

## State of New Jersey

PHIL MURPHY Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION Contaminated Site Remediation & Redevelopment Remediation Review Element Bureau of Remedial Action Permitting 401 E. State Street P.O. Box 420 Mail Code 401-05S

SHAWN M. LATOURETTE Commissioner

SHEILA OLIVER Lt. Governor

Trenton, NJ 08625-0420 Phone: (609) 984-2990

May 23, 2023

Benny Dehghi, Director Global Remediation Honeywell International Inc. 115 Tabor Road Morris Plains, NJ 07950

Benny Dehghi, Director Remediation Design and Construction Bayfront Redevelopment, LLC 115 Tabor Road Morris Plains, NJ 07950

Kim Fields, Authorized Manager Jersey City Fields, LLC 550 SE 5th Avenue, Apt. 304S Boca Raton, FL 33432

**Ground Water Remedial Action Permit** RE:

> Site: Hudson County Chromate 117 – Shallow Ground Water

Study Area 5 – Site 117, Former Ryerson Steel A/K/A:

Joseph T. Ryerson & Son

Address: 440 Route 440 City: Jersey City County: Hudson

SRP Program Interest #: 008809

Ground Water Remedial Action Permit #: RAP210001

(Supersedes RAP170001) Block: 26101 Lot: 1.01

Dear Mr. Dehghi and Ms. Fields:

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 05/26/2023. Please note the referenced permit and program interest numbers and refer to them when corresponding with the Department.

This modification is being issued due to a change in ground water sampling frequencies and parameters.

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.

#### 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, Director Chromium Remediation Honeywell International, Inc. 115 Tabor Road Morris Plains, NJ 07950

Phone: (973) 455-2877

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 Robert Steinhagen with the Bureau of Remedial Action Permitting at Robert.Steinhagen@dep.nj.gov or (609) 633-1472.

Sincerely,

Lynne Mitchell, Assistant Director Remediation Review Element

#### Enclosure

cc: Municipal Clerk, Jersey City

SeanG@jcnj.org

Jersey City Health and Human Services healthierjc@jcnj.org

Hudson County Register djennings@hcnj.us

Hudson Regional Health Commission adequina@hudsonregionalhealth.org

Dennis Nagg Dennis.nagg@wsp.com

#### **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: **Hudson County Chromate 117 – Shallow Ground Water** 

Study Area 5 - Site 117, Former Ryerson Steel A/K/A:

**Facility Address:** 008809 SRP PI #:

440 Route 440

Permit #: **RAP210001 (supersedes RAP170001)** Jersey City, NJ 07302

**Hudson County** Modification Issuance Date: 05/23/2023

**Effective Date: 05/23/2023** 

Person Responsible for Conducting the Remediation - Co-Permittee:

Benny Dehghi, Director HONEYWELL INTERNATIONAL INC 115 Tabor Road Morris Plains, NJ 07950

Phone: (310) 512-2296

Email: benny.dehghi@honeywell.com

#### **Property Owner - Co-Permittee:**

Benny Dehghi, Director **BAYFRONT REDEVELOLPMENT LLC** 115 Tabor Road Morris Plains, NJ 07950

Phone: (310) 512-2296

Email: benny.dehghi@honeywell.com

Kim Fields, Authorized Manager JERSEY CITY FIELDS LLC 550 SE 5th Avenue, Apt. 304S Boca Raton, FL 33432

Phone: (561) 465-3140

Email: Kim@fields-realty.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. 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 maintain 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 permittee must 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 Protective-ness/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. 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 Modification Effective Date: 05/23/2023		
Submission Requirement	Due Date	
Submit a Remedial Action Protectiveness/Biennial Certification Form	07/25/2024	
Submit a Remedial Action Protectiveness/Biennial Certification Form	07/25/2026	
Submit a Remedial Action Protectiveness/Biennial Certification Form	07/25/2028	
Submit a Remedial Action Protectiveness/Biennial Certification Form	07/25/2030	
Submit a Remedial Action Protectiveness/Biennial Certification Form	07/25/2032	
Submit a Remedial Action Protectiveness/Biennial Certification Form	07/25/2034	
Submit a Remedial Action Protectiveness/Biennial Certification Form	07/25/2036	
Submit a Remedial Action Protectiveness/Biennial Certification Form	07/25/2038	
Submit a Remedial Action Protectiveness/Biennial Certification Form	07/25/2040	
Submit a Remedial Action Protectiveness/Biennial Certification Form	07/25/2042	
Submit a Remedial Action Protectiveness/Biennial Certification Form	07/25/2044	
Submit a Remedial Action Protectiveness/Biennial Certification Form	07/25/2046	
Submit a Remedial Action Protectiveness/Biennial Certification Form	07/25/2048	
Submit a Ground Water Remedial Action Permit Application (Modification or Termination)	01/25/2049	

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,

Lynne Mitchell, Assistant Director Remediation Review Element

#### IV. Attachments:

- A. CEA/WRA Fact Sheet
- B. Ground Water Monitoring Plan

## Attachment A

## Classification Exception Area/Well Restriction Area Fact Sheet

## **Case Information:**

Preferred Id:	008809	
RAP Number:	RAP210001	
Case Name:	Hudson County Chromate 117 Shallow Ground Water	
Address:	440 Route 440	
	Jersey City	
County:	Hudson	

## **Facility Contacts:**

Co-Permittees:	
Person Responsible for	Benny Dehghi, Director
Conducting the	Global Remediation
Remediation:	Honeywell International Inc.
	115 Tabor Road
	Morris Plains NJ 07950
	Phone: (310) 512-2296
	Email: benny.dehghi@honeywell.com
	, , ,
Property Owner:	
	Kim Fields, Authorized Manager
	Jersey City Fields LLC
	550 SE 5 <sup>th</sup> Avenue, Apt. 304S
	Boca Raton FL 33432
	Phone: (561) 465-3140
	Email: Kim@fields-realty.com

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

## **Block and Lot of the Case:**

Block Lots 21601 1.01, 1.02

## Blocks and Lots of the CEA:

Subject Item	<u>Block</u>	<u>Lot</u>	<u>Municipality</u>	Off- Site
CEA100167476	21901	5	Jersey City	Yes
CEA100167476	21901	6	Jersey City	No
CEA100167476	21901	7	Jersey City	No
CEA100167476	21901	8	Jersey City	No
CEA100167476	21901	9	Jersey City	Yes
CEA100167476	21991	10	Jersey City	Yes
CEA100167476	21902	1	Jersey City	Yes
CEA100167476	21902	13.01	Jersey City	Yes
CEA100167476	21902	14.01	Jersey City	Yes
CEA100167476	21902	14.02	Jersey City	Yes
CEA100167476	21902	2.01	Jersey City	Yes
CEA100167476	21902	2.02	Jersey City	Yes
CEA100167476	21902.01	1	Jersey City	Yes
CEA100167476	21902.03	1	Jersey City	Yes
CEA100167476	21902.04	1	Jersey City	Yes
CEA100167476	22001	4	Jersey City	Yes
CEA100167476	24601	1	Jersey City	Yes
CEA100167476	24601	2	Jersey City	Yes
CEA100167476	24601	3	Jersey City	Yes
CEA100167476	24601	4	Jersey City	Yes
CEA100167476	24601	5	Jersey City	Yes
CEA100167476	24601	6	Jersey City	Yes
CEA100167476	24601	7	Jersey City	Yes
CEA100167476	24601	8	Jersey City	Yes
CEA100167476	24602	1	Jersey City	Yes
CEA100167476	26101	1.01	Jersey City	No
CEA100167476	26101	1.02	Jersey City	Yes
CEA100167476	26101	3	Jersey City	Yes
CEA100167476	26101	9	Jersey City	Yes

#### **CEA Information:**

Subject Item	<u>Description</u>
CEA100167476	Shallow Fill Layer

Subject Item	Affected Aquifer	Vertical Depth
CEA100167476	Fill	20

Subject Item	<u>Classification</u>
CEA100167476	II-A

#### **Contaminants:**

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

Subject Item	<u>Contaminant</u>	Concentration (1)	<u>GWQS (2)</u>
CEA100167476	Chromium	229,000 Micrograms Per Liter	70 Micrograms Per Liter
CEA100167476	Chromium (VI)	115,000 Micrograms Per Liter	70 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:**

Subject Item	Date Established
CEA100167476	2/16/2012

Subject Item	Duration in Years
CEA100167476	Indeterminate

Subject Item	Expected Expiration Date
CEA100167476	Indeterminate

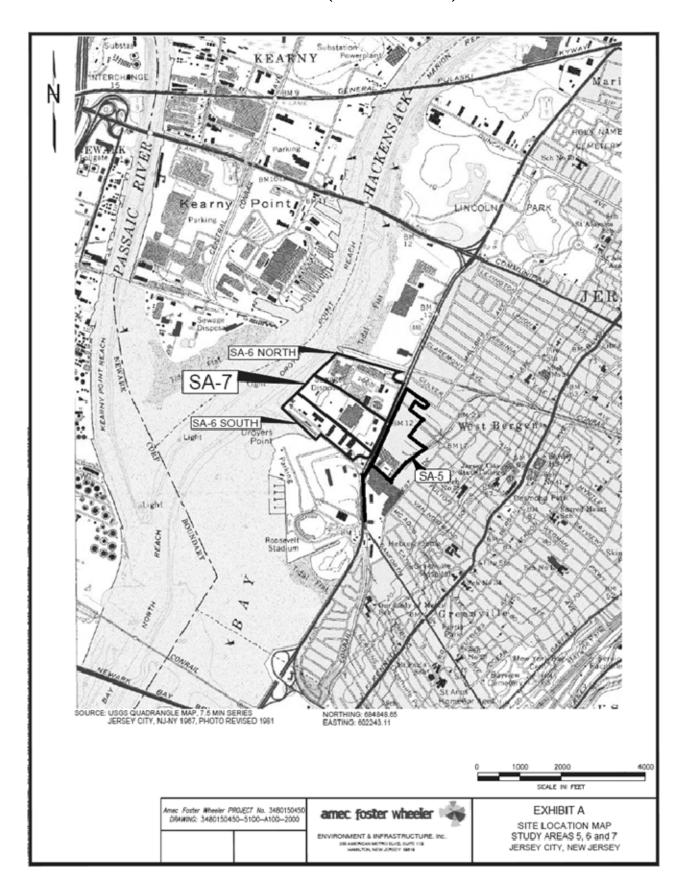
**Note:** Since ground water quality data indicates exceedance of contaminants above the Primary Drinking Water Standards, and the designated uses of Class II-A aquifers include potable use, the CEA established for this site is also a Well Restriction Area. The extent of the Well Restriction Area shall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

#### Well Restrictions set within the boundaries of the CEA

Subject Item	<u>Restriction</u>
--------------	--------------------

CEA100167476	Double Case Wells: With the exception of manitoring wells installed
CEA1100107470	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.
CEA100167476	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.
CEA100167476	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.

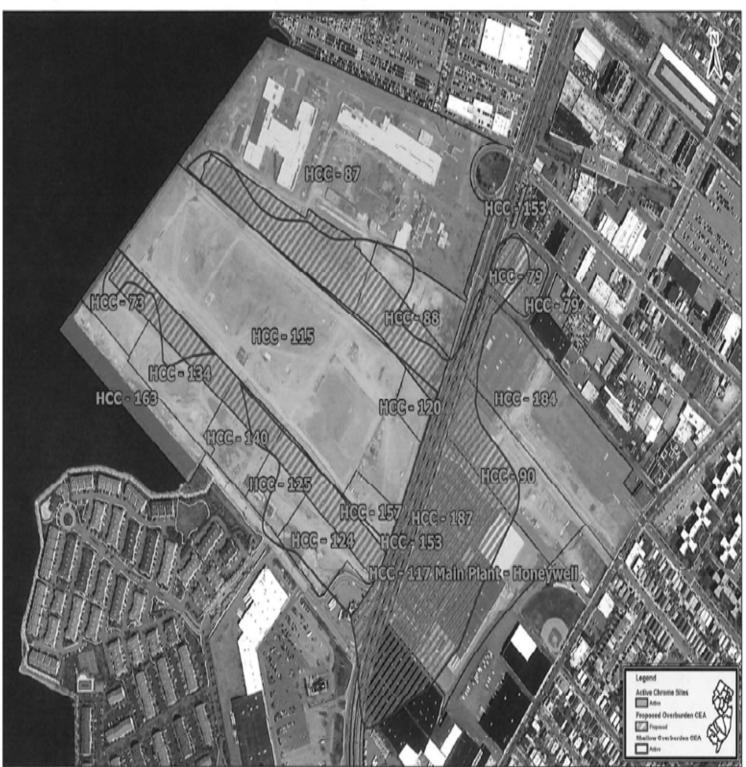
## Exhibit A (Site Location)



## Exhibit B (CEA Boundaries)



## Honeywell Main Facility Shallow Overburden Aquifer - PI #008809; Subject Item ID 167476



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

## **Case Information:**

Preferred ID:	008809
RAP Number:	RAP210001
Case Name:	Hudson County Chromate 117 – Shallow Ground Water
Address:	440 Route 440
City:	Jersey City
County:	Hudson County

## **Monitoring Schedule:**

Well to be sampled	Type of Well	Easting	Northing	Sampling Schedule	Reporting Schedule	Sampling parameters for each well
117-MW-A05	Plume fringe	604116.02	684005.4	Biennially	Biennially	Chromium (Total)
117-MW-A14	Plume fringe	603651.33	683698.66	Biennially	Biennially	Chromium (Total)
117-MW-A85	Plume sampling point	603558.09	684201.19	Biennially	Biennially	Chromium (Total)
117-MW-A89	Sentinel	603352.69	683955.18	Biennially	Biennially	Chromium (Total)
117-MW-A99	Plume sampling point	603761.91	684664.22	Biennially	Biennially	Chromium (Total)
117-MW-A05	Plume fringe	604116.02	684005.4	Biennially	Biennially	Chromium (Hexavalent)
117-MW-A14	Plume fringe	603651.33	683698.66	Biennially	Biennially	Chromium (Hexavalent)
117-MW-A85	Plume	603558.09	684201.19	Biennially	Biennially	Chromium (Hexavalent)
117-MW-A89	Sentinel	603352.69	683955.18	Biennially	Biennially	Chromium (Hexavalent)
117-MW-A99	Plume sampling point	603761.91	684664.22	Biennially	Biennially	Chromium (Hexavalent)
117-MW-A05	Plume fringe	604116.02	684005.4	Quarterly	Biennially	Depth to Water Table from Top of Inner Well Casing (ft)
117-MW-A14	Plume fringe	603651.33	683698.66	Quarterly	Biennially	Depth to Water Table from Top of Inner Well Casing (ft)
117-MW-A85	Plume sampling point	603558.09	684201.19	Quarterly	Biennially	Depth to Water Table from Top of Inner Well Casing (ft)
117-MW-A89	Sentinel	603352.69	683955.18	Quarterly	Biennially	Depth to Water Table from Top of Inner Well Casing (ft)
117-MW-A99	Plume sampling point	603761.91	684664.22	Quarterly	Biennially	Depth to Water Table from Top of Inner Well Casing (ft)

1

117-MW-I4S	Plume sampling point	603839.6	684702.8	Every 5 Years	Subsequent Biennial Certification	Chromium (Total)
117-MW-I4S	Plume sampling point	603839.6	684702.8	Every 5 years	Subsequent Biennial Certification	Chromium (Hexavalent)
117-MW-I4S	Plume sampling point	603839.6	684702.8	Quarterly	Biennially	Depth to Water Table from Top of Inner Well Casing (ft)

Note: Depth to water table measurements should be collected at all monitoring wells in the Ground Water Monitoring Plan during each ground water sampling event, and contour maps generated and provided with each Ground Water Remedial Action Protectiveness/Biennial Certification Form due for the site.