



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

PHILIP D. MURPHY  
Governor

CATHERINE R. MCCABE  
Commissioner

SHEILA Y. OLIVER  
Lt. Governor

Site Remediation and Waste Management Program  
Remediation Review Element  
Bureau of Remedial Action Permitting  
401 E. State Street  
P.O. Box 420  
Mail Code 401-05S  
Trenton, NJ 08625-0420  
Phone: (609) 984-2990

September 19, 2018

Maria Kaouris  
Remediation Project Manager  
HONEYWELL INTERNATIONAL INC  
115 Tabor Road  
Morris Plains, NJ 07950

William Hague  
Director  
BAYFRONT REDEVELOPMENT LLC  
115 Tabor Road  
Morris Plains, NJ 07950

Re: Ground Water Remedial Action Permit  
Site: Study Area SA-6 South Open Space Area  
A/K/A: DEGEN OIL, ROOSEVELT BOWLING LANES, DELPHIC  
CONSOLIDATED, OLD DOMINION, ABF TRUCKING, BOATYARD  
Address: Kellogg Street  
City: Jersey City  
County: Hudson  
SRP Program Interest (PI) #: 745719  
Ground Water Remedial Action Permit #: RAP180001

Dear Mr. Hague and Ms. Kaouris:

Enclosed is a Ground Water Remedial Action Permit issued pursuant to the Site Remediation Reform Act, 58:10C-1 et seq. and the Administrative Requirements for the Remediation of Contaminated Sites at N.J.A.C. 7:26C-1 et seq. This permit becomes effective on 09/24/2018. Please note the referenced permit and program interest numbers and refer to them when corresponding with the Department.

The enclosed permit requires the permittee to conduct monitoring, maintenance and evaluation for compliance and effectiveness of the remedial action and its associated institutional control. The permit establishes requirements necessary for demonstrating that the remedial action and control continue to be protective of public health, safety and the environment.

#### Requirement to Retain License Site Remediation Professional (LSRP)

The Technical Requirements for Site Remediation (Technical Requirements) at N.J.A.C. 7:26E-1.8 define remediation to include a remedial action. The Technical Requirements further define remedial action such that "... A remedial action continues as long as an engineering control or an institutional control is needed to protect the public health and safety and the environment, and until all unrestricted use remediation standards are met." Therefore, a person who is implementing a remedial action that includes an engineering or institutional control is conducting remediation, and that person is required to hire a LSRP pursuant to the Administrative Requirements for the Remediation of Contaminated Sites (ARRCS; see N.J.A.C. 7:26C-2.3(a) and (b)).

At all times, an LSRP is required to be retained for a case that has a Deed Notice, Classification Exception Area, Soil Remedial Action Permit, and/or Ground Water Remedial Action Permit until the remedial action(s) is no longer needed to protect the public health and safety and the environment, and until all unrestricted use remediation standards are met. The LSRP must be retained to operate, maintain, and monitor the institutional and/or engineering controls at the site, to ensure that the remedial action(s) remains protective of public health and safety and the environment, and to ensure compliance with the requirements of the Deed Notice, Classification Exception Area, Soil Remedial Action Permit, and/or the Ground Water Remedial Action Permit. This includes but is not limited to site inspections, ground water sampling, biennial submission of a Soil and/or Ground Water Remedial Action Protectiveness/Biennial Certification Form and Report, responding to any activities involving the institutional and/or engineering controls at the site, and responding to any public inquiries regarding the current status of the site. It is the responsibility of the LSRP certifying the Remedial Action Permit application to inform the Responsible Entity of the requirement regarding LSRP retention for a case that has a Soil and/or Ground Water Remedial Action Permit.

An LSRP may be retained or dismissed for a case that has an approved Soil and/or Ground Water Remedial Action Permit through the New Jersey Department of Environmental Protection online portal ([www.nj.gov/dep/online/](http://www.nj.gov/dep/online/)) by choosing the "LSRP Retention" or "LSRP Release" submission type selection option within the "LSRP Notification of Retention or Dismissal" service, and choosing the "Remedial Action Permit" activity in the case selection page.

Please note that the Bureau of Remedial Action Permitting records the LSRP Retention for pending Remedial Action Permit Applications so there is no need to perform this function online. Also note that the LSRP Comprehensive Report ([datamine2.state.nj.us/DEP\\_OPRA/OpraMain/categories?category=SRRA](http://datamine2.state.nj.us/DEP_OPRA/OpraMain/categories?category=SRRA)) now includes information pertaining to approved Soil and Ground Water Remedial Action Permits to which the LSRP is assigned.

### Annual Fees

Please be aware that there are annual fees associated with this permit in accordance with N.J.A.C. 7:26C-4.6. These annual permit fees will be handled by invoicing the fee billing contact we have on record:

Maria Kaouris, Remediation Manager  
HONEYWELL INTERNATIONAL INC  
115 Tabor Road  
Morris Plains, NJ 07950  
Phone: (973) 455-3302  
Email: maria.kaouris@honeywell.com

Any changes to this contact should be brought to the Department's attention. Changes to fee billing contacts are updates and are not considered modifications to the permit.

The Department looks forward to future continued cooperation in working together to provide a healthy environment for the citizens of New Jersey and to protect its resources. Going forward, questions or comments regarding this permit should be addressed to Chris Layre with the Bureau of Remedial Action Permitting at [Chris.Layre@dep.nj.gov](mailto:Chris.Layre@dep.nj.gov) or 609-777-1382.

Sincerely,



William S. Hose, Assistant Director  
Remediation Review Element

Enclosure

cc: City Clerk (via email)  
Jersey City Division of Health (via email)  
Hudson County Register (via email)  
Hudson Regional Health Commission (via email)  
Peter Jaran, LSRP (via email)



Bureau of Remedial Action Permitting
401 East State Street
P.O. Box 420
Mail Code 401-05S
Trenton, NJ 08625-0420
Phone: (609) 984-2990

GROUND WATER REMEDIAL ACTION PERMIT
Monitored Natural Attenuation

The New Jersey Department of Environmental Protection hereby grants you a Remedial Action Permit pursuant to N.J.S.A. 58:10C-1 et seq. and N.J.A.C. 7:26C-1 et seq. for the facility/activity named in this document. This permit is the regulatory mechanism used by the Department to help ensure your remedial action will be protective of human health and the environment.

This permit establishes the monitoring, maintenance, and evaluation requirements for determining the effectiveness of an on-going ground water remediation. The monitoring program for this site shall be consistent with the attached Ground Water Monitoring Plan. A Classification Exception Area/Well Restriction Area (CEA/WRA) has been established for the site and is consistent with the attached CEA/WRA Fact Sheet.

Site: Study Area 6 Non-Chrome - South
A/K/A: DEGEN OIL, ROOSEVELT BOWLING LANES, DELPHIC CONSOLIDATED, OLD DOMINION, ABF TRUCKING, BOATYARD

Facility Address: Kellogg St, Jersey City, NJ 07305, Hudson County, Block: 24601 Lot: 1, 11, 12, 2, 3, 4, 5, 6, 7, 8, Block: 21901 Lot: 8
SRP PI #: 745719
Permit #: RAP180001
Issuance Date: 09/19/2018
Effective Date: 09/24/2018
Person Responsible for Conducting the Remediation - Co-Permittee: Maria Kaouris, Remediation Project Manager, HONEYWELL INTERNATIONAL INC, 115 Tabor Road, Morris Plains, NJ 07950, Phone: (973) 466-3302, Email: maria.kaouris@honeywell.com, Primary Responsibility for Permit Compliance
Property Owner - Co-Permittee: William Hague, Director, BAYFRONT REDEVELOPMENT LLC, 115 Tabor Road, Morris Plains, NJ 07950, Phone: (973) 455-2175, Email: William.Hague@Honeywell.com

## I. Authority

The Department is issuing this permit in accordance with N.J.S.A. 58:10C-1 et seq. and N.J.A.C. 7:26C-1et seq.

## II. Permit Requirements

### A. MONITORING REQUIREMENTS

1. The permittee shall retain a LSRP for the Soil Remedial Action Permit until the remedial action is no longer needed to protect the public health and safety and the environment, and until all unrestricted use remediation standards are met. The LSRP must be retained to operate, maintain, and monitor the institutional and/or engineering controls at the site, to ensure that the remedial action remains protective of public health and safety and the environment, and to ensure compliance with the requirements of the Soil Remedial Action Permit. This includes but is not limited to site inspections, biennial submission of a Soil Remedial Action Protectiveness/Biennial Certification Form and Report, responding to any activities involving the institutional and/or engineering controls at the site, and responding to any public inquiries regarding the current status of the site. [N.J.A.C. 7:26C- 2.3(a and b)]
2. The permittee shall conduct monitoring and maintenance pursuant to Exhibit C of the attached Deed Notice. [N.J.A.C. 7:26C- 7.8(a)2]
3. The permittee shall conduct periodic inspections of each engineering control to determine its integrity, operability, and effectiveness. [N.J.A.C. 7:26C- 7.8(b)2]
4. The permittee shall conduct periodic inspections of any excavations or disturbances that have resulted in unacceptable exposure to the soil contamination. The permittee shall maintain a detailed maintenance and evaluation log. [N.J.A.C. 7:26C- 7.8(b)]

### B. REMEDIAL ACTION PROTECTIVENESS/BIENNIAL CERTIFICATION FORM

#### 1. Reporting Requirements

- a. The permittee shall prepare and submit to the Department a Remedial Action Protectiveness/Biennial Certification Form every two years following the anniversary of the date of the effective date of this permit. The certification shall be submitted on the required form provided by the Department. Submit a Remedial Action Protectiveness/Biennial Certification Form biennially from the effective date of this permit. [N.J.A.C. 7:26C- 7.7(a)1]

#### 2. Evaluation Requirements

- a. The permittee shall hire a Licensed Site Remediation Professional to prepare and certify that the remedial action continues to be protective of the public health and safety and the environment. [N.J.A.C. 7:26C- 1.5(a)2]
- b. The permittee shall conduct the remediation in accordance with all applicable statutes, rules, and guidance. [N.J.A.C. 7:26C- 1.2(a)]
- c. The permittee shall provide the results of the periodic inspections required under the monitoring requirements of this permit. [N.J.A.C. 7:26C- 7.8(c)]

d. The Remedial Action Protectiveness/Biennial Certification Form shall include an evaluation of any actual or pending zoning or land use changes to determine if these changes are consistent with the use restrictions contained in the attached deed notice/declaration of environmental restriction. If the evaluation finds that the engineering/institutional controls are no longer protective of the public health and safety and the environment, the permittee shall implement appropriate remedial action to ensure that the engineering/institutional controls are protective of the public health and safety and the environment. [N.J.A.C. 7:26C- 7.8(b)1]

e. The Remedial Action Protectiveness/Biennial Certification Form shall include a comparison of the laws, Remediation Standards, and other regulations applicable at the time the engineering or institutional control was established with any relevant subsequently promulgated or modified laws or regulations to determine whether the engineering or institutional control remains protective. The results shall be provided in table format, comparing of applicable laws, regulations, and standards. [N.J.A.C. 7:26C- 7.8(b)3]

## C. FINANCIAL ASSURANCE REQUIREMENTS

### 1. Reporting Requirements - Letter of Credit

a. The permittee shall have the issuer of the Letter of Credit notify the Department, and the person providing the Letter of Credit by certified mail that, if the issuer of the Letter of Credit decides not to extend the letter of credit beyond the expiration date. Submit a written notification of lapse of Letter of Credit prior to 120 days before the letter of credit expiration date. [N.J.A.C. 7:26C- 5.7(a)4]

b. The permittee shall prepare an estimate of the future costs to operate, maintain, and inspect all engineering controls subject to this permit, and submit it to the Department. Submit engineering controls maintenance cost estimate with the Protectiveness/Biennial Certification biennially from the effective date of this permit. [N.J.A.C. 7:26C- 7.10(a)1]

### 2. Financial Assurance - Maintenance

a. The permittee shall maintain financial assurance in an amount equal to or greater than the most recent estimated full cost to operate, maintain, and inspect all engineering controls that are part of any remedial action over the life of the permit. [N.J.A.C. 7:26C- 7.7(a)3]

## D. FEES

1. For each year hereafter on the anniversary of the effective date of this permit, the Department shall invoice the permittees the amount of the annual Remedial Action Permit Fee. [N.J.A.C. 7:26C- 4.6]

## E. PERMIT TRANSFERS

1. The permittee shall, no later than 60 days after the sale or transfer of the property, or transfer of the operation of the property, or termination of a lease, submit a Remedial Action Permit Transfer/Change of Ownership Application and pay the permit transfer fee to the Department. [N.J.A.C. 7:26C- 7.11(b)]

## F. PERMIT MODIFICATIONS

### 1. Soil Permit Modifications

- a. The permittee shall apply to have the Department modify a Remedial Action Permit within 30 days after a statement that the permittee has completed a protectiveness evaluation required in its permit and has determined that the remedial action is not adequately protective of the public health and safety and of the environment, and stating the reasons for coming to this conclusion. [N.J.A.C. 7:26C- 7.12(b)1]
- b. The permittee shall apply to have the Department modify a Remedial Action Permit within 30 days after any person proposes to change the engineering controls applicable to the site, as described in the deed notice filed for the property. [N.J.A.C. 7:26C- 7.12(b)2]
- c. The permittee shall apply to have the Department modify a Remedial Action Permit within 30 days after the permittee changes its address. [N.J.A.C. 7:26C- 7.12(b)3]

## G. PERMIT TERMINATIONS

1. A request for a permit termination can be filed by submitting a Remedial Action Permit Application to terminate the permit to the Department when the remedial action meets all applicable remediation standards without the need for the Remedial Action Permit and the remedial action is protective of the public health and safety and of the environment without the presence of the Remedial Action Permit. [N.J.A.C. 7:26C- 7.13]

## H. FORM SUBMITTAL

1. Any forms, applications or documents required by this chapter that can be submitted in an electronic format shall be submitted electronically 90 days after the date that the Department informs the public in the New Jersey Register that the relevant electronic application is functional. [N.J.A.C. 7:26C- 1.6(c)]
2. All submissions required pursuant to this permit shall be made on forms approved and available from the Department. These forms and instructions for completing these forms can be found at <http://www.nj.gov/dep/srp/srra/forms>. [N.J.A.C. 7:26C- 1.6]

## I. RESTRICTED LAND USES

1. Contaminated sites remediated to non-residential soil remediation standards that require the maintenance of engineering and/or institutional controls cannot be converted to a child care facility, public, private or charter school without the Department's prior approval, unless a presumptive remedy is implemented pursuant to the Presumptive Remedies for Soil Contamination at Schools, Child Care Centers, and Residences. [N.J.A.C. 7:26E- 5.3]

## III. Permit Schedule

| <b>Permit Effective Date: 09/24/2018</b>                            |                 |
|---|-----------------|
| <b>Submission Requirement</b>                                       | <b>Due Date</b> |
| Submit a Remedial Action Protectiveness/Biennial Certification Form | 09/24/2020      |
| Submit a Remedial Action Protectiveness/Biennial Certification Form | 09/24/2022      |
| Submit a Remedial Action Protectiveness/Biennial Certification Form | 09/24/2024      |
| Submit a Remedial Action Protectiveness/Biennial Certification Form | 09/24/2026      |

|   |            |
|---|------------|
| Submit a Remedial Action Protectiveness/Biennial Certification Form | 09/24/2028 |
| Submit a Remedial Action Protectiveness/Biennial Certification Form | 09/24/2030 |
| Submit a Remedial Action Protectiveness/Biennial Certification Form | 09/24/2032 |
| Submit a Remedial Action Protectiveness/Biennial Certification Form | 09/24/2034 |
| Submit a Remedial Action Protectiveness/Biennial Certification Form | 09/24/2036 |
| Submit a Remedial Action Protectiveness/Biennial Certification Form | 09/24/2038 |
| Submit a Remedial Action Protectiveness/Biennial Certification Form | 09/24/2040 |
| Submit a Remedial Action Protectiveness/Biennial Certification Form | 09/24/2042 |
| Submit a Remedial Action Protectiveness/Biennial Certification Form | 09/24/2044 |
| Submit a Remedial Action Protectiveness/Biennial Certification Form | 09/24/2046 |
| Submit a Remedial Action Protectiveness/Biennial Certification Form | 09/24/2048 |

**Note:** Remedial Action Protectiveness/Biennial Certification Forms are required to be submitted according to the schedule, and shall continue to be submitted until the Permit is terminated or modified.

Your Ground Water Remedial Action Permit under Administrative Requirements for the Remediation of Contaminated Sites, N.J.A.C. 7:26C-1 et seq. has been approved by the New Jersey Department of Environmental Protection.

Sincerely,



William S. Hose, Assistant Director  
Remediation Review Element

**IV. Attachments:**

- A. CEA/WRA Fact Sheet
  - B. Ground Water Monitoring Plan
- CEA ID: CEA1477728  
Block: 21901 Lot(s): 8  
Block: 24601 Lot: 1, 2, 3, 4, 5, 6, 7, 8



## Attachment A

### Classification Exception Area/Well Restriction Area Fact Sheet

**Case Information:**

|                    |                                       |
|--------------------|---------------------------------------|
| <b>SRP PI #:</b>   | 745719                                |
| <b>RAP Number:</b> | RAP180001                             |
| <b>Case Name:</b>  | Study Area SA-6 South Open Space Area |
| <b>Address:</b>    | Kellogg St<br>Jersey City             |
| <b>County:</b>     | Hudson                                |

--- Site Location: Refer to Exhibit A ---

**Block and Lot of the CEA:**

| <i><u>Subject Item</u></i> | <i><u>Block</u></i> | <i><u>Lot</u></i> | <i><u>Municipality</u></i> | <i><u>Off-Site</u></i> |
|----------------------------|---------------------|-------------------|----------------------------|------------------------|
| CEA101477728               | 21901               | 8                 | Jersey City                | No                     |
| CEA101477728               | 24601               | 1                 | Jersey City                | No                     |
| CEA101477728               | 24601               | 2                 | Jersey City                | No                     |
| CEA101477728               | 24601               | 3                 | Jersey City                | No                     |
| CEA101477728               | 24601               | 4                 | Jersey City                | No                     |
| CEA101477728               | 24601               | 5                 | Jersey City                | No                     |
| CEA101477728               | 24601               | 6                 | Jersey City                | No                     |
| CEA101477728               | 24601               | 7                 | Jersey City                | No                     |
| CEA101477728               | 24601               | 8                 | Jersey City                | No                     |

**Facility Contacts:**

|   |   |
|---|---|
| <b>Co-Permittee:<br/>Person Responsible for<br/>Conducting the<br/>Remediation:</b> | Maria Kaouris<br>Remediation Project Manager<br>HONEYWELL INTERNATIONAL INC<br>115 Tabor Road<br>Morris Plains, NJ 07950<br>Phone: (973) 466-3302<br>Email: maria.kaouris@honeywell.com |
| <b>Co-Permittee:<br/>Property Owner:</b>  | William Hague<br>Director<br>BAYFRONT REDEVELOPMENT LLC<br>115 Tabor Road<br>Morris Plains, NJ 07950<br>Phone: (973) 455-2175<br>Email: William.Hague@Honeywell.com                     |

**CEA Information:**

| <b><u>Subject Item</u></b> | <b><u>Description</u></b>  |
|----------------------------|--|
| CEA101477728               | CEA for benzene within the hydraulic barrier, Stratum D/meadow mat, and RCRA cap of the Open Space AOC of Study Area 6 South |

| <b><u>Subject Item</u></b> | <b><u>Affected Aquifer</u></b> | <b><u>Vertical Depth</u></b> |
|----------------------------|--------------------------------|------------------------------|
| CEA101477728               | Lockatong                      | 50                           |

| <b><u>Subject Item</u></b> | <b><u>Classification</u></b> |
|----------------------------|------------------------------|
| CEA101477728               | II-A                         |

**Contaminants:** This CEA/WRA applies only to the contaminants listed in the table below. All constituents standards (N.J.A.C. 7:9C-1.6) apply at the designated boundary.

| <b><u>Subject Item</u></b> | <b><u>Contaminant</u></b> | <b><u>Concentration (1)</u></b> | <b><u>GWQS (2)</u></b> |
|----------------------------|---------------------------|---------------------------------|------------------------|
| CEA101477728               | 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 Boundaries: Refer to Exhibit B ---**

**Projected Term of CEA:**

| <b><u>Subject Item</u></b> | <b><u>Date Established</u></b> |
|----------------------------|--------------------------------|
| CEA101477728               | 09/19/2018                     |

| <b><u>Subject Item</u></b> | <b><u>Duration in Years</u></b> |
|----------------------------|---------------------------------|
| CEA101477728               | Indeterminate                   |

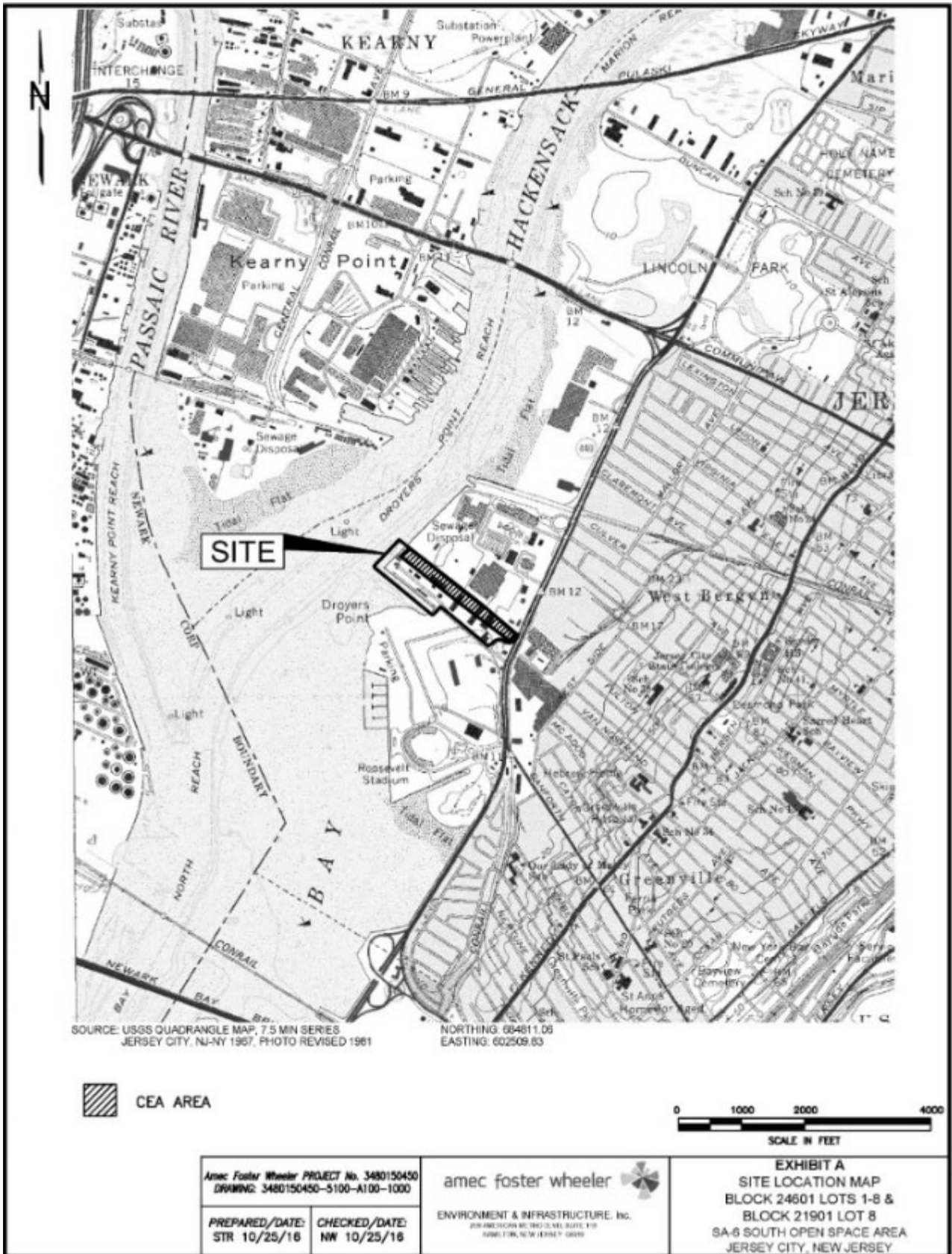
| <b><u>Subject Item</u></b> | <b><u>Expected Expiration Date</u></b> |
|----------------------------|--|
| CEA101477728               | Indeterminate                          |

**Note:** Since ground water 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 the Well Restriction Area shall coincide with the boundaries of the CEA.

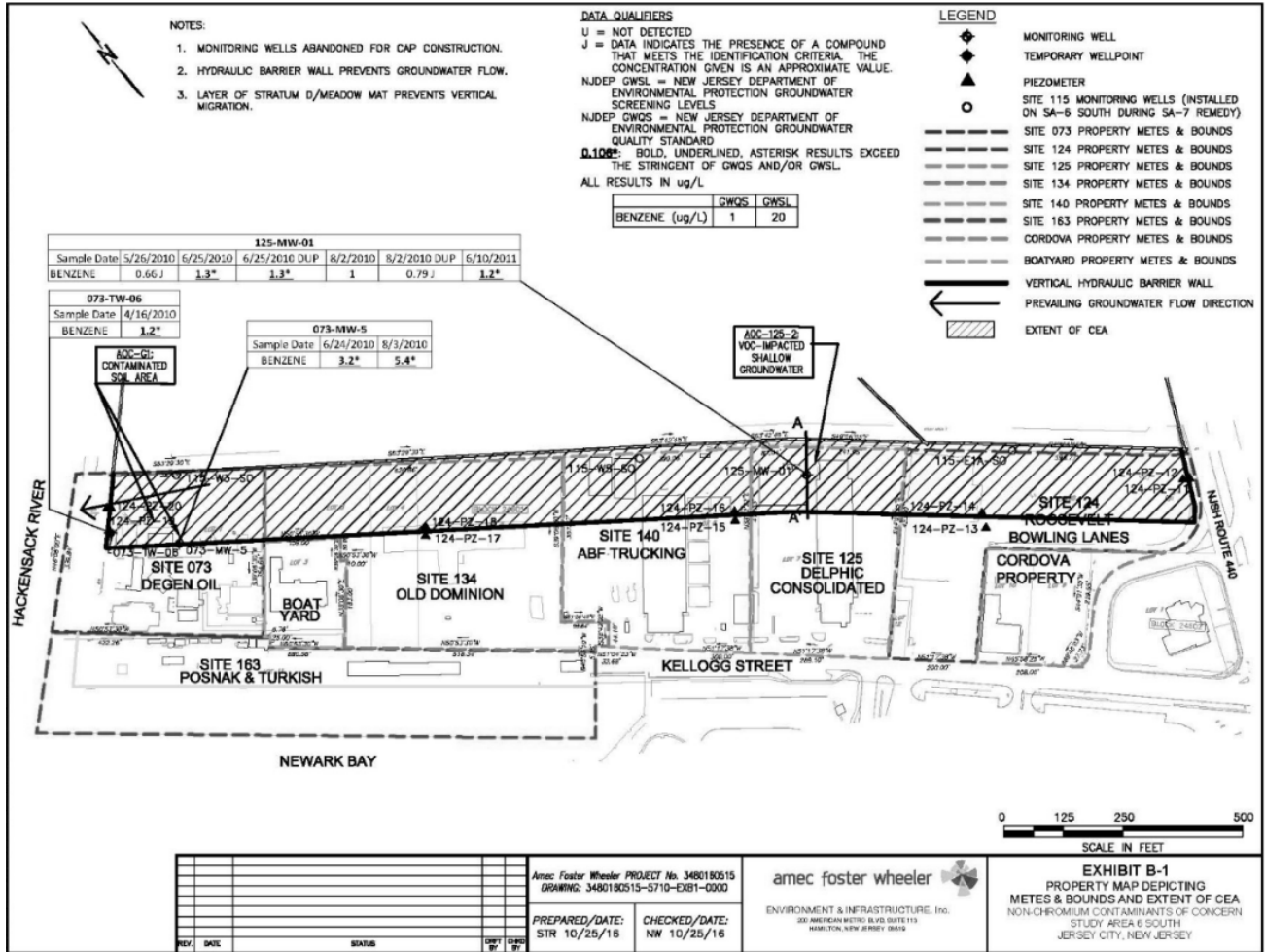
**Well Restrictions set within the boundaries of the CEA:**

| <b><u>Subject Item</u></b> | <b><u>Restriction</u></b>  |
|----------------------------|--|
| CEA101477728               | 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.   |
| CEA101477728               | Evaluate Production Wells: Any proposed high capacity production wells in the immediate vicinity of the CEA/WRA should be pre-evaluated to determine if pumping from these wells would draw a portion of the contaminant plume into the cone of capture of the production wells or alter the configuration of the contaminant plume.   |
| CEA101477728               | Sample Potable Wells: Any potable well to be installed within the footprint of the CEA/WRA shall be sampled annually for the parameters of concern. The first sample shall be collected prior to using the well. If contamination is detected, contact your local Health Department. If the contamination is above the Safe Drinking Water Standards, then the NJDEP Hot Line should be called. Treatment is required for any well that has contamination above the Safe Drinking Water Standards. |

# Exhibit A: Site Location Map



# Exhibit B: CEA/WRA Location Map



Attachment B  
Ground Water Monitoring Plan for  
Ground Water Remedial Action Permit

**Case Information:**

|                                   |   |
|-----------------------------------|---|
| <b>SRP PI #:</b>                  | 745719  |
| <b>RAP Number:</b>                | RAP180001   |
| <b>Case Name:</b>                 | Study Area SA-6 South Open Space Area                           |
| <b>Address:</b>                   | Kellogg Street  |
| <b>City:</b>                      | Jersey City   |
| <b>County:</b>                    | Hudson County   |
| <b>Block and Lot of the Site:</b> | Block: 24601 Lot: 1, 2, 3, 4, 5, 6, 7, 8<br>Block: 21901 Lot: 8 |

**Monitoring Schedule:**

| <b>Well to be Sampled</b>  | <b>Type of Well</b> | <b>Easting</b> | <b>Northing</b> | <b>Sampling Schedule</b> | <b>Reporting Schedule</b> | <b>Sampling Parameters for Each Well</b> |
|--|---------------------|----------------|-----------------|--------------------------|---------------------------|--|
| Monitoring of specific wells is not proposed at this time. If the CEA is to be terminated, sampling will be done at that time, prior to CEA termination.   |                     |                |                 |                          |                           |  |
| Although the CEA duration is otherwise indeterminant, a CEA duration was calculated to be 5.4 years based upon the maximum benzene concentration detected. |                     |                |                 |                          |                           |  |