



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

October 15, 2018

Chris Fiore
Jersey City Redevelopment Authority
66 York Street
Jersey City, NJ 07302

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

Re: Ground Water Remedial Action Permit
Site: SA-6 North, Site 088 JCIA-1B UST AOC
Address: 501 Route 440
City: Jersey City
County: Hudson
SRP Program Interest (PI) #: 014142
Ground Water Remedial Action Permit #: RAP180002

Dear Mr. Fiore 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 October 20, 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/) 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) 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 Alexander Shelkonovzeff with the Bureau of Remedial Action Permitting at Alexander.Shelkonovzeff@dep.nj.gov or (609) 777-1947.

Sincerely,



William S. Hose, Assistant Director
Remediation Review Element

Enclosure

cc: Jersey City Clerk (via email)
Jersey City Department of Health & Human Services (via email)
Hudson County Register (via email)
Peter Jaran, LSRP (via email)

New Jersey Department of Environmental Protection



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: SA-6 North, Site 088 JCIA-1B UST AOC

<u>Facility Address:</u> 501 Route 440 Jersey City, NJ 07305-4806 Hudson County Block: 21901, Lot: 5	<u>SRP PI #:</u> 014142 <u>Permit #:</u> RAP180002 <u>Issuance Date:</u> 10/15/2018 <u>Effective Date:</u> 10/20/2018
<u>Person Responsible for Conducting the Remediation - Co-Permittee:</u> Maria Kaouris Remediation Manager Honeywell International Inc. 115 Tabor Road Morris Plains, NJ 07950 Phone: (973) 455-3302 Email: Maria.Kaouris@Honeywell.com Primary Responsibility for Permit Compliance	
<u>Property Owner - Co-Permittee:</u> Chris Fiore Assistant Executive Director Jersey City Redevelopment Authority 66 York Street Jersey City, NJ 07302 Phone: (201) 761-0819 Email: FioreC@JCNJ.org	

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. GROUND WATER MONITORING REPORTING AND REQUIREMENTS

1. Reporting Requirements

a. The permittee shall submit a monitoring report in accordance with the schedule in the attached Ground Water Monitoring Plan. Submit the monitoring report with the Remedial Action Protectiveness/Biennial Certification Form biennially from the effective date of this permit. [N.J.A.C. 7:26C- 7.9(a)]

b. The permittee shall retain a LSRP for the Ground Water 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 Ground Water Remedial Action Permit. This includes but is not limited to site inspections, ground water sampling, biennial submission of a 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. [N.J.A.C. 7:26C- 2.3(a and b)]

2. Sampling and Analysis

a. Sampling is to occur according to the applicable method(s) obtained from the Field Sampling Procedures Manual (the sampling method is noted in the site-specific Quality Assurance Performance Plan). [N.J.A.C. 7:26E- 2.1]

b. Samples are to be analyzed for the parameters listed in the attached Ground Water Monitoring Plan using the method or most recent revision of the method noted in the site-specific Quality Assurance Performance Plan. The method chosen must have adequate sensitivity to meet all applicable remediation standards/screening levels. The permittee shall collect and analyze samples pursuant to the attached Ground Water Monitoring Plan. [N.J.A.C. 7:26E- 2.1]

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 Remedial Action Protectiveness/Biennial Certification Form shall include a comparison of the laws, Ground Water Quality Standards, and other regulations applicable at the time the Department established the ground water classification exception area, with any relevant subsequently promulgated or modified laws or regulations to determine whether the classification exception area remains protective. The results shall be provided in table format, comparing of applicable laws, regulations, and standards. [N.J.A.C. 7:26C- 7.9(b)2]
- d. The Remedial Action Protectiveness/Biennial Certification Form shall include an evaluation of whether there are any planned changes within a 25-year water use planning horizon for the aquifer(s) in which the ground water classification exception area is located since the Department established the ground water classification exception area or the last completed biennial review, whichever is more recent. [N.J.A.C. 7:26C- 7.9(b)3]
- e. The Remedial Action Protectiveness/Biennial Certification Form shall include an evaluation of whether there have been any actual changes in the ground water use since the Department established the ground water classification exception area or the last completed biennial review. The results of the evaluation of the changes in ground water use include a scaled map identifying all wells and/or waterlines found within one mile from any part of the boundaries of the ground water classification exception area. [N.J.A.C. 7:26C- 7.9(b)4]
- f. The permittee shall maintain a maintenance and evaluation log for each monitoring well used to establish the ground water classification exception area. The log shall include a description of any well damage or vandalism identified or repairs completed. If any of the damage resulted in the decommissioning of a well, provide a copy of the Well Abandonment Report. [N.J.A.C. 7:26C- 7.9(b)5]
- g. The Remedial Action Protectiveness/Biennial Certification Form shall include an evaluation of any land use disturbance that may intercept the water table within the area of the ground water classification exception area that could result in a contaminated discharge to surface water. If any such disturbances are identified, sample the ground water/surface water downgradient and proximate to the land use disturbance to determine whether the ground water meets the more stringent of either: (1) The New Jersey Surface Water Quality Standards, N.J.A.C. 7:9B; or (2) The Federal Surface Water Quality Criteria, 40 CFR Part 131. [N.J.A.C. 7:26C- 7.9(b)6]
- h. The Remedial Action Protectiveness/Biennial Certification Form shall include an evaluation of the fate and transport of the ground water contamination plume, including any additional remediation conducted, modification of the remedial action, or proposed revision of the ground water classification exception area, and apply for a modification of the Ground Water Remedial Action Permit to ensure that the remedial action remains protective of the public health and safety and the environment. [N.J.A.C. 7:26C- 7.9(b)7i and (d)2]
- i. The permittee shall evaluate any changes in property use that may increase the risk of vapor intrusion from volatile ground water contaminants. [N.J.A.C. 7:26C- 7.9(b)7ii and (d)2]
- j. Within 180 calendar days after the anticipated expiration date of the ground water classification exception area, the permittee shall collect at least two rounds of ground water samples such that

the time between sampling events accounts for seasonal fluctuations in the ground water table and the number of ground water samples collected is representative of the entire horizontal and vertical extent of the ground water classification exception area. If ground water samples indicate that contaminant concentrations have decreased to or below the applicable ground water quality standards throughout the ground water classification exception area, then the permittee may request that the Department remove the ground water classification exception area pursuant to N.J.A.C. 7:26C-7.3(g) and terminate the Ground Water Remedial Action Permit pursuant to N.J.A.C. 7:26C-7.13. If ground water samples indicate that contaminant concentrations have not decreased to or below the applicable ground water quality standards throughout the ground water classification exception area, then the permittee shall modify the remedial action by re-modeling the fate and transport of the ground water contaminant plume, proposing a revision to the ground water classification exception area, and applying for a modification of the Ground Water Remedial Action Permit pursuant to N.J.A.C. 7:26C-7.12. [N.J.A.C. 7:26C- 7.9(f)]

C. FINANCIAL ASSURANCE REQUIREMENTS

1. No Engineering Control

- a. Financial Assurance is not required since an engineering control is not in place for this site. [N.J.A.C. 7:26C- 7.10]

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. Ground Water Permit Modifications

- a. The permittee shall apply to have the Department modify a Remedial Action Permit after a change in the remedial action pursuant to N.J.A.C. 7:26C-6.4. [N.J.A.C. 7:26C-7.12(b)1]
- b. The permittee shall apply to have the Department modify a Remedial Action Permit 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]

III. Permit Schedule

Permit Effective Date: 10/20/2018	
Submission Requirement	Due Date
Submit a Remedial Action Protectiveness/Biennial Certification Form	10/20/2020
Submit a Ground Water Remedial Action Permit Application (Modification or Termination)	04/02/2021

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: CEA1487156
Block: 21901, Lot: 5

Attachment A

Classification Exception Area/Well Restriction Area Fact Sheet

Case Information:

SRP PI #:	014142
RAP Number:	RAP180002
Case Name:	SA-6 North, Site 088 JCIA-1B UST AOC
Address:	501 Route 440 Jersey City
County:	Hudson

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

Block and Lot of the CEA:

<u>Subject Item</u>	<u>Block</u>	<u>Lot</u>	<u>Municipality</u>	<u>Off-Site</u>
CEA101487156	21901	5	Jersey City	No

Facility Contacts:

<u>Co-Permittee:</u> Person Responsible for Conducting the Remediation:	Maria Kaouris Remediation Manager Honeywell International Inc. 115 Tabor Road Morris Plains, NJ 07950 Phone: (973) 455-3302 Email: Maria.Kaouris@Honeywell.com Primary Responsibility for Permit Compliance
<u>Co-Permittee:</u> Property Owner:	Chris Fiore Assistant Executive Director Jersey City Redevelopment Authority 66 York Street Jersey City, NJ 07302 Phone: (201) 761-0819 Email: FioreC@JCNJ.org

CEA Information:

<u>Subject Item</u>	<u>Description</u>
CEA101487156	The CEA surrounds monitoring well 088-MW-117. Ground water flow direction is to the northeast.

<u>Subject Item</u>	<u>Affected Aquifer</u>	<u>Vertical Depth</u>
CEA101487156	Fill	15

<u>Subject Item</u>	<u>Classification</u>
CEA101487156	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.

<u>Subject Item</u>	<u>Contaminant</u>	<u>Concentration (1)</u>	<u>GWQS (2)</u>
CEA101487156	Tert-butyl alcohol	105 Micrograms Per Liter	100 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:

<u>Subject Item</u>	<u>Date Established</u>
CEA101487156	10/15/2018

<u>Subject Item</u>	<u>Duration in Years</u>
CEA101487156	2

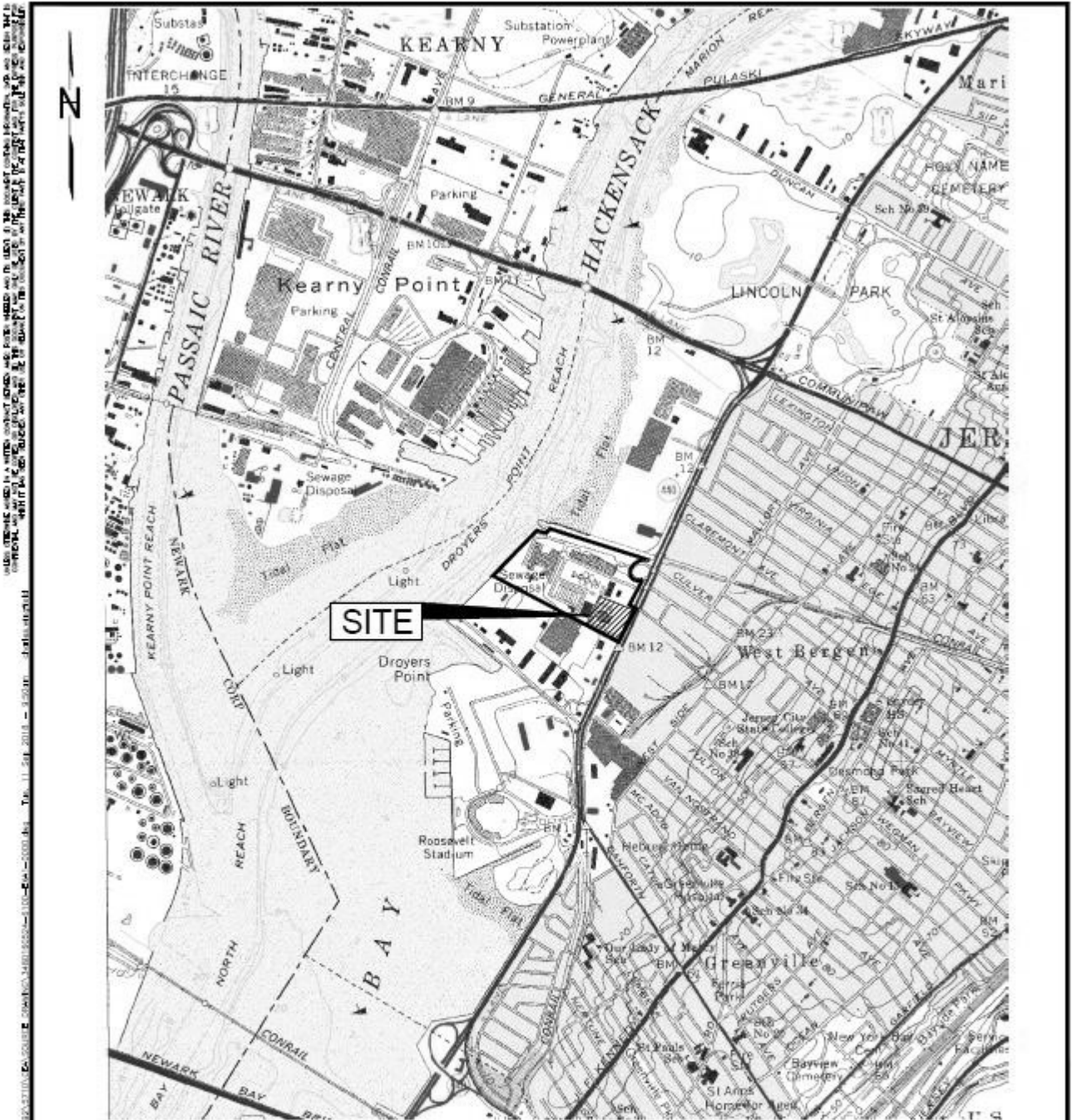
<u>Subject Item</u>	<u>Expected Expiration Date</u>
CEA101487156	10/01/2020

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.

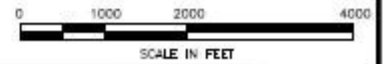
Well Restrictions set within the boundaries of the CEA:

<u>Subject Item</u>	<u>Restriction</u>
CEA101487156	<u>Double Case Wells</u> : 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.
CEA101487156	<u>Evaluate Production Wells</u> : 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.
CEA101487156	<u>Sample Potable Wells</u> : 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

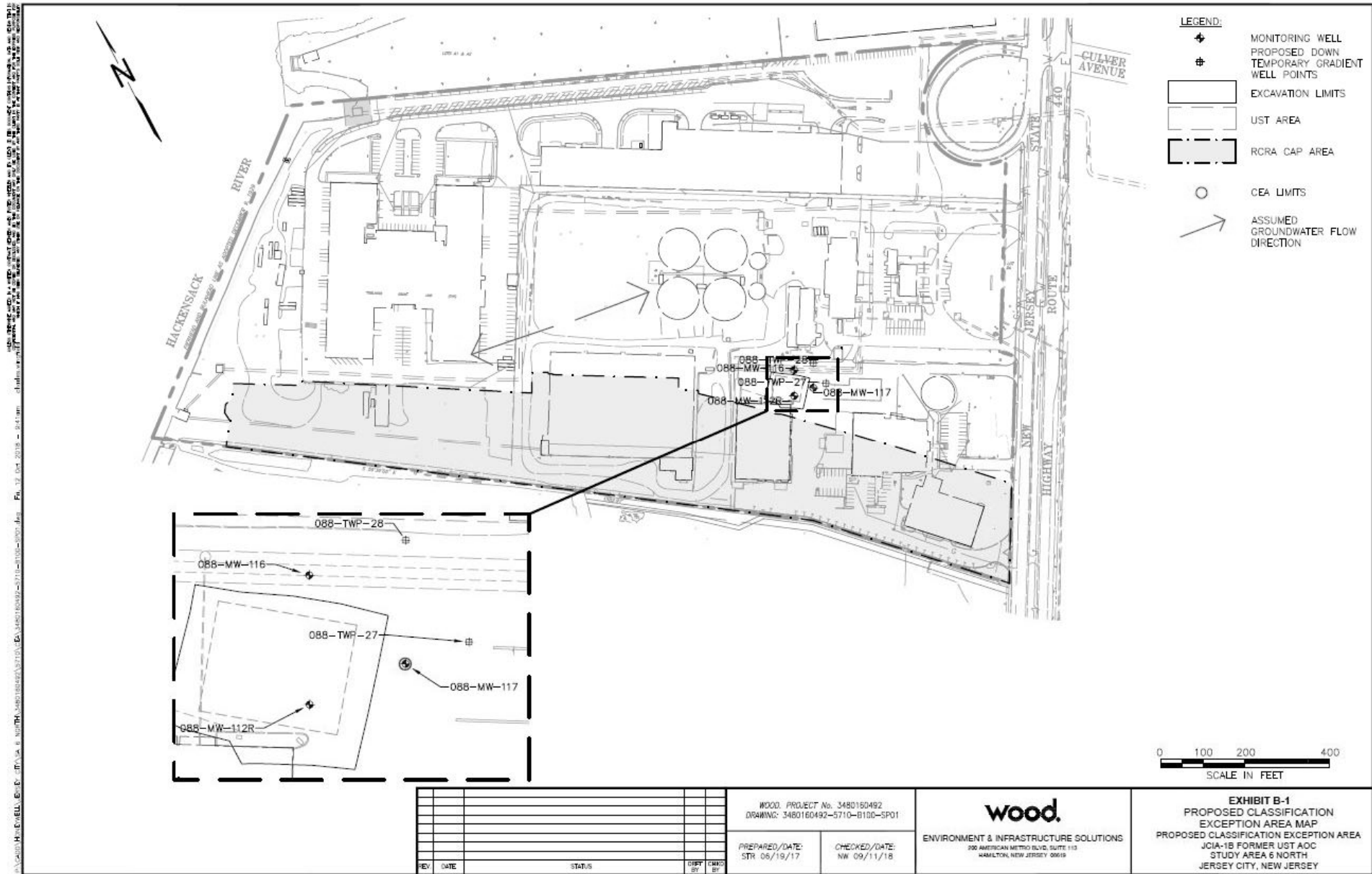


SOURCE: USGS QUADRANGLE MAP, 7.5 MIN SERIES
 JERSEY CITY, NJ-NY 1967, PHOTO REVISED 1981



WOOD PROJECT No. 3480160524 DRAWING: 3480160524-5100-EXA1-0000		EXHIBIT A SITE LOCATION MAP PROPOSED CLASSIFICATION EXCEPTION AREA STUDY AREA 6 NORTH, SITE 088 JERSEY CITY, NEW JERSEY
PREPARED/DATE: STR 05/30/17	CHECKED/DATE: NW 09/11/18	ENVIRONMENT & INFRASTRUCTURE SOLUTIONS <small>200 AMERICAN METRO BLVD, SUITE 113 HANLTON, NEW JERSEY 08033</small>

Exhibit B: CEA/WRA Location Map



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

Case Information:

SRP PI #:	014142
RAP Number:	RAP180002
Case Name:	SA-6 North, Site 088 JCIA-1B UST AOC
Address:	501 Route 440
City:	Jersey City
County:	Hudson County
Block and Lot of the Site:	Block: 21901, Lot: 5

Monitoring Schedule:

Well to be Sampled	Type of Well	Easting	Northing	Sampling Schedule	Reporting Schedule	Sampling Parameters for Each Well
088-MW-117	Plume Fringe	603397.48	685557.17	Annually	Biennially	Tertiary-Butyl Alcohol
088-MW-112*	Area of Concern	603346.98	685557.42	Other	Biennially	Tertiary-Butyl Alcohol
088-MW-116*	Sentinel	603371.22	685613.98	Other	Biennially	Tertiary-Butyl Alcohol
088-TWP-27	Sentinel	603428.4	685555	Annually	Biennially	Tertiary-Butyl Alcohol
088-TWP-28*	Sentinel	603419.7	685611.2	Other	Biennially	Tertiary-Butyl Alcohol

* Wells designated with a sampling schedule of "Other" are intended to only be sampled once. This is to account for seasonal fluctuation at historically impacted monitoring points, and to confirm delineation with monitoring points not historically sampled.