



FEB 13 2023

State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION  
Site Remediation and Waste Management Program  
BUREAU OF REMEDIAL ACTION PERMITTING  
401 East State Street  
Mail Code 401-05S  
P.O. Box 420  
Trenton, NJ 08625-0420

PHILLIP D. MURPHY  
*Governor*  
SHEILA Y. OLIVER  
*Lt. Governor*

SHAWN LATOURETTE  
*Commissioner*

January 17, 2023

Benny Dehghi (Enclosure)  
Honeywell International Inc.  
115 Tabor Rd.  
Morris Plains, NJ 07850

RE: Termination of Deed Notice request dated May 23, 2022 (received 12/1/22)  
Site Name: Hudson CNTY Chromate #87  
Address: 525 Rt. 440  
City: Jersey City  
County: Hudson  
SRP Program Interest #: G000008710  
Soil Remedial Action Permit #: RAP190002  
Block: 21901 Lot: 9  
Book: 9265 Page(s) 32-148  
LSRP: None

Dear Mr. Dehghi:

The Department of Environmental Protection (Department) has received a request to terminate the Deed Notice referenced above. The Department has determined that the request is in compliance with 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. The Department has determined, based on the letter referenced above that the conditions that required the execution and recording of the Deed Notice are no longer required for this portion of Deed Notice 7. The remaining portion of Deed Notice 7 will be incorporated into Deed Notice 5. Therefore, the Department hereby approves the Termination of Deed Notice effective the date of this letter.

A copy of the recorded Termination of Deed Notice should be submitted to the Department within 30 days of receipt from the County Clerk. That submittal should be directed to Rob Hoch in an email attachment at [rob.hoch@dep.nj.gov](mailto:rob.hoch@dep.nj.gov).

If you have any questions, you may contact me at 609-984-2990.

Sincerely,

A handwritten signature in black ink, appearing to read 'L. Mitchell', with a long horizontal flourish extending to the right.

Lynne Mitchell, Assistant Director  
Remediation Review Element  
Site Remediation and Waste Management Program

Enclosure: Department Executed Termination of Deed Notice

cc: Rob Hoch, BRAP, Deed Notice Termination Section  
Mayor Steven Fulop, Jersey City  
Christopher Fiore, Jersey City Redevelopment Auth.

Return Address:  
Waters, McPherson, McNeill, P.C.  
PO Box 1560, 300 Lighting Way  
Secaucus, New Jersey 07096-1560

Termination of Deed Notice #7  
SA-6 North, TA-10-1  
Portions of Block 21901 Lot 9

TERMINATION OF DEED NOTICE

FILED AT THE OFFICE OF THE  
REGISTER OF  
HUDSON COUNTY

IN DEED BOOK \_\_\_\_\_, Pages \_\_\_\_\_

AS TO

BLOCK 21901, LOT 9 (new Block 21901.01 Lot 1), TAX MAP OF THE City of Jersey City,  
Hudson County

IN ACCORDANCE WITH N.J.S.A. 58:10B-13, THIS DOCUMENT IS TO BE RECORDED  
IN THE SAME MANNER AS DEEDS AND OTHER INTERESTS IN REAL PROPERTY.

Prepared by: Bayfront Redevelopment, LLC

Recorded by: \_\_\_\_\_  
[Signature, Officer of County Recording Office]  
[Print name below signature]

This Termination of Deed Notice is made as of \_\_\_\_\_, 2022 by *Bayfront Redevelopment LLC ("Bayfront")*.

1. DEED NOTICE RECORDED IN THE OFFICE OF THE REGISTER OF HUDSON COUNTY, AT BOOK 9265, PAGES 32-148. By way of a Declaration of Environmental Restriction (DER) or Deed Notice (hereinafter collectively Deed Notice) dated December 14, 2017, Bayfront advised of: (a) the existence of soil contamination in concentrations at the real property situated in the City of Jersey City and designated as Block 21901, Lot 9 (new Block 21901.01 Lot 1) ("the Property") on the Tax Map of City of Jersey City<sup>1</sup> that do not allow for the unrestricted use of the Property; (b) the existence of institutional and/or engineering controls selected as part of the remedial action for the Property; and (c) the continuing obligation of Bayfront, subsequent owners, and others to monitor and maintain those institutional and/or engineering controls. The Deed Notice was part of the remediation of contamination at the Property and was recorded in the Office of the Register of Hudson County on December 14,

<sup>1</sup> All references to Block 21901 Lot 9 (new Block 21901.01 Lot 1) in this Termination of Deed Notice shall mean the applicable portions of Block 21901 Lot 9 (new Block 21901.01 Lot 1) as shown in the metes and bounds description, regardless of whether the words "portion(s)" or ("new Block 21901.01 Lot 1") are specifically called out or not.

2017 in Deed Book 9265, Pages 32-148 by Bayfront, the then owner of the Property. Pursuant to Paragraph 10, the Deed Notice was to remain in effect until such time as the Department approved the termination of the Deed Notice by executing a document expressly terminating the Deed Notice.

2. **TERMINATION OF DEED NOTICE RECORDED IN THE OFFICE OF THE REGISTER OF HUDSON COUNTY, AT BOOK 9265, PAGES 32-148.** By way of letter dated July 24, 2018, Honeywell International Inc. ("Honeywell") requested approval from the Department to terminate the Deed Notice because conditions that required the execution and recording of the Deed Notice no longer exist on Block 21901, Lot 9. The Department approved the request by way of letter dated September 13, 2018. Accordingly, the Department hereby executes this Termination of Deed Notice. Subject to the provisions of paragraph 5 below, the Department directs that the Deed Notice recorded in the Office of the Register of Hudson County in Deed Book 9265, Pages 32-148 shall be terminated and discharged. A metes and bounds description of Block 21901, Lot 9 (new Block 21901.01 Lot 1) and a scaled map showing the boundaries of Block 21901, Lot 9 (new Block 21901.01 Lot 1) are attached hereto as Exhibits A and B, respectively.

4. **EXECUTION OF NEW DEED NOTICE FOR Block 21901, Lot 9 (new Block 21901.01 Lot 1).** Although the Department has determined that a change in conditions warrants the termination of the Deed Notice as to Block 21901, Lot 9, the Department also has determined that soil contamination remains on Block 21901, Lot 9, in concentrations that do not allow for the unrestricted use of the Property. Thus, the approved remedial action includes a new Deed Notice for Block 21901, Lot 9 (new Block 21901.01 Lot 1). The new Deed Notice shall be executed and recorded by Bayfront.

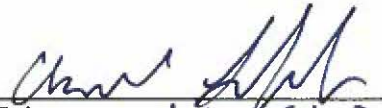
5. **EFFECTIVE DATE OF TERMINATION OF DEED NOTICE.** This Termination of Deed Notice shall take effect on the date this Termination of Deed Notice or the date the new Deed Notice for Block 21901, Lot 9 (new Block 21901.01 Lot 1) is recorded in the Office of the Register of Hudson County, whichever is later, or, if this Termination of Deed Notice and the new Deed Notice are simultaneously recorded in the Office of the Register of Hudson County, on the date of such simultaneous recording.

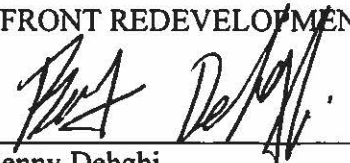
6. **SIGNATURES IN WITNESS WHEREOF,** Bayfront and the New Jersey Department of Environmental Protection have executed this Termination of Deed Notice, as of the date first written above.

5. SIGNATURES IN WITNESS WHEREOF, Bayfront and the New Jersey Department of Environmental Protection have executed this Termination of Deed Notice, as of the date first written above.

WITNESS:

BAYFRONT REDEVELOPMENT, LLC

  
Print name: Andrew Schaffer

By   
Benny Dehghi  
Global Remediation Director


<sup>North Carolina</sup>  
STATE OF ~~NEW JERSEY~~ SS.:  
COUNTY OF Mecklenburg

I certify that on 5/16, 2022, Benny Dehghi personally came before me, and this person acknowledged under oath, to my satisfaction, that:

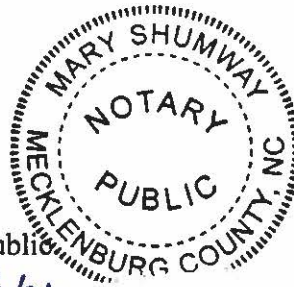
- (a) this person is the Global Remediation Director, an authorized representative of Bayfront Redevelopment, LLC, the limited liability company named in the attached document;
- (b) this person executed and delivered the attached document as the voluntary act and deed of the limited liability company; and
- (c) this person was authorized by the members of the limited liability company to execute and deliver the attached document on behalf of the limited liability company.
- (d) This person signed this proof to attest to the truth of these facts.

\_\_\_\_\_  
[Signature]

\_\_\_\_\_

  
[Signature]  
Mary Shumway  
[Print name]

, Notary Public  
exp 10/3/24



WITNESS:

New Jersey Department of Environmental Protection

Rob Hoch  
[Signature]

By: Michael Infanger  
[Signature]

Robert J. Hoch Jr. Esq  
[Print name and title]

Michael Infanger, Manager  
[Print name and title]

STATE OF NEW JERSEY SS.:  
COUNTY OF MERCER

I certify that on 12/14, 2022, Michael Infanger personally came before me, and this person acknowledged under oath, to my satisfaction, that this person:

- (a) Is *Manager of the Bureau of Remedial Action Permitting* and is authorized to execute this document on behalf of the New Jersey Department of Environmental Protection;
- (b) Signed, sealed and delivered this document as his or her act and deed in his capacity as *Bureau Manager* of the New Jersey Department of Environmental Protection; and
- (c) This document was signed and delivered by the New Jersey Department of Environmental Protection as its voluntary act, duly authorized.

Paige Robertson, Notary Public  
[Signature]

Paige Robertson  
[Print name]

6000008710

RECORD AND RETURN TO:

Waters, McPherson, McNeill, P.C.  
c/o Perry Florio, Esq  
PO Box 1560, 300 Lighting Way  
Secaucus, New Jersey 07096-1560

PAIGE ROBERTSON
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES 7/26/2027

**EXHIBIT A**  
**Metes and Bounds Description**



331 Newman Springs Road  
Suite 203  
Red Bank, NJ 07701  
Tel: 732.383.1950 • Fax: 732.383.1984

Consulting, Municipal & Environmental Engineers  
Planners • Surveyors • Landscape Architects

**DESCRIPTION OF PROPERTY  
CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY  
PROJECT NO. 10000292R**

**DEED NOTICE AREA 7  
BLOCK 21901 LOT 9  
MAY 18, 2016  
REVISED: AUGUST 16, 2017  
Page 1 of 2**

All that certain lot, tract or parcel of land situate lying and being in the City of Jersey, in the County of Hudson and State of New Jersey, and being a portion of Lot 9 Block 21901, designated as Deed Notice Area 7 as shown on an exhibit entitled, "Deed Notice Area 7, SA6 North, Block 21901, Lot 9, City of Jersey City, Hudson County, New Jersey," prepared by Maser Consulting P.A., dated April 12, 2016, revised through August 16, 2017 and being more particularly bounded and described as follows, to wit:

**COMENCING** at the intersection of the westerly line of Lots 8 and 10, in Block 21901 with the division line between said lots as shown on the aforesaid exhibit; thence –

- A. **S59° 39'05"E, 176.32 feet**, along said division line to the intersection of the same with the third course of an area designated as Deed Notice Area 5; thence—

Running along the westerly and northerly lines of said Deed Notice Area 5, the following thirteen (13) courses:

- B. **N28° 37' 00"E, 19.46 feet**; thence –
- C. **N30° 01' 01"E, 48.06 feet**; thence –
- D. **N19° 17' 57"W, 17.97 feet**; thence –
- E. **N31° 55' 37"E, 23.15 feet**; thence –
- F. **N76° 06' 19"E, 18.87 feet**; thence –
- G. **N29° 16' 27"E, 36.41 feet**; thence –
- H. **S65° 27' 42"E, 153.93 feet**, through said Lot 10 and beyond, to a point in Lot 9; thence –

Running through said Lot 9 the following six (6) courses:

- I. **N24° 46' 55"E, 9.39 feet**; thence –
- J. **S63° 20' 43"E, 154.05 feet**; thence –
- K. **S64° 10' 53"E, 3.13 feet**; thence –
- L. **N89° 06' 30"E, 10.85 feet**; thence –
- M. **S71° 33' 46"E, 49.04 feet**; thence –
- N. **N64° 44' 16"E, 48.64 feet**, to the 4<sup>th</sup> True Point of **BEGINNING**, and running; thence –

Continuing through said Lot 9 the following five (5) courses:

- 1. **N64° 44' 16"E, 2.98 feet**; thence –
- 2. **S06° 31' 46"E, 21.50 feet**; thence –
- 3. **S79° 41' 26"E, 32.97 feet**; thence –





DESCRIPTION OF PROPERTY  
CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY  
PROJECT NO. 10000292R

DEED NOTICE AREA 7  
BLOCK 21901 LOT 9  
MAY 18, 2016  
REVISED: AUGUST 16, 2017  
PAGE 2 of 2

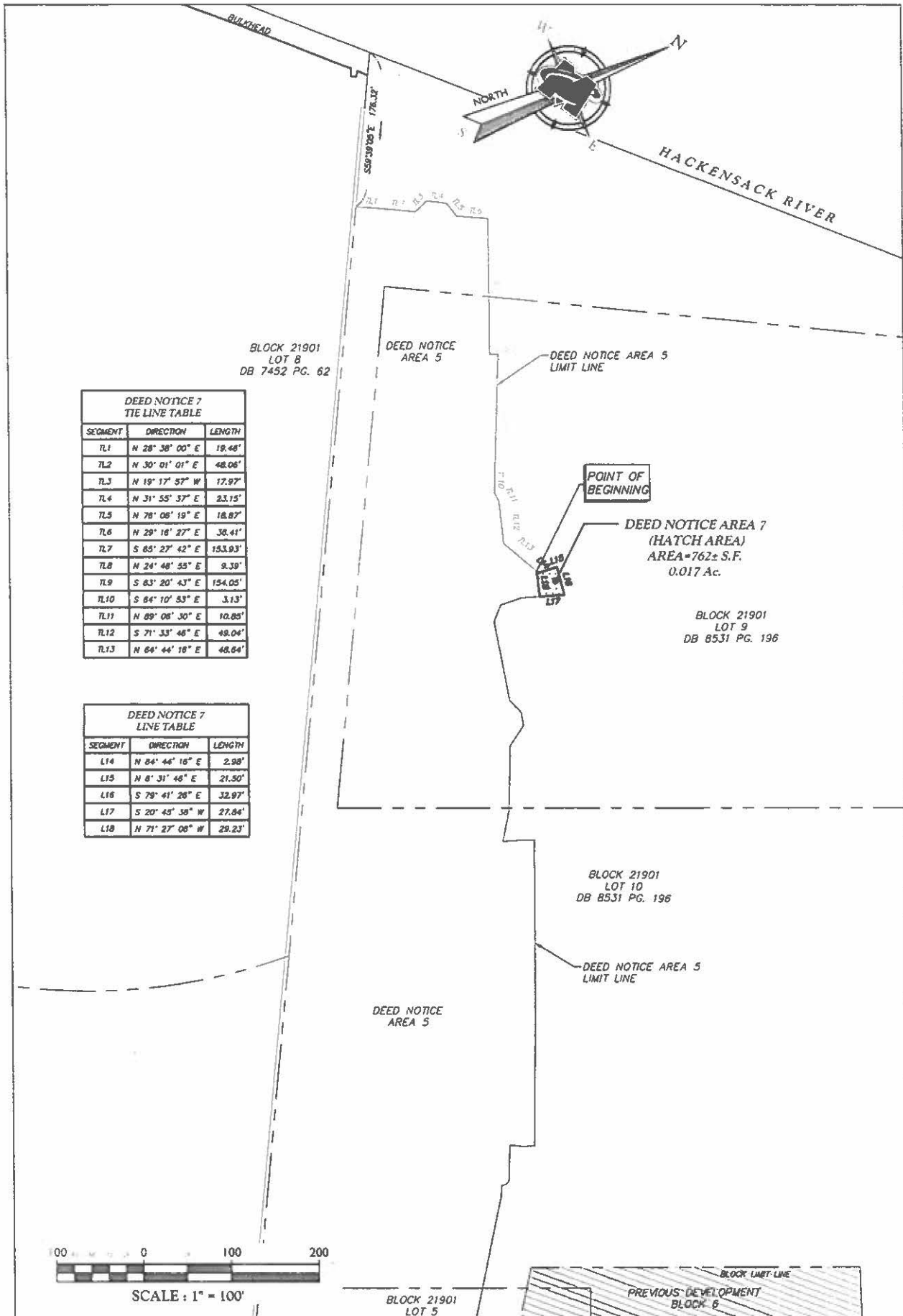
4. S20° 45' 38"W, 27.84 feet to the aforesaid northerly line of Deed Notice Area 5; thence –
5. S71° 27' 06"E, 29.23 feet along said northerly line to the Point and Place of **BEGINNING**.

CONTAINING: 762 S.F. of land more or less or 0.017 acres of land more or less.

GLEN J. LLOYD, P.L.S.  
NEW JERSEY PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER GS037598

08/16/17

DATE SIGNED



**DEED NOTICE 7  
TIE LINE TABLE**

SEGMENT	DIRECTION	LENGTH
TL1	N 28° 38' 00" E	19.48'
TL2	N 30° 01' 01" E	48.06'
TL3	N 19° 17' 57" W	17.97'
TL4	N 31° 55' 37" E	23.15'
TL5	N 78° 08' 19" E	18.87'
TL6	N 29° 18' 27" E	36.41'
TL7	S 85° 27' 42" E	153.93'
TL8	N 24° 48' 55" E	9.39'
TL9	S 63° 20' 43" E	154.05'
TL10	S 84° 10' 53" E	3.13'
TL11	N 89° 08' 30" E	10.89'
TL12	S 71° 33' 46" E	49.04'
TL13	N 64° 44' 18" E	48.64'

**DEED NOTICE 7  
LINE TABLE**

SEGMENT	DIRECTION	LENGTH
L14	N 84° 44' 16" E	2.98'
L15	N 8° 31' 46" E	21.50'
L16	S 79° 41' 26" E	32.97'
L17	S 20° 49' 58" W	27.84'
L18	N 71° 27' 06" W	29.23'

100 0 100 200  
SCALE: 1" = 100'

**MASER CONSULTING, P.A.**  
 1000 ...  
 1000 ...  
 1000 ...  
 1000 ...

REV	DATE	DRAWN BY	DESCRIPTION
1	12/2016	CJK	DIVIDED DN-7 INTO TWO (2) TRACTS
2	03/2017	KAN	BLOCK 4
3	3/2/17	KAN	BLOCK 4
4	01/6/7	KAN	REVISED DN-7

DEED NOTICE AREA 7  
SA6 NORTH  
  
BLOCK 21901  
LOT 9  
  
CITY OF JERSEY CITY  
HUDSON COUNTY  
NEW JERSEY

**811**  
PROTECT YOURSELF  
CALL BEFORE YOU DIG  
FOR STATE-REGISTERED CONTRACT RECORD NUMBERS  
VISIT: WWW.CALL811.NJ

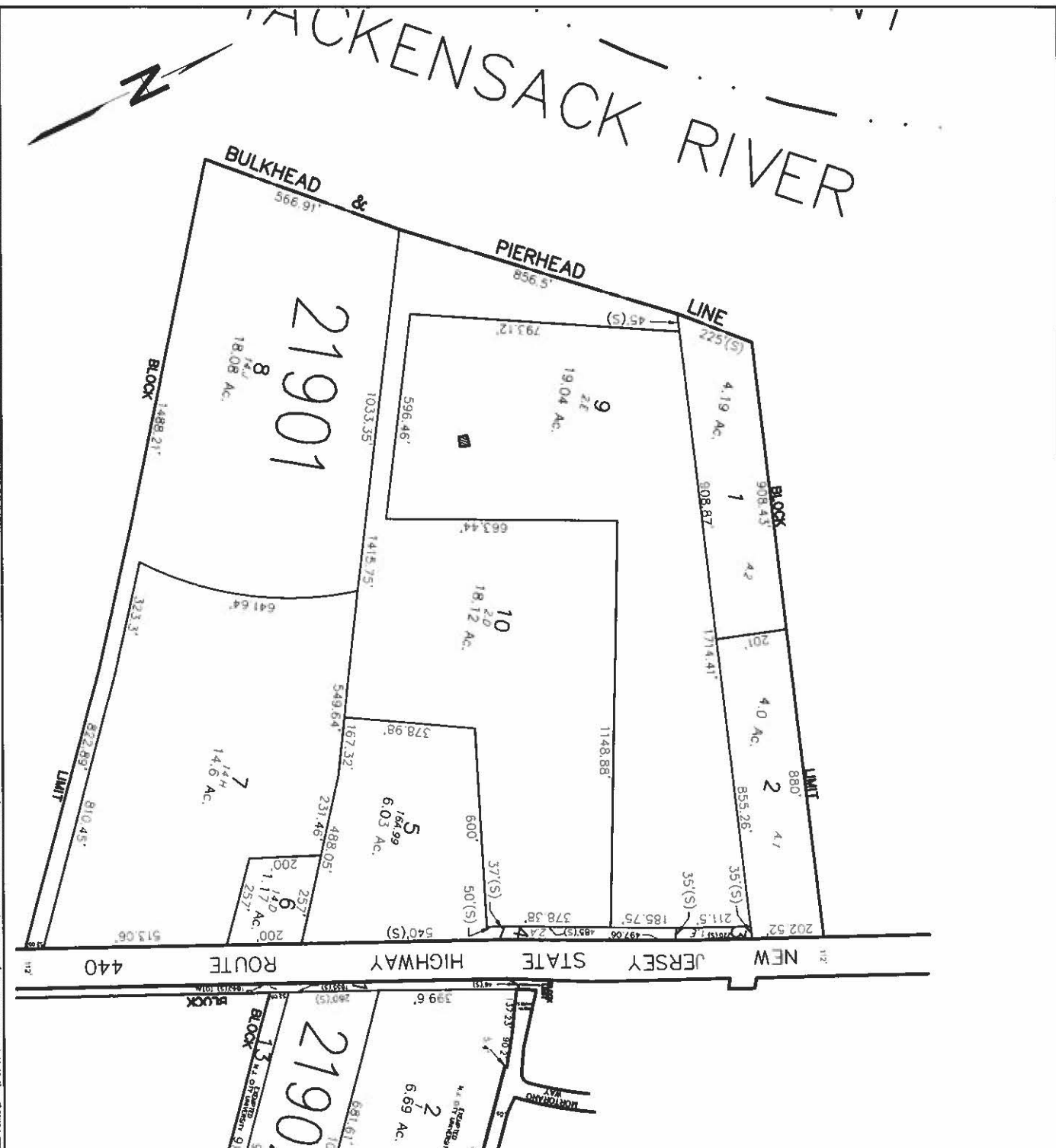
PROJECT NUMBER	DATE	ISSUED BY	REVISION

DEED NOTICE EXHIBIT

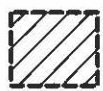
**EXHIBIT B**

**Scaled Tax Map of the Property and Institutional/Engineering Control Boundaries**

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SOURCE  
 DRAWING TITLED: "TAX MAP CITY OF JERSEY CITY", PREPARED BY  
 T&M ASSOCIATED, MIDDLETOWN TWP., NJ SHEET 219, DATED  
 AUGUST, 2006; NEW JERSEY DEPARTMENT OF THE TREASURY  
 DIVISION OF TAXATION PROPERTY ADMINISTRATION DATED MAY 8,  
 2009 SERIAL NO.: 934.



RESTRICTED AREA



WOOD PROJECT No. 3480150487 DRAWING: 3480150487-6100-A207-000A		 ENVIRONMENT & INFRASTRUCTURE SOLUTIONS <small>300 AMERICAN METRO BLVD. SUITE 113 HAMILTON, NEW JERSEY 08610</small>	<b>EXHIBIT B</b> TAX MAP AND INSTITUTIONAL CONTROLS BLOCK 21901, LOT 9 SA-6 NORTH JERSEY CITY, NEW JERSEY DEED NOTICE # 7
PREPARED/DATE STR 12/22/16	CHECKED/DATE NW 09/11/18		