

Honeywell  
101 Columbia Rd  
Morristown, NJ 07962

April 22, 2014

Stephen Fields  
Jersey City Fields, LLC  
7412 Stonegate Blvd.  
Parkland, FL NJ 33076

**Subject: Annual Update Regarding Utilities on Former Morris Canal and New Jersey City University West Side Campus  
Jersey City, New Jersey**

Dear Mr. Fields:

Honeywell is providing this annual notice update regarding site conditions and activities at the New Jersey City University (NJDEP Sites 90 and 184) and the Former Morris Canal (NJDEP Site 153 North) Properties in accordance with the requirements of two separate Consent Decrees. These are the Consent Decree Regarding Sites 079 and 153 South, Paragraph 81, and the Consent Decree Regarding Remediation of the New Jersey City University (NJCU) Redevelopment Area (which includes Site 153 North), Paragraph 104 (the Consent Decrees). Pursuant to the Consent Decrees, Honeywell must provide an annual update notice regarding site conditions and activities related to the individual utility companies in the area of the Former Morris Canal and NJCU. The previous notices were provided by Honeywell in a letter dated April 22, 2013.

Honeywell completed remedial actions for chromium impacts at the Former Morris Canal and NJCU sites that are subject to the Consent Decrees. The remedial actions, approved by the New Jersey Department of Environmental Protection (NJDEP), are summarized below:

### **The Former Morris Canal**

This property consists of a narrow strip of land that was originally a part of the Former Morris Canal. The property runs adjacent to the eastern side of Route 440 from Carbon Place to Danforth Avenue (see attached aerial location map). Soils on portions of this property contain hexavalent chromium above New Jersey's most stringent residential soil guideline of 20 milligrams/kilogram (mg/kg). Utility poles and various utility lines are located on the property. The utility maps, including as-built drawings associated with the completed remedial actions at these sites were provided with the annual notification letters submitted on April 20, 2012. Updated utility maps will be provided with subsequent annual notification letters, if needed, based on any changes to the maps, or following any further remediation in conjunction with sewer repair or replacement.

Remediation at the Former Morris Canal has been implemented as per the requirements of the Consent Decrees referenced above. In the southern part of the Canal starting north of Danforth Avenue and running approximately 2,525 feet north, just past Home Depot, remediation consisted of either; (a) excavation of the top 3 feet of soil and replacement with clean fill; or (b) replacement of the existing asphalt cap and/or landscaped areas so as to ensure the integrity and protectiveness of these engineering controls. The remedial actions in the southern portion of the Canal were conducted as two separate efforts, one at the end of 2009 and the second in the latter part of 2011.

Remedial actions in the northern part of the Canal, the section adjacent to NJCU, included the installation of a membrane cap and pavement in areas adjacent to the cap. The remedial actions in this section occurred in conjunction with the NJCU remedial actions which, as described below, were completed at the end of 2011.

Honeywell, as the owner of the Morris Canal Property, has placed a deed restriction on this property. The deed restriction, among other things, requires Honeywell to maintain the integrity of the above remedial measures.

### **The NJCU West Side Campus**

The NJCU West Side Campus property, located between West Side Avenue and Route 440 (see attached aerial location map), will become the home of New Jersey City University's new "West Side Campus." The West Side Campus will give NJCU expanded academic facilities, including new classrooms, administrative offices and dormitories. A portion of the West Side Campus, known as the "Commercial Area," has been developed as a parking facility for the University. Once the initial phase of the development is complete, NJCU plans to construct a commercial building with office and retail space in this area.

Honeywell and NJCU have worked together to coordinate remediation of the NJCU West Side Campus with the redevelopment of the property. The remedial actions for chromium approved by NJDEP were completed by Honeywell during 2010-2011 and included soil excavation in the area of the Site referred to as the Residential Area of Concern (Residential Area) and capping in the area of the Site referred to as the Commercial Area of Concern (Commercial Area). Soil excavation was conducted to New Jersey's most stringent residential soil guideline of 20 mg/kg to or a depth of 20 feet in the area of future Buildings 5 and 6, and to a level of 5 mg/kg in the top 4 feet across the Residential Area.

In the Commercial Area, Honeywell installed a state-of-the-art "RCRA type" cap over chromium contaminated soils, including underground barrier walls, a geosynthetic liner, a drainage layer, and 1 to 2 feet of clean fill followed by paving and/or stone placement for future use to meet the University's parking needs. Site remediation included construction of clean utility corridors for new utilities to be placed above the cap.

The NJDEP issued a Restricted Use No Further Action Letter and Remedial Action Permit for soils in May 2012. NJCU, as the owner of the property, recorded a deed restriction on the Commercial Area that requires the cap to be properly maintained. Honeywell is committed to maintaining the integrity of the cap in compliance with New Jersey law and its obligations under the Consent Decrees.

The utility maps, including as-built drawings associated with the completed remedial actions at these sites were provided with the annual notification letters submitted on April 20, 2012. Updated utility maps will be provided with subsequent annual notification letters, as needed, based on any changes required following any further remediation in conjunction with sewer repair or replacement.

If you are planning to conduct any work on or near the Commercial Area of NJCU or the Former Morris Canal Sites (please see attached map), you are required to notify Honeywell at least 10 business days in advance of any activity you will be undertaking. You can provide your notification by calling (973) 455-3302.

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Stephen Fields, Jersey City Fields, LLC  
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We appreciate your cooperation. If you have any questions or would like additional information, please feel free to call me at the above number.

Sincerely,



Maria Kaouris  
Remediation Manager

MK:eg/sg

Encl: Aerial Location Map

cc: Joseph Clifford – Amec (electronic copy)  
Michael Daneker – Arnold & Porter LLP  
Jeremy Karpatkin – Arnold & Porter LLP (electronic copy)  
Donna Urban – Flaster Greenberg PC  
William Hague – Honeywell (electronic copy)  
John Morris – Honeywell  
Robert Wayne – LeClairRyan  
William Fellenberg – New Jersey City University  
Kathy Monteiro – New Jersey City University  
Al Ramey – New Jersey City University