



Phase I Environmental Site Assessment and Limited Phase II Investigation

Midtown Bridge Street
Hackensack, New Jersey
Block 308.01, Lot 3

Prepared for:

MidAtlantic Engineering Partners, LLC
789 Farnsworth Ave
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April 2014

JMS Project # 2014.056

Prepared by:



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FIGURES

- Figure 1: Site Location Map
Figure 2: Site Plan with Areas of Concern

APPENDICES

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Appendix B: Historical Aerials and Sanborn Maps

Appendix C: FOI/ OPRA Requests and Responses

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DRAFT

1 EXECUTIVE SUMMARY

*PHASE I ENVIRONMENTAL SITE ASSESSMENT
MIDTOWN BRIDGE APPROACH
HACKENSACK, BERGEN COUNTY, NEW JERSEY
BLOCK 308.01, LOT 3*

JM Sorge, Inc. (JMS) was retained by MidAtlantic Engineering Partners, LLC (MidAtlantic) to conduct a Phase I Environmental Site Assessment (“assessment”) of the property located at Midtown Bridge Street, in Hackensack, Bergen County, New Jersey (referred to as “Property”). The Property is identified on the Hampton Tax Map as Block 308.01, Lot 3.

The Property consists of approximately 3.4 acres, and is developed with an asphalt paved parking lot owned by the City of Hackensack. The Property has been developed with the parking lot since approximately 1954. Prior to the parking lot, the Property was undeveloped. No other historic operations were identified.

An inspection of the Property was conducted on March 21, 2013 by Thomas Burke of JM Sorge, Inc. Based on our review of the available documents and the inspection of the Property, JMS identified the following potential environmental concerns associated with the Property:

- Storm Water Sewer System
- Historic Fill
- Surrounding Properties

Of these environmental concerns, the following are considered Recognized Environmental Conditions (RECs):

- Historic Fill
- Surrounding Properties

Therefore further investigation of these RECs is recommended.

2 INTRODUCTION

JM Sorge, Inc. (JMS) was retained by MidAtlantic to conduct a Phase I Environmental Assessment of the property located at Midtown Bridge Street, Hackensack, Bergen County, New Jersey (Block 308.01, Lot 3 (“the Property”). This Phase I Environmental Site Assessment was being performed in order to determine if any Recognized Environmental Conditions (RECs) exist on the Property.

2.1 PURPOSE

The purpose of this assessment is to identify to the extent feasible, real and potential environmental impairments, or risks of impairment, that represent existing or potential financial and legal liabilities to responsible parties. The objective of the Phase I Environmental Site Assessment was to develop an initial summary of the actual and potential environmental liabilities associated with the location through visual analysis of the site, a review of available site information, and past and present land use in the vicinity of the site. Specifically, JMS conducted the investigation to identify the presence of hazardous substances, petroleum products, or conditions that indicate an existing or past discharge of hazardous substances or petroleum products onto the ground, groundwater, surface water, or structures located on the Property.

2.2 DETAILED SCOPE-OF-SERVICES

The Phase I Environmental Site Assessment was prepared in accordance with the requirements developed by the American Society for Testing and Materials (ASTM) Standard Practice for Phase I Environmental Assessments (E1527-13) and the New Jersey Department of Environmental Protection (NJDEP) Technical Requirements for Site Remediation standards for conducting a Preliminary Assessment. This report provides a general characterization of the site area, including any areas of potential environmental concern identified on the Property, based on available information obtained from: an inspection of the Property, an interview with a site representative and a review of publicly available records from state and local regulatory officials. The following report provides documentation of the investigation, a summary of all areas of environmental concern identified, and recommendations for further action, if warranted.

2.3 SIGNIFICANT ASSUMPTIONS

The information contained in this report has not been verified independently. The report and the findings/conclusions/opinions are based on the information that was provided from various sources.

2.4 LIMITATIONS, LIMITING CONDITIONS, AND EXCEPTIONS

This assessment included communication with relevant Federal, State, and local regulatory agencies, as well as a review of relevant historical records. The information collected during the

Assessment was used to develop a preliminary understanding of environmental concerns that may be present at the Property and to identify indications of contamination. It was not the purpose of this study to determine the actual presence, degree or extent of contamination, if any, on the site. This would require additional, exploratory work, including sampling and laboratory analysis.

The assessment was conducted to identify conditions that indicate a release of hazardous materials on, at, in or to the Property. In general, areas of environmental concern identified as requiring further investigation consist of those areas where a discharge is suspected to have resulted in the contamination of soil, groundwater, or surface water at concentrations above applicable State, Federal, or local cleanup criteria.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for environmental impairments in connection with the Property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for environmental impairments.

2.5 USER RELIANCE

This assessment and report are for the sole use of MidAtlantic, the City of Hackensack, and their legal counsel. While the City of Hackensack may use disseminate this report to potential purchasers (bidders) for informational purposes during an RFP process, it should be understood that any future buyer of the property is responsible for making their own investigation and determinations. No potential buyer (bidder) should rely upon this report and/or hold the City of Hackensack, MidAtlantic, or JM Sorge responsible for conclusion drawn by this report. This report and the findings contained within shall not, in whole or in part, be distributed or conveyed to any other party, without the prior written consent of JM Sorge, Inc.

The opinions included in this report are based on the information obtained during the site assessment, our experience, and the information provided by the owner of the Property and/or other available persons familiar with the Property. If additional information becomes available, we require the opportunity to review the information, reassess the potential environmental concerns, and modify our opinions, if necessary. If any significant additional information is received from the Freedom of Information inquiries with regard to this or any other issues, JMS will forward this information under separate cover.

3 SITE DESCRIPTION

3.1 LOCATION AND LEGAL DESCRIPTION

The Property is currently identified as Midtown Bridge Street, Hackensack, Bergen County, New Jersey. The current tax listing for the Property is Block 308.01, Lot 3 on the Hackensack Tax Map.

3.2 SITE AND VICINITY GENERAL CHARACTERISTICS

The Property has a central location of Latitude 40° 53' 03" North, Longitude 74° 02' 20" West. The Property is a total of approximately 3.4 acres and is situated between Midtown Bridge Street, Midtown Place and Salem Street Extension, as depicted on Figure 2 of this report.

The Property is developed with an asphalt paved parking area. The surrounding area is developed with commercial and residential buildings, and a park.

3.3 CURRENT USE OF THE PROPERTY

The Property is currently used as a parking lot.

3.4 DESCRIPTIONS OF STRUCTURES, ROADS, AND UTILITIES

The Property is bordered by Midtown Bridge Street, Midtown Place and Salem Street Extension. The Property is developed with an asphalt paved parking lot which contains a storm water sewer system.

3.5 CURRENT USES OF THE ADJOINING PROPERTIES

The Property is bordered to the north and East by Salem Street Extension, beyond which is a park. The Property is bordered to the west by Midtown Place, beyond which is are two (2) auto body shops, a printing shop, a car wash, and residential buildings. The Property is bordered to the south by Midtown Bridge Street, beyond which is an auto repair shop, a tire shop, a car wash, a bowling alley, and an ice skating facility.

4 USER PROVIDED INFORMATION

An Environmental Questionnaire was forwarded to MidAtlantic (the report user), and responses have been incorporated throughout this report. Copies of the questionnaire are included in Appendix A.

4.1 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

No information was provided by the User regarding environmental liens or activity and use limitations.

4.2 SPECIALIZED KNOWLEDGE

No information was provided by the User regarding specialized knowledge or experience that is material to Recognized Environmental Conditions in connection with the Property.

4.3 COMMON OR REASONABLY ASCERTAINABLE INFORMATION

No information was provided by the User regarding common or reasonably ascertainable information that is material to Recognized Environmental Conditions in connection with the Property.

4.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

No information regarding a valuation reduction for environmental issues on the Property was provided by the User.

4.5 OWNER INFORMATION

The Property owner is listed below as identified by the NJ Tax Assessment Records Search:

Property Owner

City of Hackensack

Address

65 Central Ave

Hackensack, NJ 07601

4.6 REASON FOR PERFORMING A PHASE I

The Phase I Environmental Site Assessment was performed in order to gain an understanding of potential environmental conditions that materially impact the value of the Property, and is intended to provide general property information to any prospective buyers (bidders) through an RFP process. It should be understood that any future buyer of the property is responsible for making their own investigation and determinations.

5 RECORDS REVIEW

5.1 RECORDS FROM GOVERNMENT OFFICIALS

Correspondence was sent to the USEPA, NJDEP, and local regulatory agencies with requests for any information regarding environmental files associated with the Property, as documented below.

Agency Name	Type of Request	Response	Records
USEPA - Region 2	Online Request Submittal	Yes	No
NJDEP	Online Request Submittal	Yes	No
Hackensack	Facsimile Submittal	Yes	No
Bergen County	Online Request Submittal	Yes	Yes

Copies of Freedom of Information requests and responses are included in Appendix C. Records for the Property were reportedly identified by Bergen County, however a review of these records indicates they are related to several surrounding sites, and not the subject Property. Surrounding sites are discussed below.

5.2 ENVIRONMENTAL RECORDS SOURCES

JMS conducted a review of available environmental regulatory record lists published by Federal and State regulatory agencies. The objective of the background search was to obtain and/or review readily available records from standard sources. The sources include the ASTM standard sources and additional databases that would assist in identifying Recognized Environmental Conditions. The search was provided by EDR and a complete copy of this report is included as Appendix E.

The database search identified 341 database listings within the stated radius searches. JMS reviewed the information and made reasonable efforts to compensate for obvious mistakes or insufficiencies in the provided information. The report contains information obtained from a variety of public sources. The accuracy of the information from these sources can vary or may be incomplete; therefore, the sites identified cannot be eliminated as potential environmental concerns.

The subject Property was not identified in the database search. The following is a brief summary of the information identified on the surrounding properties.

5.2.1 Surrounding Properties

Site Address: Prestige Quick Lube / Aamco Transmissions
55 Midtown Bridge Approach
Hackensack, NJ 07601
Distance: <1/8 Mile

This site is listed on the EDR Historic Auto Stations database as Prestige Quick Lube for the years 1999 through 2002, and for Aamco Transmissions for the year 2010. No additional information was provided.

This site is located to the south of the Property, across Midtown Bridge Street. Based on available information, this site is not expected to have adversely affected the Property, and therefore is not identified as a Recognized Environmental Condition.

Site Address: Ice Quad / 111 Midtown Associates
111 Midtown Bridge Approach
Hackensack, NJ 07601

Distance: <1/8 Mile

The site was identified on the RCRA NonGen / NLR, NY Manifest, SHWS, HIST SHWS, UST, LUST, NJ Eng Controls, NJ Brownfields, and VCP databases. The site was listed on the RCRA NonGen / NLR and NY Manifest as a historic large quantity generator. No violations were identified. The site is listed on the VCP database with NJDEP Case No. 96-04-04-1112-53. An MOA was executed on 7/11/2002. The site is listed on the SHWS database with PI No. 56246. The site is listed on the HIST SHWS database with Case ID 030751, which received No Further Action (restricted use) approval on 3/29/2004. The site is listed on the LUST database with NJDEP Case No. 95-06-22-0940-36, which received a No Further Action letter on 12/22/1995. The site is listed on the UST database with facility ID 030751 for one (1) 4,000-gallon Leaded Gasoline UST, which was removed on 5/2/1995. The site is listed on the Engineering Controls database with PI No. 030751 for an impermeable cap and deed notice restriction for Metals, Base Neutrals, and Petroleum Hydrocarbon contamination. The site is listed on the Brownfields database with a No Further Action (Restricted Use) letter dated 3/29/2004.

This site is located to the south of the Property, across Midtown Bridge Street. Based on available information, this site is not expected to have adversely affected the Property, and therefore is not identified as a Recognized Environmental Condition.

Site Address: Circle Tire Service Center
200 River Street
Hackensack, NJ 07601

Distance: <1/8 Mile

This site is listed on the EDR Historic Auto Stations, SHWS, HIST SHWS, UST, HIST LUST, LUST, NJ Release and NJ Brownfields databases. The site is listed on the EDR Historic Auto Stations database for the years 1999 through 2004. The site is listed on the UST database with facility ID 003040 for two (2) 6,000-gallon Gasoline USTs, which were removed 6/1/1990, and two (2) 550-gallon Waste Oil USTs, which were removed 11/2/2007. The site is listed on the SHWS database with site ID 20588 and PI No. 3040. The site is listed on the HIST SHWS database with Case ID 003040. The site is listed on the LUST database with Case ID 3040 and on the HIST LUST database with UST ID 0030403 and NJDEP Case No. 90-09-26-1554. The site is

listed on the NJ Release database with facility ID 13097 and NJDEP Case No. 90-09-26-1554 for a release of gasoline. Soil and groundwater contamination was identified. A review of NJDEP's online database indicates remedial investigation of this contamination is ongoing and an LSRP has been retained. JMS contacted the LSRP for the site, Mr. John Hernandez of Brennan Environmental, Inc. No additional information was identified.

This site is located to the southwest of the Property, directly across from the intersection of Midtown Bridge Street and Midtown Place. During JMS' site inspection, the former building was no longer present, and the site was fenced in. Several monitoring wells were observed. Based on available information, this site could adversely impact the Property. Therefore this is a Recognized Environmental Condition. This is discussed further under Section 9.

Site Address: Ricca Boat Repair / Ricca Auto Body

**212 River Street
Hackensack, NJ 07601**

Distance: <1/8 Mile

This site is listed on EDR Historic Auto Stations database for the years 1999 through 2011. The site is listed on the RCRA-CESQG as a conditionally exempt small quantities generator. No violations were reported. The site is listed on the US AIRS database with for potential uncontrolled emissions (<100 tons/year). The facility was listed as in compliance.

This site is located to the north of the Property, across Midtown Place. Based on available information, this site is not expected to have adversely affected the Property, and therefore is not identified as a Recognized Environmental Condition.

Site Address: Hackensack Auto Steam Cleaning

**234 River Street Rear
Hackensack, NJ 07601**

Distance: <1/8 Mile

This site is listed on the RCRA NonGen/NLR database with as a historic large quantity generator. No violations were identified. The site is also listed on the EDR Historic Auto Stations database for the years 2004 to 2012. No additional information was identified.

This site is located to the north of the Property, across Midtown Place. Based on available information, this site is not expected to have adversely affected the Property, and therefore is not identified as a Recognized Environmental Condition.

Site Address: C&G Automotive Service

**220 River
Hackensack, NJ**

Distance: <1/8 Mile

This site is listed on the EDR Historic Auto Stations database for the year 1956, and listed as Automobile Repairing. No additional information was identified. Based on available

information, this site is not expected to have adversely affected the Property, and therefore is not identified as a Recognized Environmental Condition.

Site Address: Mo Mar Cleaners

242 River
Hackensack, NJ

Distance: <1/8 Mile

This site is identified on the EDR Historic Cleaners database for the year 1940, and listed as Clothes Pressers and Cleaners. No additional information was identified. Based on available information, this site is not expected to have adversely affected the Property, and therefore is not identified as a Recognized Environmental Condition.

Site Address: H&S Garage

245 River
Hackensack, NJ

Distance: <1/8 Mile

This site is listed on the EDR Historic Auto Stations database for the year 1940, and listed as Automobile Repairing. No additional information was identified. Based on available information, this site is not expected to have adversely affected the Property, and therefore is not identified as a Recognized Environmental Condition.

Site Address: McManus Auto Service

254 River St
Hackensack, NJ

Distance: <1/8 Mile

This site is listed on the EDR Historic Auto Stations database for the years 2009 and 2011. No additional information was identified. Based on available information, this site is not expected to have adversely affected the Property, and therefore is not identified as a Recognized Environmental Condition.

Site Address: Bergen County Auto Body & Radiator Co., Inc.

257 River
Hackensack, NJ

Distance: <1/8 Mile

This site is listed on the EDR Historic Auto Stations database for the year 1940 and listed as Automobile Repairing. No additional information was identified. Based on available information, this site is not expected to have adversely affected the Property, and therefore is not identified as a Recognized Environmental Condition.

5.3 PREVIOUS ENVIRONMENTAL REPORTS

No previous environmental reports regarding the Property were identified.

5.4 PHYSICAL SETTING SOURCE(S)

A portion of the Hackensack Quadrangle, NJ United States Geologic Survey (USGS) 7.5 Minute Topographic Map depicting the Property is included as Figure 1. A review of the USGS topographic map of the area indicates that the Property is approximately 10 feet above sea level and flat, gently sloping downward to the east.

5.4.1 Groundwater

Based on the topographic map of the area, and site observations, groundwater flow direction is expected to be towards the southeast, towards the Hackensack River. However a groundwater investigation would need to be conducted on the Property in order to determine the actual groundwater flow direction.

5.5 HISTORICAL USE INFORMATION ON THE PROPERTY

The Property is an asphalt paved parking lot and has been since approximately 1954. A review of historic aerial photographs indicates that prior to the parking lot, the property was historically undeveloped swamp lands. No other operations were identified on the site.

A completed title search was not provided by the user or owner; however, ownership records indicate the Property is owned by the City of Hackensack.

5.5.1 Fire Insurance Map Review

A search for the presence of historic fire insurance maps (Sanborn Maps) which indicate past uses of properties was completed for the site by Environmental Data Resources, Inc. (EDR). Sanborn Maps were obtained for the years 1926, 1950, and 1976. The Sanborn Maps are included in Appendix B. The following presents a brief summary of our observations: presents a brief summary of our observations:

- 1926

The Property appears to be undeveloped land and a stream is present throughout a portion of the site. Midtown Bridge Street, Midtowns Place and Salem Street Extension are not present. To the north of the site is a stream and undeveloped land, to the west of the site are several dwellings and a printing shop. To the south of the site is a public service right of way trolley, beyond which is a swamp.

- 1950

The Property remains undeveloped and is labeled as a swamp. There is now a road to the south of the site beyond which is a filling station. There are also additional commercial buildings to the west of the Property. The remainder of the Property and surrounding area appears unchanged.

- 1976

The Property is now labeled as a parking lot. The road to the south of the Property is now labeled Midtown Bridge Road, and Salem Street Extension is present. There are also additional

structures to the south including a tire depot, auto repair shop, bowling alley, and furniture warehouse. The remainder of the Property and surrounding area appears unchanged.

5.5.2 Aerial Photograph Review

Historic aerial photographs of the subject property were obtained from Environmental Data Resources (EDR) of Milford, Connecticut for the years 1933, 1952, 1954, 1966, 1970, 1985, 1991, 1995, 2006, 2008 and 2010. The photographs are included in Appendix B. The following presents a brief summary of our observations:

- 1933

The Property appears to be undeveloped. Midtown Bridge Street is present to the south of the Property. Several buildings are present to the west of the Property, beyond which is River Street.

- 1952

The quality of the photograph is poor, however the Property is now bordered by Midtown Place, Salem Street Extension, and Midtown Bridge Street.

- 1954

The Property is now clearly developed with a parking lot across the western half of the Property. The eastern half of the Property appears to grass fields.

- 1966

Additional parking has been put on the Property. To the north of the site are baseball fields, and to the south of the site are now several commercial buildings.

- 1970

Additional parking has been put on the Property, and now only a small western portion is grass.

- 1985, 1991, 1995, 2006, 2008, 2010

The Property and surrounding properties appear unchanged.

5.5.3 Historic Fill Map Review

A review of NJDEP's Historic Fill Map of the Hackensack Quadrangle indicates a portion of the Property is located within an area of known historic fill. A copy of this map is provided in Appendix C. A review of historic aerial photographs and Sanborn Maps also indicates a portion of the site was formerly a swamp, and therefore was historically filled. This is discussed further under Section 9.

5.5.4 Historical Use Information on Adjoining Properties

The area surrounding the Property has historically been used for recreational fields, dwellings, a printing shop, a gasoline station, auto repair shop, auto body shop, bowling alley, furniture warehouse, and ice skating facility.

6 SITE RECONNAISSANCE

6.1 METHODOLOGY AND LIMITING CONDITIONS

Mr. Thomas Burke, a Project Manager with JMS, performed an inspection of the Property on March 21, 2014. The inspection included a visual reconnaissance of all accessible areas, as permitted by site conditions.

JMS evaluated the Property for the presence of any Recognized Environmental Conditions (RECs) as defined by the American Society for Testing and Materials (ASTM) Standard Practice for Phase I Environmental Assessments (E1527-13). The following sections contain a discussion of the potential environmental concerns that were identified at the subject site.

6.2 GENERAL SITE SETTING

The Property is developed with an asphalt paved parking lot. A site location map is provided as Figure 1, a general site plan is provided as Figure 2.

6.3 OBSERVATIONS

The following potential environmental concerns were identified on the Property during JMS' site inspection. Selected photographs from the site visit are also included.

6.3.1 Storm Water Sewer System



One storm water sewer system was identified at the Property. The storm water sewer system consisted of 18 catch basins located on or immediately adjacent to the Property. General refuse and litter was identified in several catch basins, however no significant staining or evidence of discharge of hazardous materials was identified. The locations of the catch basins are illustrated on Figure 2.

6.3.2 Surrounding Properties



During JMS' site inspection, several surrounding properties were identified which may be potential environmental concerns. Surrounding properties include several auto repair and auto body shops. One site, identified as the former Circle Tire Service, Inc., was demolished, and fenced in. Several monitoring wells were observed on and adjacent to this site. The locations of these surrounding properties are illustrated on Figure 2.

7 INTERVIEWS WITH OWNERS AND OCCUPANTS

7.1 INTERVIEW WITH THE OWNER

An environmental questionnaire was forwarded to the Property owner, the City of Hackensack, however a completed questionnaire was not returned. A copy of the uncompleted questionnaire is included in Appendix A.

7.2 INTERVIEW WITH SITE MANAGER

There was no site manager available to be interviewed for this assessment.

7.3 INTERVIEW WITH OCCUPANTS

There were no occupants available to be interviewed for this assessment.

7.4 INTERVIEWS WITH OTHERS

No additional interviews were conducted for this assessment.

8 LIMITED PHASE II INVESTIGATION

On March 26, 2014 geotechnical soil borings were installed at the site by Sorlabs, Inc., and JMS was present to observe. Fill material was identified in soil borings from the surface to approximately 10 feet below grade, where a native peat layer was identified. Fill material consisted of gravel and sands, and contained fragments of brick, cinders and ash. Two (2) soil samples were collected from the material and forwarded to a New Jersey certified laboratory for total Extractable Petroleum Hydrocarbon (EPH) and full Target Analyte List / Target Compound List (TAL/TCL) analysis. Laboratory analytical results identified several compounds above NJDEP's Residential Soil Remediation Standards (RSRS), Non-Residential Soil Remediation Standards (NRSRS) and default Impact to Groundwater Initial Screening Levels (IGWISL). A summary table, and copy of laboratory data report is included in Appendix D.

9 FINDINGS AND OPINIONS

The following presents a summary of the potential environmental conditions noted at the Property and our recommendations.

9.1 Storm Water Sewer System

One storm water sewer system was identified at the Property. The storm water sewer system consisted of 18 catch basins located on or immediately adjacent to the Property. General refuse and litter was identified in several catch basins, however no significant staining or evidence of discharge of hazardous materials was identified.

Therefore based on available information, this is not an REC and no further investigation is recommended.

9.2 Historic Fill

A review of NJDEP's Historic Fill Map of the Hackensack Quadrangle indicates a portion of the Property is located within an area of known historic fill. A copy of this map is provided in Appendix C. A review of historic aerial photographs and Sanborn Maps also indicates a portion of the Property was formerly a swamp, and was historically filled.

As documented under Section 8, geotechnical borings confirmed the presence of fill material, and sampling of this material identified several compounds above NJDEP's Residential Soil Remediation Standards (RSRS), Non Residential Soil Remediation Standards (NRSRS), and default Impact to Groundwater Initial Screening Levels (IGWISL). A summary table, and copy of laboratory data report is included in Appendix D.

Therefore, this is an REC and further investigation is recommended.

9.3 Surrounding Properties

An environmental database search identified several potential environmental concerns at sites in the area surrounding the Property. Several auto repair and auto body shops were identified across Midtown Place. One site (Circle Tire Service, Inc.), is associated with NJDEP PI No. 003040, and an open spill number (NJDEP Case No. 90-09-26-1554) for with gasoline soil and groundwater contamination. A review of NJDEP's online records indicates remedial investigation of this contamination has not yet been completed. JMS contacted the LSRP for the site, Mr. John Hernandez of Brennan Environmental, Inc., however no additional information was received.

During JMS' site inspection, the former Circle Tire Service building was no longer present, and the site was fenced in. Several monitoring wells were observed on and adjacent to this site. Therefore based on available information, this is an REC and further investigation is recommended.

10 DEVIATIONS / DATA GAPS

JMS performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of the Property, identified as Midtown Bridge Street, in Hackensack, Bergen County, New Jersey (Block 308.01, Lot 3). The following deviations/data gaps were identified.

- Complete deed information for the Property was not provided.
- The Property owner did not complete the environmental questionnaire.

Exceptions to, or deletions from, this practice are described in Section 2.4 of this report. These deviations/data gaps are not expected to significantly affect the conclusions of this report.

11 CONCLUSION

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of Midtown Bridge Street, in Hackensack, Bergen County, New Jersey (Block 308.01, Lot 3). Any exceptions to or deletions from this practice are described in Section 10 of this report. This assessment revealed no evidence of Recognized Environmental Conditions in connection with the Property, except for the following:

- Historic Fill
- Surrounding Properties

Therefore, further investigation of these RECs is recommended. No further investigation is recommended for the any other areas.

12 REFERENCES

- Environmental Data Resources, Inc., Radius Map Report, Midtown Bridge Street, Hackensack, New Jersey 07922, March 18, 2014.
- Environmental Data Resources, Inc., Aerial Photo Decade Package Report, Midtown Bridge Street, Hackensack, New Jersey 07922, March 20, 2014.
- Environmental Data Resources, Inc. Certified Sanborn Map Report, Midtown Bridge Street, Hackensack, New Jersey 07922, March 20, 2014.
- New Jersey Online Tax Records Website. http://tax1.co.monmouth.nj.us/cgi-bin/prc6.cgi?&ms_user=monm&passwd=data&srch_type=0&adv=0&out_type=0&district=1803
- New Jersey Department of Environmental Protection i-Map website. <http://www.nj.gov/dep/gis/depsplash.htm#>

13 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

The preceding Phase I Environmental Site Assessment was prepared by the undersigned environmental professional in accordance with the ASTM - Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13). The undersigned environmental professional is employed by JM Sorge, Inc., an environmental consulting firm located in Somerville, New Jersey, and is qualified to conduct Phase I environmental investigations.

I declare that, to the best of my professional knowledge and belief, I meet the definition of environmental professional as defined in Section 312.10 of 40 CFR Part 312.

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 inquires in conformance with the standards and practices set forth in 40 CFR Part 312.

I declare that, to the best of my professional knowledge, I meet the requirements under 33 CFR 137.25 for an environmental professional.

I have the specific qualifications based on education, training, and experience to assess the nature, history, and setting of a facility and the real property on which it is located. I have developed and conducted all appropriate inquiries according to the standards and practices in 33 CFR part 137.

Thomas Burke
Project Manager

13.1 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Peter R. Sorge - Senior Project Manager

- M.S. - Environmental Science, New Jersey Institute of Technology, 2007
- B.S. - Boston College, 2002
- OSHA 40-Hour Hazardous Waste Operations Training
- New Jersey UST Certification Closure and Subsurface Evaluator
- NJ Environmental Air Compliance Auditor
- Certified Hazardous Materials Manager

Mr. Sorge has extensive experience with environmental investigations and is a Senior Manager at JM Sorge, Inc.

Principal area of responsibility for this ESA report: Technical Review

Thomas Burke - Project Manager

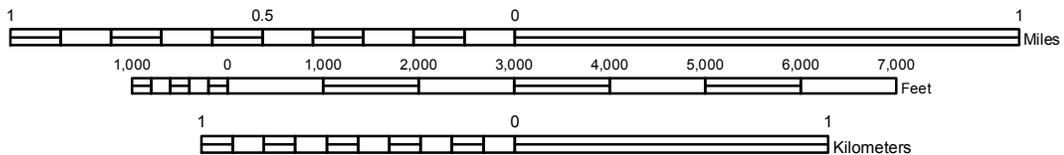
- B.S. - Environmental Sciences, Rutgers University, 2005
- New Jersey UST Certification Closure and Subsurface Evaluator
- OSHA 40-Hour HAZWOPER Training and Annual 8-Hour Refresher Training

Mr. Burke has performed a wide variety of environmental site investigations, including Phase I and II investigations.

Principal area of responsibility for this ESA report: Site Inspection and Report Writer

Figures

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SOURCE:
 U.S.G.S 7.5
 HACKENSACK AND
 WEEHAWKEN
 QUADRANGLES, NJ



scale = 1 : 24,000

SITE LOCATION MAP MIDTOWN BRIDGE STREET BLOCK 308.01, LOT3 HACKENSACK, NJ PREPARED FOR MIDATLANTIC ENGINEERING PARTNERS	
Date: 4/8/2014	JMS # 2014.056.001
JM SORGE, INC.	FIGURE 1



Legend

-  Property Boundary
- Areas of Concern**
-  Surrounding Properties
-  Storm Water Sewer System
-  Historic Fill

NOTES:
 1. This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not State-authorized.
 2. Property Boundaries are approximate. The borders are based on tax maps provided by NJGIN.



SITE MAP WITH AREAS OF CONCERN	
MIDTOWN BRIDGE STREET HACKENSACK, NEW JERSEY BLOCK: 308.01 LOT: 3	
PREPARED FOR: MIDATLANTIC ENGINEERING PARTNERS	
Date: 4/7/2014	JMS # 2014.056.002
JM SORGE, INC.	FIGURE 2

APPENDIX A
Environmental Checklist
Environmental Questionnaires

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APPENDIX B
Historic Aerial Photographs
Historic Sanborn Maps

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APPENDIX C
FOI/OPRA
Requests and Responses

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Appendix D

Historic Fill Sampling Results

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Table 1
Summary of Analytical Results
Midtown Bridge Street
Hackensack, New Jersey
Block 308.01, Lot 3
Historic Fill Soil Sampling Results

Sample Number Laboratory Id Sample Date Sample Depth (ft) Sample Matrix Matrix Units	2008 NJDEP Residential Soil Remediation Standards (ppm)	2008 NJDEP Non Residential Soil Remediation Standards (ppm)	2013 NJDEP Impact to Groundwater Initial Screening Levels (ppm)	B-2A 460-73290-1 3/26/2014 6.0-6.5 Solid ppm	B-3A 460-73290-2 3/26/2014 2.0-2.5 Solid ppm
Extractable Petroleum Hydrocarbons (EPH Method)	1,700/5,100	NS	NS	180	62
Volatile Organics (Method 8260)					
Acetone	70,000	NS	19	0.037 B	ND
Benzene	2	5	0.005	ND	ND
Carbon Disulfide	7,800	110,000	6	ND	ND
Ethylbenzene	7,800	110,000	13	ND	ND
Methylene Chloride	34	97	0.01	0.0016 B	ND
Xylenes (total)	12,000	170,000	19	ND	ND
Toluene	6,300	91,000	7	0.00060 J	ND
Volatile Organic TICs	NS	NS	NS	0.016 J	ND
Base Neutrals (Method 8270)					
Acenaphthene	3,400	37,000	110	ND	ND
Acenaphthylene	NS	300,000	NS	0.23 J	0.051 J
Anthracene	17,000	30,000	2,400	0.27 J	ND
Benzo(a)Anthracene	0.6	2	0.8	1.1	0.27
Benzo(a)Pyrene	0.2	0.2	0.2	1.3	0.42
Benzo(b)Fluoranthene	0.6	2	2	1.5	0.55
Benzo(g,h,i)Perylene	380,000	30,000	NS	2.4	0.43
Benzo(k)Fluoranthene	6	23	25	0.58	0.20
Bis(2-ethylhexyl)phthalate	35	140	1,200	ND	ND
Chrysene	62	230	80	1.1	0.33 J
Dibenzo(a,h)Anthracene	0.2	0.2	0.8	0.44	0.14
Dibenzofuran	NS	NS	NS	ND	ND
Fluoranthene	2,300	24,000	1,300	1.6	0.35
Fluorene	2,300	24,000	170	ND	ND
Indeno(1,2,3-cd)pyrene	0.6	2	7	1.9	0.51
2-Methylnaphthalene	230	2,400	8	ND	0.052 J
Naphthalene	6	17	25	ND	0.059 J
Phenanthrene	NS	300,000	NS	0.85	0.13 J
Pyrene	1,700	18,000	840	1.6	0.36 J
Base Neutral TICs	NS	NS	NS	10.216 J	13.03 J
PCBs (Method 8082)	0.2	1	0.2	ND	ND
Pesticides (Method 8081)					
Aldrin	0.04	0.2	0.2	ND	ND
Alpha-BHC	0.1	0.5	0.002	ND	ND
Beta-BHC	0.4	2	0.002	ND	ND
Chlordane	0.2	1	0.05	ND	ND
Dieldrin	0.04	0.2	0.003	ND	ND
Endosulfan I	470	6,800	4	ND	ND
Endosulfan II	470	6,800	4	ND	ND
Endosulfan Sulfate	470	6,800	2	ND	ND
Endrin	23	340	1	ND	ND
Endrin Aldehyde	NS	NS	NS	ND	ND
Endrin Ketone	NS	NS	NS	ND	ND
Gamma-BHC	0.4	2	0.002	ND	ND
Heptachlor	0.1	0.7	0.3	ND	ND
Heptachlor Epoxide	0.07	0.3	0.01	ND	ND
Methoxychlor	390	5,700	160	ND	ND
p,p'-DDD	3	13	4	ND	ND
p,p'-DDE	2	9	18	ND	ND
p,p'-DDT	2	8	11	ND	ND
Toxaphene	0.6	3	0.3	ND	ND
Metals (Method 6010)					
Aluminum	78,000	NS	6,000	7,820	5,480
Antimony	31	450	6	ND	ND
Arsenic	19	19	19	7.5	2.9
Barium	16,000	59,000	2,100	236	95.8
Beryllium	16	140	0.7	ND	ND
Cadmium	78	78	2	0.85 J	ND
Calcium	NS	NS	NS	10,200	2,040
Chromium, Total	240*	20*	NS	30.8 *	19.4
Cobalt	1,600	590	90	7.4 J	3.8 J
Copper	3,100	45,000	11,000	95.2	44.1
Iron	NS	NS	NS	28,800	10,100
Lead	400	800	90	466	75.6
Mercury	23	65	0.1	0.04	0.36
Magnesium	NS	NS	NS	3,960	1,810
Manganese	11,000	5,900	65	345	111
Nickel	1,600	23,000	48	19.2	8.7 J
Potassium	NS	NS	NS	687 J	552 J
Selenium	390	5,700	11	ND	ND
Silver	390	5,700	1	2.2 J	ND
Sodium	NS	NS	NS	745 J	436 J
Thallium	5	79	3	ND	ND
Vanadium	78	1,100	NS	23.4	14.9
Zinc	23,000	110,000	930	517	87.1
Cyanide, Total (Method 9012)	1,600	23,000	20	0.13	0.27

Notes:
 ND - Not Detected
 NS - No Standard
 J - Indicates an estimated concentration
 B - Detected in Blank
 * - Triggers additional Hexavalent Chromium analysis
 Shaded and Bold Results Exceed Indicated Criteria

Appendix E

EDR Radius Report

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