NJ. 21st Century is an NJDEP certified laboratory (Certification 08031). Please refer to the chemical test results for compliance with holding times, achievement of method detection limits, and precision and accuracy of the analytical methods. **The chemical test results are attached herewith.**

C. Cleanup Criteria

In order to evaluate the results of the chemical testing Remington & Vernick compared the results of the chemical testing to the established NJDEP cleanup criteria and quality standards. To this end, Remington & Vernick compared the groundwater test results to the NJDEP Class II-A Groundwater Quality Standards (Standard). Remington & Vernick compared the soil chemical test results to the NJDEP Residential Direct Contact Soil Cleanup Criteria (RDCSCC). In some instances, Remington & Vernick also compared the result to the NJDEP Non-Residential Direct Contact Soil Cleanup Criteria (NRDCSCC). Please note that only commercial and/or industrial uses are anticipated for this property in the future, therefore nonresidential criteria may apply. In addition, where appropriate, the soil cleanup criteria were compared to the NJDEP Impact to Groundwater Soil Cleanup Criteria (ITGSCC). Soil chemical test results are reported in mg/kg (PPM) and aqueous chemical test results are presented in ug/l (PPB).

V. SITE INVESTIGATION

Based on the results of the Preliminary Assessment, the following areas of concern required additional investigation:

DESIGNATION	AREA OF CONCERN
A	Above Ground Storage Tanks
B1, B2, B3, B4, B5	Underground Storage Tanks
C	Rail Spur
E1, E2	Pits
G	Drum Storage Areas
J	Floor Drains
M	Landfill
P2	Transformer
R	Scale

Area of Concern Above Ground Storage Tank Location A

A. General

There are several above ground storage tanks (AST) in this area. The AST's are as follows:

1. One (1) approximately 6,000 gallon #2 Fuel Oil UST (steel) in secondary containment.

2. One (1) Natural Gas or Propane AST.

3. One (1) approximately 17,000-gallon empty fiberglass AST containing unknown contents.

4. Two (2) AST's labeled Chemical Storage Bins, each with an approximate capacity of 13,500 gallons. The Bins are labeled to contain Acrylic Acid, Anionic Polyacrylamide, Petroleum Distillate and Water.

5. Two (2) approximately 12,000 gallon steel AST's containing an unknown liquid.

This area is underlain by concrete with good integrity with little cracking or spalling. There are a number of floor drains in this area that lead to an unknown location. There are also a number of plastic pipes exiting the concrete floor that appear to be pressure release vents that serve an unknown purpose.

B. Site Investigation

Remington & Vernick collected soil samples from adjacent to the concrete slab. Soil samples A1 and A2 were collected from soil borings advanced in the areas shown on the Sample Location Plan. The soil was sampled at the 0 to 6 inches below the asphalt. Collected samples were analyzed for Total Petroleum Hydrocarbons and Priority Pollutants +40 (PP+40). The volatile organic fraction of the samples was collected per NJAC 7:26E-3.6(a)4. The results of the chemical testing indicate that all compounds were present at concentrations below the NJDEP Residential Direct Contact Soil Cleanup Criteria (RDCSCC).

Area of Concern <u>Underground Storage Tanks B1- B5</u>

A. General

There are several underground storage tank (UST) areas at the site. Area B-1 is a suspected heating oil tank that is evident at the surface by a vent and a fill port. Based on its proximity to the building and the lack of pump island or fuel dispenser, it is presumed that the piping and vent are for the heating oil UST in this area. The size of the tank is unknown.

The second UST area is associated with the former filling station located on Block 145. Based on the 1947 and 1930 Sanborn Maps there were as many as eight (8) UST's on these lots. The size, dimensions and contents of these tanks is unknown. In addition, there is no information on whether these tanks were removed and/or whether there was any contamination associated with them.

The 1923 Sanborn Map indicated the possible presence of a gasoline tank in the area of B3.

The 1908 Sanborn Map indicated the possible presence of a gasoline tank in the area of B4.

The 1886 Sanborn Map had two areas (B-5) listed as gasoline tanks. However, it is unclear as to whether these were UST's or AST's.

B. Site Investigation

Remington & Vernick performed a series of soil borings in these areas. Soil borings were advanced with a geoprobe and all collected soil was screened for volatile organic vapors. No significant field readings were detected in any of the soil borings

In area B-1, soil borings B1-1 and B1-2 were advanced around the underground storage tank location. The soil borings were advanced to a depth of 10 feet below grade. Soil samples B1-1 and B1-2 were collected at 9.5 to 10 feet below grade. Collected soil samples were analyzed for TPHC. The results of the chemical testing indicate that all compounds were present at concentrations below the NJDEP Residential Direct Contact Soil Cleanup Criteria (RDCSCC).

In area B-2, soil borings B2-1 through B2-18 were advanced around the former tank fields at the former filling station. Soil borings were advanced to a depth of 14 feet below grade. Soil samples B2-1 through B2-18 were collected at 12.5 to 13 feet below grade. Collected soil samples were analyzed for TPHC, volatile organic compounds (VOA+10) and Lead. The results of the chemical testing indicate that all compounds were present at concentrations below the NJDEP Residential Direct Contact Soil Cleanup Criteria (RDCSCC).

In area B-3, soil boring B3-1 was advanced in the former tank location. The soil boring was advanced to a depth of 8 feet below grade. Soil sample B3-1 was collected at 7.5 to 8 feet below grade. The collected soil sample was analyzed for TPHC, VOA+10 and Lead. The results of the chemical testing indicate that all compounds were present at concentrations below the NJDEP Residential Direct Contact Soil Cleanup Criteria (RDCSCC).

In area B-4, soil boring B4-1 was advanced in the former tank location. The soil boring was advanced to a depth of 8 feet below grade. Soil sample B3-1 was collected at 7.5 to 8 feet below grade. The collected soil sample was analyzed for TPHC, VOA+10 and Lead. The results of the chemical testing indicate that all compounds were present at concentrations below the NJDEP Residential Direct Contact Soil Cleanup Criteria (RDCSCC).

In area B-5, soil borings B5-1 and B5-2 were advanced in the former tank locations. The soil borings were advanced to a depth of 10 feet below grade. Soil samples B5-1 and B5-2 was collected at 7.5 to 8 feet below grade. The collected soil samples were analyzed for TPHC, VOA +10 and Lead. The results of the chemical testing indicate that all compounds were present at concentrations below the NJDEP Residential Direct Contact Soil Cleanup Criteria (RDCSCC).

Area of Concern <u>Rail Spur Location C</u>

A. General

There were historically a number of rail spurs at the site. These rail spurs were for railroad vehicles carrying raw materials and finished products. There is a reasonable potential for there to have been some discharges from the railroad vehicles. The location of the rail spurs is shown on the Preliminary Assessment Plans. Some of the rail spurs are still present at the site.

B. Site Investigation

Remington & Vernick excavated four (4) soil borings along the rail spur to a depth of 4 feet below grade. The collected soil was screened for volatile organic vapors. No significant field readings were detected. The material encountered in the soil borings was obviously fill material to a depth of approximately 1.5 feet below grade and contained significant quantities of ash and cinder and wood. A soil sample was collected at 1 to 1.5 feet below grade in each soil boring (Samples C-1 through C-4). The samples were analyzed for TPHC, PCB's, PP Metals and BN+10. The results of the chemical testing indicate all compounds at concentrations below the NJDEP Soil Cleanup criteria except as shown in the following table:

Soil Chemical Test Results
Rail Spur-Results in PPM

Compound	C-1	C-2	C-3	C-4	NRDCSCC	RDCSCC
Benzo (a) anthracene	**2.4**	0.34	ND	**4.3**	4.0	0.9
Benzo (b) fluoranthene	**2.3**	0.39	**1.2**	**5.1**	4.0	0.9
Benzo (k) fluoranthene	**1.9**	0.35	ND	**4.4**	4.0	0.9
Benzo (a) pyrene	**2.5**	0.44	**0.91**	**5.4**	0.66	0.66
Indeno (1,2,3-cd) pyrene	**2.1**	0.27	**0.89**	**5.9**	0.66	0.66
Dibenz (a,h) anthracene	**0.69**	ND	ND	**1.0**	0.66	0.66
Lead	92.4	**532**	27.2	144	600	400

ND-Not Detected
NRDCSCC Non-Residential Direct Contact Soil Cleanup Criteria
RDCSCC Residential Direct Contact Soil Cleanup Criteria

Area of Concern Pit Location E1

A. General

There are a number of pits associated with the Four Star Products building (Block 132, Lot 1.02). In area E1, there are two machinery pits that are concrete and contain an unknown liquid.

B. Site Investigation

Remington & Vernick collected samples of the liquid within each of these pits. There was no significant amount of sediment within either pit. The liquid samples, designated E1-1 and E1-2, were subjected to TPHC and PP+40. The results of the testing indicated that no compounds were present above the class IIA Groundwater Quality Standards. In addition, Remington & Vernick performed a soil boring adjacent to each pit. The soil borings designated E5-1 and E5-2 were advanced through the concrete slab and advanced using a geoprobe to below the invert of the pit, which is four (4) feet below grade. One sample was collected from each boring at 4 to 4.5 feet below grade and analyzed for TPHC and PP+40. The results of the chemical testing indicate all compounds at concentrations below the NJDEP Soil Cleanup criteria.

Area of Concern Pits Location E2

A. General

E2 is an open pit drainage system associated with the former poultry packaging operations at the site. The pit received the waste poultry and floor cleaning materials. The material was driven by an auger system to an unknown location. The pits are located throughout the interior of the Four Star Products building (Block 132, Lot 1.02).

B. Soil Investigation

Remington & Vernick performed several soil borings in this area to a depth of 2 feet below grade. Soil borings J-1 through J-8. The collected soil was screened for volatile organic vapors. No significant field readings were detected. A soil sample was collected at 0.5 to 1 foot below grade from each soil boring and the samples were designated J1 through J-8. The samples were analyzed for TPHC and PP+40. No evidence of a surface discharge was encountered though there was evidence of the presence of historic fill material. The results of the chemical testing indicate all compounds at concentrations below the NJDEP Soil Cleanup.

Area of Concern Pit Location E3

A General

There is a pit in the floor slab in this area. The purpose of this pit is unknown although it was likely a floor drain for the former site operations. The pit may have received hazardous materials from surface discharges.

B. Site Investigation

In area E3, soil borings E3-1 and E3-2 were advanced adjacent to the pit. The soil borings were advanced to a depth of 4 feet below grade. Soil samples E3-1 and E3-2 was collected at 3.5 to 4 feet below grade. The collected soil samples were analyzed for TPHC and PP+40. The results of the chemical testing indicate that all compounds were present at concentrations below the NJDEP Residential Direct Contact Soil Cleanup Criteria (RDCSCC).

Area of Concern Drum Storage Area Location G

A. General

There are several drums located throughout the Four Star Products building (Block 132, Lot 1.02). Please review the Phase I Environmental Site Assessment report prepared by Advantage for details on the drums, their contents and locations. These drums are generally located on concrete within the building. Any releases from these drums would have been to the concrete and there is a remote possibility that they would have discharged to the floor drains. Therefore, this area of concern was investigated concurrently with the Floor Drain area of concern J.

Area of Concern Floor Drain Location J

B. General

There are numerous floor drains located throughout the Four Star Products building (Block 132, Lot 1.02). The floor drains would have received whatever chemicals or other material released to the ground. The floor drains are rusted and stained and may have received acidic or caustic materials as well as other hazardous materials.

B. Investigation

Remington & Vernick performed several soil borings in this area to a depth of 2 feet below grade. Soil borings J-1 through J-8 were advanced adjacent to the floor drains. The collected soil was screened for volatile organic vapors. No significant field readings were detected. A soil sample was collected at 0.5 to 1 foot below grade from each soil boring (samples J-1 through J-8). The samples were analyzed for TPHC and PP+40. The results of the chemical testing indicate all compounds at concentrations below the NJDEP Soil Cleanup.

Area of Concern Landfill Location M

C. General

The concrete building pads located in the center of Block 132 are apparently built up on fill material. In addition, there is a possibility that the material along the Cohansey River is fill material. The integrity of this material is not known.

B. Investigation

Remington & Vernick excavated approximately 40 test pits throughout this area to a depth of 6 to 8 feet below grade. The excavated soil was screened for volatile organic vapors. No significant field readings were detected. The material encountered in many of the test pits was obviously fill material with significant quantities of solid waste. A soil sample was collected from numerous test pits (samples designated HF-#). The samples were analyzed for TPHC and PP+40.

The results of the chemical testing indicate all compounds at concentrations below the NJDEP Soil Cleanup criteria except as noted below:

Soil Chemical Test Results
Rail Spur-Results in PPM

Compound	HF-28	HF-34	HF-40	RDCSCC	NRDCSC
Benzo (a) anthracene	**2.3**	**1.1**	ND	0.9	4.0
Benzo (b) fluoranthene	**2.9**	**1.6**	ND	0.9	4.0
Benzo (k) fluoranthene	**2.7**	**1.4**	ND	0.9	4.0
Benzo (a) pyrene	**2.8**	**2.0**	0.17	0.66	0.66
Indeno (1,2,3-cd) pyrene	**2.7**	**2.5**	ND	0.66	0.66
Dibenz (a,h) anthracene	**0.67**	0.53	ND	0.66	0.66
Lead	50.1	93.6	**2140**	400	600

Based on the characteristics of the soil, the compounds detected and their concentrations, this material is believed to be historic fill and we recommend that it be handled as such.

Area of Concern Transformer Location P2

A. General

There are a number of pole-mounted transformers throughout the site and one pad mounted transformer in the area of P2. No evidence of contamination was observed around any of the transformers. The pad-mounted transformer is located on a concrete pad surrounded by a concrete slab.

B. Site Investigation

Soil boring P2-1 was advanced in the former tank location. Soil boring P2-1 was advanced to a depth of two (2) feet below grade. One sample (P2-1) was collected at 0.5 to 1 feet below grade. The soil was analyzed for TPHC, BN+10 and PCB's. The results of the chemical testing indicate that all compounds were present at concentrations below the NJDEP Residential Direct Contact Soil Cleanup Criteria (RDCSCC).

Area of Concern Scale Location R

A. General

There is a truck scale in this area. This scale may act as a pit, receiving hazardous materials and may have hydraulic fluids associated with it. The environmental integrity of this structure is unknown.

B. Investigation

Soil boring R-1 was advanced adjacent to the scale location. The soil boring was advanced to a depth of six (6) feet below grade. Sample R-1 was collected at 5.5 to 6 feet below grade. Collected soil samples were analyzed for TPHC and PAH. The results of the chemical testing indicate that all compounds were present at concentrations below the NJDEP Residential Direct Contact Soil Cleanup Criteria (RDCSCC).

VI. CONCLUSIONS

The results of the Preliminary Assessment identified ten (10) areas of concern requiring additional investigation. These areas were chosen based on visual inspections, historic information and interviews. These areas of concern were further investigated in accordance with NJAC 7:26E to determine if contaminants are present at the site above any applicable remedial standard.

Each of the areas of concern (except as indicated above) was further investigated was evaluated regarding it's environmental integrity. The areas were evaluated based on field screening results, chemical test results, observations, professional judgment and NJDEP requirements. Based on this evaluation, we have the following observations:

Underground Storage Tank Field: There are two tank fields remaining at the site. The heating oil tank adjacent to the main building may still be functional and the property owner may consider continuing its use. However, if this is not an option, the tank must be property decommissioned. We recommend that the tank field associated with the former gas station be properly closed with all of the tanks being properly decommissioned. There is no evidence of soil contamination at this site.

Rail Spur: There is soil contamination in this area. The contamination appears to have resulted from discharges associated with the former rail operations. We recommend the limits of soil contamination be delineated and that this material be capped. This will require a declaration of environmental restrictions be established including both engineering and institutional controls that protect against exposure to the contaminants.

Landfill/Historic Fill: There is deleterious fill at the site and some contaminated fill at the site. We recommend that this material be capped. This will require a declaration of environmental restrictions be established including both engineering and institutional controls that protect against exposure to the contaminants.

Other Areas of Concern: No other areas of concern were determined to have concentrations of compounds above the most restrictive NJDEP Direct Contact Soil Cleanup Criteria.

Groundwater: The NJDEP requires that the groundwater be investigated in some areas of the historic fill. This is being performed and the results of this investigation will be submitted to the NJDEP.

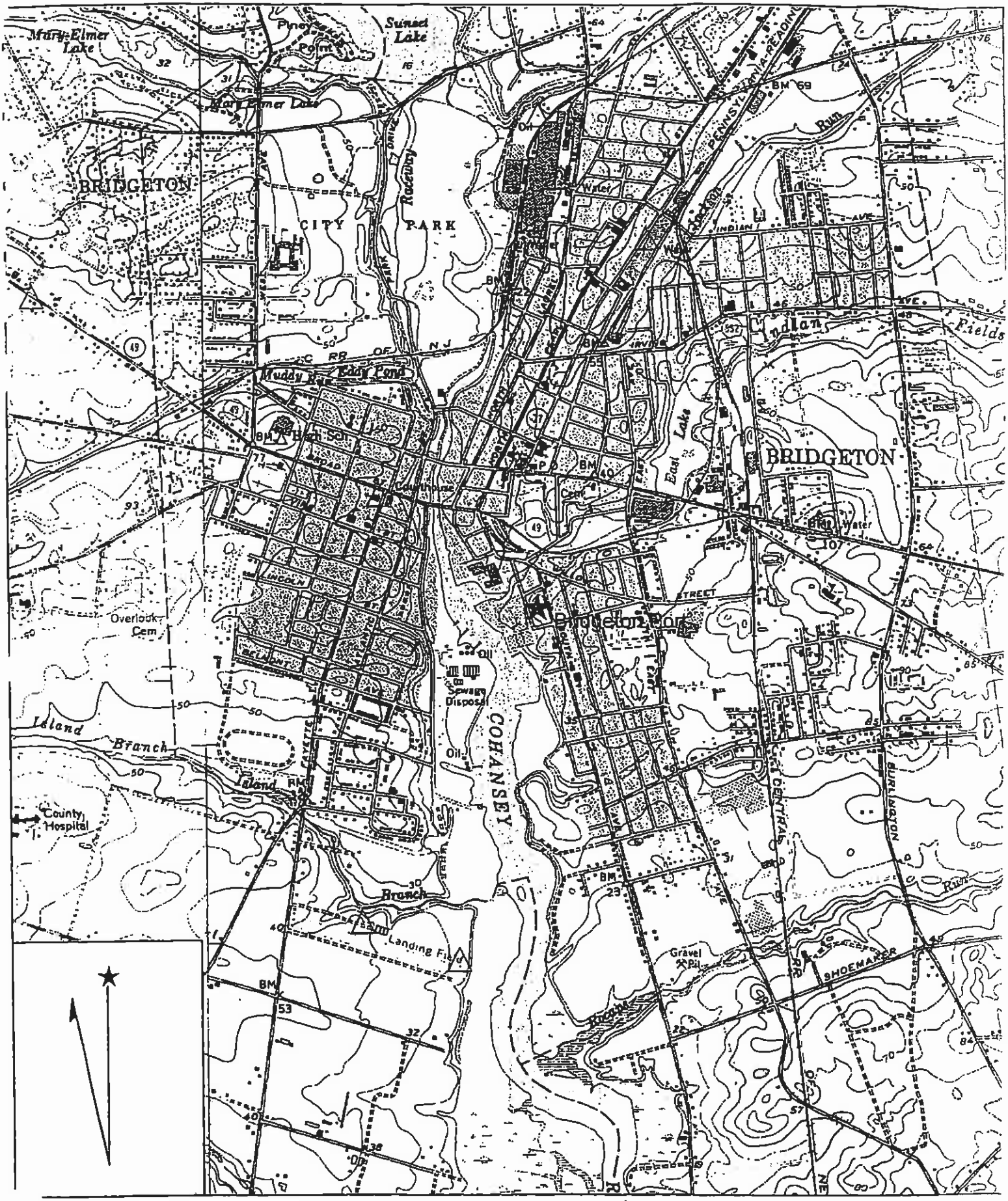
IX. LIMITATIONS

Please note that the investigation described herein was limited in scope. The results of the investigation are indicative of the specific sampling locations at a specific time and may not be indicative of the surrounding conditions. Remington & Vernick performed the investigation with due diligence, in accordance with NJAC 7:26E. Remington & Vernick gives no assurance regarding those areas which were not investigated. If further information indicates conditions different from what is stated herein, Remington & Vernick reserves the right to amend our report accordingly.

APPENDIX A

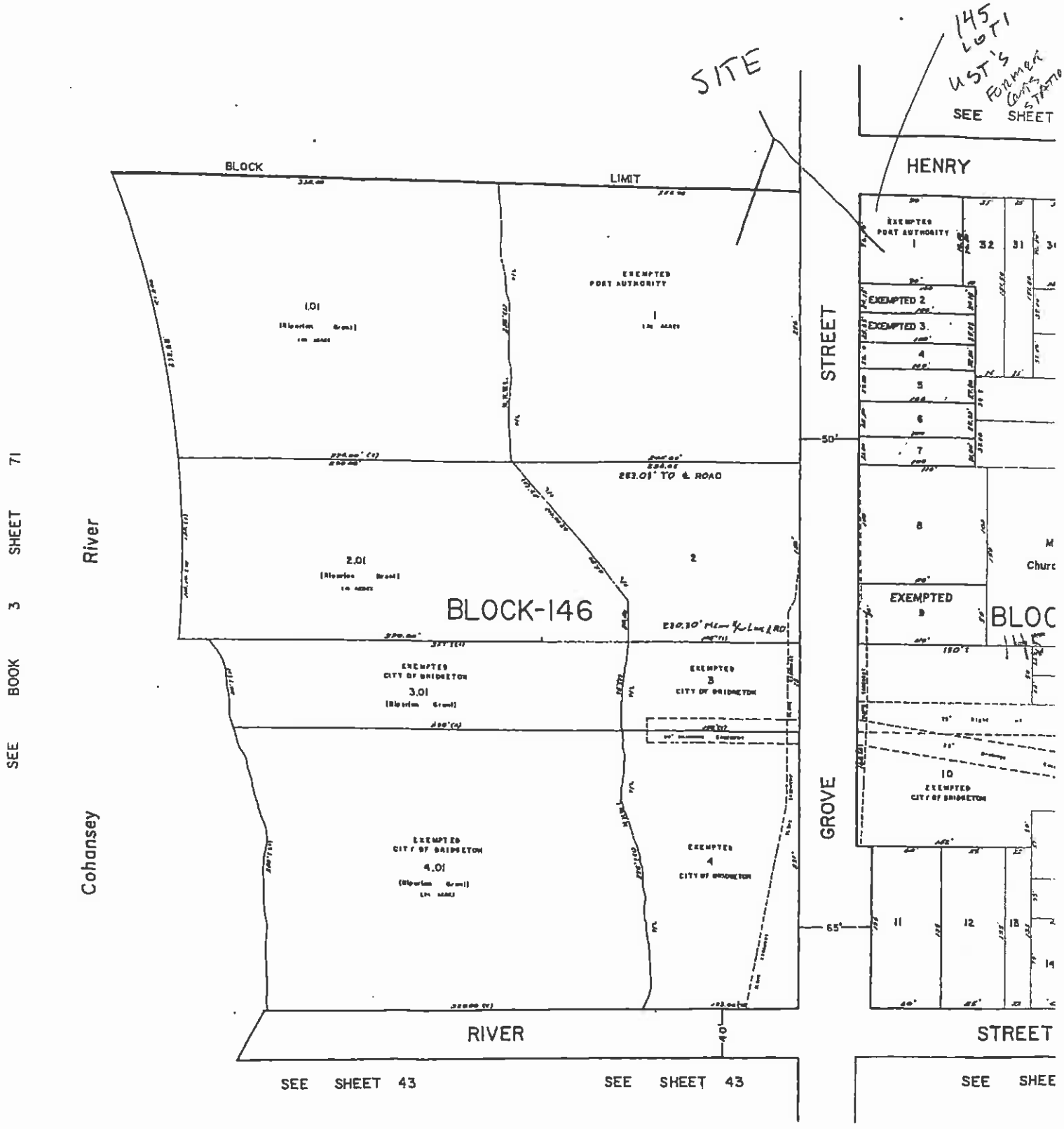
SITE INVESTIGATION REPORT
GROVE STREET PROPERTIES SITE
10, 50, 100, 119 & 121 GROVE STREET
BLOCK 132, LOTS 1, 1.01, 1.02
BLOCK 145, LOTS 1, 2, 3
BLOCK 146, LOTS 1 & 1.01
CITY OF BRIDGETON, CUMBERLAND COUNTY

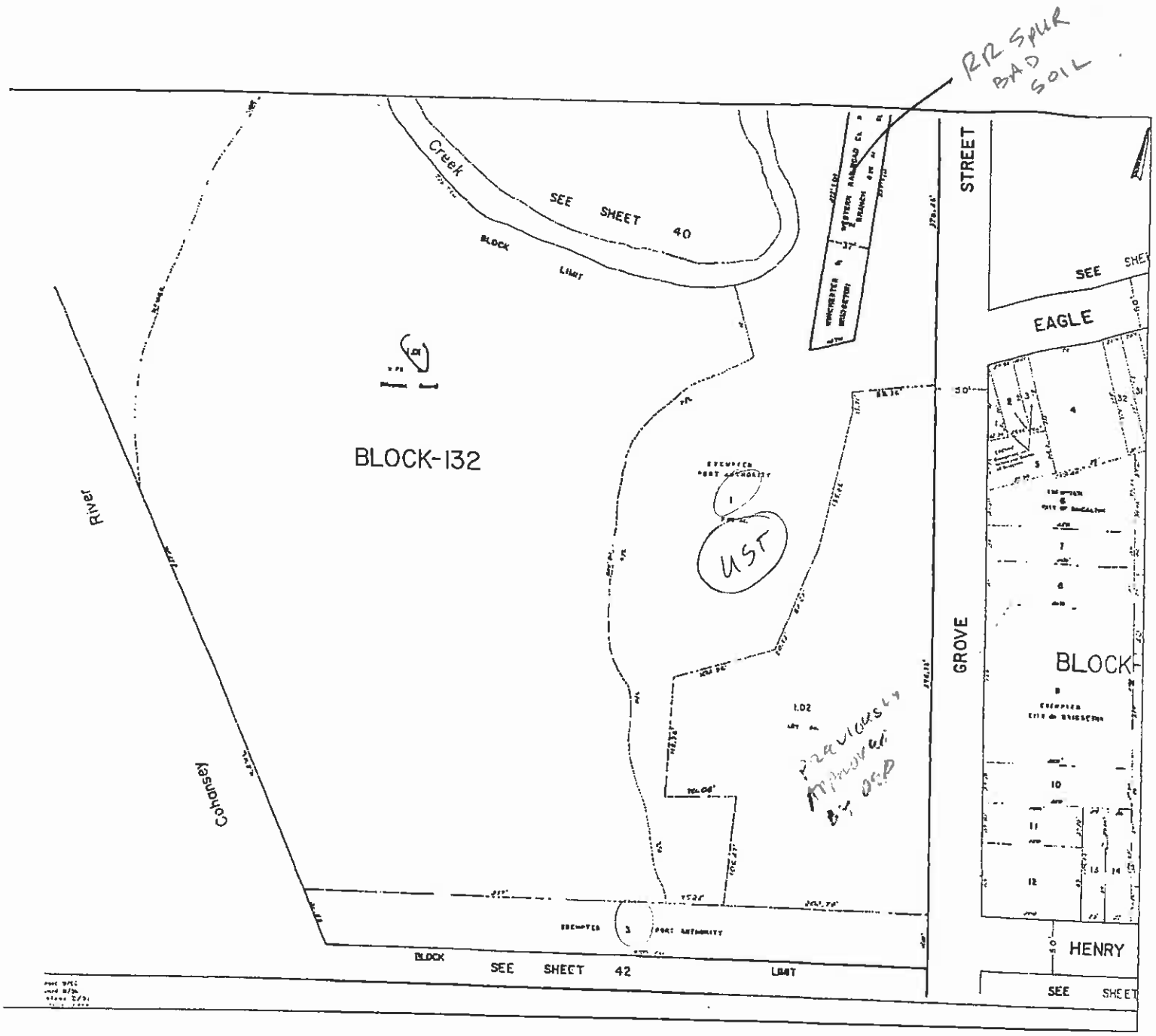
SITE MAP



Name: BRIDGETON
Date: 9/4/2003
Scale: 1 inch equals 2000 feet

Location: 039° 25' 24.2" N 075° 13' 57.8" W
Caption: Bridgeton Port
Grove St_Henry St.
Bridgeton, NJ 08302


SITE
145 LOT 1
UST's Former Gas STATION
SEE SHEET
HENRY
BLOCK
LIMIT
EXEMPTED PORT AUTHORITY
1.01
EXEMPTED PORT AUTHORITY
1
EXEMPTED 2
EXEMPTED 3
4
5
6
7
STREET
50'
283.01' TO ℄ ROAD
2.01
2
8
BLOCK-146
EXEMPTED 9
BLOC
EXEMPTED CITY OF BRIDGETON
3.01
EXEMPTED 3 CITY OF BRIDGETON
10
EXEMPTED CITY OF BRIDGETON
GROVE
EXEMPTED CITY OF BRIDGETON
4.01
EXEMPTED 4 CITY OF BRIDGETON
11
12
13
65'
RIVER
40'
STREET
SEE SHEET 43
SEE SHEET 43
SEE SHEE
River
Cohansey
SEE BOOK 3 SHEET 71


RR SPUR
BAD
SOIL
Creek
SEE SHEET 40
BLOCK LIMIT
STREET
SEE SHEET
EAGLE
BLOCK-132
River
Cohasey
UST
GROVE
BLOCK
PREVIOUSLY
REMOVED
BY OGP
HENRY
SEE SHEET 42
BLOCK LIMIT
SEE SHEET

Tax Map

APPENDIX B

SITE INVESTIGATION REPORT
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SAMPLE LOCATION PLAN

APPENDIX C

SITE INVESTIGATION REPORT
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TEST PIT LOGS

Remington and Vernick Engineers
Test Pit Log
4 Star Site
AKA Grove Street Properties
R&V 0601V011
10, 50, 100, 119 & 121 Grove Street
Bridgeton City, Cumberland County, New Jersey

Test Pit: HF-1

Depth (Feet)	Material
0 to 6	Orange/Brown Fine to Coarse Sand some clayey silt

No groundwater encountered.

Test Pit: HF-2

Depth (Feet)	Material
0 to 1.5	Black Fine to Coarse Sand Some Fine to Coarse Gravel Little Silt (Fill)
1.5-6	Orange/Brown Fine to Coarse Sand some clayey silt

No groundwater encountered.

Test Pit: HF-3

Depth (Feet)	Material
0 to 0.33	Asphalt
0.33-4	Orange/Brown Fine to Coarse Sand some clayey silt

No groundwater encountered.

Test Pit: HF-4

Depth (Feet)	Material
0 to 1.5	Black Fine to Coarse Sand Some Fine to Coarse Gravel Little Silt (Fill with Ash and Cinder)
1.5-6	Orange/Brown Fine to Coarse Sand some clayey silt

No groundwater encountered.

Test Pit: HF-5

Depth (Feet)	Material
0 to 0.33	Asphalt
0.33-4	Orange/Brown Fine to Coarse Sand some clayey silt

No groundwater encountered.

Test Pit: HF-6

Depth (Feet)	Material
0 to 0.33	Asphalt
0.33-4	Orange/Brown (Mottled) Fine to Coarse Sand, Little Fine Gravel, little clayey silt

Groundwater encountered at 5 feet

Test Pit: HF-7

Depth (Feet)	Material
0 to 0.33	Asphalt
0.33-1	Orange/Brown Coarse to Fine Sand, some clayey silt
1-5	Orange Fine to Coarse Sand and Silt
5-5.5	Black/Brown Organic Clay with Some Fine to Coarse Sand

Groundwater encountered at 5 feet

Test Pit: HF-8

Depth (Feet)	Material
0 to 0.33	Asphalt
0.33-1	Orange/Brown Coarse to Fine Sand, some clayey silt
1-1.5	Black Ash and Cinder
1.5-5	Orange Fine to Coarse Sand and Silt
5-5.5	Black/Brown Organic Clay with Some Fine to Coarse Sand

Groundwater encountered at 5 feet

Test Pit: HF-9

Depth (Feet)	Material
0 to 0.33	Asphalt
0.33-2	Orange/Brown Coarse to Fine Sand, some clayey silt
2-5	Black Fine to Coarse Sand, Little Fine Gravel (Ash and Cinder and Coal)

Groundwater encountered at 5 feet

Test Pit: HF-10

Depth (Feet)	Material
0 to 0.33	Asphalt
0.33-1	Orange/Brown Coarse to Fine Sand, some clayey silt
1-1.6	Black Fine to Coarse Sand, Little Fine Gravel (Ash and Cinder and Coal)

Groundwater encountered at 5 feet.

Test Pit: HF-11

Depth (Feet)	Material
0 to 0.33	Asphalt
0.33-8	Black Fine to Coarse Sand, Little Fine Gravel (Ash and Cinder and Coal)

Groundwater encountered at 6 feet.

Test Pit: HF-12

Depth (Feet)	Material
0 to 0.33	Asphalt
0.33-8	Black Fine to Coarse Sand, Little Fine Gravel (Ash and Cinder and Coal)

Groundwater encountered at 6 feet.

Test Pit: HF-13

Depth (Feet)	Material
0 to 0.33	Asphalt
0.33-8	Black Fine to Coarse Sand, Little Fine Gravel (Ash and Cinder and Coal)

Groundwater encountered at 6 feet.

Test Pit: HF-14

Depth (Feet)	Material
0 to 8	Brown Fine to Coarse Sand trace Silt (Fill with solid waste, ketchup bottles)

Groundwater encountered at 4 feet.

Test Pit: HF-15

Depth (Feet)	Material
0 to 8	Brown Fine to Coarse Sand trace Silt (Fill with solid waste, ketchup bottles)

Groundwater encountered at 4 feet.

Test Pit: HF-16

Depth (Feet)	Material
0 to 8	Brown Fine to Coarse Sand trace Silt (Fill with solid waste, ketchup bottles)

Groundwater encountered at 4 feet.

Test Pit: HF-17

Depth (Feet)	Material
0 to 8	Brown Fine to Coarse Sand trace Silt (Fill with solid waste, ketchup bottles)

Groundwater encountered at 4 feet.

Test Pit: HF-18

Depth (Feet)	Material
0 to 6	Black Fine to Coarse Sand trace Silt (Fill with solid waste, concrete)

Groundwater encountered at 4 feet.

Test Pit: HF-19

Depth (Feet)	Material
0 to 8	Brown Fine to Coarse Sand trace Silt (Fill with solid waste, ketchup bottles)

Groundwater encountered at 4 feet.

Test Pit: HF-20

Depth (Feet)	Material
0 to 4	Brown Fine to Coarse Sand trace Silt
4-6	Solid Waste including ketchup labels

Groundwater encountered at 4 feet.

Test Pit: HF-21

Depth (Feet)	Material
0 to 7	Gray Brown Fine to Coarse Sand trace Silt

Groundwater encountered at 6 feet.

Test Pit: HF-22

Depth (Feet)	Material
0 to 2	Orange/Brown Fine to Coarse Sand trace Silt
2-6	Gray/Black Fine to Coarse Sand Solid Waste including ketchup bottles and concrete

Groundwater encountered at 6 feet.

Test Pit: HF-23

Depth (Feet)	Material
0 to 7	Gray Brown Fine to Coarse Sand trace Silt

Groundwater encountered at 6 feet.

Test Pit: HF-24

Depth (Feet)	Material
0 to 2	Orange/Brown Fine to Coarse Sand trace Silt
4-6	Gray/Black Fine to Coarse Sand Solid Waste including ketchup bottles

Groundwater encountered at 6 feet.

Test Pit: HF-25

Depth (Feet)	Material
0 to 2	Orange/Brown Fine to Coarse Sand trace Silt
2-5	Gray/Black Fine to Coarse Sand Solid Waste including ketchup bottles, scrap metal
5-6	Black Fine to Coarse Sand and Fine to Coarse Gravel

Groundwater encountered at 6 feet.

Test Pit: HF-26

Depth (Feet)	Material
0 to 3	Orange/Brown Fine to Coarse Sand trace Silt
3-5	Gray/Black Fine to Coarse Sand Solid Waste including ketchup bottles, scrap metal
5-7	Black Fine to Coarse Sand and Fine to Coarse Gravel

Groundwater encountered at 6 feet.

Test Pit: HF-27

Depth (Feet)	Material
0 to 3	Orange/Brown Fine to Coarse Sand trace Silt
3-5	Gray/Black Fine to Coarse Sand Solid Waste including ketchup bottles, scrap metal
5-8	Black Fine to Coarse Sand and Fine to Coarse Gravel

Groundwater encountered at 6 feet.

Test Pit: HF-28

Depth (Feet)	Material
0 to 3	Gray Fine to Coarse Sand some clayey silt some fine to coarse gravel
3-5	Solid Waste including ketchup bottles, scrap metal, cans

Groundwater encountered at 5 feet.

Test Pit: HF-29

Depth (Feet)	Material
0 to 3	Gray Fine to Coarse Sand some clayey silt some fine to coarse gravel
3-5	Solid Waste including ketchup bottles, scrap metal, cans

Groundwater encountered at 5 feet.

Test Pit: HF-30

Depth (Feet)	Material
0 to 1	Orange/Brown Fine to Coarse Sand
1 - 3	Ash and Cinder
3-5	Gray Fine to Coarse Sand some clayey silt some fine to coarse gravel

Groundwater encountered at 5 feet.

Test Pit: HF-31

Depth (Feet)	Material
0 to 1	Orange/Brown Fine to Coarse Sand
1 - 3	Ash and Cinder
3-5	Gray Fine to Coarse Sand some clayey silt some fine to coarse gravel

Groundwater encountered at 5 feet.

Test Pit: HF-32

Depth (Feet)	Material
0 to 1	Orange/Brown Fine to Coarse Sand
1 - 3	Ash and Cinder
3-5	Gray Fine to Coarse Sand some clayey silt some fine to coarse gravel

Groundwater encountered at 5 feet.

Test Pit: HF-33

Depth (Feet)	Material
0 to 1	Orange/Brown Fine to Coarse Sand
1 - 3	Ash and Cinder
3-5	Gray Fine to Coarse Sand some clayey silt some fine to coarse gravel

Groundwater encountered at 5 feet.

Test Pit: HF-34

Depth (Feet)	Material
0 to 1	Orange/Brown Fine to Coarse Sand
1 - 3	Ash and Cinder
3-5	Gray Fine to Coarse Sand some clayey silt some fine to coarse gravel

Groundwater encountered at 5 feet.

Test Pit: HF-35

Depth (Feet)	Material
0 to 1	Orange/Brown Fine to Coarse Sand
1 - 3	Ash and Cinder
3-5	Gray Fine to Coarse Sand some clayey silt some fine to coarse gravel

Groundwater encountered at 5 feet.

Test Pit: HF-36

Depth (Feet)	Material
0 to 1	Orange/Brown Fine to Coarse Sand
1 - 3	Ash and Cinder
3-5	Gray Fine to Coarse Sand some clayey silt some fine to coarse gravel

Groundwater encountered at 5 feet.

Test Pit: HF-37

Depth (Feet)	Material
0 to 1	Orange/Brown Fine to Coarse Sand
1 - 6	Black Fine to Coarse Sand some fine to coarse gravel (fill)

Groundwater encountered at 5 feet.

Test Pit: HF-38

Depth (Feet)	Material
0 to 1	Orange/Brown Fine to Coarse Sand
1 - 6	Black Fine to Coarse Sand some fine to coarse gravel (fill)

Groundwater encountered at 5 feet.

Test Pit: HF-38

Depth (Feet)	Material
0 to 1	Orange/Brown Fine to Coarse Sand
1 - 6	Black Fine to Coarse Sand some fine to coarse gravel (fill)

Groundwater encountered at 5 feet.

Test Pit: HF-40

Depth (Feet)	Material
0 to 1	Orange/Brown Fine to Coarse Sand
1 - 6	Black Fine to Coarse Sand some fine to coarse gravel (fill)

Groundwater encountered at 5 feet.

James E. McGreevey
Governor

State of New Jersey
Department of Environmental Protection
Division of Remediation Management and Response
Bureau of Southern Field Operations
P.O. Box 407
Trenton, New Jersey 08625-0407
(609) 584-4150
(609) 584-4170 - Fax

Bradley M. Campbell
Commissioner

August 24, 2004

Paul Kenny
Remington & Vernick
232 Kings Highway East
Haddonfield, NJ 08033

Re: Grove Street Properties – July 13, 2004 Request for Ground Water Investigation
Block 132, Lots 1, 1.01 & 1.02; Block 146, Lots 1 & 1.01; Block 145, Lots 1-3
50 Grove St, 10 Grove St, 100 Grove St
Bridgeton, Cumberland County
Case #03-11-18-1402-04; File #06-01-38

Dear Mr. Kenny:

This office is in receipt of the above referenced correspondence, as well as a partial analytical package. As Remington & Verick will be submitting a detailed Site Investigation Report in the future, comments regarding the soil sampling and any analytical results will be withheld pending receipt and review of same.

Based upon the existence of a "slight sheen" noted during test pit excavation activities in the southwestern portion of the site, the request has been made for approval of a ground water investigation. As discussed during our telephone conversation of May 13, 2004, the sample of ground water will be checked for presence of a sheen, and an attempt made to determine whether the sheen is petroleum or organically based (i.e. iron or bacteria). If the sheen is determined to likely be petroleum based, it is agreed sampling for the presence of volatile organics and base neutral is appropriate.

Although a request for collection of three ground water samples from geoprobes was requested, this office believes two would be sufficient. One may be placed in the area of HF-31, the second in the area of HF-28 or between HF-28 and HF-30, to allow representative sampling of that entire area at which a sheen was previously noted.

As indicated in this office's letter of March 4, 2004, funding for a ground water investigation was approved at several locations, with release of the funding pending establishment of a trigger for performance of same. Therefore, by copy of this letter, the Bureau of Contract and Fund Management is notified that release of funds for the performance of a ground water investigation via installation of two temporary well points for the analyses of VOs+10 and BNs+15 is appropriate at this time.

Council
Julie
Lou
[redacted]

If you have any questions, please contact this office.

Sincerely,

Linda S. Range

Linda S. Range

C: Michael Pirolli, Mayor, City Hall, 181 E Commerce St, Bridgeton, NJ 08302-2665

Cumberland County Health Department
Trish Conti, NJDEP, BCFM
Myna Campion, BCFN
William Dunfee
File #06-01-38

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Remington, Vernick & Vena Engineers
Remington, Vernick & Beach Engineers
Remington, Vernick & Arango Engineers
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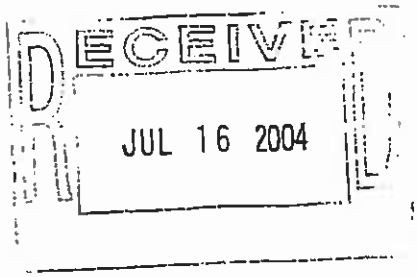
July 13, 2004



New Jersey Department
of Environmental Protection
Bureau of Southern Field Operations
P.O. Box 407
Trenton, NJ 08625-0407

Attention: Linda Range

Re: Site Investigation
Groundwater Investigation
Grove Street Properties Project
City of Bridgeton
Our File #0601V011

Dear Ms. Range:

Remington & Vernick Engineers is forwarding this letter to provide you with the results of the soil investigation for the above-referenced project. As you are aware, we received approval from your office for the scope of work for a site investigation of the site with regards to soil. The investigation was completed and the preliminary results are included herein.

Enclosed please find a preliminary Sample Location Plan and preliminary chemical test results. The results of the investigation indicate that there are limited areas of soil contamination at the site. Specifically, there is some soil contamination consisting of elevated concentrations of PCB's and semi-volatile organic compounds associated with the former rail spurs at the site. In addition, in a small area of the suspected historic fill at the site there is some elevated concentrations of semi-volatile organic compounds. The remainder of the compounds in all of the samples were detected at concentrations below the most restrictive soil cleanup criteria.

During the investigation of the historic fill, a slight sheen was encountered on the groundwater table in three (3) or four (4) of the test pits. The test pits (HF 28, HF 30 and HF31) were in the same general area of the site. Remington & Vernick recommend that the groundwater in this area be investigated for contamination. Samples shall be collected using geoprobes and samples analyzed for VOA+10 and BN+10.

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Remington, Vernick & Vena Engineers
Remington, Vernick & Beach Engineers
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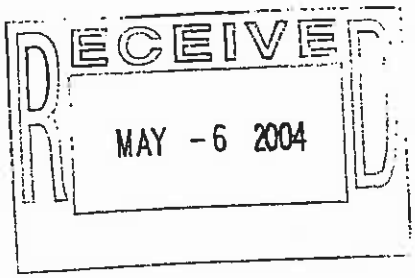

City of Bridgeton
City Hall
181 East Commerce Street
Bridgeton, NJ 08302

Attention: Chris Cummings

Re: Site Investigation Workplan-Revised
Grove Street Properties
City of Bridgeton
R & V 0600X001

Dear Mr. Cummings:

Remington & Vernick is forwarding this letter to provide you with our recommendations regarding the site investigation to be performed at the above referenced site. This scope of work has been completed based on the results of the Preliminary Assessment Report recently submitted to the NJDEP. We have revised this Workplan based on comments from the NJDEP. Based on the results of the Preliminary Assessment we recommend the following investigations be performed for each of the following areas of concern:

1. **Area of Concern A: Above Ground Storage Tanks**:
   Remington & Vernick recommends that two (2) shallow soil borings be advanced in this area. The soil borings shall be performed on the edge of the concrete slab adjacent to the storage area pursuant to NJAC 7:26E-3.9(a)2. Note that the storage area is bordered to the east by a concrete wall and soil slope such that any release from the tanks would not migrate in this direction and on the south and west by the building. Therefore, any releases would have migrated either into the floor drains (see below) or to the north side of the pad. Soil samples shall be analyzed for TPHC and PP+40 and shall be biased to areas of suspected highest concentrations of contaminants. Sample depths shall also be conducted in accordance with NJAC 7:26E.

2. **Area of Concern B1: Underground Storage Tanks**: Remington & Vernick recommends that two (2) soil borings be advanced on the sides of this UST. The soil borings shall be advanced to below the UST invert. Soil samples shall be collected from 0 to 6 inches below the tank invert and analyzed for TPHC and VOA+10 to be tested if the TPHC is greater than 1,000 PPM.

3. **Area of Concern B2: Underground Storage Tanks**: Remington & Vernick recommends that a metal detector survey be performed in this area to evaluate the possible presence of UST's. If there is no evidence of metal anomalies detected during the metal detector survey, we recommend that approximately 6 soil borings be advanced in the area of each tank field per the Sanborn Maps. The soil borings will be advanced in a grid pattern across the site in the suspected UST areas. If metallic anomalies are encountered, then Remington & Vernick recommends that one soil boring be performed every 30 feet of each side of a tank field with a minimum of one per side. The soil borings shall be advanced to approximately 15 feet below grade and screened for possible contaminants. One soil sample shall be collected from each soil boring for TPHC, VOA+10 and Lead testing. In addition, the two samples with the highest concentration of TPHC shall also be analyzed for PP+40. Remington & Vernick shall also collect one (1) groundwater sample from the UST areas and analyze it for PP+40 if there is a trigger for a groundwater investigation. This sampling shall be from a temporary well point installed in the former tank area.

4. **Areas of Concern B3 and B4: Underground Storage Tanks**: These former tank locations are located under the existing building (B4) and a concrete slab (B3). Remington & Vernick shall perform one soil boring in each of these areas to below the groundwater table. The soil shall be screened for contaminants and soil from below the former UST location shall be collected and analyzed for TPHC, VOA+10 and Lead. Should evidence of contamination other than gasoline be detected (or suspected) then the soil shall be analyzed for PP+40. If there is a trigger for a groundwater investigation, then one (1) groundwater sample shall also be collected in this area using a temporary well point and analyzed for PP+40

5. **Area of Concern B5: Underground Storage Tanks**: Remington & Vernick shall perform one soil boring in each area to below the groundwater table. The soil shall be screened for contaminants and soil from below the former UST location shall be collected and analyzed for TPHC and PP+40. If there is a trigger for a groundwater investigation, then one (1) groundwater sample shall also be collected in this area using a temporary well point and analyzed for PP+40

6. **Area of Concern C: Rail Spur**: Remington & Vernick shall perform four (4) shallow soil borings along the rail spurs. Surficial soil samples shall be collected and analyzed for TPHC, Priority Pollutant Metals, PCB's and BN+10. The soil borings will be biased to areas suspected to contain the highest concentrations of contaminants.

7. **Area of Concern D: Pump Stations:** Remington & Vernick recommends no testing at this time.

8. **Area of Concern E1: Pit**: Remington & Vernick recommends collecting a liquid and sediment sample from each pit. The samples shall be analyzed for TPHC and PP+40. If required (based on the condition of the concrete pit) one soil boring shall be advanced adjacent to the pit to below the pit and one sample collected from below the pit and analyzed for TPHC and PP+40. If the pits discharge to bare earth one sample shall be collected from the discharge location and analyzed for TPHC and PP+40. In addition, two soil borings will be advanced adjacent to the pit noted as E on the plan in the area of the concrete slabs. One sample shall be collected from below the pit from each boring and analyzed for TPHC and PP+40. In addition, if this pit discharges to bare earth one sample shall be collected from the discharge location and analyzed for TPHC and PP+40.

9. **Area of Concern E2: Pit**: Remington & Vernick shall investigate this area of concern concurrent with the floor drain area of concern.

10. **Area of Concern F: Truck Loading Areas**: Remington & Vernick recommends no testing at this time.

11. **Area of Concern G: Drum Storage Areas**: Remington & Vernick recommends properly removing and disposing of the drums stored at the site. Any testing shall be performed concurrently with other investigations to be performed at the site.

12. **Area of Concern H: Dumpster:** Remington & Vernick recommends no testing at this time.

13. **Area of Concern I1 & I2: Chemical Storage Closets**: Remington & Vernick recommends properly removing and disposing of the drums and other chemicals stored at the site. Any testing shall be performed concurrently with other investigations to be performed at the site.

14. **Area of Concern J: Floor Drains**: Remington & Vernick recommends identifying the point of discharge for the floor drains and the open pit in the food processing area. This shall be conducted using dye or smoke tracer tests. If the discharge point for the drains can be determined, Remington & Vernick recommends sampling the soil in this area. Representative soil samples shall be collected and analyzed for TPHC and PP+40. Since the exact sampling requirements are not known at this time, Remington & Vernick recommends budgeting 4 soil and 2 groundwater samples for this area of concern.

    In addition, Remington & Vernick recommends performing soil borings adjacent to some of the floor drains at the site. Since there are numerous floor drains present, Remington & Vernick recommends collected soil samples adjacent to several of the suspected worst floor drains, i.e. those with the highest likelihood for release. These will be the floor drains with the greatest staining and corrosion and in the areas where hazardous materials were stored, (ex. the AST area in area of concern A). Soil borings will be advanced adjacent to the floor drains and surficial soil samples collected and analyzed for TPHC and PP+40. We propose that 8 floor drains be thusly investigated.

15. **Area of Concern K: Storm Sewer Collection System:** Remington & Vernick recommends no testing at this time.

16. **Area of Concern L: Surface Water Body**: Due to the urban nature of the area around the site any contaminants encountered in the surface water or in the sediment of Cohansey River are likely not from the subject site, therefore Remington & Vernick recommends no testing at this time. Should site testing indicate that the site is impacting the river than an investigation shall be performed.

17. **Area of Concern M: Landfill**: Remington & Vernick recommends that test pits be excavated throughout suspected fill areas including below the concrete slabs on Block 132, Lot 1.01 and along the river. The soil shall be evaluated for the presence of historic fill. The approximate size of the area to be investigated is 12 acres. Remington, Vernick & Walberg shall excavated approximately 48 test pits evaluate for the presence of ash and cinder based on physical inspection of the material. Assuming the material is generally consistent a total of twenty four (24) soil samples shall be collected and analyzed for BN+10, PCB's and PP Metals. Note that all different types of material (i.e. suspect historic fill) shall be tested.

18. **Area of Concern N: Incinerator:** Remington & Vernick recommends no testing at this time. However, this area will be investigated as part of the Historic Fill investigation.

19. **Area of Concern O: Open Pipe Discharge**: Due to the urban nature of the area around the site any contaminants encountered in the surface water or in the sediment of Cohansey River are likely not from the subject site, therefore Remington & Vernick recommends no testing at this time. Should site testing indicate that the site is impacting the river than an investigation shall be performed.

20. **Area of Concern P1 & P2: Transformers**: Remington & Vernick recommends that one sample be collected from adjacent to the pad mounted transformer. The sample shall be analyzed for TPHC, BN+10 and PCB's.

21. **Area of Concern Q: Underground Piping**: This area will be investigated concurrently with the floor drains area described above.

22. **Area of Concern R: Scale:** One soil boring shall be advanced adjacent to the scale and one soil sample shall be collected from below the scale. This sample shall be analyzed for TPHC and PAH's.

If you have any questions, please contact Paul Kenny at (856)216-1890.

Very Truly Yours,

Remington & Vernick Engineers, Inc.

By

Paul J. Kenny, P.E., C.M.E.

PK/bridge099
Enc.
cc. Charles Kowlakowski, Craig Remington, Edward Walberg, Terence Vogt, Bradley Blubaugh

Activity		Days	Unit Price	Total
Contractor Services				
Soil Borings-Shallow	9	0.5	$1,500.00	$750.00
Soil Borings-Medium	22	4	$1,500.00	$6,000.00
Soil Borings-Interior	9	2	$1,800.00	$3,600.00
Soil Borings-Concrete	6	0.5	$1,500.00	$750.00
Soil Borings M/D	1		$300.00	$300.00
Expendibles (Liners, tubes, etc)	1		$1,500.00	$1,500.00
Test Pits M/D	1		$300.00	$300.00
Test Pits	48	4	$1,200.00	$4,800.00
SUBTOTAL				**$18,000.00**
Chemical Testing				
TPHC	69		$50.00	$3,450.00
PP+40	26		$650.00	$16,900.00
VOA+10	33		$120.00	$3,960.00
Lead	22		$10.00	$220.00
BN+10	6		$250.00	$1,500.00
PCB	12		$75.00	$900.00
PP Metals	30		$120.00	$3,600.00
PAH	8		$200.00	$1,600.00
SUBTOTAL				**$32,130.00**
CONTRACTOR SUBTOTAL				**$50,130.00**
Engineering				
Project Management				$3,000.00
Supervision of Field Work				$11,000.00
Site Survey				$8,000.00
Site Investigation Report				$4,000.00
SUBTOTAL ENGINEERING				**$26,000.00**
CONTRACTOR				**$50,130.00**
ENGINEERING				**$26,000.00**
TOTAL				**$76,130.00**

Remington & Vernick Engineers
Remington, Vernick & Vena Engineers
Remington, Vernick & Beach Engineers
Remington, Vernick & Arango Engineers
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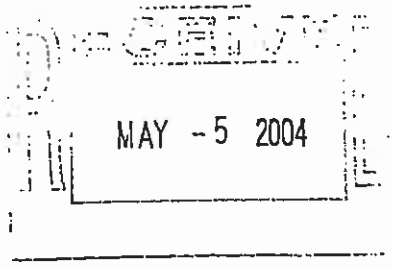
Established in 1901

May 3, 2004



New Jersey Department
of Environmental Protection
Bureau of Contract and Fund Management
P.O. Box 413
Trenton, NJ 08625-0413

Attention: Patricia Conti

Re: **Response to Grant Approval**
Site Investigation
Four Star Facility
50 Grove Street
City of Bridgeton
Our File #0601V011

Dear Ms. Conti:

Remington & Vernick Engineers is forwarding this letter in response to your letter dated April 28, 2004 regarding the above-referenced site. We appreciate the NJDEP's efforts in accelerating processing of this grant award. We understand that the NJDEP has approved the grant for up to $84,243.00. Based on a follow-up conversation on April 29, 2004, we understand that the NJEDA will be disbursing to the City the approved grant amount. We agree that the final grant amount may be adjusted based on actual work performed (i.e., number of field days performed and number of samples collected). The grant will fund all work actually performed at the rates proposed by Remington & Vernick, per our most recent cost proposals to your office.

As has been expressed previously, per local public funding laws, the municipality must know what they are budgeting prior to their award of any contract. Award of the contract for this service will be based on the approved unit prices in our proposal. Note that Remington & Vernick will only bill for work actually performed.

Note also that the City requested the project be amended to include Block 145, Lots 1, 2 and 3 in a letter dated December 19, 2003. A copy of this letter along with the required redevelopment resolution is attached for your review.

If you have any questions please contact me at (856) 216-1890.

Sincerely,

REMINGTON & VERNICK ENGINEERS, INC.

By

Paul J. Kenny, P.E., C.M.E.

PJK/gar
enclosure
c. Mike Sylvester, NJEDA
Myrna Campion, NJDEP
Michael A. Pirolli, Mayor
Charles Kolakowski, Business Administrator
Chris Cummings, UEZ Coordinator
Terence Vogt

PRELIMINARY ASSESSMENT REPORT
GROVE STREET PROPERTIES SITE
10, 50, 100, 119 & 121 GROVE STREET
BLOCK 132, LOTS 1, 1.01, 1.02
BLOCK 145, LOTS 1, 2, 3
BLOCK 146, LOTS 1 & 1.01
CITY OF BRIDGETON, CUMBERLAND COUNTY

Remington & Vernick Engineers, on behalf of the City of Bridgeton, prepared the following Preliminary Assessment Report for parcels of property, which they are considering redeveloping. The following report is presented in accordance with the Technical Requirements for Site Remediation N.J.A.C. 7:26E-3.1 through 3.2.

SITE INFORMATION

Site Name **Grove Street Poperties Site**

Address **10, 50, 100, 119, 121 Grove Street**

City or Town **Bridgeton**

Zip Code: **08232**

County **Cumberland**

Approx. Acreage: **17+/-**

SITE DESCRIPTION

Please see the Phase I Environmental Site Assessment Report dated September 5, 2003, prepared by Advantage Engineering for the Cumberland Empowerment Zone Corporation enclosed herewith for a description of the site and surrounding.

This site is currently used as a warehouse for dry goods. According to historic Sanborn Maps the site had the following uses:

1970: Food Warehouse
1947: John M. Davis Manufacturer of Gasoline Engines, including a machine shop and boat shop
1930: Hettinger Engine Co. Manufacturer of Gasoline Engines, including a machine shop, boat shop and repair shop.
1908: Hettinger Engine Co. was on the site but with slightly smaller operations, including a gasoline UST, a machine shop and 2 storage areas.
1896: The site is described as woods.

<u>Block 132, Lots 1, 1.01 and 1.02</u>
This portion of the site is currently occupied by the abandoned food processing plant and a number of concrete building slabs. According to historic Sanborn Maps the site had the following uses:

1970: The site is occupied by Hunt Wessens Foods, Inc. a canning factory; includes a number of large canning factory buildings and a number of outlying smaller storage type buildings.
1947: The site is occupied by Pritchard Inc. Canning Factory, a canning factory, includes a number of large canning factory buildings and a number of outlying smaller storage type buildings plus warehouses, a pump house, scale, a machine shop and offices.
1930: The site is divided into two factories one is the Pritchard Canning Factory and the other is the H Hettinger Bros. Formerly The Garret Bergen Canning Factory. Site Is similar to 1947 with a coal yard present.
1923: The site is occupied by the Garret Bergen Canning Factory and the E. Pritchard Canning Factory (listed as not in operation). The configuration of the site is simlar to 1930 without the coal yard.
1915: The site is occupied by the Garret Bergen Canning Factory and a number of buildings described as Vacant Factories. The site is similar to 1923 but with few buildings on site.
1908: The site is occupied by SS Ayers & Sons Canning Factory and the AH Gidden Tomato Paste Company. The factory buildings are similar to those that appear in the 1915 map.
1903: The site is occupied by SS Ayers & Sons Canning Factory, there is storage and a cook house described on the map. Also shown on the map is the Former Getsinger Glass Manufacturing Co.
1896: The site is occupied by the Cumberland County Packing and Canning Co and in a separate area by the Getsinger Glass Manufacturing Co. (described as closed). The glass manufacturing portion of the site has a clay pot room and ovens shown in the factories. The Packing and Canning Factory has storage areas, cooling racks, cook house, cleaning and can storage (noted as catsup storage) plus a carpenter shop.
1891: The site is occupied by the Cumberland County Packing and Canning Co and in a separate area by the Getsinger Glass Manufacturing Co. The glass

property). These floor drains received spills to the floor. The discharge point for these floor drains is unknown. There is an open pit system in the Four Star Facility buildings (Block 132, Lot 1.02). This open pit system would have received the waste from the poultry packing operations. The discharge point for this system is unknown. There is a similar open pit located in the floor slab on Block 132, Lot 1. The purpose of this pit is unknown as is its discharge point. There is an open pipe that discharges into the Cohansey from the site. The purpose of this pipe is unknown.

B. Discharge Period:

FROM	TO	DISCHARGE TYPE & QUANTITY	DISCHARGE/ DISPOSAL POINT
Unknown	Unknown	Sanitary Sewage-Public	Sanitary System-Public

5. Based on a review of all available historic information and a site visit the following areas of concern were identified by Remington & Vernick. Also included are areas that typically represent a concern due to their nature or use.

AREA OF CONCERN	CURRENTLY/ FORMERLY EXISTS AT FACILITY	AREA OF CONCERN DESIGNATION	SAMPLING PROPOSED YES/NO	NARRATIVE PROVIDED TO SUPPORT PROPOSAL

Surface Water Bodies	YES	L	NO	YES
Septic Systems, Leachfields or Seepage Pits	NO	-	N/A	N/A
Dry Wells	NO	-	N/A	N/A

C. Discharge and disposal areas, including, without limitation:

Waste Piles	NO	-	N/A	N/A
Landfills or Landfarms	YES	M	YES	YES
Sprayfields	NO	-	N/A	N/A
Incinerators	YES	N	NO	YES
Open Pipe Discharges	YES	O	YES	YES

D. Other areas of concern, including, without limitation:

Electrical Transformers and Capacitors	YES	P1, P2	NO	YES
Areas of Stressed Vegetation	NO		N/A	N/A
Underground Piping, Including Industrial Process Sewers	YES	Q	YES	YES
Compressor Vent Discharges	NO	-	N/A	N/A
Non-Contact Cooling Water Discharges	NO	-	N/A	N/A
Discolored Areas or Spill Areas	NO	-	N/A	N/A
Active or Inactive Production Wells	NO	-	N/A	N/A

E. Building interior areas with a potential for discharge to the environment, including without limitation:

Loading or Transfer Areas	NO	-	N/A	N/A
Waste Treatment Areas	NO	-	N/A	N/A
Boiler Rooms	NO		N/A	N/A
Air Vents and Ducts	NO	-	N/A	N/A
Hazardous Material Storage or Handling Areas	NO	-	N/A	N/A

were removed and/or whether there was any contamination associated with them.

The 1923 Sanborn Map indicated the possible presence of a gasoline tank in the area of B3.

The 1908 Sanborn Map indicated the possible presence of a gasoline tank in the area of B4.

The 1886 Sanborn Map had two areas (B-5) listed as gasoline tanks. However, it is unclear as to whether these were UST's or AST's.

Area of Concern-Rail Spur Location C

There were historically a number of rail spurs at the site. These rail spurs were for railroad vehicles carrying raw materials and finished products. There is a reasonable potential for there to have been some discharges from the railroad vehicles. The location of the rail spurs is shown on the Preliminary Assessment Plans. Some of the rail spurs are still present at the site.

Area of Concern-Pump Station Location D

There are a number of below ground pump stations throughout the site. These pump stations are for fire suppression and water supply pumps for the current and former facilities on site. In general these pump stations are in cinderblock or concrete vaults containing the pump equipment. Remington & Vernick did not observe any secondary fueling tanks (ie. small gasoline tanks) associated with any of these pump stations. Each of the pump houses contained some staining that does not appear to be contamination (ie. from trash or solid waste). Remington & Vernick did not observe any evidence of contamination in these vaults. Therefore, Remington & Vernick recommends no further action for these areas of concern.

Area of Concern-Pits Location E1, E2

There are a number of pits associated with the Four Star Products building (Block 132, Lot 1.02). In area E1 there are two machinery pits that are concrete and contain an unknown liquid. E2 is an open pit drainage system associated with the former poultry packaging operations at the site. The pit received the waste poultry and floor cleaning materials. The material was driven by an auger system to an unknown location. The pits are located throughout the interior of the Four Star Products building (Block 132, Lot 1.02).

Area of Concern-Truck Loading Docks Location F

Area of Concern-Floor Drains Location J

There are numerous floor drains located throughout the Four Star Products building (Block 132, Lot 1.02). The floor drains would have received whatever chemicals or other material released to the ground. The floor drains are rusted and stained and may have received acidic or caustic materials as well as other hazardous materials. The discharge point for these floor drains is unknown. Remington & Vernick recommends the performance of a dye test or similar procedure to determine the discharge point for these floor.

Area of Concern-Storm Sewer Collection System Location K

There is a storm sewer inlet in this area. It is presumed that it discharges into the open pipe in area O. This inlet receives surface water from the site and there is no reason to believe that any significant quantities of hazardous materials were discharged to the inlet. Therefore, Remington & Vernick recommends no further action for this area of concern.

Area of Concern-Surface Water Body Location L

The Cohansey River borders the site to the west. There is a significant amount of Riparian Land associated with the site. There is also an open pipe that discharges into the river in this area. This likely receives storm water from the onsite storm water inlet and possibly from the floor drains in the Four Star Products building (Block 132, Lot 1.02).

Area of Concern-Landfill Location M

The concrete building pads located in the center of Block 132 are apparently built up on fill material. In addition, there is a possibility that the material along the Cohansey River is fill material. The integrity of this material is not known.

Area of Concern-Incinerator Location N

The historic aerial photographs indicate the presence of a chimney in this area. This chimney is likely associated with an incinerator. There is no evidence remaining at the site of this incinerator.

Area of Concern-Open Pipe Discharge Location O

There is an open pipe in this area that discharges into the Cohansey River. The pipe is from an unknown source although it is likely associated with the onsite storm sewer inlet and possibly the onsite floor drains. It is unknown whether there is any contamination associated with this pipe. It discharges into the river and this area is covered with river sediment and biological growth (ie. algae). No evidence of contamination was observed in this area.

8. Provide a discussion of any remediation activities previously conducted or underway at the industrial establishment, including dates of discharges, remedial action taken, sample results, current status or copies of Department or other government agency no further action approval(s), if appropriate.

N/A

9. Discharge History of Hazardous Substances and Wastes:

A. Have there been any discharges of hazardous substances and wastes?

____ Yes (Complete Items B-E) __X__ No

B. Was the Department notified of the discharge?

____ Yes _____ No

If yes, provide the case number

C. Was a no-further-action letter, negative-declaration approval or full-compliance letter issued as a result of the cleanup of this discharge?

_____ Yes (Submit a copy and go to item 10E) _____ No

D. Were sample results obtained?

_____ Yes _____ No N/A

If yes, submit the results

E. Provide a description of the discharge and the response and resolution.

10. List all federal, state and local environmental permits at this facility, including permits for all previous and current owners or operators, applied for, received, or both.

Check here if no permits are involved: __X____

A. New Jersey Air Pollution Control **N/A**

B. Underground Storage Tank Registration Number _____**N/A**_____

C. New Jersey Pollutant Discharge Elimination System (NJPDES) Permit **N/A**

D. Resource Conservation and Recovery Act (RCRA) permit #__**N/A**__

E. All other federal, state, local governments permits **N/A**

SEE ATTACHED

14. List any other information you are submitting or which has been formerly requested by the Department.

DESCRIPTION	ATTACHMENT #
SITE MAP	APPENDIX A
PRELIMINARY ASSESSMENT PLANS	APPENDIX B
PHASE I ENVIRONMENTAL ASSESSMENT REPORT	APPENDIX C
SANBORN MAPS	APPENDIX D

LIMITATIONS

Remington & Vernick has used standard industrial practices to complete the attached Preliminary Assessment Report. To this end, Remington & Vernick has used the American Society of Testing and Material (ASTM) Standards on Environmental Site Assessments for Commercial Real Estate (E 1527-94 and E 1528-93) as a general guideline for the completion of the Assessment. Furthermore, Remington & Vernick has attempted to fulfill the applicable minimal technical requirements to investigate a site (i.e. N.J.A.C. 7:26E). As such, the Preliminary Assessment is necessarily limited in scope. Remington & Vernick has made reasonable inquiries regarding the environmental integrity of the site.

The conclusions presented herein are the opinion of Remington & Vernick regarding the environmental integrity of the subject site. Remington & Vernick's opinion is based on a review of available records, interviews with knowledgeable individuals and a physical inspection of the accessible areas of the subject site. The assessment does not include the collection or sampling of any soil, groundwater, surface water or air samples nor does it include any inspection of areas that would require an extraordinary effort to access. Remington & Vernick has taken great care in compiling, checking and reviewing the information presented in this report to insure its accuracy and that it is current. Remington & Vernick cannot guarantee the information against errors,

Remington & Vernick Engineers
Remington, Vernick & Vena Engineers
Remington, Vernick & Beach Engineers
Remington, Vernick & Walberg Engineers

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CRAIG F. REMINGTON, P.L.S., P.P., Vice President

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CORPORATE SECRETARY
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Established in 1901

October 8, 2003

RECEIVED
OCT 10 2003

City of Bridgeton
City Hall
181 E. Commerce Street
Bridgeton, NJ 08302-2665

Attention: Chris Cummings

RE: City of Bridgeton
Block 132, Lots 1, 1.01 & 1.02
Block 146, Lots 1 & 1.01
Former Stars Facility
Proposal for Services

Dear Mr. Cummings:

In accordance with your request, Remington & Vernick Engineers is pleased to provide you with this proposal to perform a Preliminary Assessment (PA) & Site Investigation (SI) for the above-referenced site. It is our understanding that the City will be completing the investigation of this site under a Memorandum of Agreement (MOA) with the NJDEP. According to Helen Burton of the NJDEP, the City will be able to recoup the costs of investigation for this site. The recouping of the investigation costs is contingent upon the site being eligible, the state having available funding, the City making an application for funding through the Hazardous Discharge Site Remediation Fund (HDSRF) and the work is conducted under NJDEP oversight as part of a MOA. Furthermore, the NJDEP will be able to provide the City with a No Further Action determination upon completion of any required remediation. The NJDEP will require that the work be conducted in accordance with NJAC 7:26E, The Technical Requirements for Site Remediation.

A Phase I Environmental Assessment Report was previously completed for the site. The Phase I Report appears to be complete, however it does not satisfy the requirements of NJAC 7:26E. One significant issue is the lack of a comprehensive site plan depicting potential areas of concerns. The following scope of work is based on the Phase I already performed, and is designed to fulfill the NJDEP requirements set forth in NJAC 7:26E. The first step will be to submit a Preliminary Assessment Report to the NJDEP and Remington & Vernick shall utilize the Phase I information to complete this.

The next step in the process will be to complete a Site Investigation. It must be emphasized that the site is complex in nature. There were a number of areas of concern identified in the Phase I that currently exist at the site. There have been continuous industrial operations for well over 100 years. There formerly existed numerous areas that may be contaminated associated with these previous site operations. Therefore, we anticipate that a thorough and detailed site investigation will be required by the NJDEP to evaluate the site. This will necessarily require costs than a "site-screening" type investigation. The thorough investigation proposed to be completed by Remington & Vernick will have several benefits. First it will allow the NJDEP to approve the work being conducted and issue a No Further Action Determination and secondly it will provide timely and relatively accurate site remediation costs. The specifics of the Site Investigation will be negotiated with the NJDEP.

The specific site investigation requirements will be negotiated with the NJDEP after they review the Preliminary Assessment Report. The following is an assumed scope of work based on a preliminary review of the available information. Note that the subcontractor costs are estimates, and Remington & Vernick shall obtain quotes from a variety of contractors to assure the best prices for these services.

Remington & Vernick Engineers proposes the following services:

A. <u>Preliminary Assessment</u>

1. Engineering:

Includes a site inspection to confirm site conditions and preparation of PA report, correspondence with NJDEP and the City of Bridgeton	<u>$2,000.00</u>
Subtotal	**$2,000.00**

B. Site Investigation

1. Outside Services:
(to be paid directly by the City)

Soil Borings, assume 3 days of soil borings @ $1,500/day	$4,500.00
Test pits, assume 2 days @ $1,000/day	$2,000.00
Monitoring wells, assume 4 wells @ $1,600/well (if required)	$6,400.00
Disposal of Contaminated Well development liquids and drill cuttings (if required)	$2,000.00
Soil Chemical Testing	
40 Total Petroleum Hydrocarbons @ $50/sample	$2,000.00
15 Priority Pollutant + 40 @ $700/sample	$10,500.00
15 pH samples @ $15/sample	$225.00
30 volatile organic compounds + 10 @ $150/sample	$4,500.00
30 lead samples @ $20/sample	$600.00
Waste Classification Testing (if required), Assume two (2) full Waste Classification Analyses @ $1,000/sample	$2,000.00

	Groundwater chemical testing, four (4) wells, plus field blank and trip blank for a total of six (6) samples tested for priority pollutants + 40 @ $700/sample	$4,200.00
	Subtotal	**$38,925.00**
2.	Engineering:	
	Project management, including coordination, scheduling, correspondence	$5,000.00
	Supervision of drilling & well installation assume project engineer 10 days @ 8 hrs./day @ $125/hour	$10,000.00
	Microtip rental, 10 days @ $50/day	$500.00
	Site survey existing conditions, locate & obtain elevations for monitoring wells, assume four (4) field days @ $2,200/day	$8,800.00
	Groundwater Survey assume Project Engineer assume eight (8) hours @ $125/hr.	$1,000.00
	Technician, assume eight (8) hours @ $100/hour	$800.00
	Site Investigation Report	$5,000.00
	Subtotal	**$31,100.00**
	TOTAL	**$72,025.00**

All work shall be performed in accordance with the applicable sections of the Technical Requirements For Site Remediation (NJAC 7:26E et. seq.). Please note that these costs are based on the assumed "worst case" scenario and actual costs may vary. The City will be required to provide invoices and vouchers to the State to justify the use of the funds.

Please call Terence Vogt or Paul Kenny of our office at (856) 216-1890 if you have any questions or require further assistance. Thank you again for your assistance in this matter.

Sincerely,

REMINGTON & VERNICK ENGINEERS, INC.

By Edward Vernick

Edward Vernick, P.E., C.M.E.
President

EV/PJK/gar
cc: Charles Kolakowski, Administrator
Chris Cummings, UEZ Coordinator
Darlene J. Richmond, Clerk
Craig F. Remington
Edward J. Walberg
Terence Vogt
Paul J. Kenny
Bradley A. Blubaugh