



Board of Health
Borough of Palisades Park

275 Broad Avenue
Palisades Park, New Jersey 07650
Telephone 201-585-4105 • Fax 201-944-6748/201-585-4107
E-mail: blulic@palisadesparknj.us

Christopher Chung
Mayor

Branka Lulic, MPA, H.O.
Health Officer/ Administrator

March 15, 2019

Chris Gernat
Opra+request-4432-cda87d73@requests.opramachine.com

Re: Request for File Review:

- 113-117 Union St. Palisades Park, NJ 07650 Block:108 Lot:6.02

To Whom It May Concern,

Please be advised that this is to acknowledge the receipt of your file review request relative to the above referenced property. Please refer attached for you requested documents.

Sincerely,

Christine Kim
Registered Environmental Health Specialist

Cc: Branka Lulic, Health Officer



State of New Jersey
DEPARTMENT OF ENVIRONMENTAL PROTECTION

CHRIS CHRISTIE
Governor

BOB MARTIN
Commissioner

KIM GUADAGNO
Lt. Governor

health officer
275 Broad Ave
Palisades Park NJ 07650

BOROUGH CLERK
MARIE D RUSSO
275 BROAD AVE
PALISADES PARK BOROUGH NJ 07650

September 28, 2016

SUSPECTED HAZARDOUS SUBSTANCE DISCHARGE NOTIFICATION
NJDEP CASE NUMBER: 16-09-27-1156-42

The New Jersey Department of Environmental Protection has received verbal notification of an incident that may have resulted in a discharge of a hazardous substance within your jurisdiction.

Pursuant to N.J.S.A. 13.1K-15 et seq., (P.L. 1984, c. 210) "Hazardous Substance Discharge - Reports and Notices Act" and N.J.A.C. 7:1E-5.1 et seq., "Hazardous Substance Discharge: Reports and Notices," attached is a copy of our Incident Notification Form which contains details of the suspected discharge. Further information concerning this incident may be obtained by contacting:

CASE ASSIGNMENT SECTION
Site Remediation
609-292-2943

Please refer to the above "NJDEP CASE NUMBER" in all correspondence concerning this incident.

PATRICK J. SINWICH, COMMUNICATIONS OFFICER
BUREAU OF COMMUNICATIONS AND RESPONSE SERVICES

New Jersey Department of Environmental Protection COMMUNICATION CENTER NOTIFICATION REPORT (A310)

Received:	2016-09-27 11:56:42	Comm. Center #:	16-09-27-1156-42
Operator:	76	Reviewed By:	
Incident ID:	617526		

Reporter Type:	Other				
Reported By:	ATIQR RAHMAN	Affiliation:	SUNBEAM CONSULTANTS	Phone:	201-873-7258
Street Address:	PO BOX 299 ,	Municipality:	Fair Lawn Boro	State:	New Jersey

Incident Category:	Other				
Location Description:	PARKING LOT				
Address:	113 UNION STREET				
Municipality:	Palisades Park Boro	County:	Bergen	State:	New Jersey
Location Type:	Other	Occurred Date:	09/23/2016	Occurred Time:	10:09 AM
				Zip Code:	07650

Substance Released:

ID	Substance	CAS#	Quantity	Units	Type	HAZMAT	TCPA	State	Contained
Known	OIL HEATING #2		0	unknown	Unknown	Yes	No	Liquid	Yes

Incident Type:	Underground Storage Tank			Incident Type 2:					
Injuries:	N	Public Evac:	N	Facility Evac:	N	Public Exposure:	N	Police at Scene:	N
Firemen at Scene:	N	DEP Requested:	N	Road Closure:	N	Wind Speed/Direction:			
Contamination of:	Land								
Watershed:				Other Watershed:					
Incident Description:	1/3000 GALLON UST REMOVED. CLEAN UP PENDING.								

Responsible Party Name:	113 UNION STREET LLC				Responsible Party Phone:	201-491-6268		
Responsible Party Street Address:	113 UNION STREET							
Municipality:	Palisades Park Boro	County:	Bergen	State:	New Jersey	Zip Code:	07650	

Officials Notified:

Name	Affiliation	Phone	Date & Time	Action
	Case Assignment Section		09/27/2016 11:09 AM	Notification - Email
OPR 535	PALISADES PARK BOROUGH	201-944-0900	09/27/2016 12:09 PM	Notification - A310



Engineering and Environmental Services

PO Box 299
Fair Lawn, NJ 07410
Tel: 1-800-544-3660
Fax: 201-608-7700
Email: sunbeam.consultant@a gmail.com

October 20, 2016

Mr. Daniel Lee
113 Union Street LLC.
21 Grand Avenue, Suite 601
Palisades Park, NJ 07650

Re: Response Action Outcome

Remedial Action Type: *Unrestricted Use*

Scope of Remediation: *Area of Concern:*

AOC-1: One (1)-3000 Gallon #2 Heating Oil Underground Storage Tank And No Other Areas

Case Name: 113 Union Street

Address: 113 Union Street

Municipality: Palisades Park

County: Bergen

Block: 108; **Lot:** 6.02

Preferred ID: 739818

Communication Center # 16-09-27-1156-42

UST Closure Approval # N739818UCL160002

Dear Mr. Lee:

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 *area 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 Action* as defined pursuant to the Technical Requirements for Site Remediation (N.J.A.C. 7:26E),

Response Action Outcome
Case Name: 113 Union Street
Address: 113 Union Street
Municipality: Palisades Park
Preferred ID: 739818
Page 2

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, 113 Union Street LLC 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

Response Action Outcome
Case Name: 113 Union Street
Address: 113 Union Street
Municipality: Palisades Park
Preferred ID: 739818
Page 3

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.

End Applicable Notices

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 (201) 873-7258.

Sincerely,

Atiqur Rahman
Licensed Site Remediation Professional #594962

Response Action Outcome
Case Name: 113 Union Street
Address: 113 Union Street
Municipality: Palisades Park
Preferred ID: 739818
Page 4

cc: Bergen County Department of Health
Municipal Clerk, Palisades Park Township
Health Department, Palisades Park Township
NJDEP Bureau of Case Assignment and Initial Notice



State of New Jersey

CHRIS CHRISTIE
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION

BOB MARTIN
Commissioner

KIM GUADAGNO
Lt. Governor

Unregulated Heating Oil Tank Program
Mail Code 401-05
P.O. Box 420
Trenton, NJ 08625-0420
Phone #: 609-633-0544
Fax #: 609-984-6514

January 4, 2017

113 Union Street, LLC
21 Grand Avenue - Suite 601
Palisades Park, NJ 07650
Attn.: Daniel Lee

Re: Area of Concern: One – 1000 gallon #2 Heating Oil Underground Storage Tank System
Unrestricted Use - No Further Action Letter and Covenant Not to Sue
Block 108, Lot 6.02
113 - 117 Union Street
Palisades Park Borough, Bergen County
Program Interest #: 739818, Activity Number: CSP170001
Communications Center Number: 16-11-30-1216-33

Dear Mr. Lee:

Pursuant to N.J.S.A. 58:10B-13.1 and N.J.A.C. 7:26C, the New Jersey Department of Environmental Protection (Department) makes a determination that no further action is necessary for the remediation of the area of concern specifically referenced above, except as noted below, so long as the 113 Union Street, LLC did not withhold any information from the Department. This action is based upon information in the Department's case file and the 113 Union Street, LLC's final certified report dated December 21, 2016. In issuing this No Further Action Determination and Covenant Not to Sue, the Department has relied upon the certified representations and information provided to the Department.

By issuance of this No Further Action Determination, the Department acknowledges the completion of a Remedial Investigation and Remedial Action pursuant to the Technical Requirements for Site Remediation (N.J.A.C. 7:26E) for the area of concern specifically referenced above and no other areas.

NO FURTHER ACTION CONDITIONS

As a condition of this No Further Action Determination pursuant to N.J.S.A. 58:10B-12o, the 113 Union Street, LLC and any other person who was liable for the cleanup and removal costs, and remains liable pursuant to the Spill Act, shall inform the Department in writing within 14 calendar days whenever your name or address changes. Any notices submitted pursuant to this paragraph shall reference the above case numbers and shall be sent to: Site Remediation Program, P.O. Box 420, Trenton, NJ 08625.

By operation of law a Covenant Not to Sue pursuant to N.J.S.A. 58:10B-13.1 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 Conditional No Further Action Letter.

Thank you for your attention to these matters. If you have any questions, please contact Stephen Tatar at (609) 633-0580.

Sincerely,

A handwritten signature in black ink, appearing to read 'Yacoub Yacoub', written in a cursive style.

Yacoub Yacoub, Bureau Chief
Unregulated Heating Oil Tank Program

- c: Branka Branka, Ridgefield Health Dept.
Nancy L. Mangieri, Bergen County Dept. of Health Svcs
Municipal Clerk, Palisades Park Borough
Atiqur Rahman, Sunbeam Consultants
Chris Dwyer, NJDEP/Unregulated Heating Oil Tank Program
File Copy