



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Site Remediation and Waste Management Program

Bureau of Ground Water Pollution Abatement

Mail Code: 401-05V

P.O. Box 420

Trenton, NJ 08625-0420

Phone: (609) 292-8427

PHIL MURPHY
Governor

CATHERINE R. MCCABE
Acting Commissioner

SHEILA OLIVER
Lt. Governor

2 April 2018

Maria Kaouris, Remediation Manager
Honeywell International, Inc.
115 Tabor Road
Morris Plains, NJ 07950

Re: Classification Exception Area/Well Restriction Area
Study Area 6 South
427 Route 440 & Kellogg Street
Jersey City, Hudson County
Program Interest Number: (PI# 745719)
Subject Item ID: CEA100000009

Dear Ms. Kaouris:

Please be advised that the New Jersey Department of Environmental Protection (Department) has established a Classification Exception Area/Well Restriction Area (CEA/WRA) for contamination in ground water associated with this site. A CEA/WRA is an institutional control that the Department uses to restrict the use of ground water within an area where ground water contaminant concentrations exceed the applicable Ground Water Quality Standards (N.J.A.C. 7:9C-1.7). The Department has established this CEA/WRA in response to information submitted to the Department by Licensed Site Remediation Professional (LSRP), Peter Jaran, on a CEA/WRA Fact Sheet Form received by the Department on 6 March 2018, and amended by electronic correspondence dated 16 March 2018.

The CEA/WRA is described on the enclosed CEA/WRA Fact Sheet. As indicated on the Fact Sheet, ground water within the CEA/WRA contains benzene at concentrations that exceed the Ground Water Quality Standards. The contamination is attributed to discharges that occurred at the site referenced above. The affected groundwater is contained within a hydraulic barrier, known as the Open Space AOC. Please note that the LSRP has reported that there are no potable wells within the CEA boundary and that the area is served by municipal water. Therefore, the contamination associated with this CEA will not affect the quality of drinking water in the area.

Please note that the proposed CEA includes portions of five separate Hudson County Chrome sites, listed below. These sites have been consolidated into a larger area, named "Study Area 6 South Non-Chromium", part of the proposed Bayfront Redevelopment, and given the Program Interest number 745719.

Site Name	Chrome Site #	Program Interest #	Address
Degen Oil	073	G000000927	200 Kellogg St.
Roosevelt Bowling Lanes	124	G000008741	427 Route 440
Delphic Consolidation	125	G000008742	60 Kellogg St.
Old Dominion	134	033312	100 Kellogg St.
ABF Trucking	140	003846	80 Kellogg St.

The duration of this CEA/WRA is indeterminate. Attainment of the Ground Water Quality Standards must be confirmed through ground water sampling within 180 days after the expiration date, pursuant to N.J.A.C. 7:26C-7.9(f). Consistent with N.J.A.C. 7:26C-7.3, the Department may revise or remove the CEA/WRA at any time in the interim on the basis of new ground water data.

Thank you for your attention to this matter. If you have any comments or questions regarding this CEA/WRA, please contact David Van Eck at (609) 633-2427.

Sincerely,



Mary Anne Kuserk, Chief
Bureau of Ground Water Pollution Abatement

Enclosure

c: Peter Jaran, Equity Environmental Engineering LLC
Carrie Nawrocki, Hudson Regional Health Commission
Francesca Giarratana, Hudson County Division of Planning
Stacey Flanagan, Department of Health & Human Services (Local)
E. Junior Maldonado, Clerk of Hudson County
Robert Byrne, Office of the Jersey City Clerk

Classification Exception Area/Well Restriction Area

Case Information

<u>Subject Item</u>	<u>Designation</u>
CEA100000009	273123

Case ID: 745719 - LSR100001
Case Number: STUDY AREA 6 NON-CHROME SOUTH
Preferred Id: 745719
Case: Study Area 6 Non-Chrome South
Address: 427 Route 440
60 75 80 Kellogg St
City: Jersey City
County: Hudson

Lot and Block of the Case

<u>Block</u>	<u>Lot</u>
24601	1
24601	2
24601	3
24601	4
24601	5
24601	6
24601	7
24601	8
24601	11

Site Location: Refer to Exhibit A –Site Location Map

Lot and Block of the CEA

<u>Subject Item</u>	<u>Block</u>	<u>Lot</u>	<u>Municipality</u>
CEA100000009	24601	1	Jersey City
CEA100000009	24601	2	Jersey City
CEA100000009	24601	3	Jersey City
CEA100000009	24601	4	Jersey City
CEA100000009	24601	5	Jersey City
CEA100000009	24601	6	Jersey City
CEA100000009	24601	7	Jersey City
CEA100000009	24601	8	Jersey City

Facility Contact(s)

Responsible Party(s): Maria Kaouris, Remediation Manager
Honeywell International, Inc.
115 Tabor Road
Morris Plains, NJ 07950

NJDEP Contact: Bureau of Ground Water Pollution Abatement
 Phone: (609) 292-8427

CEA Information

<u>Subject Item</u>	<u>Description</u>
CEA100000009	CEA is within a contained Open Space area, west of Route 440, extending to the Hackensack River. Delineation based on data. Contamination will remain on site.

<u>Subject Item</u>	<u>Affected Formation</u>	<u>Vertical Depth</u>
CEA100000009	Fill	15 feet

<u>Subject Item</u>	<u>Classification</u>
CEA100000009	II-A

Contaminant

This CEA/WRA applies only to the contaminants listed in the table below. The groundwater quality criteria / primary drinking water standards for these contaminants are listed in Micrograms Per Liter (µg/L). All constituent standards (N.J.A.C. 7:9C-1.) apply at the designated boundary. Consistent with N.J.A.C. 7:26E-2.1(e), if Tentatively Identified Compounds are present, all alkane concentrations attributed to petroleum product contamination are to be totaled and treated as a single individual compound (Synthetic Organic Chemical).

<u>Subject Item</u>	<u>Contaminant</u>	<u>Concentration (1)</u>	<u>GWQS (2)</u>
CEA100000009	Benzene	5.4 Micrograms Per Liter	1 Micrograms Per Liter

Note: (1) Maximum concentration detected at the time of CEA establishment
 (2) Ground Water Quality Standards

CEA Boundary: Refer to Exhibit B –CEA Boundary Map

Projected Term of CEA:

<u>Subject Item</u>	<u>Date Established</u>
CEA100000009	4/2/2018

<u>Subject Item</u>	<u>Duration in Years</u>
CEA100000009	Indeterminate

<u>Subject Item</u>	<u>Anticipated Expiration Date</u>
CEA100000009	

Comment: The Open Space Area of Concern (AOC) at Study Area 6 South also contains chromite ore processing residue, for which there is a separate CEA.

Note Since groundwater quality data indicates exceedance of contaminants above the Primary Drinking Water Standards, and the designated uses of Class II-A aquifers include potable use, the CEA established for this site is also a Well Restriction Area. The extent of Well Restriction shall coincide with the boundaries of the CEA.

Well Restrictions set within the boundaries of the CEA

<i>Subject Item</i>	<i>Restriction</i>
CEA100000009	Double Case Wells: With the exception of monitoring wells installed into the first water bearing zone, any proposed well to be installed within the CEA/WRA boundary shall be double cased to an appropriate depth in order to prevent any vertical contaminant migration pathways. This depth is either into a confining layer or 50 feet below the vertical extent of the CEA.

Exhibit A –Site Location Map

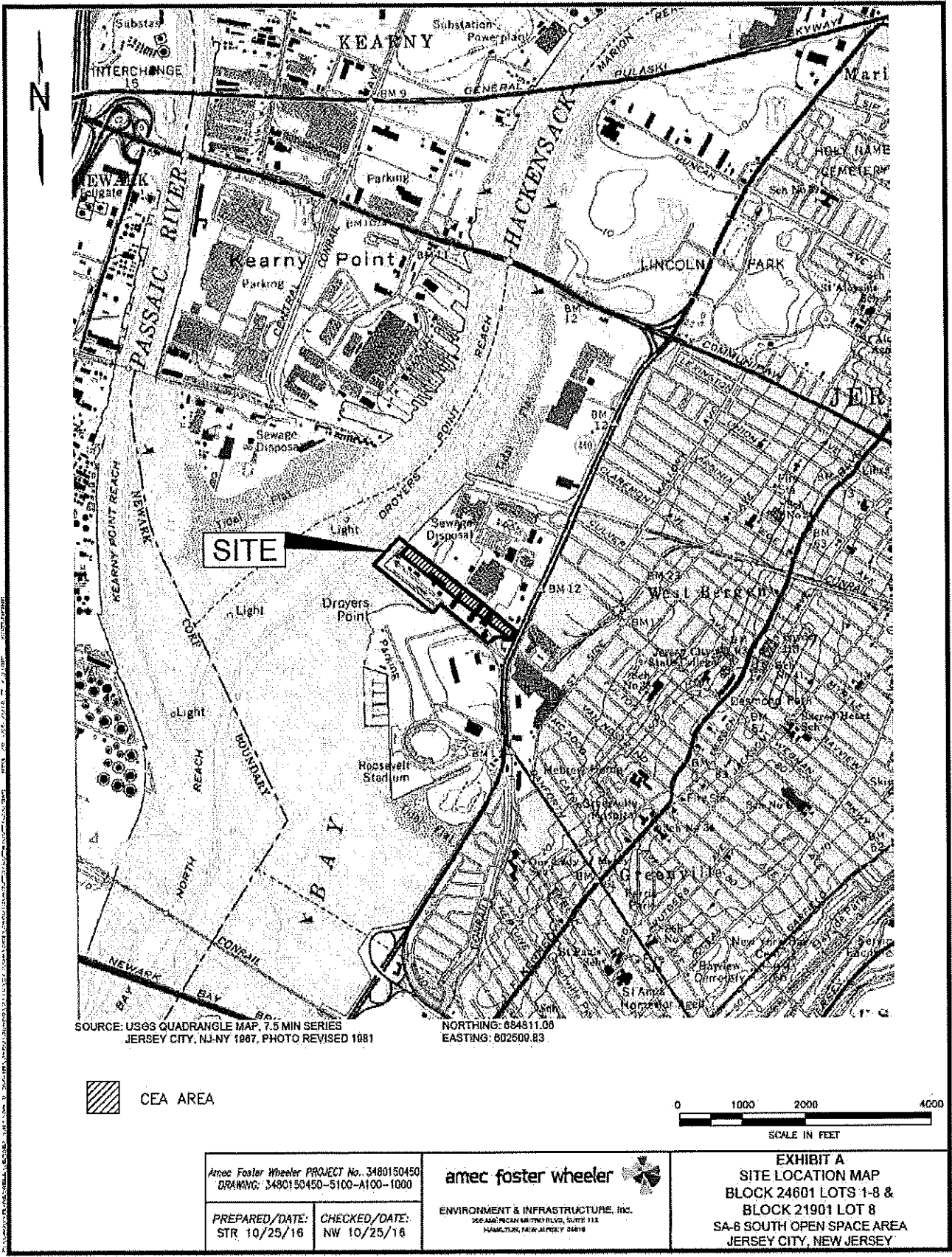


Exhibit B - CEA Boundary Map

NOTES:

1. MONITORING WELLS ABANDONED FOR CAP CONSTRUCTION.
2. HYDRAULIC BARRIER WALL PREVENTS GROUNDWATER FLOW.
3. LAYER OF STRATUM D/MEADOW MAT PREVENTS VERTICAL MIGRATION.

LEGEND

- ◆ MONITORING WELL
- ◊ TEMPORARY WELLPPOINT
- ▲ PIEZOMETER
- SITE 115 MONITORING WELLS (INSTALLED ON SA-6 SOUTH DURING SA-7 REMEDY)
- ▬ SITE 073 PROPERTY METES & BOUNDS
- ▬ SITE 124 PROPERTY METES & BOUNDS
- ▬ SITE 125 PROPERTY METES & BOUNDS
- ▬ SITE 134 PROPERTY METES & BOUNDS
- ▬ SITE 140 PROPERTY METES & BOUNDS
- ▬ SITE 163 PROPERTY METES & BOUNDS
- ▬ CORDOVA PROPERTY METES & BOUNDS
- ▬ BOATYARD PROPERTY METES & BOUNDS
- ▬ VERTICAL HYDRAULIC BARRIER WALL
- ← PREVALING GROUNDWATER FLOW DIRECTION
- ▨ EXTENT OF CEA

DATA QUALIFIERS

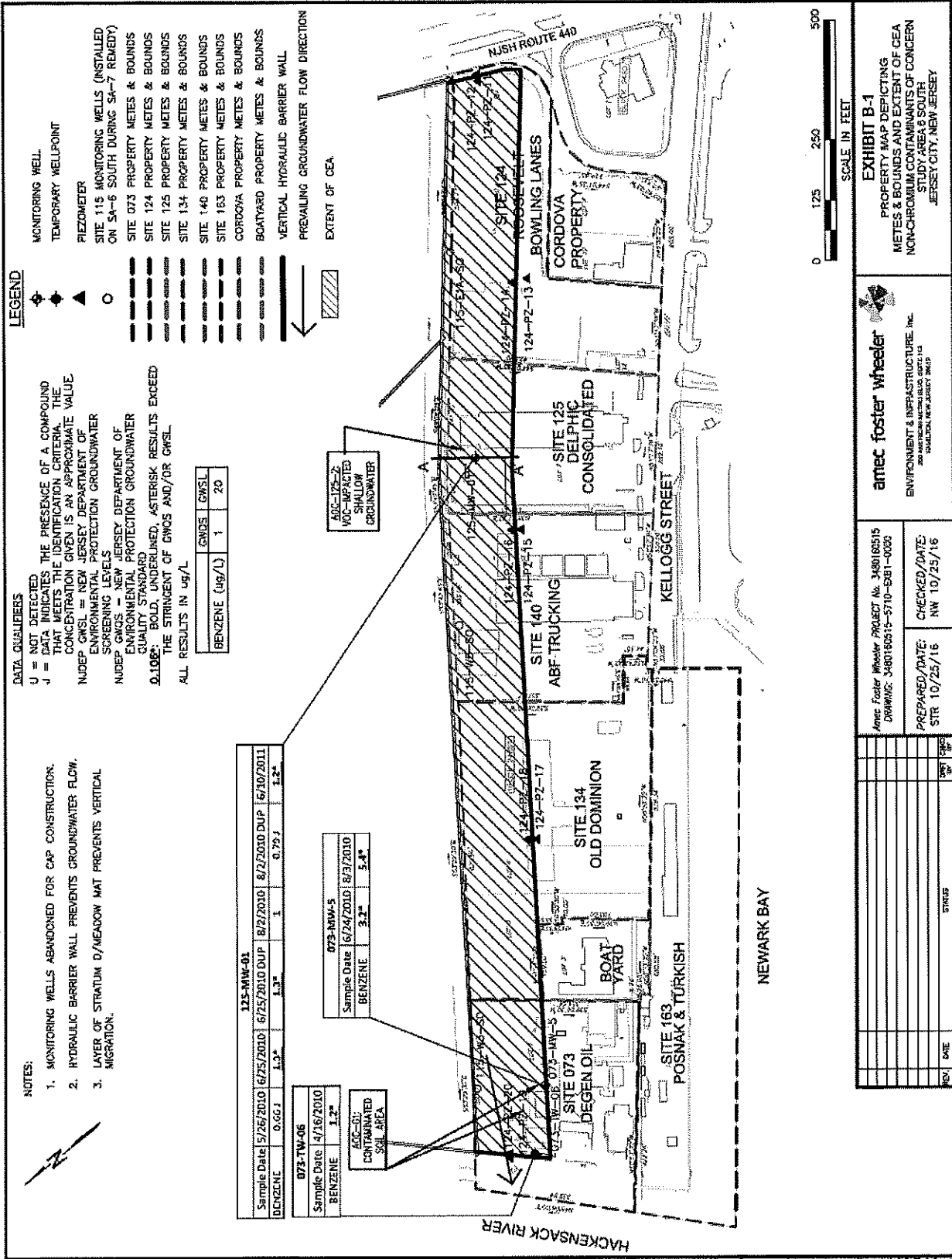
U = NOT DETECTED
 J = DATA INDICATES THE PRESENCE OF A COMPOUND THAT MEETS THE IDENTIFICATION CRITERIA. THE CONCENTRATION GIVEN IS AN APPROXIMATE VALUE.
 NUDEP GWSL = NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION GROUNDWATER SCREENING LEVELS
 NUDEP GWGS - NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION GROUNDWATER QUALITY STANDARD
 0.100* BOLD, UNDERLINED, ASTERISK RESULTS EXCEED THE STRINGENT OF GWGS AND/OR GWSL.
 ALL RESULTS IN ug/L.

BENZENE (ug/L)	GWGS	GWSL
1	1	20

125-MW-01			
Sample Date	5/26/2010	6/25/2010	8/2/2010 DUP 8/10/2011
BENZENE	0.66 J	1.3*	1.3*

073-MW-5			
Sample Date	4/16/2010	1.2*	
BENZENE	1.2*		

AGC-01: CONTAMINATED SOIL AREA			
Sample Date	6/24/2010	8/2/2010	
BENZENE	3.2*	5.4*	



Amec Foster Wheeler
 ENVIRONMENT & INFRASTRUCTURE, Inc.
 200 AMERICAN METROPOLIS, SUITE 111
 WASHINGTON, NEW JERSEY 08035

REV	DATE	DESCRIPTION

PROJECT No. 3480180515
 DRAWING: 3480180515-5710-0201-0003

PREPARED/DATE: STR 10/25/16
 CHECKED/DATE: NW 10/25/16