

Phase I Environmental Site
Assessment/Preliminary Assessment
Report (Phase I ESA/PAR)
Block 800, Lot 9.03
Eastampton Township,
Burlington County, New Jersey

May 2020

Prepared for:

Rockefeller Group
92 Headquarters Plaza
North Tower, 9th Floor
Morristown, New Jersey 07960

Prepared by:

Fennelly Environmental Associates, LLC
116 Village Boulevard, Suite 200
Princeton, New Jersey 08540
(609) 954-8842
www.FennellyEA.com



FENNELLY ENVIRONMENTAL ASSOCIATES, LLC

TABLE OF CONTENTS

| | | |
|------------|---------------------------------------------------------------|-----------|
| 1.0 | GENERAL INFORMATION | 1 |
| 1.1 | INTRODUCTION | 1 |
| 1.2 | SCOPE OF WORK | 1 |
| 1.3 | SITE DESCRIPTION | 2 |
| 1.4 | LIMITATIONS | 2 |
| 2.0 | OWNERSHIP HISTORY | 4 |
| 2.1 | CHAIN-OF-TITLE | 4 |
| 3.0 | OPERATIONAL HISTORY | 5 |
| 3.1 | HISTORICAL SANBORN MAPS | 5 |
| 3.2 | AERIAL PHOTOGRAPH REVIEW | 5 |
| 3.3 | CITY DIRECTORIES | 6 |
| 3.4 | ENVIRONMENTAL RECORDS DATABASE SEARCH | 6 |
| 3.5 | INDUSTRIAL DIRECTORIES | 8 |
| 3.6 | LOCAL GOVERNMENT RECORDS | 8 |
| 3.7 | STATE AND COUNTY RECORDS | 8 |
| 3.8 | INTERVIEWS | 8 |
| 3.8.1 | <i>User Provided Information</i> | 9 |
| 3.8.1.1 | <i>Specialized Knowledge</i> | 9 |
| 3.8.1.2 | <i>Environmental Liens or Activity and Use Limitations</i> | 9 |
| 3.8.1.3 | <i>Commonly Known or Reasonable Ascertainable Information</i> | 9 |
| 3.8.1.4 | <i>Valuation Reduction for Environmental Issues</i> | 10 |
| 3.9 | SUMMARY OF OPERATIONAL HISTORY | 10 |
| 4.0 | CURRENT SITE OPERATIONS | 11 |
| 5.0 | HAZARDOUS MATERIALS AND SUBSTANCES | 12 |
| 6.0 | WATER DISCHARGE HISTORY | 13 |
| 6.1. | WASTEWATER | 13 |
| 6.2 | STORM WATER | 13 |
| 7.0 | PROCESS WASTE STREAMS | 14 |
| 8.0 | RADIOACTIVE MATERIALS | 15 |
| 9.0 | DISCHARGE HISTORY | 16 |

| | | |
|--------------|-----------------------------------------------------------------------------------------------------|-----------|
| 10.0 | ENVIRONMENTAL PERMITS | 17 |
| 11.0 | ENFORCEMENT ACTIONS | 18 |
| 12.0 | FILL MATERIAL | 19 |
| 13.0 | WASTE DISPOSAL AREAS, DUMPS, AND LANDFILLS | 20 |
| 14.0 | VAPOR INTRUSION | 21 |
| 15.0 | AIR EMISSIONS | 22 |
| 15.1 | AIR EMISSIONS SOURCES AND PERMITTING | 22 |
| 16.0 | POLYCHLORINATED BIPHENYLS (PCBS) | 23 |
| 17.0 | ASBESTOS CONTAINING MATERIALS | 24 |
| 18.0 | PREVIOUSLY CONDUCTED OR ON-GOING REMEDIATION | 25 |
| 18.1 | SUMMARY OF INVESTIGATION ACTIVITIES | 25 |
| 18.2 | SUMMARY OF PREVIOUS REPORTS | 25 |
| 18.3 | ORDER OF MAGNITUDE EVALUATION | 25 |
| 18.4 | PROTECTIVENESS EVALUATIONS OF APPROVED REMEDIES | 25 |
| 19.0 | SITE INSPECTION | 26 |
| 19.1 | UNDERGROUND STORAGE TANKS AND APPURTENANCES | 26 |
| 19.2 | ABOVEGROUND STORAGE TANKS AND APPURTENANCES | 26 |
| 19.3 | ELEVATORS, HYDRAULIC LIFTS | 26 |
| 19.4 | LOADING AND UNLOADING AREAS | 26 |
| 19.5 | DUMPSTERS | 26 |
| 19.6 | EXTERIOR PITS, PONDS, AND LAGOONS FOR WASTE, PIPING | 26 |
| 19.7 | STORM WATER MANAGEMENT (ROOF LEADERS WHEN PROCESS OPERATIONS VENT TO ROOF, SWALES, CULVERTS) | 27 |
| 19.8 | SUSPECTED WETLANDS | 27 |
| 19.9 | STRESSED VEGETATION/SURFACE STAINING/DISTURBED SOIL | 27 |
| 19.10 | CHEMICAL/RAW MATERIAL STORAGE (INCLUDING CABINETS) | 27 |
| 19.11 | WELLS (INCLUDING ACTIVE OR INACTIVE PRODUCTION WELLS) | 27 |
| 19.12 | SEPTIC SYSTEM | 27 |
| 19.13 | WASTE GENERATION OR DISCHARGE (PILES, LANDFILLS, SPRAY-FIELDS, OPEN PIPES) | 27 |
| 19.14 | INTERIOR FLOOR DRAINS/SUMPS/PITS | 28 |
| 19.15 | PETROLEUM OR CHEMICAL ODORS | 28 |

| | | |
|-------|-----------------------------------------------------------------------------------------|----|
| 19.16 | <i>POOLS OF LIQUID, DISCOLORED, OR SPILL AREAS</i> | 28 |
| 19.17 | <i>FLUID-FILLED TRANSFORMERS AND ELECTRICAL DEVICES</i> | 28 |
| 19.18 | <i>FLUORESCENT LIGHT BULBS</i> | 28 |
| 19.19 | <i>COMPRESSOR VENT DISCHARGES, AIR VENTS & DUCTS</i> | 28 |
| 19.20 | <i>NON-CONTACT COOLING WATER DISCHARGES</i> | 28 |
| 19.21 | <i>AREAS WHICH RECEIVE FLOOD OR STORM WATER FROM POTENTIALLY CONTAMINATED AREAS</i> | 28 |
| 19.22 | <i>ACTIVE OR INACTIVE RAIL LINES, SPURS, OR SIDINGS; RAIL CARS</i> | 29 |
| 19.23 | <i>MISCELLANEOUS ENVIRONMENTAL ISSUES</i> | 29 |
| 20.0 | <i>OPINIONS & POTENTIAL AREAS OF CONCERN</i> | 30 |
| 20.1 | <i>AOC-1 - DEBRIS AREA</i> | 30 |
| 20.2 | <i>AOC-2 - HISTORICAL AGRICULTURAL USE</i> | 30 |
| 20.3 | <i>AOC-3 - SWALES AND DITCHES</i> | 30 |
| 21.0 | <i>DATA GAP AND DEVIATIONS</i> | 31 |
| 21.1 | <i>DATA GAPS</i> | 31 |
| 21.2 | <i>DEVIATIONS</i> | 31 |
| 22.0 | <i>CONCLUSIONS AND RECOMMENDATIONS</i> | 32 |
| 23.0 | <i>REFERENCES</i> | 33 |

FIGURES

| | |
|---|--------------------------|
| 1 | <i>SITE LOCATION MAP</i> |
| 2 | <i>TOPOGRAPHY MAP</i> |
| 3 | <i>TAX MAP</i> |
| 4 | <i>ORTHOIMAGERY MAP</i> |
| 5 | <i>AOC MAP</i> |

APPENDICES

| | |
|---|-----------------------------------------------------|
| A | <i>SITE PHOTOGRAPHS</i> |
| B | <i>OPRA DOCUMENTATION</i> |
| C | <i>QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL</i> |

ENVIRONMENTAL PROFESSIONAL STATEMENT

"I declare that, to the best of my profession knowledge and belief, I meet the definition of Environmental professional as defined in §312.10 of 40 CFR 312" and "I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312."

Michelle Mirigliano

Prepared By: Michelle Mirigliano

Brian R. Fennelly

Reviewed By: Brian R. Fennelly

Fennelly Environmental Associates, LLC

ACRONYMS

Recognized Environmental Conditions – RECs: are defined as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property that are due to a release to the environment; are under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

Historical Recognized Environmental Conditions – HRECs: refer to a past release that has been remediated to below “residential” standards and given regulatory closure with no use restrictions. HRECs are defined as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

Controlled Recognized Environmental Conditions – CRECs: are defined as a REC resulting from a past release of hazardous substances or petroleum products that have been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

de minimis condition – is a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies. Conditions determined to be de minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions.

Vapor Encroachment Conditions – VECs: are defined as the presence or likely presence of any vapors of chemicals of concern in the subsurface of the target property caused by the release of vapors from contaminated soil or groundwater or both either on or near the Site as identified by a specific procedure that is applicable to a Phase I ESA as described in the ASTM Standard Guide.

1.0 GENERAL INFORMATION

1.1 INTRODUCTION

Fennelly Environmental Associates, LLC (FEA) has conducted a Phase I Environmental Site Assessment/Preliminary Assessment (Phase I ESA/PA) for the Rockefeller Group for the property identified as Block 800, Lot 9.03 in Eastampton Township, Burlington County, New Jersey (“the Site”, see Figure 1).

This Phase I ESA/PA was prepared in accordance with the American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM E1527-13), the New Jersey Department of Environmental Protection (NJDEP) *Technical Requirements for Site Remediation* (N.J.A.C. 7:26E), and the NJDEP *Preliminary Assessment Technical Guidance* (March 2018).

The purpose of a Phase I ESA is to identify, to the extent feasible and pursuant to ASTM E1527-13, recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), and controlled recognized environmental conditions (CRECs) in connection with the subject property.

In addition, this Phase I ESA/PA included the performance of a vapor encroachment screen in accordance with the Tier 1 procedure defined in ASTM E2600-10 - *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions* for the purposes of identifying vapor encroachment conditions (VECs).

The Phase I ESA/PA was conducted to evaluate and identify conditions indicative of releases of hazardous substances and/or petroleum products at the subject property, and to identify the presence of any potentially contaminated areas of concern (AOC) and/or environmental conditions that require further investigation.

1.2 SCOPE OF WORK

FEA’s Phase I ESA/PA included the following activities:

- An on-site inspection of the subject property to evaluate current conditions and identify potential AOCs;

- A review of property history using interviews/questionnaires, ownership records, and historical mapping;
- A review of state, county, and local government files;
- A review of Federal, state and local government permits;
- A review of NJDEP Data-Miner and Geographic Information System (GIS) website records; and,
- A review of historic aerial photographs.

1.3 *SITE DESCRIPTION*

The subject property is located along the western side of U. S. Highway Route 206. The lot consists of approximately 27 acres. The general location of the property and the physiographic features of the surrounding area are shown on Figure 2. The subject property is located at an elevation of approximately 56 feet above mean sea level and generally slopes to the south. The subject property is currently undeveloped and vacant, and borders land that is part of the National Wetlands Inventory to the west and has a 0.2% chance of flood hazard. Appendix A includes photos of the subject property.

Epicore Networks (USA), Inc. and EnVision Gymnastics border the subject property to the north along Lina Lane. GROWMARK FS, a provider of seed, plant nutrients, lime, crop protection materials, and agricultural services, occupies the property located south of the Site.

A tax map identifying the block and lot for the subject property is presented as Figure 3. A scaled site plan detailing property boundaries and current site conditions is presented as Figure 4.

1.4 *LIMITATIONS*

This report has been prepared for the exclusive use of FEA's client. No additions or deletions are permitted without the express written consent of FEA. Use of this report in whole or in part by parties other than FEA's client is prohibited. FEA will not and cannot be liable for unauthorized reliance by any other party. Other than as contained in this paragraph, FEA makes no express or implied warranty as to the contents of this report.

Information obtained from public records review, the site inspection, and interviews were used to characterize the subject property. Although the services provided are extensive, findings and conclusions are limited to and by the information obtained.

2.0

OWNERSHIP HISTORY

The ownership history for the subject property was developed through a review of deeds and tax records recorded at the Burlington County Online Public Records Electronic Search System. The results of this review are summarized below. *Note: a physical search dating back to 1930 could not be completed as the County's Record Room is closed to the public due to closures and restrictions related to COVID-19. Ownership history presented below is limited to the information available on the County's online records database.*

2.1

CHAIN-OF-TITLE

| Name of Property Owner | From | To |
|------------------------------|------------------|------------------|
| AHW Realty, LLC | June 12, 2006 | Present |
| Hiltner Enterprises, LTD. | October 10, 1986 | June 12, 2006 |
| William F. and Ruth M. Gruno | January 16, 1986 | October 10, 1986 |
| Harry Snyder Estate | April 26, 1983 | January 16, 1986 |
| Eastampton Associates | Unknown | April 26, 1983 |

3.0 OPERATIONAL HISTORY

Historical uses and site operations were investigated through a review of historical sources listed in the table below, as well as other sources described in this section.

| Source of Information | Name/Years Reviewed |
|-----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Sanborn Fire Insurance Maps | No Coverage |
| Aerial Photographs | 1931, 1940, 1951, 1953, 1961, 1965, 1971, 1974, 1984, 1989, 1995, 2006, 2010, 2013, 2017 |
| City Directories | 1988, 1992, 1995, 2000, 2005, 2010, 2014, 2017 |
| USGS Topographic Maps | 1888/1890, 1893, 1894, 1898, 1900, 1904, 1906, 1907, 1918, 1942, 1944, 1947, 1948, 1949, 1951, 1953, 1954, 1955, 1957, 1967, 1970, 1971, 1981, 2013, 2014 |
| Interviews with Current Owner/Person with Knowledge of the Site | Questionnaire completed by Linda Perez of LEP Commercial Real Estate, LLC (knowledgeable person) |

3.1 HISTORICAL SANBORN MAPS

The Sanborn Library was searched and the results were reported as “unmapped property.” Therefore, no Sanborn Fire Insurance maps were available for review.

3.2 AERIAL PHOTOGRAPH REVIEW

Aerial photographs of the subject property were obtained for the years 1931, 1940, 1947, 1951, 1953, 1961, 1965, 1971, 1974, 1984, 1989, 1995, 2006, 2013, 2010, and 2017.

The aerial photographs obtained between 1931 and 1984 indicate the subject property is a vacant, undeveloped agricultural field. The areas surrounding the subject property are also cleared and being used for agricultural purposes with residential properties to the south and east.

Site conditions shown in the 1989 aerial photograph are similar to earlier photographs. However, a small area of potentially disturbed ground is observed in the central part of the subject property. Based on the location of this area and the use of the property it is suspected this potential disturbance is related to a drainage issue. Two warehouse style buildings are shown on the properties immediately north of the subject property. The property to the east has been cleared of all structures and is used for agricultural purposes. The surrounding area remains the same as shown in previous photos.

Site conditions shown in aerial photographs from 1995 through 2010 are similar to earlier photographs. A warehouse style building is shown on the property to the south. The surrounding area to the east and west of the subject property is vacant, undeveloped agricultural land.

The 2017 aerial photograph shows the subject property as it appears today, vacant, undeveloped agricultural land. The properties to the north and south of the subject property have continued to be developed. A solar panel field has been constructed on the property to the east.

3.3 *CITY DIRECTORIES*

Directories were reviewed for the years 1988, 1992, 1995, 2000, 2005, 2010, 2014, and 2017. No entries for the subject property were listed in any of the directories reviewed.

3.4 *ENVIRONMENTAL RECORDS DATABASE SEARCH*

A database search of public and regulatory environmental records was conducted. Available records indicate that the subject property was not listed in any of the databases searched.

The search did return records for sites in the vicinity of the subject property which are summarized below:

- Federal Lists:
 - Federal RCRA generators list:
 - RCRA-VSQG (very small quantity generator) - 1 site is located within 0.25 miles of the subject property.
- State and Tribal Lists:
 - Equivalent CERCLIS:

- SHWS – 10 sites are located within 1 mile of the subject property.
 - Leaking Storage Tanks list:
 - LUST – 1 site is located within 0.5 miles of the subject property.
 - Registered Storage Tanks list:
 - MAJOR FACILITIES – 1 site is located within 0.5 miles of the subject property.
 - Voluntary Cleanup Sites:
 - VCP – 1 site is located within 0.5 miles of the subject property.
- Additional Environmental Records:
 - Other Ascertainable Records:
 - ISRA – 2 sites are located within 0.5 miles of the subject property.

Based on FEA’s review of the nature, location, and status of issues reported for sites in the vicinity of the subject property, it appears unlikely that the subject property has been adversely affected by these issues. However, FEA notes the following sites:

- 2545 Rte. 206
Growmark FS, LLC
513 feet southeast of the subject property

This site is located southeast of the subject property and is listed in the following database: Major Facilities – facilities having total combined storage capacity of: 1) 20,000 gallons or more of hazardous substances other than petroleum products; 2) 200,000 gallons or more for hazardous substances of all kinds.

- 2619 Rte. 206
Flynn’s Towing
953 feet north of the subject property

This site is located north of the subject property and is listed in the following database: RCRA VSQG – Conditionally Exempt Small Quantity Generator. Generates 100 kg or less of hazardous waste per calendar month.

3.5 *INDUSTRIAL DIRECTORIES*

Industrial operations have not been conducted at the subject property.

3.6 *LOCAL GOVERNMENT RECORDS*

FEA submitted a records request to the Eastampton Township Municipal Clerk's office on May 4, 2020. A request was made for access to documents related to the presence of underground storage tanks, releases related to agricultural use, or other potential contamination issues, and/or investigation and remediation of Areas of Concern at the subject property. On May 9, 2020, FEA received an email from the Eastampton Township Clerk indicating they had no records on file for the subject property.

FEA also contacted the Eastampton Fire Department on May 18, 2020 requesting similar information. A response was received from Fire Marshall George Myers indicating no records were on file for the subject property.

3.7 *STATE AND COUNTY RECORDS*

FEA submitted an Open Public Records Act (OPRA) request to NJDEP and Burlington County on May 4, 2020.

On May 6, 2020 NJDEP responded to the request and indicated there were no responsive records identified.

On May 4, 2020, Burlington County responded to the request and indicated there were no responsive records identified.

3.8 *INTERVIEWS*

FEA received a completed Phase I Environmental Site Assessment/Preliminary Assessment Questionnaire from the property owner's representative: Linda Perez, of LEP Commercial Real Estate, LLC. Ms. Perez has been associated with the subject property for over 20 years, and provided information regarding the current and historic Site use and operations. Specifically:

- Property ownership – Hiltner Enterprises to AHW Realty, LLC June 2006 to present; William Greene to Hiltner Enterprises

February 1990; Harry Snyder Estate to William Greene January 1986.

- The subject property has been used for agricultural purposes, specifically soybeans and corn.
- Ms. Perez reported having no knowledge of environmental spills or releases, or any environmental investigations or issues.

3.8.1 *User Provided Information*

In accordance with User's Responsibilities of ASTM E1527-13, the individual who commissioned the performance of this Phase I ESA or their designated representative was asked to respond to the sections below, in addition to other sections which have been incorporated into this report. These items are performed by the "User" to assist in identifying RECs, HRECs, CRECs, and VECs. User responses are provided below.

3.8.1.1 *Specialized Knowledge*

Does the organization/person have any specialized knowledge or experience related to the property or nearby properties? For example, is the organization/person involved in the same line of business as the current or former occupants of the property or an adjoining property so that they would have specialized knowledge of the chemicals and processes used by this type of business? **No.**

3.8.1.2 *Environmental Liens or Activity and Use Limitations*

Is the organization/person aware of any environmental cleanup liens against the property/Site that are filed or recorded under federal, tribal, state, or local law? **No.**

Is the organization/person aware of any Activity and Use Limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the Site and/or have been filed or recorded in a registry under federal, tribal, state or local law? **No.**

3.8.1.3 *Commonly Known or Reasonable Ascertainable Information*

Is the organization/person aware of known or reasonably ascertainable information about the property that would help FEA identify conditions indicative of releases or threatened releases? For example, does the organization/person know of past uses of the property, environmental cleanups that have taken place at the property, chemicals that are currently or were used at the property, spills, or releases that have occurred? **No.**

3.8.1.4 *Valuation Reduction for Environmental Issues*

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? **Yes**. If there is a difference, has it been considered whether the lower purchase price is because contamination is known or believed to be present at the property? **NA**

3.9 ***SUMMARY OF OPERATIONAL HISTORY***

The information provided above can be summarized as follows:

- From as early as 1931, the subject property has been vacant, undeveloped land, used as agricultural fields (primarily soybeans and corn). The surrounding area was developed as early as 1931 and development continued through present day.

4.0

CURRENT SITE OPERATIONS

The subject property consists of undeveloped, vacant land. No operations are being conducted at the subject property.

5.0

HAZARDOUS MATERIALS AND SUBSTANCES

There is no indication that hazardous materials or substances have ever been used, stored, or generated at the subject property.

6.0 WATER DISCHARGE HISTORY

6.1 WASTEWATER

Other than agriculture, no operations have been conducted at the subject property. Therefore, there is no indication that wastewater discharges have ever taken place at the subject property.

6.2 STORM WATER

The subject property consists of agricultural fields and deciduous wooded wetlands. Drainage swales and ditches were observed at various areas of the site. During the site inspection, a storm water pipe was observed to run under Lina Lane and discharge adjacent to the southern side of Lina Lane.

7.0

PROCESS WASTE STREAMS

There is no indication that any process waste streams have ever been generated at the subject property.

8.0

RADIOACTIVE MATERIALS

There is no indication that radioactive materials have ever been used, stored, or generated at the subject property.

9.0

DISCHARGE HISTORY

No indications of discharges or releases at the subject property have been encountered during the course of the Phase I ESA/PA.

10.0

ENVIRONMENTAL PERMITS

Available information indicates that no permits have been issued for the subject property.

11.0 ***ENFORCEMENT ACTIONS***

Available information indicates that the subject property has not been the subject of any enforcement actions.

12.0

FILL MATERIAL

During the course of the Phase I ESA/PA, FEA did not encounter information suggesting that fill material has been imported to the subject property. Also, a review of the New Jersey Geological Survey (NJGS) Historic Fill Map was completed as part of this Phase I ESA/PA. No historic fill information was available for the Mount Holly Quadrangle or on NJ Geoweb. The area of the subject property has not been mapped.

13.0

WASTE DISPOSAL AREAS, DUMPS, AND LANDFILLS

During the course of the Phase I ESA/PA, FEA did not encounter any information suggesting that waste disposal areas, dumps, or landfills are potentially present at the subject property. However, during the site visit, FEA observed a small area of scattered debris near the northwestern property boundary. Debris included aluminum siding and apparent pressure treated wood.

14.0

VAPOR INTRUSION

During the Phase I ESA/PA, FEA did not encounter any information relating to potential vapor intrusion issues at the subject property.

15.0 ***AIR EMISSIONS***

No operations have been conducted at the subject property. Furthermore, the subject property is vacant and undeveloped. Therefore, air emissions are not present nor have been generated at the subject property.

15.1 ***AIR EMISSIONS SOURCES AND PERMITTING***

Not applicable.

16.0

POLYCHLORINATED BIPHENYLS (PCBS)

No pole or pad-mounted transformers, or other potential PCB issues, were observed at the subject property.

17.0

ASBESTOS CONTAINING MATERIALS

Asbestos-containing materials (ACM) surveys were not completed as part of this Phase I, as they are beyond the scope of ASTM 1527-13. Furthermore, no structures have been identified at the Site.

18.0 ***PREVIOUSLY CONDUCTED OR ON-GOING REMEDIATION***

In accordance with the NJDEP *Preliminary Assessment Technical Guidance*, FEA attempted to review available documents related to investigation and remediation activities previously conducted or currently underway at the subject property. No investigation or remediation has previously been completed at the subject property and no documents were available or provided to FEA.

18.1 ***SUMMARY OF INVESTIGATION ACTIVITIES***

Not applicable.

18.2 ***SUMMARY OF PREVIOUS REPORTS***

Not applicable.

18.3 ***ORDER OF MAGNITUDE EVALUATION***

Not applicable.

18.4 ***PROTECTIVENESS EVALUATIONS OF APPROVED REMEDIES***

Not applicable.

19.0 ***SITE INSPECTION***

A site inspection was completed on May 12, 2020 by Mr. Brian Fennelly of FEA. During the site inspection, FEA did not observe any indications of spills, discharges, or other evidence suggesting environmental contamination is present at the subject property. Photographs taken during the site inspection are included in Appendix A.

19.1 ***UNDERGROUND STORAGE TANKS AND APPURTENANCES***

None observed.

19.2 ***ABOVEGROUND STORAGE TANKS AND APPURTENANCES***

None observed.

19.3 ***ELEVATORS, HYDRAULIC LIFTS***

None observed.

19.4 ***LOADING AND UNLOADING AREAS***

None observed.

19.5 ***DUMPSTERS***

None observed.

19.6 ***EXTERIOR PITS, PONDS, AND LAGOONS FOR WASTE, PIPING***

None observed.

19.7 ***STORM WATER MANAGEMENT (ROOF LEADERS WHEN PROCESS OPERATIONS VENT TO ROOF, SWALES, CULVERTS)***

Small swales and ditches were observed in various areas of the site as shown on Figure 5. One storm water pipe exit point was observed coming under Lina Lane from the property to the north.

19.8 ***SUSPECTED WETLANDS***

Based on the EDR report, land identified in the National Wetland Inventory borders the subject property to the west and may extend onto the subject property. Photos from the site visit show small areas with standing water.

19.9 ***STRESSED VEGETATION/SURFACE STAINING/DISTURBED SOIL***

None observed.

19.10 ***CHEMICAL/RAW MATERIAL STORAGE (INCLUDING CABINETS)***

None observed.

19.11 ***WELLS (INCLUDING ACTIVE OR INACTIVE PRODUCTION WELLS)***

No wells were observed onsite.

19.12 ***SEPTIC SYSTEM***

None present or observed.

19.13 ***WASTE GENERATION OR DISCHARGE (PILES, LANDFILLS, SPRAY-FIELDS, OPEN PIPES)***

FEA observed a small area of scattered debris near the northwestern property boundary. Debris included aluminum siding and apparent pressure treated wood.

A small pile of rotting logs and tree branches was also observed in the central portion of the site.

19.14 ***INTERIOR FLOOR DRAINS/SUMPS/PITS***

Not applicable.

19.15 ***PETROLEUM OR CHEMICAL ODORS***

None observed.

19.16 ***POOLS OF LIQUID, DISCOLORED, OR SPILL AREAS***

None observed.

19.17 ***FLUID-FILLED TRANSFORMERS AND ELECTRICAL DEVICES***

None observed.

19.18 ***FLUORESCENT LIGHT BULBS***

None observed.

19.19 ***COMPRESSOR VENT DISCHARGES, AIR VENTS & DUCTS***

None observed.

19.20 ***NON-CONTACT COOLING WATER DISCHARGES***

None observed.

19.21 ***AREAS WHICH RECEIVE FLOOD OR STORM WATER FROM
POTENTIALLY CONTAMINATED AREAS***

None observed.

19.22 ***ACTIVE OR INACTIVE RAIL LINES, SPURS, OR SIDINGS; RAIL CARS***

None observed.

19.23 ***MISCELLANEOUS ENVIRONMENTAL ISSUES***

None observed.

20.0 *OPINIONS & POTENTIAL AREAS OF CONCERN*

It is FEA's opinion that this Phase I ESA/PA has revealed no evidence of RECs CRECs, HRECs, data gaps or VECs in connection with the Site in accordance with ASTM E1527-13. In accordance with the NJDEP *Technical Requirements for Site Remediation* (N.J.A.C. 7:26E), and the NJDEP *Preliminary Assessment Technical Guidance* (March 2018) the following potential Areas of Concern (AOCs) were identified.

20.1 *AOC-1 - DEBRIS AREA*

FEA observed a small area of scattered debris near the northwestern property boundary. Debris included aluminum siding and apparent pressure treated wood. Further investigation (soil sampling) is recommended at this AOC.

20.2 *AOC-2 - HISTORICAL AGRICULTURAL USE*

The Site has historically been used for agricultural purposes. In accordance with *Historically Applied Pesticide Site Technical Guidance* (NJDEP August 2016), investigation is necessary prior to development or a change in use at sites used for agricultural purposes. Therefore, further investigation (soil sampling) is recommended at this AOC.

20.3 *AOC-3 - SWALES AND DITCHES*

Small swales and ditches were observed in various areas of the site as shown on Figure 5. Considering past site use was limited to agriculture and no evidence of spills, discharges, or other environmental contamination has been observed, no further action is recommended for this AOC.

21.0 DATA GAP AND DEVIATIONS

21.1 DATA GAPS

As discussed in Section 2.0, the ownership history for the subject property was developed through a review of deeds and tax records recorded at the Burlington County Online Public Records Electronic Search System. Information dating back to 1983 was obtained using this approach. Typically, FEA would conduct an on-site search at the county records office to obtain information dating back to at least 1930. The on-site search could not be conducted as the Burlington County Record Room is closed due to closures and restrictions related to COVID-19. Considering that a review of aerial photographs show the use of the site is consistent (agriculture) throughout the period of 1931 to 2017, FEA believes this data gap is insignificant.

21.2 DEVIATIONS

None.

CONCLUSIONS AND RECOMMENDATIONS

Fennelly Environmental Associates, LLC (FEA) has conducted a Phase I Environmental Site Assessment/Preliminary Assessment (Phase I ESA/PA) for the Rockefeller Group for the property identified as Block 800, Lot 9.03 in Eastampton Township, Burlington County, New Jersey.

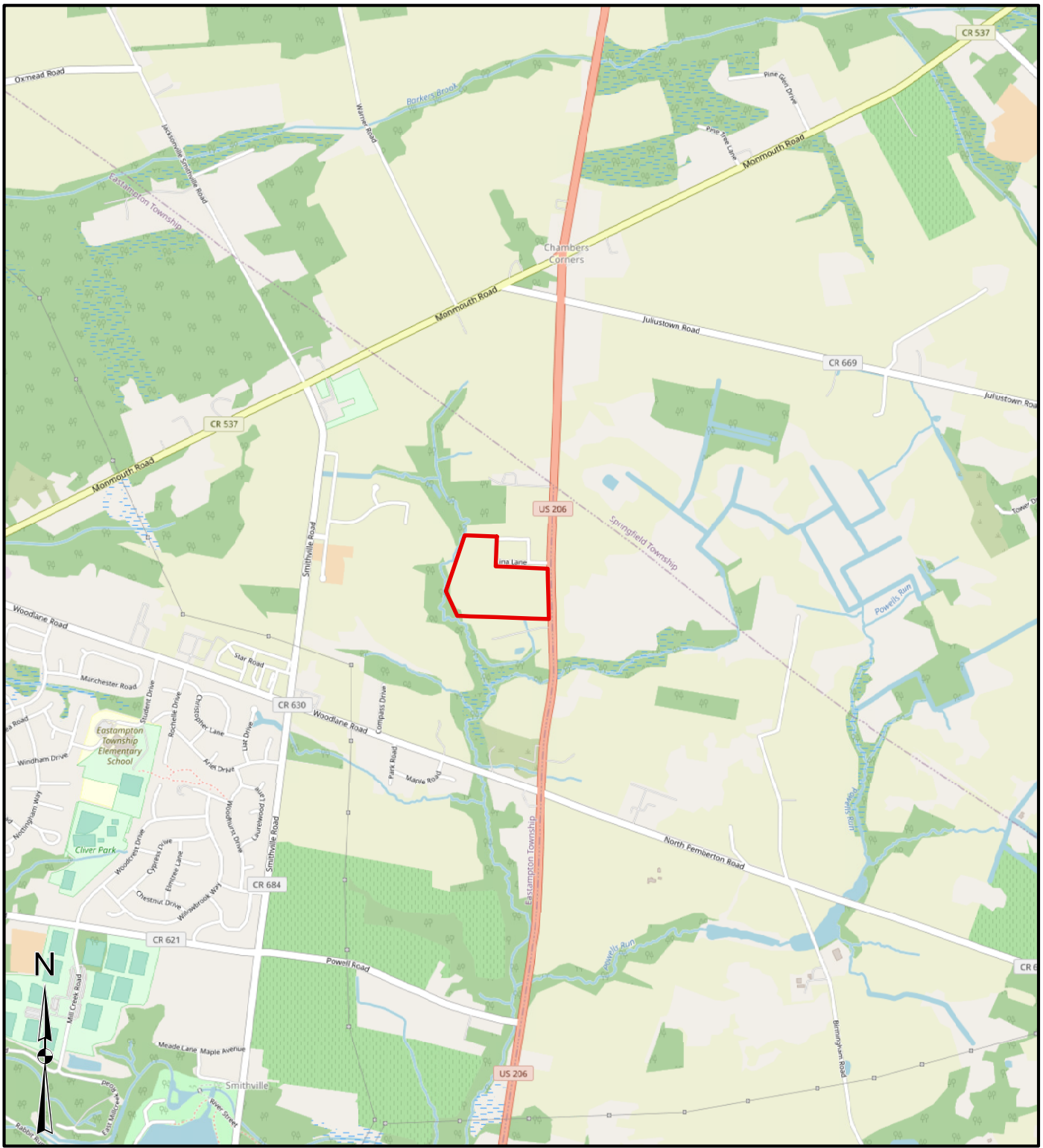
FEA has performed this Phase I ESA/PA in accordance with ASTM E1527-13 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, the NJDEP *Technical Requirements for Site Remediation* (N.J.A.C. 7:26E), and the NJDEP *Preliminary Assessment Technical Guidance* (March 2018).

The findings of this Phase I ESA/PA indicate that additional investigation is recommended at the following Areas of Concern (AOCs):

- AOC-1 – Debris Area, and
- AOC-2 – Historical Agricultural Use.

The following sources of information were consulted during the completion of this Phase I ESA/PA.

- ASTM. Standard Practice to Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E1257-13.
- Environmental Data Resources, Certified Sanborn Map Report, US Highway Rte. 206, Eastampton, NJ 08060, 6 Armstrong Road, Shelton, CT 06484. May 2020.
- Environmental Data Resources, City Directory Report, US Highway Rte. 206, Eastampton, NJ 08060, 6 Armstrong Road, Shelton, CT 06484. May 2020.
- Environmental Data Resources, Radius Report, US Highway Rte. 206, Eastampton, NJ 08060, 6 Armstrong Road, Shelton, CT 06484. May 2020.
- Environmental Data Resources, Aerial Photo Decade Package, US Highway Rte. 206, Eastampton, NJ 08060, 6 Armstrong Road, Shelton, CT 06484. May 2020.
- Environmental Data Resources, Historical Topo Map Report, US Highway Rte. 206, Eastampton, NJ 08060, 6 Armstrong Road, Shelton, CT 06484. May 2020.
- New Jersey Department of Environmental Protection, Data-Miner Database.
- New Jersey Department of Environmental Protection, NJ-GeoWeb.
- New Jersey Department of Environmental Protection, Geographical Information System (GIS).
- New Jersey Geological Survey (NJGS) Historic Fill Map.
- New Jersey Department of Environmental Protection, *Technical Requirements for Site Remediation* (N.J.A.C. 7:26E).
- New Jersey Department of Environmental Protection, *Preliminary Assessment Technical Guidance*, March 2018.
- New Jersey Department of Environmental Protection, *Historically Applied Pesticide Site Technical Guidance*, August 2016.



0 2,000 4,000 6,000 Feet

Legend
 Property Boundary



Sources:
 Base Map: ESRI



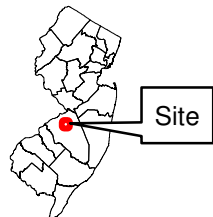
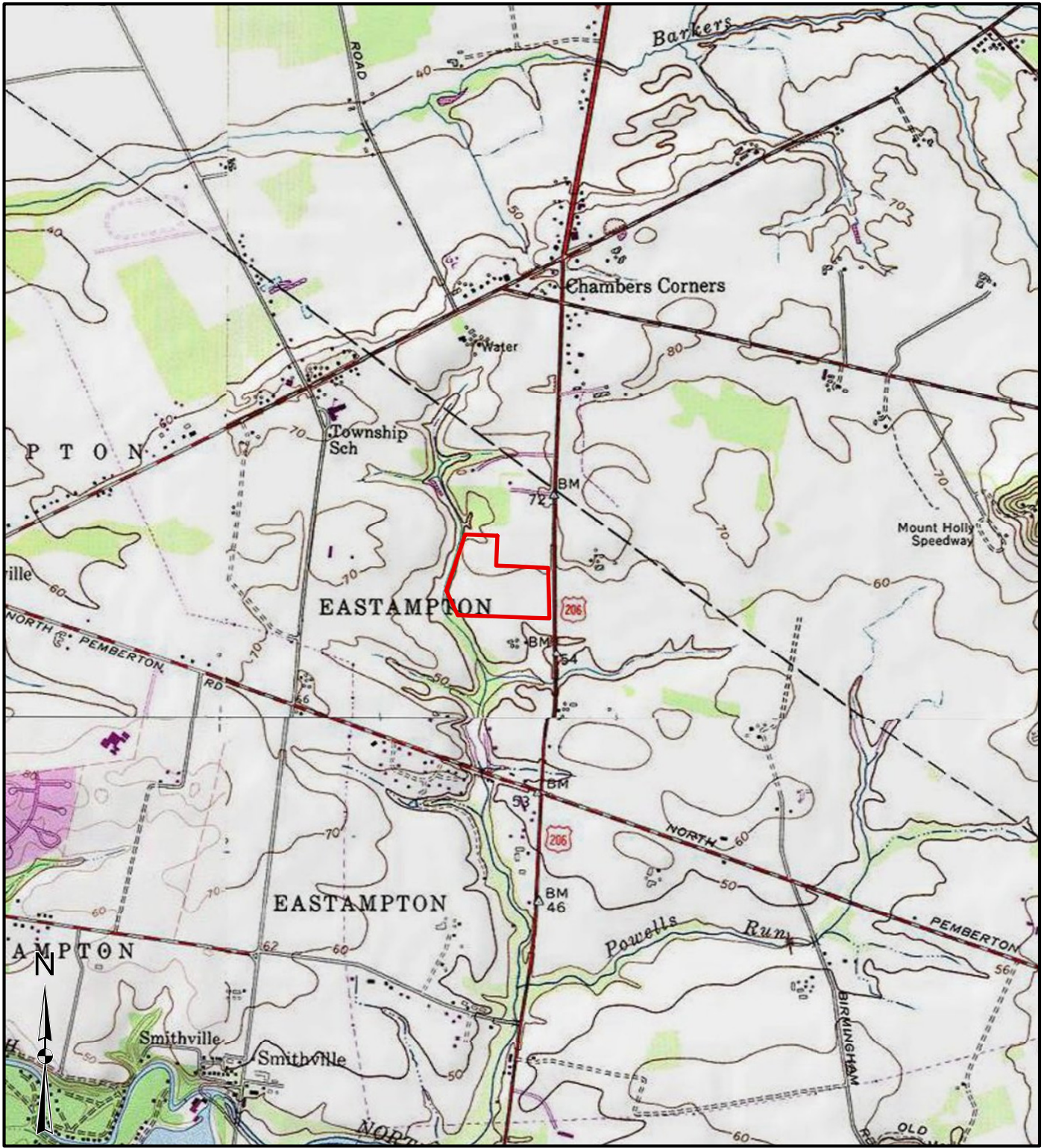
Fennelly Environmental Associates, LLC
 116 Village Blvd., Suite 200
 Princeton, New Jersey 08540
 609-954-8842
 www.fennellyea.com

SITE LOCATION MAP
 BLOCK 800, LOT 9.03
 EASTAMPTON, BURLINGTON COUNTY, NEW JERSEY

| | |
|-------|----------|
| DWN: | SL |
| CHKD: | MM |
| Date: | 5/5/2020 |

Figure No:
1

ArcMap\Eastampton\Figure 1 Site Location Map.mxd



Legend
 Property Boundary

Sources:
 Base Map: ESRI



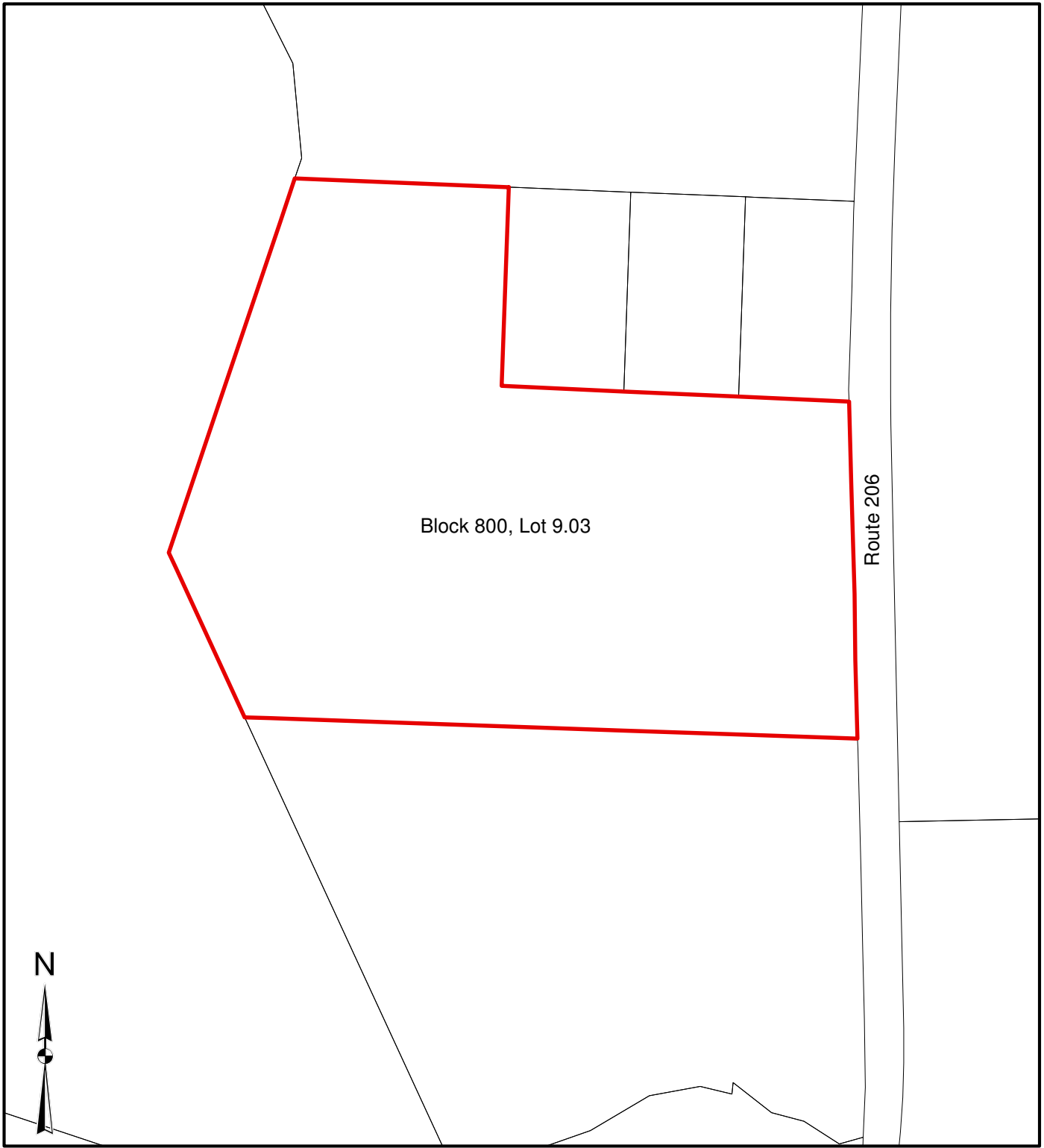
Fennelly Environmental Associates, LLC
 116 Village Blvd., Suite 200
 Princeton, New Jersey 08540
 609-954-8842
 www.fennellyea.com

TOPOGRAPHIC MAP
 BLOCK 800, LOT 9.03
 EASTAMPTON, BURLINGTON COUNTY, NEW JERSEY

| | |
|-------|----------|
| DWN: | SL |
| CHKD: | MM |
| Date: | 5/5/2020 |

Figure No:
2

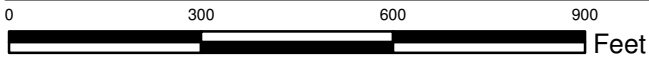
ArcMap\Eastampton\Figure 2
 Topographic Map.mxd



Block 800, Lot 9.03

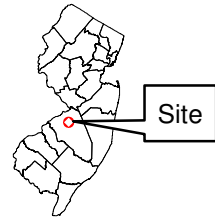
Route 206

N



Legend

- Property Boundary
- Burlington County Tax Parcels



Sources:
Base Map: ESRI



Fennelly Environmental Associates, LLC
116 Village Blvd., Suite 200
Princeton, New Jersey 08540
609-954-8842
www.fennellyea.com

TAX MAP
BLOCK 800, LOT 9.03
EASTAMPTON, BURLINGTON COUNTY, NEW JERSEY

DWN:
SL


CHKD:
MM

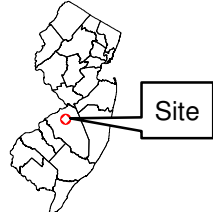
Date:
5/5/2020

Figure No:
3

ArcMap\Eastampton\Figure 3 Tax Map.mxd



Legend
 Property Boundary



Sources:
 Base Map: ESRI



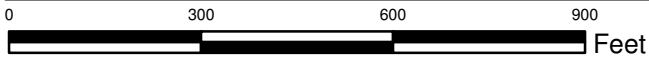
Fennelly Environmental Associates, LLC
 116 Village Blvd., Suite 200
 Princeton, New Jersey 08540
 609-954-8842
 www.fennellyea.com

ORTHOIMAGERY MAP
 BLOCK 800, LOT 9.03
 EASTAMPTON, BURLINGTON COUNTY, NEW JERSEY

DWN:
 SL
 CHKD:
 MM
 Date:
 5/5/2020

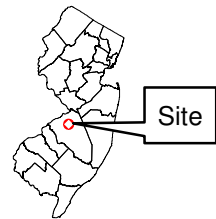
Figure No:
4

ArcMap\Eastampton\Figure 4
 Orthoimagery Map.mxd



Legend

- Property Boundary
- AOC-3 Drainage Swales/Ditches



Sources:
Base Map: ESRI



Fennelly Environmental Associates, LLC
116 Village Blvd., Suite 200
Princeton, New Jersey 08540
609-954-8842
www.fennellyea.com

AOC MAP
BLOCK 800, LOT 9.03
EASTAMPTON, BURLINGTON COUNTY, NEW JERSEY

DWN:
SL

CHKD:
MM

Date:
5/28/2020

Figure No:
5

ArcMap\Eastampton\Figure 5
AOC Map.mxd

APPENDIX A

Site Photographs



Photo 1 View of the subject property looking south.



Photo 2 View of subject property.



Photo 3 Area of treated wood debris (AOC-1).



Photo 4 Area of treated wood debris (AOC-1).



Photo 5 View of wetland area.



Photo 6 View of Tributary along western property boundary.



Photo 7 View of swale along Rte. 206.



Photo 8 View of storm drain output along northern property boundary.

APPENDIX B

Historic Aerial Photographs



Eve A. Cullinan
County Administrator

Board of Chosen Freeholders County of Burlington

Office of the County Administrator

P.O. Box 6000, Mount Holly, NJ 08060
(609) 265-5020 • Fax: (609) 702-7000

Burlington County Freeholders

Felicia Hopson, Director
Tom Pullion, Deputy
Linda A. Hynes
Daniel J. O'Connell
Balvir Singh

Via Email: mmirigliano@fennellyea.com

May 4, 2020

Michelle Mirigliano
116 Village Blvd., Suite 200
Princeton, NJ 08540

Re: OPRA Request 0577-20

Dear Sir/Madam:

I am in receipt of your recent OPRA request, whereby you requested the following:

Environmental file review of site: US Highway RT 206, Eastampton, NJ Block 800, Lot 9.03. Subject property is currently vacant and is adjacent to 2 Lina Lane., Eastampton, NJ

Please be advised that a search of our files indicates that there are no documents or records made, maintained or kept on file by the County of Burlington responsive to your request. This concludes this office's processing of your request. Thank you for the opportunity to be of assistance.

Sincerely,

WESLEY HANNA
Deputy Custodian of Public Records
Burlington County

WH/ag



Michelle Mirigiano <mmirigiano@fennellyea.com>

Your Eastampton Township public records request #20-53 has been closed.

1 message

Eastampton Township Public Records <support@nextrequest.com> Sat, May 9, 2020 at 8:04 AM
Reply-To: townshipofeastamptonnj_20-53-requester-notes@inbound.nextrequest.com
To: mmirigiano@fennellyea.com

-- Attach a non-image file and/or reply ABOVE THIS LINE with a message, and it will be sent to staff on this request. --

Eastampton Township Public Records

Hi there

Record request #20-53 has been closed. The closure reason supplied was:

There are no records responsive to your request. At this time we will consider your request fulfilled and closed.

Thank you

View Request 20-53

<http://townshipofeastamptonnj.nextrequest.com/requests/20-53>



State of New Jersey
Department of Environmental Protection
GOVERNMENT RECORDS REQUEST FORM



IMPORTANT NOTICE

Please read this entire form carefully as it contains important information concerning the response to your record request, accessing records, disputing denials, and your rights concerning government records. For further information, access WWW.NJ.GOV/DEP/OPRA.

Requestor Information

| | | | | |
|----------------------|----------------------------------------|------------|----------------------------|------------|
| First Name: | MICHELLE | MI | Last Name: | MIRIGLIANO |
| Company: | FENNELLY ENVIRONMENTAL ASSOCIATES, LLC | | | |
| Mailing Address: | 116 VILLAGE BLVD SUITE 200 | | | |
| City: | Princeton Boro | State: | NJ | Zip: 08540 |
| | | Email: | mmirigliano@fennellyea.com | |
| Business Telephone: | (215) 380-9524 | Extension: | | |
| Facsimile Telephone: | (609) 498-7905 | | | |

State Use Only

| | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Tracking # | 270459 |
| Received Date | 05/04/2020 |
| Access Method | Send Electronic copies |
| <p>All matters relating to the response and access of any records identified for this request should be directed to:</p> <p>NJDEP – Office of Record Access 401 East State Street PO Box 420 Mail Code 401-06Q Trenton, New Jersey 08625-0420 Tele #: (609) 341-3121 Fax #: (609) 292-1177</p> | |

Record Request Details:

Documents related to the presence of underground storage tanks, releases related to historic agricultural uses, fires or other contamination and/or investigation and remediation of areas of concern.

| Disposition Notes | Record Request Response |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| Based on the record request, no responsive records have been identified. Requester should contact the Office of Record Access at 609-341-3121 with any questions. | In Progress - Open |
| | Filled - Closed X |
| | Denied - Closed |
| | Partial - Closed |
| Addendum Disposition Notes: NONE | |
| | 05/06/2020 Custodian Signature Date |

Access to Government Records Under the New Jersey Open Public Records Act (N.J.S.A. 47:1A-1 et seq.)

| Information Regarding the Requested Records | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| If your request is in reference to a single facility, please provide the name of the facility, and the name of the operator name of the facility: | Facility Name: Operator Name: |
| Please provide the owner name the facility or parcel of land: | Owner Name: |
| If your request is in reference to a specific parcel of land, please provide the street address, block, lot and property owner of the parcel of land: (Note: if the property in question is over multiple blocks and lots, please list all in the description field below) | Street Address 1: US Highway Route 206 Street Address 2: Block: 800 Lot: 9.03 |
| If your request is in reference to a facility, site or parcel of land, please provide the Municipality and County where the facility, site or parcel of land is located: | County: Burlington Municipality: Eastampton Twp |
| If the request is in reference to a particular permit issued by NJDEP, please provide the type of permit and any identifying numbers such as permit, incident or case numbers. (i.e. Fishing, Hunting, Hazardous Waste, Solid Waste, Land Use, NJPDES, Pesticides, Stream Encroachment, TWA, UST, Water Allocation) | List Permit Type: List ID Numbers: |
| If your request is in reference to an individual, please provide the individual's name and type, and if the individual is a DEP employee, your relationship with the individual: | Individual's name: Type of Individual: Relationship: |
| If the an individual was specified above, the individual was DEP Licensed, please specify the license type the individual holds: | License Type: |

The New Jersey Department of Environmental Protection has responded to your submitted Open Public Records Act (OPRA) record request. The following information will help you understand the response and your next available actions.

Tracking #: This is the Department's assigned Tracking # to your OPRA record request, which should be used in all corresponding matters.

Record Request Response:

- **In Progress** – Based on the nature of the request, the records sought, and/or the manner to which the records may exist, the Department requires additional time to investigate and respond to the request.
- **Filled** – Based on the information provided in your request, the Department was able to investigate and respond to your record request.
- **Denied** – Based on the nature of the request and/or the records sought, the Department has denied your request pursuant to a specific exemption(s) cited in N.J.S.A. 47:1A-1 seq.
- **Partial** – The Department has identified both responsive government records and records being denied based on the nature of the request and/or the records sought, that do not meet the definition of a government record pursuant to a specific exemption(s) cited in N.J.S.A. 47:1A-1 seq.

Disposition Notes: Provides detailed information concerning the Department's response to your request.

Accessing Records: Dependent on the volume of records and your interest, there are five (5) methods available to access the responsive government records:

- **File Review** – Schedule a file review with the Department to directly access the records and take notes or tag records of interest for copying. Copying can be performed by either the Department's onsite Copying Unit at State duplication fee costs or by the requester employing a Copy Vendor Service. If there are records stored in archives, a five-day processing period will be included prior to scheduling a review.
- **Copy Request** – All records of interest will be copied by the Department's onsite Copying Unit at State duplication fee costs unless a Copy Vendor Service is employed.
- **Electronic Records Request** – Dependent on the size & nature of the e-records, the Department will email the records or provide a CD or DVD.
- **Fax Request** – Based on the number of pages, the Department faxes the responsive records.
- **Web Access** – The responsive records can be accessed directly through the Department's web site. Web address will be provided.

Access to Government Records Under the New Jersey Open Public Records Act (N.J.S.A. 47:1A-1 et seq.)

1. The fees for duplication of a government record are specified below. We will notify you of any special charges, special service charges or other additional charges authorized by State law or regulation before processing your request. Payment shall be made by check or money order payable to the State of New Jersey and mailed to the address specified below.

Hard Copies:
Letter & Legal size = \$0.05 per page
Oversized Maps (Color) = \$5.00 per map
Oversized Maps (B&W) = \$3.00 per map

Electronic Records: CDs = \$0.55 per CD
DVDs = \$0.55 per DVD

2. Pursuant to OPRA (C.47:1A-5c & C47:1A-5d), the Department will apply special service charge for any extraordinary expenditure of time and effort to accommodate a request. The special service charge will be based on the actual direct cost of providing the records. The requester shall have the opportunity to review and object to the charge prior to it being incurred; however, in the event the requester objects to the special service charge, the request will be closed and access to the records will not be granted.
3. By law, the Department must notify you that it grants or denies a request for access to government records within seven business days after the custodian of the record requested receives the request, provided that the record is currently available and not in storage. If the record requested is not currently available or is in storage, the custodian will advise you within seven business days when the record can be made available and the estimated cost. You may agree with the custodian to extend the time for making records available, or granting or denying your request.
4. You may be denied access to a government record if your request would substantially disrupt agency operations and the custodian is unable to reach a reasonable solution with you.
5. If the Department was unable to comply with your request for access to a government record, the custodian will indicate the reasons for denial on the request form.
6. Except as otherwise provided by law or by agreement with the requester, if the custodian of the record requested fails to respond to you within seven business days of receiving a request form, the failure to respond will be considered a denial of your request.
7. **Resolution of Disputed Findings:**

In the event that a requester does not agree with the Department's record response, the requester should:

No Records - Reexamined the request details to evaluate if all of the information was provided that could aid the Department in locating records. The Department's ability to identify records of interest is in direct correlation to matching the Department information with the information provided on the request. Such important identifiers are Facility/Site Name, Address, Case #, Permit #, Block/Lot.

Denial - If your request for access to a government record has been denied or unfilled within the time permitted by law, you have a right to challenge the decision by the Department to deny access. The Department denies access to records only when those records do not meet the definition of a government record and/or public access is not allowed pursuant to the law. At your option, you may either:

- a. Contact the Office of Record Access to re-visit the matter or provide further explanation.
- b. Institute a proceeding in the Superior Court of New Jersey
- c. File a complaint in writing with the Government Records Council (GRC). You may contact the GRC by toll-free telephone at 866-850-0511, by mail at PO Box 819, Trenton, NJ, 08625, by e-mail at grc@dca.state.nj.us, or at their web site at www.state.nj.us/grc. The Council can also respond to other questions about the law.

8. Information provided on this form may be subject to disclosure under the Open Public Records Act.

Revised Addendum Disposition Notes: NONE



Michelle Mirigliano <mmirigliano@fennellyea.com>

Re:

1 message

wrathofgeo@aol.com <wrathofgeo@aol.com>

Tue, May 19, 2020 at 8:05 AM

Reply-To: wrathofgeo@aol.com

To: "mmirigliano@fennellyea.com" <mmirigliano@fennellyea.com>

Hello Michelle,

I have checked our ESP system and I have no records or incidents for the address you provided.

George Myers- Fire Marshal

-----Original Message-----

From: Michelle Mirigliano <mmirigliano@fennellyea.com>

To: fire.Official@eastamptonfirerescue.com

Sent: Mon, May 18, 2020 10:20 am

Good Morning Mr. Myers,

I am working on a Phase I/Preliminary Assessment for a property in Eastampton, Burlington County, NJ. The site is located along U.S. Route 206 (Block 800, Lot 9.03) adjacent to Lina Lane. The property is 26 acres of vacant, undeveloped land. I submitted an OPRA request to the municipal clerk requesting any records associated with the property, and I asked that the local fire department be contacted as well. The clerk representative gave me your contact information.

Can you please tell me if the fire department has records related to any calls/fires associated with the property? If no records are found, please respond stating that.

Thank you,

Michelle

--

Michelle Mirigliano

Fennelly Environmental Associates, LLC

[116 Village Blvd](#)

[Suite 200](#)

[Princeton, NJ 08540](#)

[215-380-9524](#) (mobile)

APPENDIX C

Qualifications of Environmental Professional

Brian R. Fennelly, PE, LSRP



Mr. Fennelly is an Environmental Engineer and the founder of Fennelly Environmental Associates, LLC. He has more than 25 years of engineering, consulting, and regulatory compliance experience. Mr. Fennelly's experience includes site assessments, remedial investigations, innovative remedial strategies, design, contracting, and construction management. He has additional experience with brownfields redevelopment, environmental litigation, landfill closure, and environmental permitting. Mr. Fennelly specializes in working with clients to develop customized remedial strategies that are practical and cost effective. In 2009, Mr. Fennelly became one of the first individuals to be certified as a Licensed Site Remediation Professional (LSRP) under the newly created New Jersey Department of Environmental Protection (NJDEP) LSRP Program. Mr. Fennelly is also a licensed Professional Engineer (PE) in New Jersey, Pennsylvania, Delaware, and Massachusetts.

Professional Licenses

- Licensed Site Remediation Professional (New Jersey)
- Professional Engineer (New Jersey, Massachusetts, Pennsylvania, Delaware)

Fields of Competence

- Environmental Investigations
- Customized Remediation Strategy Development and Implementation
- Environmental Litigation
- Brownfields Redevelopment
- Preliminary Assessments
- Phase I/II Environmental Site Assessments
- Environmental Engineering
- Regulatory Compliance
- Landfill Closure
- Underground Storage Tank Closure

Credentials

- Licensed Professional Engineer
- NJ Licensed Site Remediation Professional
- M.S., Civil/Environmental Engineering, University of New Hampshire
- B.S., Environmental Studies, Syracuse University
- 40-hour OSHA (29CFR 1910.120) course in Hazardous Waste Operations and Emergency Response Safety Training (HAZWOPER)
- Annual 8-Hour HAZWOPER Refresher Training for Supervisors
- DOT Hazmat Training (49 CFR 172.704)
- First Aid and CPR Training

Key Projects

NJ Industrial Site Recovery Act remediation at a 250,000-sf former chemical manufacturing facility. Project tasks included a Preliminary Assessment, Site Investigation, Baseline Ecological Evaluation, Remedial Investigation, Vapor Intrusion Investigation, Receptor Evaluation, Remedial Action Work Plan, and Remedial Action. Remedial activities involved the use of structural support (helical piles) to access areas below the building foundation. The area subject to remediation was greatly reduced by demonstrating that elevated levels of metals observed in site soils were due to natural background conditions. Site-specific Impact to Ground Water Soil Remediation Standards were also created to reduce the number of constituents requiring remediation. Investigation and remediation activities were expedited to facilitate the sale of the property which proceeded unimpeded. An Entire Site Unrestricted Use Response Action Outcome was issued in March 2013.

Long-term investigation and remediation project at large former industrial property in Bergen County, New Jersey. Project tasks included the investigation and remediation of numerous areas of concern including chemical storage areas, industrial operations areas, USTs, and waste disposal areas. Remediation activities included excavation and off-site disposal as well as on-site soil reuse followed by capping. Remedial Investigation activities included characterizing chlorinated solvent ground water contamination in bedrock.

Underground storage tank remediation project involving multiple leaking USTs. Project tasks included a soil and ground water Remedial Investigation, soil remediation, potable well sampling, Vapor Intrusion Investigation, Receptor Evaluation, and ground water monitoring to support a monitored natural attenuation remedy.

NJ Industrial Site Recovery Act Preliminary Assessment and Remedial Action at a former chemical manufacturing facility. Project tasks included the removal of an underground storage tank with limited access and an expedited project schedule. An Entire Site Unrestricted Use Response Action Outcome was issued.

Operation and Maintenance (O&M) and compliance activities at a closed RCRA landfill. Project tasks included management of 250,000 gallons of hazardous waste landfill leachate per year, facility maintenance, NJDEP inspections, and tracking hazardous waste manifests.

Remedial Investigation and Remedial Action at a former paint manufacturing facility. Project tasks included investigation of DNAPL ground water contamination underneath a building, in-situ remediation using chemical injection, and a Vapor Intrusion Investigation.

NJ Industrial Site Recovery Act Preliminary Assessment, Site Investigation, Baseline Ecological Evaluation, Remedial Investigation, and Remedial Action at an active 195,000-sf pharmaceutical manufacturing facility. Project tasks included remediation of soil impacted with polycyclic aromatic hydrocarbons (PAHs). An Entire Site Unrestricted Use Response Action Outcome was issued.

Site Investigation and Baseline Ecological Evaluation at a former information technology facility. Project tasks included assessment and investigation of a significant product release in an urban area of New Jersey. The area of remediation was limited by demonstrating that soil impacts were related to background urban contamination. A technical consultation was utilized to gain NJDEP concurrence. An Entire Site Unrestricted Use Response Action Outcome was issued.

NJ Industrial Site Recovery Act Preliminary Assessment, Site Investigation, Baseline Ecological Evaluation, and Vapor Intrusion Investigation at a former ore processing facility. Remedial activities beyond existing engineering controls were avoided by demonstrating that impacts were related to the presence of historic fill at the site.

Remedial Investigation, Remedial Action Work Plan, and a Remedial Action at a 290-acre site containing refuse disposal areas and a leaking underground storage tank. Project tasks included securing a Wetlands Permit and a Flood Hazard Area Permit to allow implementation of the proposed remedial action, bid specifications, contractor bidding, and construction management.

Landfill Closure at a former 6-acre asbestos disposal area. Project tasks included securing a Wetlands Permit, Flood Hazard Area Permit, Landfill Disruption Permit, and Delaware and Raritan Canal Commission (DRCC) approval.

Remedial Action using engineering controls at an active chemical manufacturing facility. Project tasks included installation of an earthen cap, construction management, bid specifications, contractor bidding, and filing a deed notice.

Key Projects (continued)

Remedial Investigation, Baseline Ecological Evaluation, Human Health Risk Assessment, Wetlands Delineation Letter of Interpretation (LOI), and Remedial Action Work Plan for a 620-acre former agricultural property. Project tasks also included the removal of two underground storage tanks. Ground water monitoring was conducted to demonstrate that impacted ground water was effectively addressed using natural attenuation.

Landfill Closure at an 11-acre industrial landfill. Project tasks included preparing construction specifications, contract drawings, contractor bidding, construction management, and addressing endangered species issues.

Site Investigation at Boston's Logan International Airport. Project tasks included identifying and characterizing contamination related to the airport's fuel distribution system prior to the transfer of a lease to operate the fuel system.

Design of an innovative groundwater treatment system at a large, former industrial facility in Central New Jersey. Key project details: large groundwater plume impacted by low pH and dissolved metals, alkalinity passively added to the plume in-situ to precipitate metals, greatly reduced capital and operational costs vs. traditional pump and treat methods.

Technical support to a major insurance company regarding litigation over the reasonableness and appropriateness of investigations and proposed remedies for the closure of a former landfill. Developed cost estimates and schedules to investigate and remediate the landfill area based upon the New Jersey Technical Requirements and Landfill Closure Requirements.

Screened and selected appropriate remedial actions for a 28-acre former auto parts manufacturing site impacted by asbestos, heavy metals, PCBs, and semivolatile organic compounds.

Engineering Evaluation/Cost Analysis for a former chemical manufacturing plant and areas downstream from the site along the Woonasquatucket River in Rhode Island. Key project details: Federal Superfund Site, dioxin, sediment.

Aqueous cover system emplaced at a Federal Superfund Site in Gray, Maine. The project involved the site of a former waste collection and transfer facility where groundwater had been impacted with trichloroethene (TCE). To prevent access to contaminated surface water, an aqueous cover system was constructed at a spring area where the TCE plume discharged into the Royal River.

Prepared design drawings and specifications for a dual phase extraction (DPE) system to address light non-aqueous phase liquid (LNAPL) contamination at a USEPA Superfund Site in Plaistow, NH. The project involved the site of a former fuel oil recycling and distribution facility where three LNAPL plumes with a total area of approximately two acres were present. A DPE treatment system was constructed and operated to remove the floating product. More than 90,000 gallons of product was removed from the subsurface.

Remedial Action at a former chemical manufacturing site. In-situ chemical oxidation (sodium persulfate) was selected as the remedy to address ground water impacted by VOCs.

Site Investigation and Response Action Outcome Report for a school where contamination was discovered below the building foundation due to a leaking underground storage tank. Site investigation included angled boring advancement, soil sampling, monitoring well installation, and ground water sampling.

Michelle Mirigliano

Project Geologist



Ms. Mirigliano has 19 years of experience in environmental consulting with a focus on site remediation services. She has lead and assisted staff geologists in fieldwork related tasks, and also served as field team manager for site remediation projects. Her project experience includes site assessments, remedial investigations, subcontractor management, budget development and management, and technical report writing. Michelle's field experience includes ground water, soil, and soil gas and indoor air sampling, chemical injections (H₂O₂ and KMnO₄), measuring field parameters, supervision of monitoring well installation, reviewing geophysical logs, and logging of soil and bedrock.

Fields of Competence

- Environmental Investigations
- Preliminary Assessments
- Phase II Environmental Site Assessments
- Preparation of regulatory submittals, proposals, and budgets
- Data analysis and technical report writing
- Monitoring well design, installation, sampling, and abandonment
- Various Drilling techniques including, hollow stem auger, mud-rotary, air hammer, and sonic
- Ground water and soil sampling using standard and innovative technological advances
- Geological logging of soil and bedrock
- Drafting of various contour maps and cross sections
- Proficient in Microsoft Word, Excel, and PowerPoint
- Collecting and interpreting miniTroll data
- Reviewing geophysical logs and packer testing

Education

- B.S., Geosciences, Pennsylvania State University, 1999
- 40-hour OSHA (29 CFR 1910.120) course Hazardous Waste Operations and Emergency Response (HAZWOPER) Training 2000
- 8-hour annual refresher training of (29 CFR 1910.120) for Hazardous Waste Site Operations, 2001 to present
- 8-hour HAZWOPER training for Supervisors, 2013
- First Aid/AED/CPR certification

Key Projects

Completed ground water sampling at a northern New Jersey site.

Used Geoprobe to investigate soil gases and collect ground water samples. An OVA (organic vapor analyzer) tested for soil gases. Ground water samples were tested for TCL VOCs, TCL SVOCs, TAL Metals, Sulfides, and Cyanide.

Participated in well installation, well development, soil waste characterization, TCRA, drum location and sampling, and fine fraction soil sampling at a Superfund site in Virginia.

Sampling of fine fraction (by hand auger) and drums was done in Level C. Composite soil samples were tested for Asbestos, TCLP Metals, Pesticides, VOCs, and SVOCs. Ground water samples were tested for PCBs, Pesticides, Sulfides, Alkalinity, Metals, Hexavalent Chrome, VOCs, and SVOCs.

Completed ground water sampling, and organized quarterly soil gas and indoor air sampling events at a northern New Jersey facility.

Performed Low-Flow purging (Bennett Pump) in addition to conventional three volume sampling methods. Measured water and free product levels. Collected samples for metals, VOCs, SVOCs, BTEX, and natural attenuation parameters. Used a HORIBA flow-thru cell to continuously measure field parameters including turbidity. Installed soil gas and indoor air sampling points, collected samples in tedlar and 6L summa canisters. Completed indoor air surveys for each event.

Conducted multi-phase extractions for select on site monitoring wells.

Main oversight for installation of soil vapor extraction points at various on site locations. Participated in soil gas and summa canister air sampling to monitor performance of biosparging system. Used TVA 1000 meter, combined PID and FID, along with V-Rae Multigas meter (monitors LEL, CO₂, H₂S, and O₂). Organized quarterly ground water sampling events as project task manager.

Project Geologist on an investigation to assess and remediate a site in Lancaster County, PA for a PADEP ACT 2 release from liability.

Soil borings were completed using Hollow Stem Auger and Geoprobe. Soil samples were collected using En-Core Samplers to test for VOCs. A PID (photoionization detector) was used to test for soil gases. Supervised the installation of two monitoring wells using Air-rotary Hammer. Participated in well development, measuring field parameters with a YSI meter. Completed soil boring and monitoring well logs. Assisted in report preparation and site ground water models.

Assisted the Project Geologist on a large-scale project evaluating the long-term performance of a ground water treatment system on a former Naval Air Base in southeast Pennsylvania.

Participated in standard ground water sampling events and using passive diffusion barrier samplers in nearly 80 wells. A prior event included purging and sampling 100 + monitoring wells by using conventional methods.

Participated in a pilot tracer test of in situ chemical oxidation and enhanced in situ bioremediation of chlorinated solvents in groundwater at a Superfund site in Dublin, PA.

Supervised installation of injection well, prior to tracer test. Assisted in setup of pump and treat system prior to start of test. Sampling of fire tower well (FTW) was done using discrete interval no purge samplers, HydraSleeves™. Discrete intervals were selected based on results collected from an Electromagnetic Borehole Flowmeter (EBF) test, which was used to delineate the vertical profile and hydraulic conductivity of FTW. Participated in setup and interpretation of EBF results. The tracer test consisted of using a dye tracer, Rhodamine WT and a bromide solution. Charcoal receptors were used at discrete depths to measure amount of Rhodamine WT in FTW. Onsite Bromide analysis was done with a Thermo Orion Model 290 A+ probe. Other dyes used were Fluorescein, Eocine, and sulforhodamine B and injected into three other onsite wells to verify ground water flow into the FTW. Also at the Dublin site, a Nomad™ S70 submersible pump was used for low flow sampling to test onsite wells for TCL VOC, LHC, PG, TAL Metals (field filtered), Fe, Mn,

Key Projects (continued)

sulfate, nitrate, nitrite, chloride, sulfide. Conducted pilot testing with potassium permanganate (KMnO₄). Performed mixing and monitoring injection rates of KMnO₄. Currently performing pumping test of FTW. Collecting weekly ground water samples, datalogger readings, and miniTroll data. In 2008, assisted GeoSyntec consultants in implementing a pre-design investigation (PDI) which would result in ISCO injections of KMnO₄. PDI included oversight of drill team while installing up to 8 additional bedrock monitoring wells. Lead onsite walk-throughs with EPA and PADEP, as well as managed correspondence with Borough leaders, site property owner, and adjacent property owners. Additionally, I provided oversight for packer testing and geophysical crews, while collecting ground water samples from newly installed monitoring wells at various intervals. Coordinated property access agreements with nearby property owners. Assisted GeoSyntec consultants with coordinating contact between site property owner for access and use of lot for storage of injection equipment.

As Project Geologist performed a Phase II investigation on soil and ground water at a site in East Stroudsburg Pennsylvania.

The factory formulated and packaged liquid industrial grade cleaners, sanitizers, detergents, and disinfectants. Participated in selecting Geoprobe boring locations and coordinating with the analytical laboratory. Responsibilities included budget development, analytical data preparation, and report writing.

As Project Geologist conducted quarterly ground water monitoring at an electrical generating facility in Millsboro, DE.

For each sampling event, she organized staff, coordinated with lab and site contact, and completed each event. Assisted in hydrogen peroxide (H₂O₂) injections along riverbank to cleanup residual free-product.

Project Manager overseeing quarterly ground water sampling events associated with a natural attenuation evaluation program at a local site in West Chester, PA.

Revised the Monitored Natural Attenuation Evaluation Work Plan, and completed an add-on proposal and budget to encompass additional sampling events per EPA's comments. In 2007, after completing the MNA evaluation and demonstrating MNA is an effective remedy without active remediation, the client received approval from EPA for this remedy. The client is required to continue sampling once every 5th quarter to demonstrate that the benzene plume remains onsite.

Organized, implemented, and assisted in completing several field tasks including oversight of new and temporary well installation, soil, surface water, seep, ground water and air sampling, slug tests, and stream flow measurements.

Directed subcontractors and was the main site contact for EPA, Army Corps of Engineer, and client representatives. Interpreted ground water contour maps and geologic cross sections to assist with preliminary cap design for a site in Hometown, PA.

Task manager for sitewide ground water sampling event in northern New Jersey.

Scheduled field crews, organized lab services, prepared field team brief and other pertinent documents, and fielded questions from field crews during sampling. Tabulated and interpreted field screening data, interpreted ground water contour maps. Reviewed chain of custody sheets and lab invoices daily. Eight week event was completed in 6 weeks time and within budget.

Field task manager for Superfund project in Baltimore, MD.

Organized, implemented, and assisted with tasks related to a remedial investigation of a 150 acre Landfill. Directed several subcontractors including drill team, surveyor team, and geophysical team. Tasks included oversight of field crews during the installation of 40 monitoring wells, 20 geotechnical borings, installation of over 20 soil gas points, and over 100 soil cover thickness points. Completed sediment, surface water, soil, and soil gas sampling. Organized field teams, sample analysis lists, and lab orders for extensive ground water sampling event of monitoring well network. Filled role as lead onsite contact for EPA and MDE representatives. Prepared daily reports and updated data templates,

which were imported into an EQUIS data base. Used an X-Ray Fluorescence (XRF) meter to field screen soil for presence of select metals. The field effort, which began in July 2008, was completed in early December 2008. Assisted in preparing figures, data tables, and text for RI report.

Project Manager - Three moving/storage rental facilities in Pennsylvania. Prepare annual budgets and proposals for remediation monitoring under Act 2 UST program. Prepared Site Characterization Reports (SCR), Remedial Action Completion Reports (RACR) and environmental covenants.

Project Manager - Rental Car Corporation in Pennsylvania. Prepared budget and proposal to complete attainment sampling.

Served as Field Geologist on numerous other remedial investigations including vapor intrusion investigations. Performed several preliminary assessments for properties in New Jersey. Prepared Remedial Investigation Reports, Remedial Action Reports, and fulfilled necessary Public Notification requirements per NJ regulations.