



HEALTH, SAFETY, ENVIRONMENTAL, PRODUCT STEWARDSHIP AND SUSTAINABILITY

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April 21, 2020

Mr. James Holzer
New Jersey One Call System
1 Corporate Place South, Suite 150
Piscataway, NJ 08854

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

Dear Mr. Holzer:

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) Properties as part of its focus on preventing any subsurface work from disturbing the environmental remedies implemented at these sites, and in compliance with the requirements of two separate Consent Decrees. These are the Consent Decree Regarding Sites 079 and 153 South, Paragraph 81, and the Amended Consent Decree Regarding Remediation of the New Jersey City University (NJCU) Redevelopment Area (which includes Site 153 North), Paragraph 104 (the Consent Decrees).

Under the referenced Consent Decrees, Honeywell must provide an annual update notice regarding Site conditions and activities related to the utilities identified in the area of the Morris Canal and NJCU Sites and New Jersey One Call or any other underground alert hotlines. Based on our review, New Jersey One Call is the appropriate underground utility hotline in New Jersey.

This letter provides an updated annual notice regarding the conditions and activities at the sites as required by the Consent Decrees. In addition, we are sending annual notification letters to the individual utility companies in the area of the above-referenced sites as a supplemental approach to utility notification. The previous notices were provided by Honeywell in a letter dated April 26, 2019.

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 described 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 soil guideline of 20 milligrams/kilogram (mg/kg). Utility poles and various utility lines are located on the property.

Remediation at the Former Morris Canal has been implemented as per the requirements of the two Consent Decrees referenced above and consistent with the Sewer Protocol issued by the NJDEP. 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 per the detail provided below, were completed at the end of 2011.

Honeywell, as the owner of Morris Canal Property, has placed a deed restriction on the entire Morris Canal Site. The deed restriction, among other things, requires Honeywell to maintain the integrity of the above remedial measures. An updated deed notice was filed on November 12, 2019 to reflect NJDEP's current deed notice format, the completion of remedial actions, as well as changes made by Jersey City to Block and Lot numbers. A Remedial Action Soil Permit Application for the Morris Canal was submitted to the NJDEP in March 2020.

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 NJCU's new "West Side Campus." The West Side Campus will give NJCU expanded academic facilities, including new classrooms, administrative offices and dormitories.

Honeywell and NJCU have worked and continue to work together to coordinate the NJCU West Campus redevelopment with the remedial actions for chromium, implemented between 2010 and 2011, and the 2017 extension of the underground barrier wall. The remedial actions, which were approved by NJDEP and conform with the requirements of the Consent Decree Regarding Remediation of the New Jersey City University, 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 residential soil guideline for hexavalent chromium of 20 mg/kg to 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, consisting of 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. In addition to the cap, the remedy included the installation of underground barrier walls to isolate impacted groundwater from clean areas. 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 Decree.

In 2017, an extension to the underground barrier wall was installed on the eastern side of the Commercial AOC cap to create a fully contiguous barrier wall around the cap area. A modified deed notice was recorded in April 2018 to reflect completion of the barrier wall extension. NJDEP issued a Remedial Action Soil Permit for the NJCU remedy in May 2012, and the permit was modified for the inclusion of the barrier wall extension on January 4, 2019. The Phase II Roadway work, initiated in 2017 as part of the West Campus redevelopment, is expected to be completed in 2020.

The utility maps including as-built drawings associated with the completed remedial actions at both the NJCU and Morris Canal sites were provided with the annual notification letters submitted on April 20, 2012 and updated as-builts were provided with the letters submitted on April 27, 2018. Similarly, updated utility maps will continue to be provided, as needed, based on any changes required following any further remediation in conjunction with sewer repair or replacement.

We appreciate your cooperation. If you have any questions or would like additional information, please contact me at 973-455-3302.

Sincerely,



Maria Kaouris
Chromium Remediation Director

MK:nw/sg

Encl: Aerial Location Map

cc: (electronic copy)
Michael Daneker – Arnold & Porter LLP
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JERSEY CITY, NEW JERSEY

NEWARK BAY

FORMER MORRIS CANAL

**COMMERCIAL
AREA
OF
CONCERN**

ROUTE 440

**NJCU
WEST SIDE
CAMPUS**

**AERIAL LOCATION MAP
MORRIS CANAL
AND NJCU PROPERTIES**

