

ENVIRONMENTAL IMPACT ASSESSMENT
FOR PRELIMINARY AND FINAL MAJOR SITE
PLAN APPROVAL

M&M REALTY PARTNERS AT FAIR
HAVEN, LLC
BLOCK 31 LOT 1
BOROUGH OF FAIR HAVEN,
MONMOUTH COUNTY, NJ

Prepared For:

M&M Realty Partners at Fair Haven, LLC
1260 Stelton Road
Piscataway, New Jersey 08854

Prepared by:



ACT Engineers, Inc.
320 S. Shore Road, Suite D
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July 2, 2021

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EXECUTIVE SUMMARY

An application for a Preliminary and Final Site Plan approval and any applicable design waivers (if any) is being sought for the proposed mixed use development, consisting of 4,250 square feet (SF) of commercial (retail) space on the ground floor and fourteen (14) residential units above; 45 parking spaces; utility, lighting and landscaping plan; and drainage plan.

The 0.686 +/- acre subject property is identified as Lot 1, Block 31 in the Borough of Fair Haven, Monmouth County, New Jersey. The address of the subject property is 626 River Road. The subject property is a former gas station located on the south side of River Road and the east side of Cedar Avenue. The property is located within the A-H Commercial Zone. The site is bordered by River Road to the north, Cedar Avenue to the west, a commercial business to the south, and by both a commercial business and single-family residences to the east. There are no wetlands or wetlands transition areas (buffers) on the property. Furthermore, there are no stream corridors, intermittent streams, or surface waters on the property.

All projects result in some expected unavoidable adverse impacts. Adverse impacts resulting from the proposed project include:

- Additional traffic generated by the commercial uses of the site;
- Temporary soil disturbance, dust, and noise during construction; and,
- Increased Borough or Utility Authority services to provide sewer and water service, trash collection and Municipal services to the development.

All construction-related impacts will be minimized through appropriate mitigation procedures and incorporation of best management practices.

A landscaping plan is proposed to buffer adjacent property uses. An engineered drainage plan will manage runoff and protect water quality.

The EIA, in support of a site plan approval application, was prepared under the direction of Ms. Junetta N. Dix of ACT Engineers Inc. and with oversight by the project engineer, Mr. Bradford J. Aller, PE. Ms. Dix has approximately 32 years of experience as an environmental specialist with significant experience in threatened and endangered species studies; environmental impact assessment; wetlands science; natural resource inventories; and impact mitigation techniques. Ms. Dix is able to recognize the evidence of the presence of a species of flora or fauna by sight, sound, sign, and habitat. Her qualifications have been accepted by numerous land use boards throughout the entire State of New Jersey.

1.0 INTRODUCTION AND PROJECT DESCRIPTION

This Environmental Impact Assessment (EIA) is submitted to Borough of Fair Haven, in support of a site plan approval application for a proposed mixed use development consisting of commercial space on the first floor and fourteen residential units above. The applicant for the proposed project and property is:

M&M Realty Partners at Fair Haven, LLC
1260 Stelton Road
Piscataway, New Jersey 08854

The subject property is identified as Lot 1 of Block 31 in the Borough of Fair Haven, Monmouth County, New Jersey. The address of the subject property is 626 River Road. The subject property is a vacant lot located on the south side of River Road and east side of Cedar Avenue. The subject property is a former gas station. The property is located within the A-H Commercial Zone. The site is bordered by River Road to the north, Cedar Avenue to the west, a commercial business to the south, and by a commercial business and single-family residences to the east. The site is 0.686 +/- acre of vacant developed land.

There are no wetlands or wetlands transition areas (buffers) on the property. Furthermore, there are no stream corridors, intermittent streams, or surface waters on the property. The proposed mixed use development consists of:

- 1 two-story building with commercial units on the first floor and fourteen (14) residential units on the second floor
- 45 parking spaces
- Utilities and Lighting;
- Landscaping Improvements; and,
- Stormwater Management features

There is an existing connection to sanitary sewer and water mains are currently present. The existing connection shall be maintained, as noted on the submitted Design Plans. The proposed development will be serviced by public sanitary sewer and potable water service. It is expected the Borough has sufficient capacity to service and treat the proposed development.

This EIA is submitted concurrent with the land use application, to address potential adverse environmental impacts. A site inspection was conducted on June 24, 2021, by Sean Lynch, an environmental scientist, to gather existing ecological data. The purpose of the site inspection was to generally inventory the natural resources of the site and identify any environmentally sensitive areas. A total of 0.5-person hours were spent inventorying the 0.686-acre property.

Methods and materials employed during the field investigations and utilized for preparation of this report included a review of existing documentation (including, but not limited to any local or County Environmental Resource Inventories, aerial photographs, soil surveys, NJDEP Landscape and GeoWeb maps, published literature, etc.), qualitative observations of the site characteristics, such as flora and fauna, and a review of the proposed project with respect to anticipated positive, adverse, temporary, and unavoidable long-term environmental impacts.

The following inventory of natural resources onsite, possible adverse impacts, and steps taken to minimize same, is submitted in concert with the site plan application.

The EIA was prepared under the direction of Ms. Junetta N. Dix, an environmental specialist with significant experience in threatened and endangered species studies, environmental impact assessment, wetlands science, natural resource inventories, and impact mitigation techniques. Ms. Dix is able to recognize the evidence of the presence of a species of flora or fauna by sight, sound, sign, and habitat. Copies of Ms. Dix's and Mr. Lynch's resumes are included herein as Exhibit II.

2.0 EXISTING ENVIRONMENTAL CONDITIONS INVENTORY AND IMPACT ASSESSMENT

The following analysis describes the existing environmental conditions and potential impacts associated with the proposed commercial development.

All existing conditions of the site and the proposed development are depicted on full engineering design plans, consisting of 5 sheets, prepared by EP Design Services, and signed by Bradford J. Aller, PE.

2.1 Vegetation

The property is vacant developed land. The site is characterized as a former gas station with a few trees along the perimeter of the site. Northern Red Oak (*Quercus rubra*) and Eastern White Pine (*Pinus strobus*), Silver Maple (*Acer saccharinum*), Northern Catalpa (*Catalpa speciosa*), Honey Locust (*Gleditsia triacanthos form inermis*), and White Spruce (*Picea glauca*) were observed on the property. The two Red Oaks were both approximately 75-feet tall and approximately 3-feet in diameter at breast height (DBH). The Silver Maple and Northern Catalpa Tree were both approximately 80-feet tall and approximately 2-feet DBH. The Honey Locust, Eastern White Pine, and spruce trees were all under 50' tall.

In addition to the border trees, there were a number of ornamental shrubs bordering the site along Cedar Avenue and River Road, and a Russian Olive shrub in the property's southern corner.

2.2 Wildlife

The site is surrounded by commercial and residential developments. The surrounding land uses limit the subject site as a significant area of wildlife habitat.

Mammals utilizing the wooded borders of the subject property may include white-tailed deer, eastern gray squirrel, northern raccoon, Virginia opossum, striped skunk, eastern chipmunk, red fox, and white footed mouse. Avian species utilizing the site for foraging and nesting habitat may include Red-tailed Hawk (*Buteo jamaicensis*), Blue Jay (*Cyanocitta cristata*), Tufted Titmouse (*Baeolophus bicolor*), Carolina Chickadee (*Parus carolinensis*), Red-eyed Vireo (*Vireo olivaceus*), Wood Thrush (*Hylocichla mustelina*), and several species of wood warblers. Mammal species observed or heard on the site during the site inspection were limited to an individual eastern gray squirrel.

The NJDEP was contacted, requesting a search of the Natural Heritage Database; the results of which are pending and will be added to this report upon receipt.

2.3 Soils

New Jersey is characterized by four physiographic provinces: the Atlantic Coastal Plain Province; the Piedmont Province; the Highlands Province; and, the Ridge and Valley Province. The Borough of Fair Haven is located in the Atlantic Coastal Plain, the most southerly of the provinces in New Jersey. The Atlantic Coastal Plain landscape extends from Massachusetts to Texas and is divided into Inner and Outer sections. This area developed from a wedge of southeastern gently dipping unconsolidated marine and fluvial deposits of sand, silt, clay and gravel. The wedge of sediment comprises one interrelated aquifer system that includes several aquifers and confining units. These sediments range in age from Cretaceous to Holocene and can be classified as continental, coastal or marine deposits.

The geology of the Coastal Plain is characterized by unconsolidated sand, gravel, silt, and clay thickening seaward from a feather-edge at the Fall Line to more than 6,500 feet (ft) thick in southern Cape May County (Gill and Farlekas, 1976). The highly permeable beds of coarse material form aquifers that differ in areal extent and thickness. Slightly permeable inter-beds of silt and clay form confining beds, which restrict the vertical flow of water.

The U.S. Department of Agriculture and the NJDEP map the subject site as underlain by:

FrrC- Freehold-Urban land complex, 0 to 10 percent slopes.

The Freehold-Urban land complex (FrrC) is a well-drained sandy loamy soil on coastal plain terraces. Slopes range from 0 to 10 percent. The soils are non-hydric.

Soil disturbance will occur as a result of the proposed project, for grading of the site to facilitate stormwater management. A Soil Erosion and Sediment Control approval from the Monmouth County Soil Conservation District is required. All exposed and disturbed soils will be stabilized in accordance with an approved Soil Erosion and Sediment Control plan.

2.4 Topography & Slopes

The topography of a site or area is a description of the variation in elevation of the land surface with horizontal distance; topography is generally described by contour maps where points of equal elevation are connected by smooth contours. The surficial topography of a site or area reflects the underlying geology as altered by geomorphological processes; the surficial topography, in turn, directly influences the drainage patterns, watercourses, soils, and biological communities evolving on the particular site.

The site is relatively flat. The highest elevation of the site is 22-feet Mean Sea Level (MSL) in the southern corner, sloping north to an elevation of 19-feet MSL at northern corner of the property.

Steep slopes are defined as those in excess of 15%. There are no steep slopes present on the site. The proposed grading plan is provided in the submitted site plan approval design plans.

2.5 Surface Hydrology

As confirmed by the Flood Insurance Rate effective maps, the subject site does not contain any flood plains. There are no wetlands or wetlands transition areas (buffers) suspected on the property. Furthermore, there are no stream corridors, intermittent streams, or surface waters on the property. The property is 73% impervious coverage.

The subject site is located within the Navesink River / Lower Shrewsbury River Watershed and the Navesink R (below Rt 35)/Lower Shrewsbury sub-watershed. The subject property is a vacant developed lot that was previously as gas station.

2.6 Climate

Climate is the long-term patterns of weather in a given area. The Borough of Fair Haven has a temperate climate that sees an average high of 83-degrees in July and an average low of 26-degrees in January. It is not anticipated that the proposed development will have any significant impact on the climate.

2.7 Land Use

The subject site is 0.686 +/- acres of vacant developed land that was previously a gas station. The property is located within the A-H Commercial Zone overlay in the Borough of Fair Haven. The site is bordered by River Road to the north, Cedar Avenue to the west, and by commercial and residential properties to the south and east. The proposed development is consistent in character and density as the surrounding development.

2.8 Cultural & Historic Uses

A historical aerial review of the site has shown that the site has historically been operating as a gas station starting in the early 1950s. Before the site was a gas station, historic aerials from 1931 show the site was wooded with River Road and Cedar Avenue bordering the lot.

The subject property does not contain any streams or wetlands or other natural resources where historic settlements typically occurred. There are no structures on the subject property that appear to be architecturally significant. The site is not listed or eligible for listing on the State of Federal Register of Historic Places.

2.9 Site Remediation

The subject property was historically a gas station and required site remediation under the supervision of a state Licensed Site Remediation Professional. Three (3) reports by EnviroTrac Environmental Services were produced for the subject property between 2014 and 2016. At this time, all site remediation activities have been completed. Copies of the site remediation reports are included herein as Exhibit IV.

3.0 ENVIRONMENTAL CONTROLS, UNAVOIDABLE ADVERSE ENVIRONMENTAL IMPACTS AND MINIMIZATION STEPS

The unavoidable adverse impacts expected as a result of the proposed action are as follows:

1. There is an expected increase of vehicle trips although significant adverse impacts to traffic circulation are not anticipated. Also, with any traffic increase, there is an associated expected increase in carbon monoxide emissions and noise.
2. Increased Borough services are required for the proposed development. These may include solid waste and recycling collection by the Borough of Fair Haven; and/or a licensed contractor.
3. Displacement of mammals and certain avian species during construction may occur and is unavoidable.
4. Temporary soil disturbance, dust and noise will occur during construction but will be controlled via implementation of an approval soil erosion and sediment control plan and best management practices. Specifically, silt fencing will be installed as appropriate to prevent soil migration and sedimentation. Any slopes will be stabilized in accordance with an approved plan.
5. The site was previously developed as a gas station and contains minimal canopy vegetation. All existing onsite trees are located along the property edges and will be saved, if practical.

Landscaping and drainage management are incorporated as a vital part of the site design. Planted trees as well as vegetation in the proposed bio-retention basin consume carbon dioxide, a by-product of the combustion of organic fuel materials. Properly planted and nurtured trees will contribute to the creation of sound barriers to help in the reduction of the noise level made by expected increased vehicular traffic. The landscaping and buffering will aid in absorbing noise and carbon monoxide emissions and also, to provide mitigative plantings for lost canopy vegetation.

4.0 LISTING OF ALL REQUIRED LICENSES & PERMITS

The following lists the permits and approvals required for the proposed project:

AGENCY	PERMIT TYPE	DATE SUBMITTED	NUMBER	STATUS
Borough of Fair Haven Land Use Board	Preliminary and Final Site Plan application.	Subject Application	TBD	Subject Application - Pending
Monmouth County Planning Board	Site Plan Approval		TBD	
Monmouth County Soil Conservation District	<ul style="list-style-type: none"> • Soil Erosion and Sediment Control Certification • General NJPDES Stormwater Discharge Approval 		TBD TBD	

6.0 REFERENCES CITED

Collins, B.R. and K.H. Anderson, 1994. Plant Communities of New Jersey: A Study in Landscape Diversity, Rutgers University Press.

Endangered and Threatened Wildlife in New Jersey. New Jersey Department of Environmental Protection, Division of Fish, Game and Wildlife, Endangered and Nongame Species Program and USDA Soil Conservation Service.

Federal Emergency Management Act 100 Year Flood Hazard Maps.

EP Design, PA. Preliminary & Final Major Site Plan M&M Realty Partners at Fair Haven, LLC, Block 31 – Lot 1, Borough of Fair Haven, 5 Sheets, signed by Bradford J. Aller, PE

Munsell, Munsell Soil Color Chart, Baltimore, MD, 1975.

New Jersey Department of Environmental Protection (NJDEP) GeoWeb and Landscape maps. <http://www.nj.gov/dep/gis/newmapping.htm>.

New Jersey Geologic Survey. 2009. Prepared by R.J. Canace and P.J. Sugarman, Department of Environmental Protection, 2009.

New Jersey and National Registers of Historic Places, prepared by the Office of New Jersey Heritage, Division of Parks and Forestry, 2000.

"New Jersey's Record Trees", New Jersey Outdoors, September/October 2000.

United States Department of Agriculture. 1987. Soil Conservation Service, Soil Survey of Monmouth County, New Jersey.

Widmer, K. 1964. The Geology and Geography of New Jersey. Princeton, 1964. xiii, 193 p.

Devon Watts (7/31/14). [Response Action Outcome]. EnviroTac Environmental Services, Ltd.

Devon Watts (5/1/15). [Response Action Outcome]. EnviroTac Environmental Services, Ltd.

Devon Watts (4/15/16). [Response Action Outcome]. EnviroTac Environmental Services, Ltd.

EXHIBIT I – FIGURES

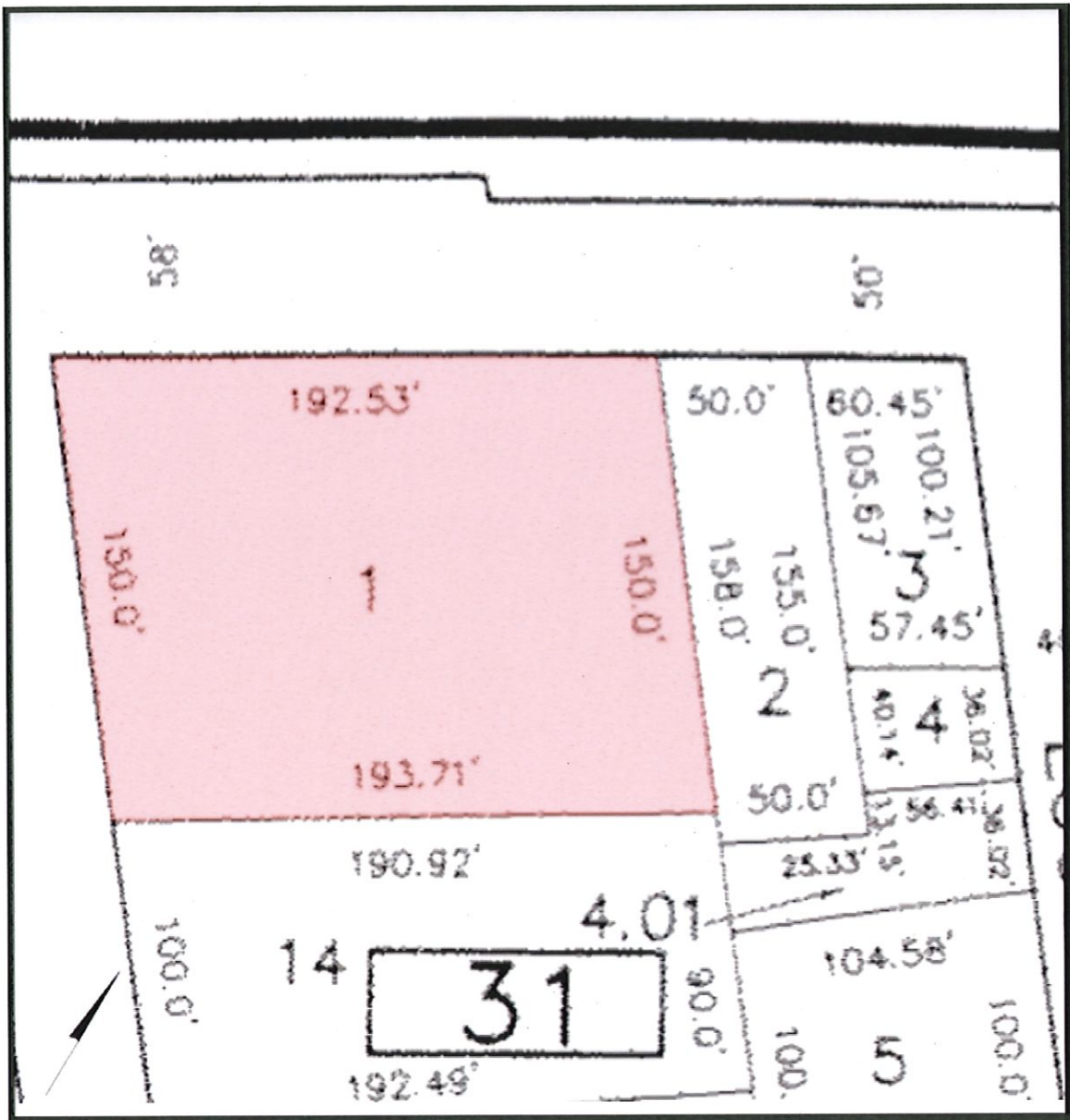


FIGURE 1 – TAX MAP

Block 31, Lot 1; Borough of Fair Haven; Monmouth County

Source: Fair Haven Tax Maps

Scale: Not to Scale

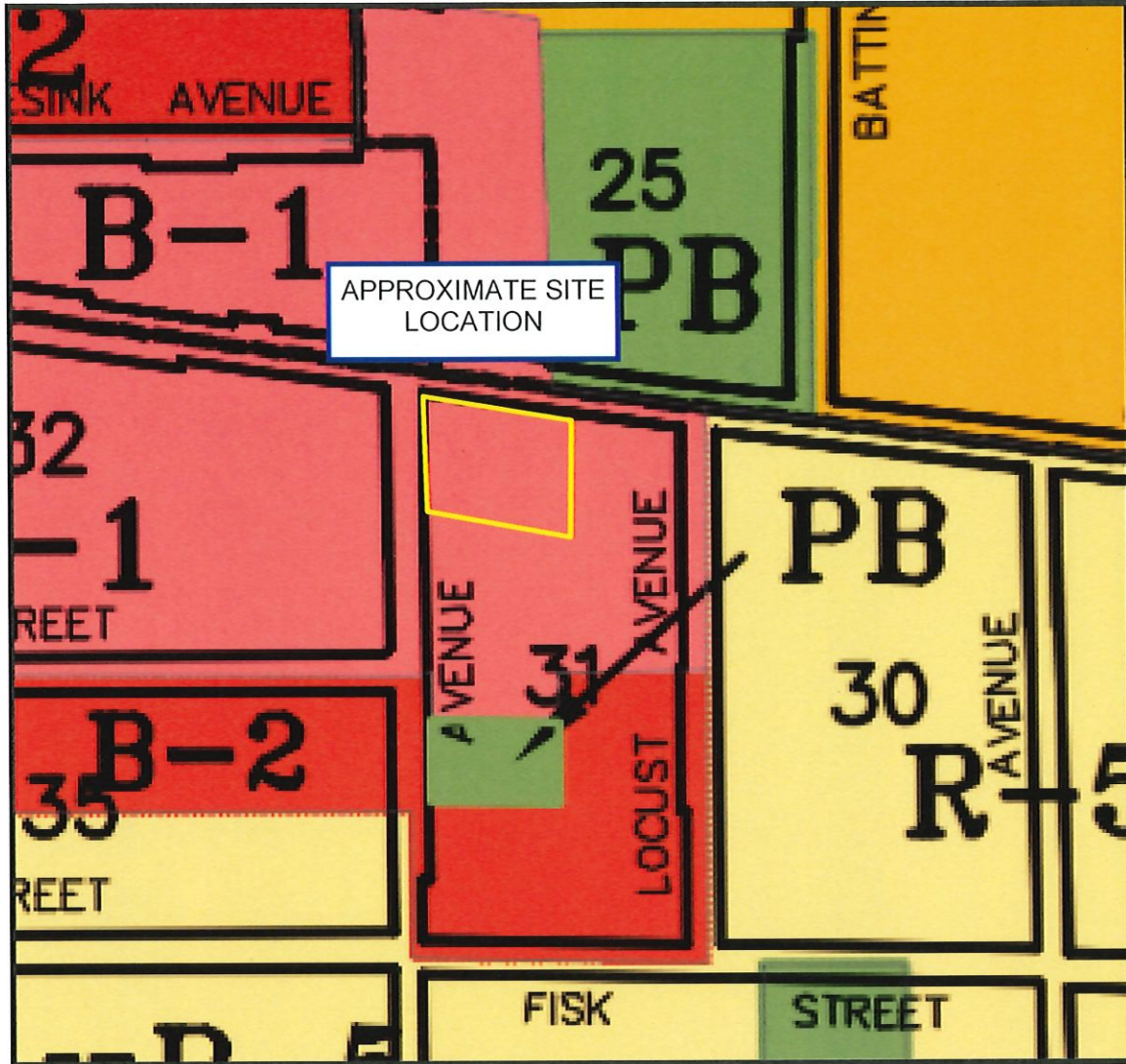


FIGURE 2 – ZONING MAP
 Block 31, Lot 1; Borough of Fair Haven; Monmouth County
 Source: Borough of Fair Haven Zoning Maps
 Scale: Not to Scale

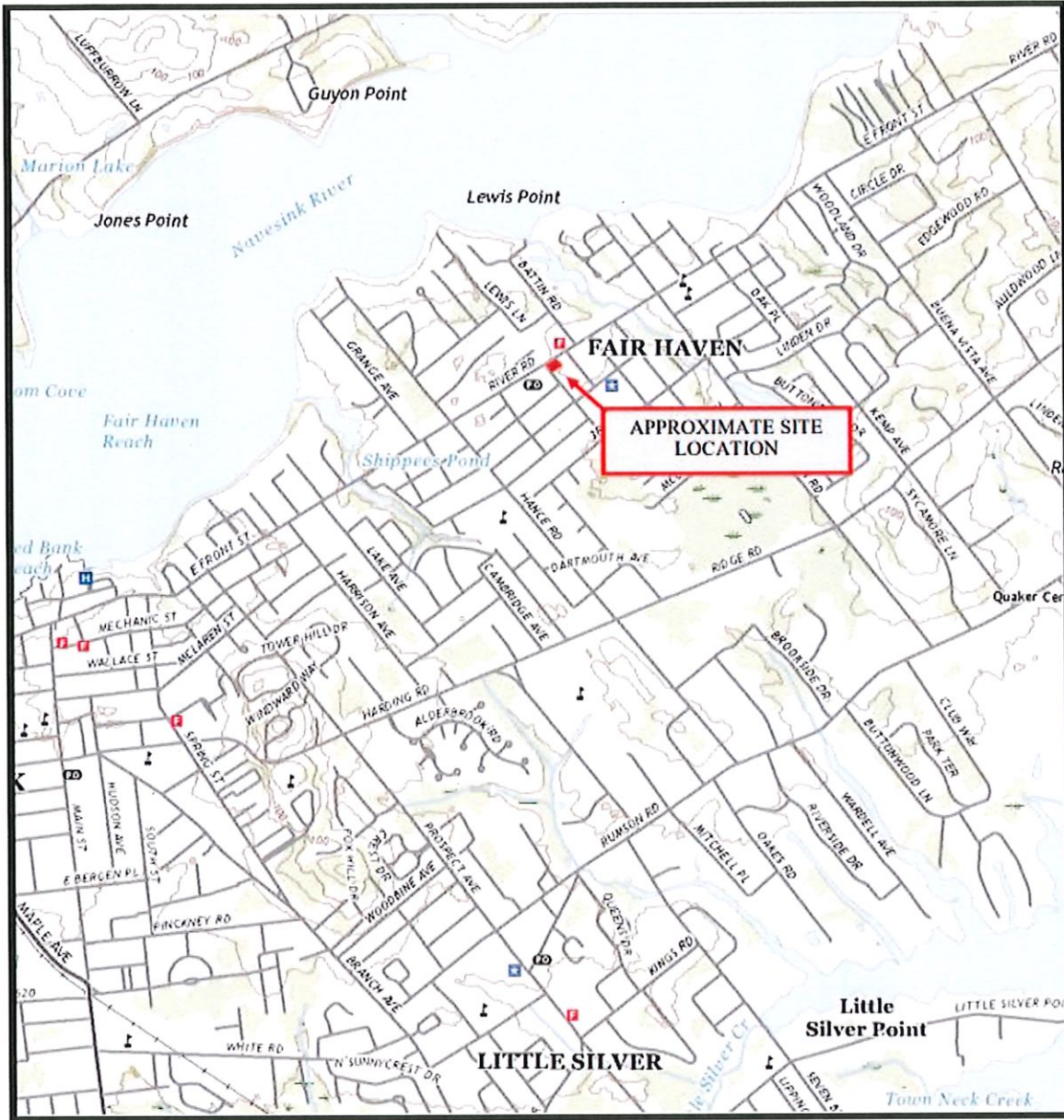


FIGURE 3 – USGS SITE LOCATION MAP

Block 31, Lot 1; Borough of Fair Haven; Monmouth County

Source: USGS Topographic Map Long Branch West 2019

Scale: Not to Scale



FIGURE 4 – SOILS MAP

Block 31, Lot 1; Borough of Fair Haven; Monmouth County

Source: www.websoilssurvey.nrcs.usds.gov

Scale: Not to Scale

EXHIBIT II - RESUMES OF PREPARER

JUNETTA N. DIX
DIRECTOR, ENVIRONMENTAL SERVICES

PROFESSIONAL CREDENTIALS

Master of Environmental Management (M.E.M), Duke University
B.S., Marine Biology, University of North Carolina at Wilmington

PROFESSIONAL PROFILE

Ms. Dix has thirty-two years of experience as an environmental manager in the environmental consulting field. Her responsibilities as an environmental manager have included oversight and conduct of field studies; wetlands delineations, impact assessment and mitigation; threatened and endangered species' surveys and habitat assessments; environmental site audits; environmental impact assessment; land use planning; and preparation of compliance statements in support of various local, State, federal, and Pinelands Commission permit applications.



Proficient in wetlands science, Ms. Dix is recognized by the Council of Engineering and Scientific Specialty Boards (CESB) as a certified Professional Wetland Scientist, experienced in New Jersey Department of Environmental Protection, U.S. Army Corps of Engineers and Pinelands Commission field methodology. Ms. Dix has considerable field experience in threatened and endangered species surveys and habitat assessments; sampling and analysis of aquatic population dynamics; pollution impact assessment; site remediation; and groundwater and soil sampling procedures.

PROFESSIONAL EXPERIENCE

City of Ocean City; Cape May County, NJ: Ms. Dix is currently on retainer as General Environmental Consultant to Ocean City. Ms. Dix's responsibilities include feasibility analyses of environmental permitting for various city projects; preparation, submittal and monitoring of environmental permits and oversight of construction activities to ensure environmental compliance. Ms. Dix has completed permitting and regulatory compliance for a "rails to trails" project; boardwalk improvements; dredging and dredged material management; stormwater outfalls; municipal bulkheads and numerous public access to the beach improvements. Environmental issues include coastal wetlands; CAFRA, wetlands mitigation; and coastal engineering I construction.

Expressway Solar and Egg Harbor Family Associates, Egg Harbor Township: Ms. Dix prepared, submitted and obtained Coastal Area Facility Review Act (CAFRA) Individual Permits first for a solar array proposed on the 52-acre site and then, secondly for a 136-unit residential development, that was subsequently constructed. Pertinent issues included critical wildlife habitat, forest preservation and threatened or endangered species habitat impacts.

City of Sea Isle, Cape May County, JFK Boulevard and Excursion Park Improvements: Ms. Dix prepared and obtained a Coastal Area Facility Review Act (CAFRA) permit, for significant improvements to JFK Boulevard and Excursion Park. The project includes significant recreational improvements adjacent to the promenade (boardwalk), including new traffic pattern, landscaping, park improvements, and band shell. JNDI is currently providing oversight of the construction of the project to document regulatory compliance.

Atlantic County Firing Range, Egg Harbor Township: As a subcontractor to the engineer, M. Dix completed a field delineation of jurisdictional wetlands, applied for, and obtained wetlands approvals, for the proposed expansion of the archery range into a firing range.

Egg Harbor City, Atlantic County, New High School Project: M. Dix conducted field studies on the >100-acre site, to obtain Pinelands Commission approval, for the construction of a new high school in Egg Harbor City. Responsibilities included wetland investigations; threatened or endangered species habitat assessment; Pinelands Commission coordination. Pinelands approval was obtained, and the high school construction completed.

South Jersey Transportation Authority, Atlantic City Expressway Pleasantville Toll Plaza and Widening Project: As SBE subconsultant to SJTA, Ms. Dix provided environmental consulting services for the proposed Atlantic City Expressway Pleasantville Toll Plaza improvements. Services included a field delineation of jurisdictional freshwater wetlands, preparation of a wetlands report documenting the results of the field investigations, and guidance to the project engineers during the preliminary design phase to minimize adverse environmental impacts and identify applicable environmental permits/approvals.

Public Service Enterprise Group (formerly Public Service Electric & Gas Company), Estuary Enhancement Program. Salem Generating Station, NJ: As "Lead Permitting Engineer", Ms. Dix was responsible for oversight of all regulatory and permitting issues for the PSEG Estuary Enhancement Program (EEP). The EEP was created as a result of NJPDES special conditions mandating the creation/enhancement of over 20,000 acres of tidal wetlands; installation of numerous fish ladders; modifications to the generating station design intake system; and wetlands restoration via *Phragmites australis* eradication and control. Ms. Dix's responsibilities included regulatory applicability assessment; application preparation; management of over 200 NJDEP, U.S. Army Corps of Engineers, Delaware River Basin Commission, and local applications and permits; preparation of mitigation proposals; threatened and

endangered species assessments ; Phase I Environmental Site Assessments for property acquisition; oversight and quality control/assurance review of Master Contractors and other consultants; and assistance/guidance in wetland restoration design strategies.

Rutgers, The State University of New Jersey, Institute of Marine and Coastal Sciences: As a result of considerable New Jersey regulatory compliance experience and a background in marine biology, Ms. Dix was retained by Rutgers University as a general environmental consultant for the Multispecies Aquaculture Demonstration Facility in Cape May, New Jersey. Her Responsibilities included providing regulatory assessment oversight, quality control/quality assurance review of all project documents, preparation, and submittal of a CAFRA, Waterfront Development, and Water Quality permit application, and design consultation for regulatory compliance and minimization of adverse environmental impacts for the proposed aquaculture facility. A significant design constraint for the project was the presence of breeding habitat for tiger salamanders. A survey for the species was completed and a preservation plan implemented.

Lakewood Township, NJ Industrial Commission: Completed an environmental impact assessment for the proposed industrial park, including preparation of permit applications for freshwater wetlands, CAFRA and stream encroachment. Also conducted a species survey for the threatened species, *Pituophis melanoleucus* (Northern Pine Snake).

SEAN P. LYNCH
ENVIRONMENTAL SERVICES TECHNICIAN



PROFESSIONAL CREDENTIALS

B.S. Marine Science, Minor Biology - Stockton University
40 Hour OSHA HAZWOPER Training
10 Hour OSHA Construction Safety and Health
State of New Jersey Boating Safety Certificate
Rutgers Introduction to Wetlands Identification
Rutgers Vegetation Identification for Wetland Delineation: South
Amtrak Contractor/Subcontractor Orientation

PROFESSIONAL PROFILE

Mr. Lynch has two years of experience working in the field of environmental science. His responsibilities as an environmental technician have included the conduct of field studies, environmental impact assessments, and Phase 1 environmental assessments. Mr. Lynch is trained in wetlands delineation and wetland plant identification, marine organism identification, and is trained in field surveying techniques.

PROFESSIONAL EXPERIENCE

Shooting Island Habitat Restoration, Ocean City, New Jersey: Designed and conducted environmental baseline studies of Shooting Island, a marsh island in the back bay of Ocean city. Mr. Lynch's responsibilities included the collection of data on the biological communities of the ponds, pannes, and creeks that are common throughout the island as well as the physical parameters of these habitats. Mr. Lynch has also been responsible for development of island monitoring plans and conducting topographic and bathymetric field surveys.

Princeton Theological Society Farminary, Princeton, NJ - Phase I ESA: Field technician responsible for investigating recognized environmental concerns on a 4.77-acre site. Composed Phase I Environmental Site Assessment report.

Edgely Christian Church, Bristol, PA - Phase I ESA: Field technician responsible for investigating recognized environmental concerns on a 0.79-acre site. Composed Phase I Environmental Site Assessment report.

Joint Base - McGuire Dix Lakehurst, NJ - Environmental Site Assessment: Field technician responsible for investigating recognized environmental concerns and potential environmental concerns on a 70-acre portion of the base. Drafted the Phase I Environmental Site Assessment.

EXHIBIT III - CORRESPONDENCE



State of New Jersey
 Department of Environmental Protection
 Natural Heritage Data Request Form

The New Jersey Natural Heritage Program - Office of Natural Lands Management
 Mail Code 501-04, P.O. Box 420, Trenton, New Jersey 08625-0420
 Phone: (609) 984-1339; Fax: (609) 984-1427



Please print clearly. All sections are required.

1. Name: Sean Lynch Agency/Company: ACT Engineers, Inc.
 Billing Address: 1 Washington Blvd, Suite 3 City, State, Zip: Robbinsville, NJ 08691
 Phone: 609 918 0200 E-mail: slynch@actengineers.com

2. Project Name &/or Project Address: Fair Haven EIS
 Municipality(ies): Fair Haven County(ies): Monmouth
 Block(s): 31 Lot(s): 1

Coordinates (NAD 1983 State Plane feet [6 digits] or Lat/Long):
 E(x) / Longitude: 620,134 N(y) / Latitude: 557,018

3. Project Description: Environmental site assessment of a former gas station.

4. Mapping Information: Please provide a map showing the project boundary (e.g., USGS quad, aerial imagery, street map, tax or parcel map with block and lot, etc.). Responses will be delayed if site locations are not clearly delineated. Alternatively, you may submit electronic GIS data (e.g., shapefile, geodatabase, *.kml/kmz, etc.) by attaching it to your email submittal.

Site Location Map Included: Yes No

Electronic GIS Data Files Included: Yes No

USGS quad name (if known): Long Branch West

5. Riparian Zone or FHACA Is this request submitted as part of a Riparian Zone width determination (e.g., Flood Hazard Area Control Act application N.J.A.C. 7:13)? Yes No

6. Acknowledgement & Signature Any material supplied by the Office of Natural Lands Management will not be published without crediting the Natural Heritage Database as the source of the material. It is understood that there will be a charge of \$70.00 per hour for the services requested. An invoice will be sent with the request response. Please pay by check or money order (credit card not accepted) payable to: "DEP - Office of Natural Lands Management" (please do not reference "NJ State Treasury").

Signed: *Sean Lynch* Date: 6/22/2021

Time Frame for Response:

Data requests are processed in the order in which they are received; PLEASE ALLOW AT LEAST 30 DAYS FOR A RESPONSE. All responses will be emailed to the address provided above unless other arrangements are specifically requested.

Please Submit Completed Forms And Attachments To The Following Email Address: NATLANDS@DEP.NJ.GOV. You may also fax your data request to: (609) 984-1427. If you would like to send in your data request via regular mail, please use the following address:

NJDEP Office of Natural Lands Management
 Mail Code 501-04, PO Box 420
 Trenton, NJ 08625-0420

FOR OFFICE USE ONLY

Item Code: REG ST NC Hrs:
 Project Code: 21 - Inv. #:

Revised March 2021

EXHIBIT IV – SITE REMEDIATION REPORTS



April 15, 2016

Devon Watts, Environmental Specialist
Sunoco, Inc. (R&M)
203 South Falkenburg Road
Tampa, FL 33619

Re: **Response Action Outcome**

Remedial Action Type: Limited Restricted Use with Permit Requirements

Scope of Remediation: Areas of Concern (AOCs): One (1) 1,000-Gallon Waste Oil Underground Storage Tank (UST) (E5) and Associated Piping, One (1) Former 300-gallon Waste Oil UST (E7) and Associated Oil/Water Separator, and no other AOCs

Case Name: Former Sunoco Service Station #0007-6471

Address: 626 River Road and Cedar Avenue

Municipality: Fair Haven

County: Monmouth

Block: 31 **Lot:** 1

Preferred ID: 014806

UST Registration: 0148061

UST Closure: #N15-0047

Communication Center: 15-04-15-1419-19

Activity # LSR150001

Well Permit #s: N/A

Dear Mrs. Watts:

As a Licensed Site Remediation Professional authorized pursuant to N.J.S.A. 58:10C to conduct business in New Jersey, I hereby issue this Response Action Outcome for the remediation of the areas of concern specifically referenced above. I personally reviewed and accepted all of the referenced remediation and based upon this work, it is my professional opinion that this remediation has been completed in compliance with the Administrative Requirements for the Remediation of Contaminated Sites (N.J.A.C. 7:26C), that is protective of public health, safety and the environment. Also, full payment has been made for all Department fees and oversight costs pursuant to N.J.A.C. 7:26C-4.

This remediation includes the completion of a *Site Investigation, and Remedial Investigation* as defined pursuant to the Technical Requirements for Site Remediation (N.J.A.C. 7:26E),

My decision in this matter is made upon the exercise of reasonable care and diligence and by applying the knowledge and skill ordinarily exercised by licensed site remediation professionals in good standing practicing in the State at the time these professional services are performed.

As required pursuant to N.J.A.C. 7:26C-6.2(b)2ii, a copy of all records related to the remediation that occurred at this location is being simultaneously filed with the New

Jersey Department of Environmental Protection (Department). These records contain all information upon which I based my decision to issue this Response Action Outcome.

By operation of law a Covenant Not to Sue pursuant to N.J.S.A. 58:10B -13.2 applies to this remediation. The Covenant Not to Sue is subject to any conditions and limitations contained herein. The Covenant Not to Sue remains effective only as long as the real property referenced above continues to meet the conditions of this Limited Restricted Use Response Action Outcome and applicable permits.

CONDITIONS

Pursuant to N.J.S.A. 58:10B-12o, Sunoco, Inc. (R&M) and any other person who is liable for the cleanup and removal costs, and remains liable pursuant to the Spill Compensation and Control Act, N.J.S.A. 58:10-23.11 et seq. shall inform the Department in writing, on a form available from the Department, within 14 calendar days after its name or address changes. Any notices you submit pursuant to this paragraph shall reference the above case numbers and shall be sent to:

New Jersey Department of Environmental Protection
Bureau of Case Assignment and Initial Notice
Mail Code 401-05H
401 East State Street, 5th floor
PO Box 420
Trenton, New Jersey 08625-0420

NOTICES

Existing Classification Exception Area or Deed Notice from Prior Remediation

Please be advised that this Response Action Outcome does not address the contamination at this site covered under the Classification Exception Area for the case covered under Department Program Interest #014825.

In concluding that this remediation has been completed, I am offering no opinions concerning whether either primary restoration (restoring natural resources to their pre-discharge condition) or compensatory restoration (compensating the citizens of New Jersey for the lost interim value of the natural resources) has been completed.

Pursuant to N.J.S.A. 58:10C-25, the Department may audit this Response Action Outcome and associated documentation up to three years following issuance. Based on a finding by the Department that a Response Action Outcome is not protective of public health, safety and the environment, the Department can invalidate the Response Action Outcome. Other justifications for the Department's invalidation of this Response Action Outcome are listed in the Administrative Requirements for the Remediation of Contaminated Sites at N.J.A.C. 7:26C-6, including, but not limited to, a Department audit following issuance of this document may be initiated at any time if: a) undiscovered contamination is found that was not addressed by the Response Action Outcome, b) if the Licensed Site Remediation Professional Board conducts an investigation of the Licensed Site Remediation Professional issuing the Response Action Outcome or, c) if the license of that person is suspended or revoked.

Thank you for your attention to these matters. If you have any questions, please contact me at (609) 387-5553.

Sincerely,



David A. Jones
Senior Project Manager
LSRP # 584527

cc: Borough of Fair Haven - Planning Board
Joan Jay, Chair
748 River Road
Fair Haven, NJ 07704

Borough of Fair Haven – Clerk
Allyson Cinquegrana
748 River Road
Fair Haven, NJ 07704

Borough of Fair Haven – Zoning Board
Todd Lehder - Chairmen
748 River Road
Fair Haven, NJ 07704

Monmouth County – County Clerk
Christine Giordano Hanlon, Esq.
Market Yard
33 Mechanic Street
Freehold, NJ 07728

Monmouth County – Health Officer
Christopher P. Merkel, Public Health Coordinator
3435 Highway 9
Freehold, NJ 07728

Monmouth County Planning Department
Hall of Records Annex Building
One East Main Street
Freehold, NJ 07728

New Jersey Department of Environmental Protection
Bureau of Case Assignment and Initial Notice
Mail Code 401-05H
401 East State Street, 5th floor
PO Box 420
Trenton, New Jersey 08625

File, EnviroTrac-NJS

Enfos, Sunoco



May 1, 2015

Devon Watts, Environmental Specialist
Sunoco, Inc. (R&M)
203 South Falkenburg Road
Tampa, FL 33619

Re: Response Action Outcome

Remedial Action Type: Unrestricted Use

Scope of Remediation: Areas of Concern (AOCs): Three Former 8,000-Gallon Gasoline Underground Storage Tanks (USTs) (E1, E2, and E3) and associated Product Piping, One Former 1,000-gallon Fuel Oil UST (E5), Two Former Hydraulic Lifts, and no other AOCs

Case Name: Former Sunoco Service Station #0007-6471

Address: 626 River Road and Cedar Avenue

Municipality: Fair Haven

County: Monmouth

Block: 31 **Lot:** 1

Preferred ID: 014806

UST Registration: 0148061

UST Closure: #N15-0047

Communication Center: N/A

Activity # LSR150001

Well Permit #s: N/A

Dear Mrs. Watts:

As a Licensed Site Remediation Professional authorized pursuant to N.J.S.A. 58:10C to conduct business in New Jersey, I hereby issue this Response Action Outcome for the remediation of the areas of concern specifically referenced above. I personally reviewed and accepted all of the referenced remediation and based upon this work, it is my professional opinion that this remediation has been completed in compliance with the Administrative Requirements for the Remediation of Contaminated Sites (N.J.A.C. 7:26C), that is protective of public health, safety and the environment. Also, full payment has been made for all Department fees and oversight costs pursuant to N.J.A.C. 7:26C-4.

This remediation includes the completion of a *Site Investigation* as defined pursuant to the Technical Requirements for Site Remediation (N.J.A.C. 7:26E),

My decision in this matter is made upon the exercise of reasonable care and diligence and by applying the knowledge and skill ordinarily exercised by licensed site remediation professionals in good standing practicing in the State at the time these professional services are performed.

As required pursuant to N.J.A.C. 7:26C-6.2(b)2ii, a copy of all records related to the remediation that occurred at this location is being simultaneously filed with the New

Jersey Department of Environmental Protection (Department). These records contain all information upon which I based my decision to issue this Response Action Outcome.

By operation of law a Covenant Not to Sue pursuant to N.J.S.A. 58:10B -13.2 applies to this remediation. The Covenant Not to Sue is subject to any conditions and limitations contained herein. The Covenant Not to Sue remains effective only as long as the real property referenced above continues to meet the conditions of this Response Action Outcome.

CONDITIONS

Pursuant to N.J.S.A. 58:10B-12o, Sunoco, Inc. (R&M) and any other person who is liable for the cleanup and removal costs, and remains liable pursuant to the Spill Compensation and Control Act, N.J.S.A. 58:10-23.11 et seq. shall inform the Department in writing, on a form available from the Department, within 14 calendar days after its name or address changes. Any notices you submit pursuant to this paragraph shall reference the above case numbers and shall be sent to:

New Jersey Department of Environmental Protection
Bureau of Case Assignment and Initial Notice
Mail Code 401-05H
401 East State Street, 5th floor
PO Box 420
Trenton, New Jersey 08625-0420

NOTICES

Building Interiors Not Addressed (Non-Child Care)

Please be advised that the remediation that is covered by this Response Action Outcome does not address the remediation of hazardous substances that may exist in building interiors or equipment, including, but not limited to, radon, asbestos and lead. As a result, any risks to human health presented by any building interior or equipment remains. A complete building interior evaluation should be completed before any change in use or re-occupancy is considered.

Existing Classification Exception Area or Deed Notice from Prior Remediation

Please be advised that this Response Action Outcome does not address the contamination at this site covered under the Classification Exception Area for the case covered under Department Program Interest #014825.

In concluding that this remediation has been completed, I am offering no opinions concerning whether either primary restoration (restoring natural resources to their pre-discharge condition) or compensatory restoration (compensating the citizens of New Jersey for the lost interim value of the natural resources) has been completed.

Pursuant to N.J.S.A. 58:10C-25, the Department may audit this Response Action Outcome and associated documentation up to three years following issuance. Based on a finding by the Department that a Response Action Outcome is not protective of public health, safety and the environment, the Department can invalidate the Response Action Outcome. Other justifications for the Department's invalidation of this Response Action

Outcome are listed in the Administrative Requirements for the Remediation of Contaminated Sites at N.J.A.C. 7:26C-6, including, but not limited to, a Department audit following issuance of this document may be initiated at any time if: a) undiscovered contamination is found that was not addressed by the Response Action Outcome, b) if the Licensed Site Remediation Professional Board conducts an investigation of the Licensed Site Remediation Professional issuing the Response Action Outcome or, c) if the license of that person is suspended or revoked.

Thank you for your attention to these matters. If you have any questions, please contact me at (609) 387-5553.

Sincerely,



David A. Jones
Senior Project Manager
LSRP # 584527

cc: Borough of Fair Haven - Planning Board
Judith Fuller
748 River Road
Fair Haven, NJ 07704

Borough of Fair Haven – Clerk
Allyson Cinquegrana
748 River Road
Fair Haven, NJ 07704

Borough of Fair Haven – Zoning Board
Nicolar J. Poruchynsku – Zoning Officer
748 River Road
Fair Haven, NJ 07704

Monmouth County – County Clerk
Christine Giordano Hanlon
33 Mechanic Street
Freehold, NJ 07728

Monmouth County – Health Officer
Christopher P. Merkel
3435 Highway 9
Freehold, NJ 07728

New Jersey Department of Environmental Protection
Bureau of Case Assignment and Initial Notice
Mail Code 401-05H
401 East State Street, 5th floor
PO Box 420
Trenton, New Jersey 08625

File, EnviroTrac-NJS

Enfos, Sunoco



July 31, 2014

Devon Watts, Environmental Specialist
Sunoco, Inc. (R&M)
203 South Falkenburg Road
Tampa, FL 33619

Re: Response Action Outcome

Remedial Action Type: Limited Restricted Use

Scope of Remediation: Areas of Concern (AOCs): Former single-walled fiberglass gasoline piping, one former unknown 4,000-gallon (suspected gasoline) underground storage tank (UST), and no other areas.

Case Name: Former Sunoco Service Station #0007-6471

Address: 626 River Road & Cedar Avenue

Municipality: Borough of Fair Haven

County: Monmouth

Block: 31 **Lot:** 1

Preferred ID: 014806

UST Registration: 0148061

UST Closure #s: S98-1760 and N05-4016 (E6)

Communication Center #s: 98-10-29-1456-19 and 06-09-26-1601-01

Well Permit #: P200802454 (MW7)

Dear Ms. Watts:

As a Licensed Site Remediation Professional authorized pursuant to N.J.S.A. 58:10C to conduct business in New Jersey, I hereby issue this Response Action Outcome for the remediation of the areas of concern specifically referenced above. I personally reviewed and accepted all of the referenced remediation and based upon this work, it is my professional opinion that this remediation has been completed in compliance with the Administrative Requirements for the Remediation of Contaminated Sites (N.J.A.C. 7:26C), that is protective of public health, safety and the environment. Also, full payment has been made for all Department fees and oversight costs pursuant to N.J.A.C. 7:26C-4.

This remediation includes the completion of a Remedial Investigation and Remedial Action as defined pursuant to the Technical Requirements for Site Remediation (N.J.A.C. 7:26E),

My decision in this matter is made upon the exercise of reasonable care and diligence and by applying the knowledge and skill ordinarily exercised by licensed site remediation professionals in good standing practicing in the State at the time these professional services are performed.

As required pursuant to N.J.A.C. 7:26C-6.2(b)2ii, a copy of all records related to the remediation that occurred at this location is being simultaneously filed with the New

Jersey Department of Environmental Protection (Department). These records contain all information upon which I based my decision to issue this Response Action Outcome.

By operation of law a Covenant Not to Sue pursuant to N.J.S.A. 58:10B -13.2 applies to this remediation. The Covenant Not to Sue is subject to any conditions and limitations contained herein. The Covenant Not to Sue remains effective only as long as the real property referenced above continues to meet the conditions of this Response Action Outcome and applicable permits.

CONDITIONS

Pursuant to N.J.S.A. 58:10B-12o, Sunoco, Inc. (R&M) and any other person who is liable for the cleanup and removal costs, and remains liable pursuant to the Spill Compensation and Control Act, N.J.S.A. 58:10-23.11 et seq. shall inform the Department in writing, on a form available from the Department, within 14 calendar days after its name or address changes. Any notices you submit pursuant to this paragraph shall reference the above case numbers and shall be sent to:

New Jersey Department of Environmental Protection
Bureau of Case Assignment and Initial Notice
Mail Code 401-05H
401 East State Street, 5th floor
PO Box 420
Trenton, New Jersey 08625-0420

Any such name or address change may also trigger a transfer or modification of the remedial action permit pursuant to N.J.A.C. 7:26C-7.11 and 7.12.

Based on my professional opinion you have obtained all applicable permit and authorizations to ensure this remedial action remains protective of public health, safety and the environment into the future provided that you, and any other persons responsible for conducting remediation, remain in full compliance with the terms and conditions of this permit and authorizations. The designated remedial action permit number is RAP140001 effective July 7, 2014.

NOTICES

Well Decommissioning

Pursuant to N.J.A.C. 7:9D-3 any wells installed as part of this remediation that will no longer be used for remediation have been properly decommissioned. If any wells have been properly decommissioned, the well driller's well decommissioning report has been submitted to the Bureau of Water Allocation and Well Permitting. Pursuant to N.J.S.A. 58:4A, any monitoring wells remaining onsite shall be properly decommissioned prior to the termination of the applicable remedial action permit. A New Jersey licensed well driller shall decommission the well(s) in accordance with the requirements of N.J.A.C. 7:9D-3 and submit the decommissioning report on your behalf to the Bureau of Water Allocation and Well Permitting. More information about regulations regarding the maintenance and decommissioning of wells in New Jersey can be found at www.nj.gov/dep/watersupply. For a list of New Jersey licensed well drillers, click on the "reports" button in the left column and select "access the well permit reports." Questions can be emailed to wellpermitting@dep.state.nj.us.

Building Interiors Not Addressed (Non-Child Care)

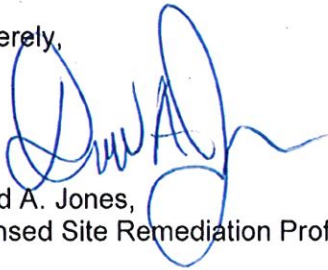
Please be advised that the remediation that is covered by this Response Action Outcome does not address the remediation of hazardous substances that may exist in building interiors or equipment, including, but not limited to, radon, asbestos and lead. As a result, any risks to human health presented by any building interior or equipment remains. A complete building interior evaluation should be completed before any change in use or re-occupancy is considered.

In concluding that this remediation has been completed, I am offering no opinions concerning whether either primary restoration (restoring natural resources to their pre-discharge condition) or compensatory restoration (compensating the citizens of New Jersey for the lost interim value of the natural resources) has been completed.

Pursuant to N.J.S.A. 58:10C-25, the Department may audit this Response Action Outcome and associated documentation up to three years following issuance. Based on a finding by the Department that a Response Action Outcome is not protective of public health, safety and the environment, the Department can invalidate the Response Action Outcome. Other justifications for the Department's invalidation of this Response Action Outcome are listed in the Administrative Requirements for the Remediation of Contaminated Sites at N.J.A.C. 7:26C-6, including, but not limited to, a Department audit following issuance of this document may be initiated at any time if: a) undiscovered contamination is found that was not addressed by the Response Action Outcome, b) if the Licensed Site Remediation Professional Board conducts an investigation of the Licensed Site Remediation Professional issuing the Response Action Outcome or, c) if the license of that person is suspended or revoked.

Thank you for your attention to these matters. If you have any questions, please contact me at (609) 387-5553.

Sincerely,



David A. Jones,
Licensed Site Remediation Professional #584527

cc: Benjamin Lucarelli
Mayor, Borough of Fair Haven
748 River Road
Fair Haven, NJ 07704

Allyson Cinquegrana
Borough of Fair Haven
748 River Road
Fair Haven, NJ 07704

Dennis Peras
Construction, Zoning and Planning Officer
Borough of Fair Haven
748 River Road
Fair Haven, NJ 07704

M. Claire French
Monmouth County Clerk
Market Yard
33 Mechanic Street
Freehold, NJ 07728

Monmouth County Board of Health
3435 Hwy. 9 North
Freehold, NJ 07728

Monmouth County Planning Board
Hall of Records Annex, 2nd Floor
1 East Main Street
Freehold, NJ 07728

New Jersey Department of Environmental Protection
Bureau of Case Assignment and Initial Notice
Mail Code 401-05H
401 East State Street, 5th floor
PO Box 420
Trenton, New Jersey 08625-0420

File, EnviroTrac-NJS

File, Sunoco



New Jersey Department of Environmental Protection
Site Remediation Program

RESPONSE ACTION OUTCOME FORM

Date Stamp
(For Department use only)

SECTION A. SITE NAME AND LOCATION

Site Name: Former Sunoco Service Station #0007-6471

List All AKAs:

Street Address: 626 River Road & Cedar Avenue

Municipality: Fair Haven (Township, Borough or City)

County: Monmouth Zip Code: 07704

Program Interest (PI) Number(s): 014806

Case Tracking Number(s) for this submission: #98-10-29-1456-19 and #06-09-26-1601-01

Municipal Block(s) and Lot(s):

Block #:	31	Lot #:	1	Block #:		Lot #:	
Block #:		Lot #:		Block #:		Lot #:	
Block #:		Lot #:		Block #:		Lot #:	
Block #:		Lot #:		Block #:		Lot #:	

SECTION B. SUBMISSION STATUS

All Oversight Invoices and Annual Remediation Fees are Paid in Full.

Complete the following Submission and Permit Status Table:

	N/A	Included in This Submission	Previously Submitted	Date of Submission	Date of Revised Submission	Date of Previous NJDEP Approval	Date of Document Withdrawal
Alternative Soil Remediation Standard and/or Screening level Application Form	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Case Inventory Document		<input checked="" type="checkbox"/>		07/31/2014			
Discharge to Ground Water Permit by Rule Authorization Request	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
IEC Engineered System Response Action Report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Immediate Environmental Concern Report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
LNAPL Interim Remedial Measure Report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Preliminary Assessment Report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Public Notification	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	08/16/2013			
Receptor Evaluation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	03/14/2014			
Remedial Action Report	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	03/14/2014			
Remedial Action Work Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Remedial Investigation Report	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	03/14/2014			
Response Action Outcome	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	07/31/2014			
Site Investigation Report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Technical Impracticability Determination	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Vapor Concern Mitigation Report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

Permit Application -- list:	<input checked="" type="checkbox"/>						
RA Permit for Groundwater		<input type="checkbox"/>	<input checked="" type="checkbox"/>		06/26/2014		
		<input type="checkbox"/>	<input type="checkbox"/>				
		<input type="checkbox"/>	<input type="checkbox"/>				
Radionuclide Remedial Investigation Workplan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Radionuclide Remedial Investigation Report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Radionuclide Remedial Action Workplan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Radionuclide Remedial Action Report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

SECTION C. SITE USE

Current Site Use (check all that apply)

- Industrial
- Residential
- Commercial
- School or Childcare
- Other: _____
- Agricultural
- Park or recreational use
- Vacant
- Government

Intended Future Use (check all that apply)

- Industrial
- Residential
- Commercial
- School or Childcare
- Other: _____
- Park or recreational use
- Vacant
- Government
- Future site use unknown

SECTION D. CASE TYPE: (check all that apply)

- Administrative Consent Order (ACO)
- Brownfield Development Area (BDA)
- Child Care Facility
- Chrome Site (Chromate chemical production waste)
- Coal Gas
- Due Diligence with RAO
- Hazardous Discharge Remediation Fund (HDSRF) Grant/Loan
- ISRA
- Landfill (SRP subject only)
- Regulated Underground Storage Tank (UST)
- Remediation Agreement (RA)/ Remediation Certification
- School Development Authority (SDA)
- School facility
- Spill Act Defense – Government Entity
- Spill Act Discharge
- UST Grant/Loan
- Other: _____

Federal Case (check all that apply)

- RCRA GPRA 2020
- CERCLA/NPL
- USDOD
- USDOE

1. Is the party conducting remediation a government entity? Yes No

If "Yes," check one: Federal State Municipal County

SECTION E. SCOPE OF THE RESPONSE ACTION OUTCOME

1. Indicate the extent of remediation covered by the Response Action Outcome.

Check only 1 box:

- Unrestricted RAO
- Limited Restricted RAO
- Restricted RAO

2. Check only 1 box:

- Area(s) of Concern Only
- Entire Site
- ISRA Subject Industrial Establishment (leasehold portion only)

3. Total number of contaminated AOCs associated with the case: 2

4. Total number of contaminated AOCs addressed in this submission: 2

5. Are there any outstanding contaminated AOCs associated with the case where an RAO has not been filed? Yes No

SECTION F. RESPONSE ACTION OUTCOME PREPARATION CHECKS

- 1. Was the RAO issued only to the "Person(s) that conducted the Remediation"?..... Yes No
- 2. Does the language in the issued RAO document conform to the RAO shell document? Yes No
- 3. Were all the applicable individuals/agencies noted in the shell document copied on the RAO? Yes No
- 4. Are there electronic copies of all remediation related records included with this submission?..... Yes No
- 5. Did the remedial action render the property unusable for future redevelopment or recreation use? Yes No
- 6. Have any NJDEP-documented deficiencies been addressed in this or prior submission? Yes No N/A

SECTION G. RESPONSE ACTION OUTCOME NOTICES (check all the apply and were used in the RAO document)

1. General Notices

- Well Decommissioning
- Building Interiors Not Addressed (Non-Child Care)
- Building Interiors Addressed

2. Contamination Remaining Onsite

- Regional Natural Background Levels (above Direct Contact Standards) of Materials in Soil
- Existing Classification Exception Area or Deed Notice from Prior Remediations
- Soils Only RAO when Ground Water Contamination remains from that Area(s) of Concern or Site
- Ground Water Contamination Not Yet investigated
- Ground Water Contamination Due to Regional Historic Fill
- Contamination Remaining Onsite Due to Off-site Contamination
- Known Onsite Contamination Source Not Yet Remediated
- Order of Magnitude Change to a Remediation Standard after approval of a Remedial Action Workplan
- Order of Magnitude Change to a Remediation Standard after Approval of a Final Remediation Document

3. ISRA Specific Notices

- ISRA Specific – RCRA Situations - Bureau of Case Assignment and Initial Notice Referral
- ISRA Specific – Multi-Tenant Situations - Bureau of Case Assignment and Initial Notice Referral
- ISRA Specific – Landfill Situations - Bureau of Case Assignment and Initial Notice Referral

4. Additions to Model Document

- In-Service Railroad Line, Spurs and Sidings Not Remediated
- Known Onsite Contamination Source Not Remediated - Historic Fill (RAO-A)
- Soil Contamination From an Off-Site Source Not Remediated- General
- Soil Contamination From an Off-Site Source Not Remediated - Diffuse Anthropogenic Pollution
- Naturally Occurring Levels of Constituents in Ground Water
- Historically Applied Pesticides not Addressed

SECTION H. REMEDIATION FUNDING SOURCE

- 1. Has a Remediation Funding Source been posted for this site pursuant to N.J.A.C. 7:26C-5? Yes No

If "Yes, check a. or b. below as applicable:

- a. This RAO is for the entire site and serves as notice to the NJDEP to return the Remediation Funding Source posted for this site*.
- b. This RAO is for an Area of Concern only and (check one below):
 - Serves as notice to the NJDEP to decrease the Remediation Funding Source posted for this site*.
 - No adjustments to the Remediation Funding Source are requested at this time.

Note: If any box in a. or b. above identified with an asterisk (*) is checked, be sure to include the completed "Remediation Cost Review and RFS-FA Form" available at <http://nj.gov/dep/srp/srra/forms>

SECTION I. PERSON RESPONSIBLE FOR CONDUCTING THE REMEDIATION INFORMATION AND CERTIFICATION

Full Legal Name of the Person Responsible for Conducting the Remediation: Sunoco, Inc. (R&M)

Representative First Name: Devon Representative Last Name: Watts

Title: Environmental Specialist

Phone Number: (813) 957-2343 Ext: _____ Fax: _____

Mailing Address: 203 South Falkenburg Road

City/Town: Tampa State: FL Zip Code: 33619

Email Address: DWatts@SunocoInc.com

This certification shall be signed by the person responsible for conducting the remediation who is submitting this notification in accordance with Administrative Requirements for the Remediation of Contaminated Sites rule at N.J.A.C. 7:26C-1.5(a).

I certify under penalty of law that I have personally examined and am familiar with the information submitted herein, including all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, to the best of my knowledge, I believe that the submitted information is true, accurate and complete. I am aware that there are significant civil penalties for knowingly submitting false, inaccurate or incomplete information and that I am committing a crime of the fourth degree if I make a written false statement which I do not believe to be true. I am also aware that if I knowingly direct or authorize the violation of any statute, I am personally liable for the penalties.

Signature: *Devon Watts* Date: 8/7/14

Name/Title: Devon Watts / Environmental Specialist

Company Name: Sunoco Inc. (R&M)

No changes to contact information since last submission

SECTION J. LICENSED SITE REMEDIATION PROFESSIONAL INFORMATION AND STATEMENT

LSRP ID Number: 584527

First Name: David

Last Name: Jones

Phone Number: (609) 387-5553

Ext: _____

Fax: (609) 387-5533

Mailing Address: 6 Terri Lane - Suite #350

City/Town: Burlington

State: NJ

Zip Code: 08016

Email Address: JimC@EnviroTrac.com

This statement shall be signed by the LSRP who is submitting this notification in accordance with section 14 of P.L.2009 c.60 (N.J.S.A. 58:10C-14), and paragraphs (1) and (2) of subsection b. of section 30 of P.L.2009 c.60 (N.J.S.A. 58:10B=1.3b(1) and (2)).

I certify that I am a Licensed Site Remediation Professional authorized pursuant to N.J.S.A. 58:10C to conduct business in New Jersey. As the Licensed Site Remediation Professional of record for this remediation, I:

[SELECT ONE OR BOTH OF THE FOLLOWING AS APPLICABLE]:

directly oversaw and supervised all of the referenced remediation, and/or

personally reviewed and accepted all of the referenced remediation presented herein.

I believe that the information contained herein, and including all attached documents, is true, accurate and complete.

It is my independent professional judgment and opinion that the remediation conducted at this site, as reflected in this submission to the Department, conforms to, and is consistent with, the remediation requirements in N.J.S.A. 58:10C-14.

My conduct and decisions in this matter were made upon the exercise of reasonable care and diligence, and by applying the knowledge and skill ordinarily exercised by licensed site remediation professionals practicing in good standing, in accordance with N.J.S.A. 58:10C-16, in the State of New Jersey at the time I performed these professional services.

I am aware pursuant to N.J.S.A. 58:10C-17 that for purposely, knowingly or recklessly submitting false statement, representation or certification in any document or information submitted to the board or Department, etc., that there are significant civil, administrative and criminal penalties, including license revocation or suspension, fines and being punished by imprisonment for conviction of a crime of the third degree.

LSRP Signature: _____

Date: 7/21/14

LSRP Name/Title: David A. Jones / Senior Project Manager

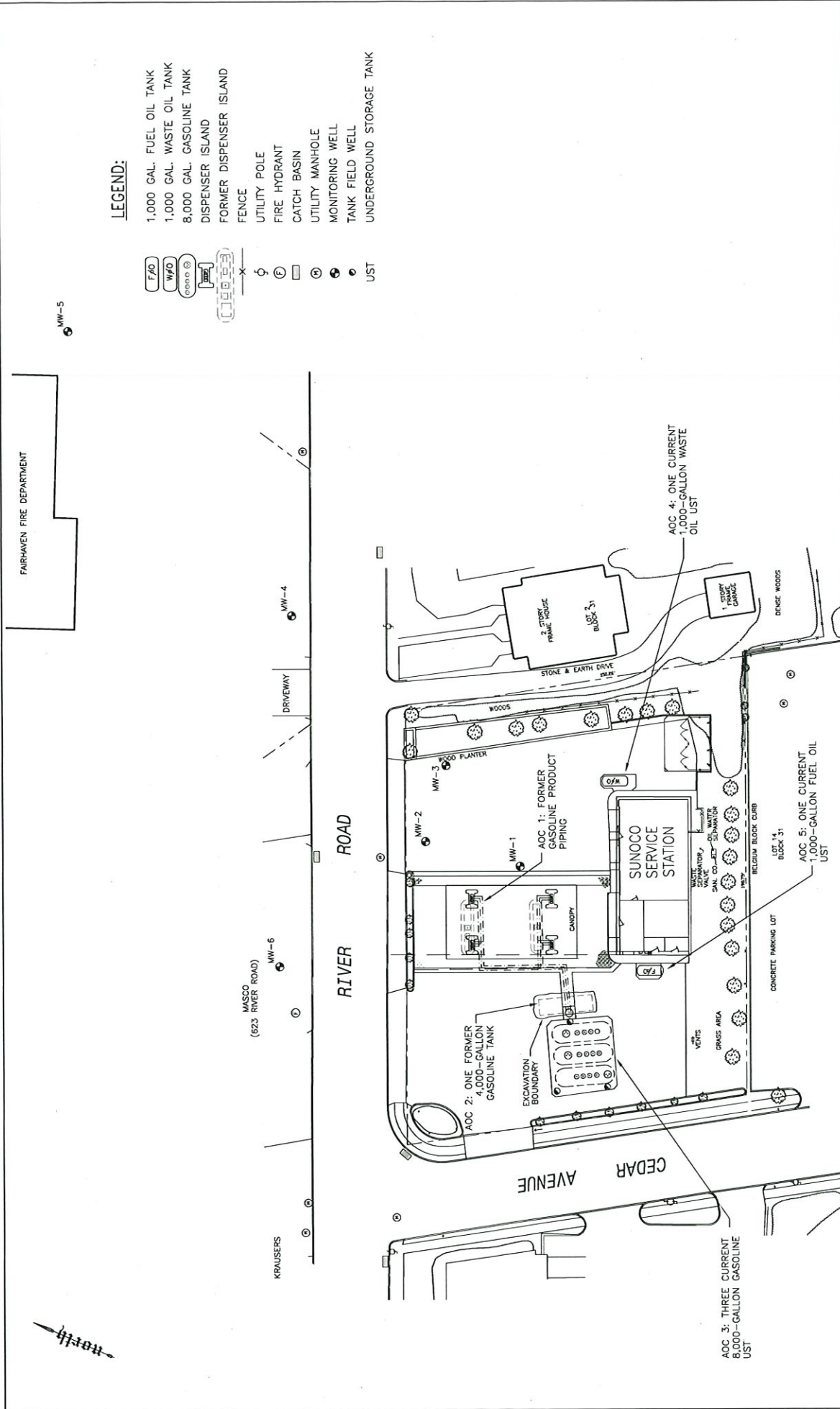
Company Name: EnviroTrac Ltd.

No changes to contact information since last submission

Completed forms should be sent to:

Bureau of Case Assignment & Initial Notice
Site Remediation Program
NJ Department of Environmental Protection
401-05H
PO Box 420
Trenton, NJ 08625-0420

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V
Case Name	Case ID	Case Type	Case Description	Case Status	Case Date	Case Incident #	Case AOC Number	Case Contaminated Media	Case Applicable Remediation Standard	Case Additional Contaminants of Concern	Case Additional Contaminants of Concern	Case Exposure Route	Case RA Type	Case Additional RA Type	Case Walk on Order of Remediation Conducted	Case Activity					
1	ACC-1	Storage tank and appurtenances - Fiberglass Reinforced Plastic (FRP) Storage Tank	Former underground fiberglass storage piping	Yes	7/7/2014	08102014000000		Ground Water	Site Characterization Report (SCR) approved by ACC per 15.127(2)(b)			Vertical Groundwater				Site Characterization Report (SCR) approved by ACC per 15.127(2)(b)					
2	ACC-2	Storage tank and appurtenances - Fiberglass Reinforced Plastic (FRP) Storage Tank	One former underground fiberglass storage piping	Yes	7/7/2014	08102014000001		Unsat. Water	Site Characterization Report (SCR) approved by ACC per 15.127(2)(b)			Vertical Groundwater				Site Characterization Report (SCR) approved by ACC per 15.127(2)(b)					
3	ACC-3	Storage tank and appurtenances - Fiberglass Reinforced Plastic (FRP) Storage Tank	Current one 100-gallon heating oil UST for one storage tank	No	4/6/2013			None	Remediation Standards - Storage Tanks			Vertical Groundwater				Site Characterization Report (SCR) approved by ACC per 15.127(2)(b)					
4	ACC-4	Storage tank and appurtenances - Fiberglass Reinforced Plastic (FRP) Storage Tank	Current one 100-gallon heating oil UST for one storage tank	No	4/6/2013			None	Remediation Standards - Storage Tanks			Vertical Groundwater				Site Characterization Report (SCR) approved by ACC per 15.127(2)(b)					
5	ACC-5	Storage tank and appurtenances - Fiberglass Reinforced Plastic (FRP) Storage Tank	Current one 100-gallon heating oil UST for one storage tank	No	4/6/2013			None	Remediation Standards - Storage Tanks			Vertical Groundwater				Site Characterization Report (SCR) approved by ACC per 15.127(2)(b)					
6	ACC-6	Storage tank and appurtenances - Fiberglass Reinforced Plastic (FRP) Storage Tank	Current one 100-gallon heating oil UST for one storage tank	Yes	7/7/2014	08102014000002		Ground Water	Remediation Standards - Storage Tanks			Vertical Groundwater				Site Characterization Report (SCR) approved by ACC per 15.127(2)(b)					



LEGEND:

- F40
- W40
- 8,000 GAL. GASOLINE TANK
- 1,000 GAL. WASTE OIL TANK
- 1,000 GAL. FUEL OIL TANK
- DISPENSER ISLAND
- FORMER DISPENSER ISLAND FENCE
- UTILITY POLE
- FIRE HYDRANT
- CATCH BASIN
- UTILITY MANHOLE
- MONITORING WELL
- TANK FIELD WELL
- UNDERGROUND STORAGE TANK

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AREA OF CONCERN MAP
 DRAWN BY: C.M.
 REVISION DATE: 3/19/14

FIGURE # 2
 FORMER SUNOCO SERVICE STATION
 #0007-6471
 RIVER ROAD & CEDAR AVENUE
 FAIR HAVEN, NEW JERSEY