



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

CHRIS CHRISTIE
Governor

BOB MARTIN
Commissioner

KIM GUADAGNO
Lt. Governor

Spector Woodbridge Co
ATTN: Thomas Giordano
20 Madison Ave.
Avenel, NJ 07001

March 29, 2012

Re: **Final Notice:** Program Interest ID #: 302528
Program Interest Name: SPECTOR WOODBRIDGE COMPANY
Invoice #: 092126920 Amount: \$17,962.72

Dear Mr. Thomas Giordano,

Please be advised that this is your **FINAL NOTICE** to make remittance against the outstanding costs incurred by the New Jersey Department of Environmental Protection (Department) associated with the above referenced case. To date, no payment has been received. Your delinquency in satisfying your financial obligations has brought this matter to the final cost recovery stage.

The Department hereby requests that you make **FULL** payment for the total outstanding amount listed above within fourteen (14) calendar days after receipt of this letter. Should you fail to make full payment within the established time frame, the Department shall pursue without limitation, the placement of a lien on real or personal property, imposition of interest to any unpaid balance over thirty (30) days old, referral to collection agency/credit bureau, referral to the New Jersey Income Tax Rebate allocation and/or civil litigation.

To avoid such cost recovery action by the Department, submit a cashier's or certified check made payable to "**Treasurer, State of New Jersey**" for the delinquent amount and mail it along with the enclosed invoice to:

**Department of Treasury - Division of Revenue
P.O. Box 638
Trenton, NJ 08646-0638**

If you are unable to remit the total amount in one payment, please contact the office of Direct Billing and Cost Recovery at (609) 633-0701 to arrange for a payment plan. Should you have any further questions regarding this matter, please contact Marlene Volper at (609) 777-0175.

Sincerely,

Marlene Volper, Supervisor
Emergency Management Element

BOB MARTIN
Commissioner

Mail Code 401-05-A
State of New Jersey
Department of Environmental Protection
Emergency Management
PO Box 420
Trenton, New Jersey 08625-0420

First Notice 4-12
Second Notice 4-18
Returned 4-20

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Thomas Giordano,

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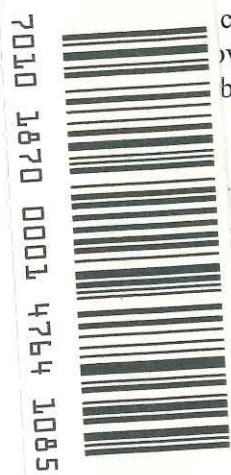
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If you are unable to remit the total
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Sincerely,

Marlene Volper

Marlene Volper, Supervisor
Emergency Management Element



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State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

BOB MARTIN
Acting Commissioner

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

#302528

Office of Brownfield Reuse
401 East State Street
Post Office Box 028
Trenton NJ 08625-0028
Phone: (609) 292-1251
Fax: (609) 777-1914

MAR 3 2010

Caroline Ehrlich, Chief
Township of Woodbridge
One Main Street
Woodbridge, NJ 07095

Re: **Hazardous Discharge Site Remediation Fund**
Applicant: **Township of Woodbridge**
Project: **Spector**
Location: **Pennval Road**
Woodbridge, Middlesex County
Block 531.B Lot 100

SI

Dear Ms. Ehrlich:

The New Jersey Department of Environmental Protection (Department) has completed the review of a supplemental request for a Hazardous Discharge Site Remediation Fund (HDSRF) public entity grant for the Spector project located on Pennval Road. Based on the review, the Department has determined that the proposal submitted by Excel Environmental Resources (Excel) on behalf of the Township of Woodbridge is technically eligible for a public entity grant in the amount of \$256,908 through the HDSRF program. This amount includes project costs to complete the Site Investigation (SI) in the amount of \$256,908.

These recommendations have been forwarded to the New Jersey Economic Development Authority (NJEDA) for their review. The NJEDA will contact you via regular mail with a request for your application fee and additional documentation if needed.

Upon final processing and approval of the public entity grant by the NJEDA, the Department recommends that \$256,908 be disbursed to the Township of Woodbridge for the SI.

The Department's recommendation for the award of a grant from the HDSRF, and its determination that certain remediation costs are eligible for grant funding, is subject to the review and approval of the NJEDA, which, if in agreement with the Department's recommendation, will forward the recommendation to its Board for consideration. Any award by the NJEDA's Board is

subject to a ten-day gubernatorial veto period and the appropriation of money to the Fund in an amount adequate to pay the grant. Any grant awarded from the HDSRF is to cover remediation costs for the calendar year covered by the application. An applicant seeking a grant to cover remediation costs for subsequent calendar years must re-apply to the HDSRF. There is no guarantee of any funding in this year or future years.

If you have any questions regarding this letter, please feel free to contact Michael Deely at (609) 633-1332.

Sincerely,



Colleen Kokas, Bureau Chief
Office of Brownfield Reuse

Cc. Matt Mauro, Excel Environmental Resources
DEPFile ✓



State of New Jersey

CHRIS CHRISTIE
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION

BOB MARTIN
Acting Commissioner

KIM GUADAGNO
Lt. Governor

Office of Brownfield Reuse
401 East State Street
Post Office Box 028, 6th Floor
Trenton, NJ 08625-0028
Phone #: 609-292-1251
Fax #: 609-777-1914

MAR 3 2010

Caroline Ehrlich, Chief
Township of Woodbridge
1 Main Street
Woodbridge, NJ 07095

Preliminary Assessment Report Approval

Re: Spector Property
Pennval Road
Woodbridge, NJ 07095
SRP PI# 302528
EA ID #: PFR090001

Dear Ms. Ehrlich:

The New Jersey Department of Environmental Protection (Department) has completed a review of the Preliminary Assessment Report (PAR) received on November 18, 2009. The Department has determined that the PAR is in compliance with the Technical Requirements for Site Remediation, N.J.A.C. 7:26E and other applicable requirements. The Department hereby approves the PAR, effective the date of this letter.

Pursuant to the schedule applicable to the site you shall submit a Site Investigation Report (SIR) within 90 days following receipt of the Hazardous Discharge Site Remediation Fund (HDSRF) grant for this phase of the work. Please submit the document by that date, or submit a written request for an extension at least 2 weeks prior to the due date.

Failure to submit the SIR in accordance with the schedule may result in the initiation of MOA Termination. For your convenience, the regulations concerning the Department's remediation requirements can be found at <http://www.state.nj.us/dep/srp/regs/>.

Thank you for your cooperation in this matter. If you have any questions, feel free to call Michael Deely at 609-633-1332.

Sincerely,



Colleen Kokas, Bureau Chief
Office of Brownfield Reuse

Cc: Matt Mauro, Excel Environmental Resources
Clerk, Woodbridge Twp
DEPFile ✓



State of New Jersey

CHRIS CHRISTIE
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DEPARTMENT OF ENVIRONMENTAL PROTECTION

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Office of Brownfield Reuse
401 East State Street
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Trenton NJ 08625-0028
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MAR 3 2010

MEMORANDUM

TO: Ryan Doyle, Finance Officer
Program Services
NJEDA

FROM: Colleen Kokas, Bureau Chief
Office of Brownfield Reuse
NJDEP

RE: Hazardous Discharge Site Remediation Fund (HDSRF)
Applicant: Township of Woodbridge
Site Name: Spector
EDA Project: P28623

HDSRF Coordinator: Michael Deely

The New Jersey Department of Environmental Protection (Department) has completed the review of the supplemental Public Entity Grant through the HDSRF for the completion of Site Investigation (SI) activities at the property listed above. Based on the review, the Department finds the request for the completion of the SI to be technically eligible for funding through the HDSRF municipal grant program.

Therefore, the Department advises that the New Jersey Economic Development Authority (NJEDA) obligate funds in the amount of **\$256,908** for the project. This amount includes SI costs in the amount of **\$256,908**. Upon approval of the funding, the Department requests that **\$256,908** be released to the Township of Woodbridge.

All pertinent documents, including the HDSRF proposal, Scope of Work and Cost Estimate are attached to this memorandum. Please begin processing this supplemental request in accordance with N.J.A.C. 19:31-8.

If you have any questions or comments, please do not hesitate to contact Michael Deely at (609) 633-1332.

cc: DEPFile (w/attachment) ✓

Memoranda Authorizing Eligibility for HDSRF Financial Assistance or Grant

I. REQUESTOR INFORMATION:

Applicant Municipality's Name: Township of Woodbridge
Municipal Contact Person: Caroline Ehrlich
Address: One Main Street
City: Woodbridge State: NJ Zip Code: 07095
Telephone: (732) 634-4500

II. SITE INFORMATION:

Site Name: Spector
CSL #:
Address: Pennval Road
City: Woodbridge State: NJ Zip Code: 07095
Block(s): 531.B Lot(s): 100
County: Middlesex

- III. (1) Type of HDSRF Assistance: GRANT: XX LOAN: _____
(2) Is this a request for additional money for an approved Grant or Loan _X_ Yes _ No
If YES, identify application # and type of Previous Assistance:
P28623 Preliminary Assessment

IV. Municipal Ownership: DEP deems this project eligible for a Municipal HDSRF Grant Because the borrower meets one or more of the following conditions:

- ____ Municipality holds a tax sale certificate on the property. (Copy attached).
____ Municipality has foreclosed or condemned the property.
____ Municipality purchased the property.
____ Municipality Quit Claim Deed.
xx Municipality has adopted by ordinance or resolution or other appropriate document
a comprehensive plan for the development or redevelopment of the property.
xx The property will be developed or redeveloped within a three year period from the
completion of the remediation.
xx OTHER (Please explain in detail why DEP deems project eligible).
Resolution with intent to acquire by voluntary conveyance

Does the above proof of ownership reflect the same block/lot number as the site noted above?

☒ YES

☐ NO (Explain)

Project Costs:

	Amount Requested	DEP Amount Approved	Estimated DEP Oversight Costs	Total Approved
Preliminary Assessment	\$	\$	\$	\$
Site Investigation	\$256,908	\$256,908	\$	\$256,908
Remedial Investigation	\$	\$	\$	\$
Remedial Action	\$	\$	\$	\$

Total DEP Amount Recommended to be Approved: **\$256,908**

Total Funding Recommended to be Approved: **\$256,908**

V. Project Description:

The Department recommends a supplemental public entity grant for the purposes of completing a site investigation at the above listed site.

BUDGETARY COST ESTIMATE
Pennval Road Redevelopment Area
Block 531.B, Lot 100
Pennval Road
Township of Woodbridge, Middlesex County, New Jersey

SITE INVESTIGATION

Task 1.0 Site Boundary and Topography Survey

Task includes boundary and topographic survey of the subject property, including the soil pile, at one-foot contour intervals. The survey will assist in determining the volume of soil within the pile, the exact dimensions of the pile, including any portions of the pile extending offsite, and will help determine the number and location of soil samples necessary to investigate the soil pile quality. The boundary survey will include setting property corners. Following the survey work, a sampling grid will be developed and soil sample locations will be staked and confirmed via GPS prior to mobilizing to complete the soil pile investigation.

Labor:

Sr. Geologist	2 hours @	\$125.00 /hour	\$250.00
Project Scientist/Geologist I (survey)	10 hours @	\$95.00 /hour	\$950.00
Project Scientist/Geologist I (soil sample stakes)	10 hours @	\$95.00 /hour	\$950.00
Total Labor			\$2,150.00

Materials and Equipment:

Vehicle	2 days @	\$100.00 /day	\$200.00
Total Materials and Equipment			\$200.00

Outside Services:

Engineering and Land Planning (bound. survey)	1 day @	\$5,900.00 /day	\$5,900.00
Engineering and Land Planning (topo. survey)	1 day @	\$3,600.00 /day	\$3,600.00
Engineering and Land Planning (GPS/sample locating)	1 day @	\$1,400.00 /day	\$1,400.00
15% Fee on Outside Services			\$1,635.00

Total Outside Services \$12,535.00

TASK 1.0 TOTAL \$14,885.00

BUDGETARY COST ESTIMATE
Pennval Road Redevelopment Area
Block 531.B, Lot 100
Pennval Road
Township of Woodbridge, Middlesex County, New Jersey

Task 2.0 Soil Pile Investigation

10 Day Task: Investigation of *approximately 480,000* cubic yards of soil to determine soil quality. Includes collection of one sample per 2,500 cubic yards, compositing on a 5:1 basis, and analysis for Priority Pollutant plus 40 analysis and TPHC via QAM 025. Note that VOC samples will *not* be composited but will be collected via grab sample within each 2,500 cubic yard area. The VOC sample collected within each area will be biased toward field readings, observations and visual evidence of an impact. In the absence of any evidence of an impact within an area, the VOC sample will be collected from a representative interval within the area. Sampling and analysis are intended to determine the quality of the soil that comprises the pile and are *not* targeted to determine soil characterization for disposal purposes.

Labor:

Sr. Geologist	20 hours @	\$125.00 /hour	\$2,500.00
Project Geologist/Scientist I	120 hours @	\$95.00 /hour	\$11,400.00
Staff Scientist/Geologist II	120 hours @	\$85.00 /hour	\$10,200.00
Total Labor			\$24,100.00

Materials and Equipment:

2 Personal Protection Equipment	10 days @	\$15.00 /day	\$300.00
2 Soil Sampling Equipment	10 days @	\$10.00 /day	\$200.00
MiniRae PID	10 days @	\$85.00 /day	\$850.00
Field Vehicle	10 days @	\$100.00 /day	\$1,000.00
Total Materials and Equipment			\$2,350.00

Outside Services:

Geoprobe Track Rig	10 days @	\$2,082.00 /day	\$20,820.00
(incl. 6620/7720 track rig, mod/demob, add'l laborer and acetate liners)			
Soil Pile Investigation (Test America - 2 week turnaround)			\$110,016.00
192 Priority Pollutant plus 40 Analysis	\$473.00 /sample	\$90,816.00	
192 TPHC via QAM 025	\$100.00 /sample	\$19,200.00	
15% Fee on Outside Services			<u>\$19,625.40</u>

Total Outside Services	\$150,461.40
TASK 2.0 TOTAL	\$176,911.40

BUDGETARY COST ESTIMATE
Pennval Road Redevelopment Area
Block 531.B, Lot 100
Pennval Road
Township of Woodbridge, Middlesex County, New Jersey

Task 3.0 Soil Quality Investigation

Up to 20 soil borings will be conducted to evaluate soil quality in the vicinity of AOCs identified at the Site other than the soil pile (approximately two days onsite for this task).

Labor:

Project Geologist/Scientist I	20 hours @	\$95.00 /hour	<u>\$1,900.00</u>
Total Labor			\$1,900.00

Materials and Equipment:

Personal Protection Equipment	2 days @	\$20.00 /day	\$40.00
MiniRae PID	2 days @	\$85.00 /day	\$170.00
Field Vehicle	2 days @	\$100.00 /day	<u>\$200.00</u>
Total Materials and Equipment			\$410.00

Outside Services:

Driller	2 days @	\$1,600.00	\$3,200.00
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Analytical Services for Soil Samples

TPHC	8 samp @	\$125.00 /samp	\$1,000.00
PP+40	2 samp @	\$625.00 /samp	\$1,250.00
VOC+10 w/Encores	2 samp @	\$140.00 /samp	\$280.00
Field Blank	2 samp @	\$750.00 /samp	\$1,500.00
Trip Blank	1 samp @	\$110.00 /samp	\$110.00

Outside Services Subtotal \$7,340.00

15% Fee on Outside Services \$1,101.00

Total Outside Services **\$8,441.00**

TASK 3.0 TOTAL **\$10,751.00**

BUDGETARY COST ESTIMATE
Pennval Road Redevelopment Area
Block 531.B, Lot 100
Pennval Road

Township of Woodbridge, Middlesex County, New Jersey

Task 4.0 Temporary Well Point Installation and Sampling

Includes the installation of up to eight temporary well points (TWPs) and sampling/analysis. (approximately one day for installation with one field scientist and one day for sampling with two field personnel.

Labor:

Project Geologist/Scientist I	20 hours @	\$95.00 /hour	\$1,900.00
Staff Geologist/Scientist II	10 hours @	\$85.00 /hour	\$850.00
Total Labor			\$2,750.00

Materials and Equipment:

Personal Protection Equipment	2 days @	\$20.00 /day	\$40.00
MiniRae PID	2 days @	\$85.00 /day	\$170.00
GW sampling equipment	1 day @	\$400.00 /day	\$400.00
Drums	4 drums @	\$55.00 /drum	\$220.00
Interface Probe	2 days @	\$50.00 /day	\$100.00
Field Vehicle	2 days @	\$100.00 /day	\$200.00
Total Materials and Equipment			\$1,130.00

Outside Services:

Driller (includes prepacked narrow diameter well points)			\$3,200.00
Analytical Services (TestAmerica with Standard 3-Week TAT)			
PP+40	8 samp @	\$725.00 /samp	\$5,800.00
Field Blanks	1 samp @	\$725.00 /samp	\$725.00
Trip blanks	1 samp @	\$110.00 /samp	\$110.00

Laboratory Subtotal \$6,635.00

Outside Services Subtotal \$9,835.00

15% Fee on Outside Services \$1,475.25

Total Outside Services \$11,310.25

TASK 4.0 TOTAL \$15,190.25

Task 5.0 Data Validation, Reduction, Tabulation and Evaluation

This task includes tabulation, quality assurance/quality control (QA/QC) validation, and evaluation of soil and groundwater data in comparison to applicable New Jersey Department of Environmental Protection (NJDEP) Soil Remediation Standards (SRS) and Class IIA Groundwater Cleanup Criteria.

Labor:

Project Geologist/Scientist I	32 hours @	\$95.00 /hour	\$3,040.00
Staff Scientist/Geologist II	32 hours @	\$85.00 /hour	\$2,720.00
Administrative Assistant	8 hours @	\$75.00 /hour	\$600.00
Total Labor			\$6,360.00

TASK 5.0 TOTAL \$6,360.00

BUDGETARY COST ESTIMATE**Pennval Road Redevelopment Area****Block 531.B, Lot 100****Pennval Road****Township of Woodbridge, Middlesex County, New Jersey****Task 6.0 Preparation of the SI Report**

Includes the preparation of a focused Site Investigation Report suitable for submission to the NJDEP. This report will include data tables and figures summarizing the investigation results as well as Excel's conclusions and recommendations.

Labor:

Senior Scientist/Geologist	8 hours @	\$125.00 /hour	\$1,000.00
Project Geologist/Scientist I	24 hours @	\$95.00 /hour	\$2,280.00
Staff Scientist/Geologist II	24 hours @	\$85.00 /hour	\$2,040.00
CAD Operator	16 hours @	\$75.00 /hour	\$1,200.00
Administrative Assistant	8 hours @	\$75.00 /hour	\$600.00

Total Labor **\$7,120.00**

TASK 6.0 TOTAL	\$7,120.00
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Task 7.0 Technical Consulting/NJDEP Negotiation and Communication/Project Management

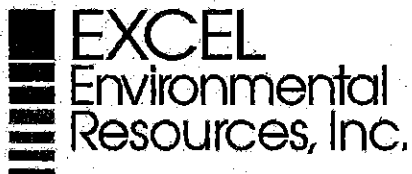
Includes technical consulting and professional support that will be provided during the course of the project regarding evaluation and negotiation of remedial action costs, identifying and evaluating cost-savings strategies that are available for the property. Also includes client and attorney communications, expert consultation and technical negotiations regarding work scope, resolution of technical/regulatory issues, and overall project management including schedule and budget control.

Labor:

- Equal to 10% of SI costs for Tasks 1.0 through 6.0

TASK 7.0 TOTAL	\$25,690.85
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SITE INVESTIGATION TOTAL	\$256,908.50
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*Solving Environmental Problems
& Creating Redevelopment Opportunities*

July 20, 2010

Ms. Carol Ehrlich
Chief of Staff
Township of Woodbridge
1 Main Street
Woodbridge, NJ 07095

**Re: Soil Pile - Site Investigation Findings Summary
Spector Property
Pennval Road
Woodbridge, NJ 07095
Excel Project No. 09912**

Dear Ms. Ehrlich:

Excel Environmental Resources, Inc. (Excel) has prepared this letter on behalf of the Township of Woodbridge (Township) to document the focused soil quality investigation conducted for the soil pile located at the above-referenced property (hereafter referred to as the Site or subject property) as part of a Site Investigation (SI). The investigation activities summarized in this letter were completed in accordance with the New Jersey Department of Environmental Protection (NJDEP) Technical Requirements for Site Remediation, N.J.A.C. 7:26E (herein referred to as the Technical Rules) and the NJDEP Field Sampling Procedures Manual (FSPM) dated August 2005.

The subject property is located on Pennval Road in the Town of Woodbridge, Middlesex County, New Jersey and is identified as Block 531.B Lot 100. The Site is approximately 10.4 acres in size and is currently being used by DC Trucking of Avenel, New Jersey to stockpile soil from unknown offsite sources. The soil pile covers the majority of the subject property. The remaining portions of the subject property are covered by dense vegetation and several unpaved and asphalt milling/gravel-paved service roadways used to maintain the pile. A storage shed and an office trailer are located on the northwestern portion of the subject property. A site location map for the subject property is provided as Figure 1 and a Generalized Site Plan is provided as Figure 2.

The Site is bordered by an unoccupied, multi-story industrial building and an unpaved roadway (Berry Street) to the north, Woodbridge Creek to the east, an unnamed creek and a box trailer storage and repair facility to the south, and an unnamed creek and vacant parcel to the west.

Project History

A Preliminary Assessment (PA) Report was prepared for the subject property by Excel in November 2009 on behalf of the Township. The PA was prepared as part of an environmental due diligence review associated with the Township's Pennval Road Redevelopment initiative through a grant from the Hazardous Discharge Site Remediation Fund (HDSRF).

PA -
HDSRF

As summarized in the November 2009 PA Report, the soil pile was identified as an Area of Concern (AOC) requiring additional investigation as part of a focused SI. Since no documentation regarding the origin of the material associated with the soil pile was available for review, the objective of the SI soil quality investigation was to evaluate the quality of the soil as compared to the NJDEP Most Stringent Soil Remediation Standards (MSSRS). A scope of work and cost estimate to conduct SI activities at the subject property was submitted with the PA Report to the NJDEP for approval in November 2009. The Township received approval of the PA and SI scope of work from the NJDEP in March 2010 as well as an HDSRF Grant for SI activities.

Prior to initiating the soil quality investigation, a licensed land surveyor, Stires Associates, Inc. of Somerville, New Jersey (Stires), was retained by Excel to survey the soil pile and estimate the volume of soil within the pile. Based on the survey conducted by Stires, the soil pile is approximately 330,000 cubic yards in size and rises to a height of approximately 65 feet Above Mean Sea Level (amsl).

Soil Quality Investigation Workscope and Procedures

In accordance with the Technical Rules and NJDEP-approved scope of work, a focused soil quality investigation was conducted in March through June 2010. As shown on Figure 2, the soil quality investigation included the advancement of 16 soil borings (designated as SB-1 through SB-16) using direct push drilling techniques under the onsite supervision of an experienced Excel geologist and the collection and laboratory analysis of representative soil samples to evaluate soil quality within, and where possible, beneath the pile.

Samples were continuously collected using five-foot acetate-lined dual tube macrocores. Soil borings were advanced to depths ranging from approximately 65 feet amsl to approximately 5 feet below Mean Sea Level (msl) with soil samples collected continuously from the surface grade of the pile to refusal. In accordance with the NJDEP-approved scope of work for evaluating the quality of the soil pile, one five-point composite sample was collected from each five foot interval drilled. Each composite sample consisted of five grab samples collected from each one foot interval within the five-foot macrocore. In addition, one discrete soil sample was collected from the six-inch interval exhibiting the greatest indication of a potential environmental concern (i.e. soil staining, odor, or elevated screening results) within each five-foot macrocore. In the absence of any indication of an environmental concern, samples were collected at a depth appropriate based on visual appearance of the material.

The soil boring logs provided in Attachment 2 document the date of boring advancement, the boring depth and depth to groundwater (if encountered), a visual characterization of the materials encountered within (and beneath) the pile, and field observations (i.e., odors, visible staining, field screening results, etc.). A properly calibrated photoionization detector (PID) was used during the investigation to field screen the soil samples for organic vapors, if any were encountered. The PID measurements were also documented on the soil boring logs provided in Attachment 2.

A total of 134 composite samples and 150 discrete samples were collected. The 134 composite samples represent a sample frequency of approximately one composite sample per 2,500 cubic yards of soil. Of the samples collected, the 134 composite samples and nine of the discrete samples were analyzed for the following parameters:

$$\begin{array}{r} 150 \\ + 134 \\ \hline 284 \end{array}$$

- Total Petroleum Hydrocarbons (TPHC) using Environmental Protection Agency (EPA) Method QAM-025;
- Target Compound List (TCL) Semi-Volatile Organic Compounds (SVOCs) with a forward library search using EPA Method 8270C;
- Polychlorinated Biphenyls (PCBs) using EPA Method 8082;
- Pesticides using EPA Method 8081; and
- Target Analyte List Metals (TAL-Metals) and Cyanide using appropriate EPA SW-846 Methods.

In addition, 150 discrete samples were analyzed for TCL Volatile Organic Compounds (VOCs) with a forward library search using EPA Method 8260;

Soil samples were submitted for analysis to Hampton Clarke-Veritech (HC-V) of Fairfield, New Jersey, a New Jersey certified laboratory. One Field Blank sample was collected, maintained, and analyzed in accordance with NJDEP Quality Assurance/Quality Control (QA/QC) requirements for soil sampling. Chain-of-custody documentation was completed in the field and was transported with the soil and QA/QC sample to the laboratory. The soil analytical results are summarized on Tables 1 through 8 provided in Attachment 3.

Soil Quality Investigation Results

As shown on Tables 1 through 8, review of the soil analytical results indicates the following:

- All VOCs are either non-detect (ND) or reported at concentrations below the NJDEP Residential Contact Soil Remediation Standards (RDCSRS) and NJDEP Non-residential Direct Contact Soil Remediation Standards (NRDCSRS).
- TPHC is either ND or reported at concentrations below the NJDEP RDCSRS and NRDCSRS for all samples, with the exception of the sample collected from 1.5 to 2.0 feet below msl at soil boring SB-5.
- One or more SVOCs are reported above the RDCSRS and/or NRDCSRS in 99 out of 134 samples. Of all the SVOCs identified, benzo(a)pyrene, benzo(a)anthracene, and benzo(b)fluoranthene occur at concentrations above the RDCSRS and/or NRDCSRS with the greatest frequency.
- One or more pesticides are reported above the RDCSRS and/or NRDCSRS in 34 out of 134 samples. Of all the pesticides identified, chlordane occurs at concentrations above the RDCSRS and/or NRDCSRS in 32 out of 34 samples.
- PCBs are either ND or reported at concentrations below the NJDEP RDCSRS and NRDCSRS for all samples, with the exception of the sample collected from 15 feet to 10 feet amsl at soil boring SB-5. The analytical results for this sample reported Aroclor-1260 at concentrations above the NJDEP RDCSRS.
- Arsenic, antimony, cadmium, and/or lead are reported above the RDCSRS and/or NRDCSRS in four of the 134 samples collected and analyzed for TAL Metals.



Conclusions and Recommendations

- Observations during the soil boring investigation indicate no evidence (i.e. staining, odors and/or elevated PID measurements) of petroleum impacts to the soil associated with the soil pile on the subject property.
- At soil boring location SB-5, indications of a potential release (i.e. odor, elevated PID readings, staining, TPHC concentrations greater than 10,000 mg/kg) were identified below the pile. The underlying soil will be further evaluated as part of the site-wide SI following removal of the soil pile from the subject property.
- Soil analytical results generally indicate that the soil pile contains concentrations of polynuclear aromatic hydrocarbons (PAHs) and chlordane at concentrations slightly above the RDCSRS and NRDCSRS. Trace concentrations of PCBs, metals, and other pesticides also occur above the RDCSRS and/or NRDCSRS at isolated locations within the soil pile.
- *Based on the results of the soil quality investigation, no further investigation is proposed at this time.*
- *Since concentrations of PAHs, pesticides, PCBs, and metals were reported above the RDCSRS and/or NRDCSRS in samples collected from the soil pile, no soil may be removed from the subject property without prior authorization from the NJDEP. As you know, Excel has been designated as the environmental consultant for this project therefore all proposals for offsite transportation and end use of the soil shall be coordinated through Excel, including correspondence with the NJDEP.*

If you have any questions or need any additional information regarding these results, please feel free to call me or Lawra Dodge at (732) 545-9525.

Sincerely,

EXCEL ENVIRONMENTAL RESOURCES, INC.



Matthew J. Mauro
Project Manager

Attachment 1 – Figures
Attachment 2 – Boring Logs
Attachment 3 – Tables

Attachment 1 – Figures



SOURCE:
ENVIRONMENTAL DATA RESOURCES
MILFORD, CONNECTICUT



EXCEL ENVIRONMENTAL RESOURCES, INC.

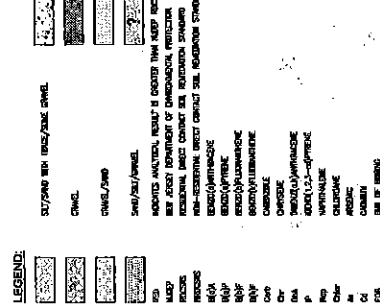
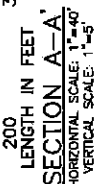
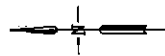
**SPECTOR PROPERTY
WOODBIDGE, NEW JERSEY**

**FIGURE 1
SITE LOCATION MAP**

DRAWN BY: AC	SCALE: 1:24,000	9/17/2009
CHECKED BY: MJM	REVISION: 0	PROJECT #: 09912



EXCEL		Environmental Resources, Inc.	
Building Professional Institute of Quality Improvement Specialists			
SPECTOR PROPERTY		WOODBRIDGE, NEW JERSEY	
FIGURE 2			
CROSS-SECTION A-A'			
DESCRIPTION :			
CROWN BT :	RC	SCALE : AS NOTED	DATE : 4/27/10
CHORD BT :	MAIN	REVISION :	MOUSE # 08612



 EXCEL Environmental Resources, Inc.	
Serving Environmental Engineers & Consulting Firms Worldwide	
PROJECT : SPECTOR PROPERTY WOODBRIDGE, NEW JERSEY	
DESCRIPTION : FIGURE 2 CROSS-SECTION A-A'	
DRAWN BY :	RC
CHECKED BY :	MJM
DATE :	4/27/10
PROJECT #	03912

1. THE USA, ROMANIA AND RELATED INFORMATION OPER FOR THE NO SUBSTANCE CONTAINS ONLY AT THE SPECIFIC LOCATIONS MENTIONED. SO, AT OTHER LOCATIONS ARE DIFFER FROM CONCENTRATIONS OCCURRING AT THESE LOCATIONS.

STANDARD 100-600 AND 200 ACRES IN SCHOONERS HUNTING UNIT & DUNGEON, 1700-1700

EXCEL Environmental Resources, Inc.
 Leading Environmental Products & Quality Management Consultants

SPECTOR PROPERTY
 WOODBRIDGE, NEW JERSEY

FIGURE 3
CROSS-SECTION B-B'

DESCRIPTION:

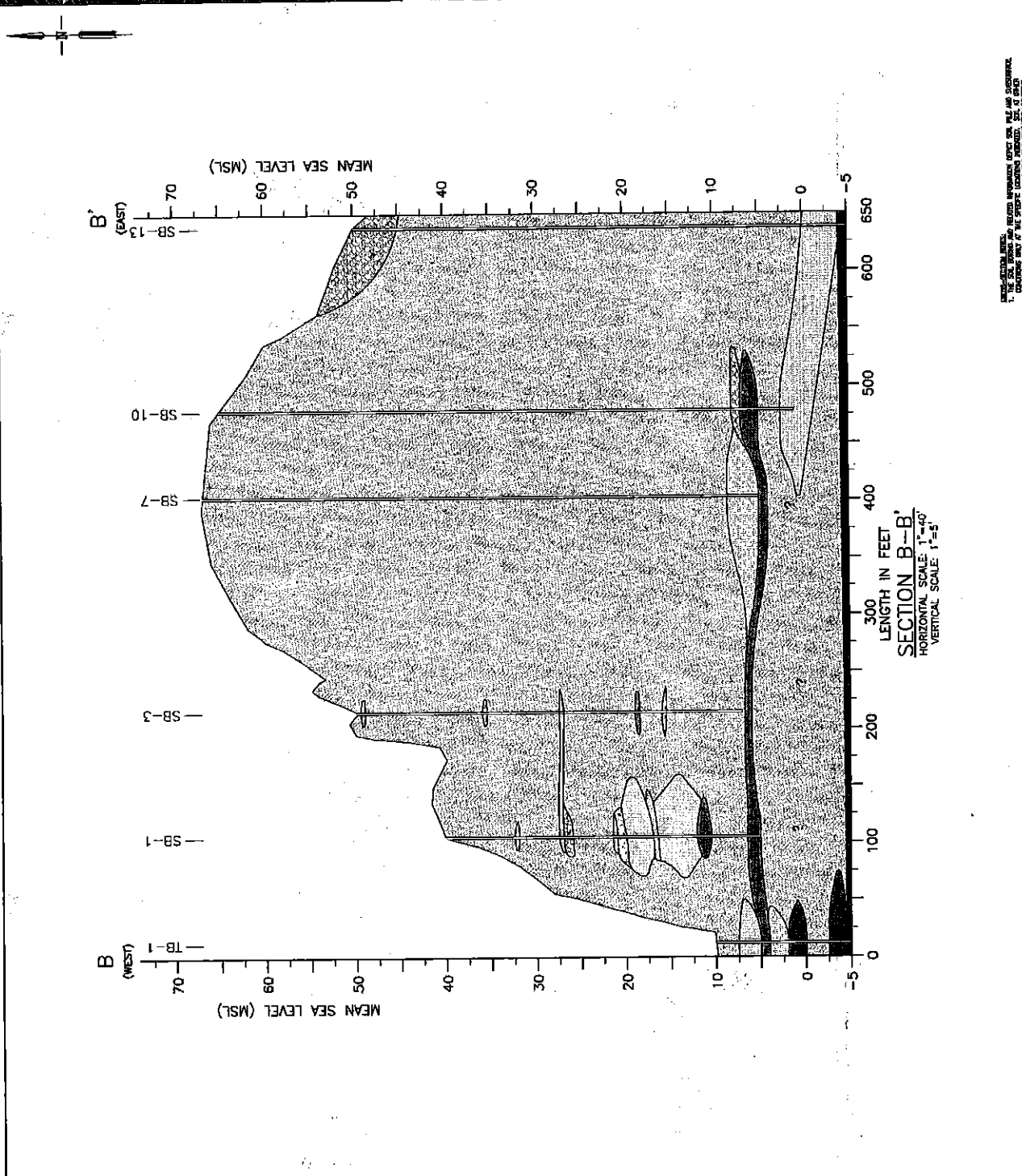
DATE: 4/23/10

PROJECT #: 00912

CREATED BY: MAM

REVIEWED BY: RC

SCALE: AS NOTED



INTERSECTION INDEX:
THE SOIL BORING AND RELATED INFORMATION REPORT FOR FILE AND SUBSEQUENCE
CONTAINS ONLY THE SPECIFIC LOCATIONS MENTIONED. SOIL AT OTHER
LOCATIONS, OTHER THAN THOSE LISTED, OCCURRING AT THESE LOCATIONS.

SRP P1 # 302528

PART 6

Cred
VLP

MEMORANDUM OF AGREEMENT FOR NON-RESIDENTIAL PROPERTIES

Incident Number: _____

Date: _____

A. Current Use: Agricultural _____ Industrial _____ Undeveloped _____ Commercial X

Other _____

B. Site Name _____ Spector _____

Street Address _____ Pennval Road _____ Zip Code _____ 07095

Municipality _____ Township of Woodbridge _____ County _____ Middlesex

Tax Block and Lot Number(s) _____ Block 531.B, Lot 100

Latitude _____ 40.5515 _____ Longitude _____ -74.2726 _____ Acreage _____ 10.399

Geographic Boundaries: _____ The property is bound by Pennval Road and commercial properties to the north, the Woodbridge River to the east, commercial properties to the south, and the North Jersey Coast Railroad line and commercial properties to the west.

EPA ID # (if applicable) _____ Not Applicable

C. Who will be executing this Agreement?

Name _____ Caroline Ehrlich

Affiliation _____ Township of Woodbridge

Address _____ 1 Main Street

City _____ Woodbridge _____ State _____ New Jersey _____ Zip Code _____ 07095

State of Incorporation _____ Corp. Status _____

Phone _____ 732-602-6015 _____ Email Address _____ Caroline.Ehrlich@twp.woodbridge.nj.us

D. What is the purpose for entering into this Agreement? (for example: to obtain either a "Whole Site" or "Area of Concern" NFA, demonstrate an offsite source exists, Brownfields re-development, DER or CEA amendments, etc).

Attach additional sheet if needed:

_____ Whole site NFA to allow Brownfields Redevelopment per the Pennval Road Redevelopment Area

E. Provide a detailed description of the scope of the remediation for which Department oversight is being requested (areas of concern, media impacted, how it will be addressed, etc). Attach additional sheet if needed:

_____ Performance of a Preliminary Assessment (PA), Site Investigation (SI), and Remedial

_____ Investigation (RI).

F. Select which phase(s) of the cleanup process are to be performed and what document(s) are to be submitted. A proposed schedule must be provided for each of the phases for which oversight is being requested.

<u>REMEDIAL PHASE</u>	<u>DOCUMENTS</u>	<u>Projected Submittal Date</u>
☒ Preliminary Assessment	☒ Preliminary Assessment Report	June 2009
☒ Site Investigation	☒ Site Investigation Report	August 2009
☒ Remedial Investigation	☒ Remedial Investigation Workplan	November 2009
☐ Remedial Action	☒ Remedial Investigation Report	December 2009
	☐ Remedial Action Selection Report	
	☐ Remedial Action Workplan	
	☐ Remedial Action Report	

G. Current Site Owner(s)

Name(s) Tom Giordano

Firm Spector – Woodbridge Co., LLC Telephone # 732-634-5282

Street Address 156 Second Street

Municipality Perth Amboy State New Jersey Zip Code 08862

H. Current Business Operator(s)

Name(s) Unknown
Firm _____
Telephone # _____ Street Address _____
Municipality _____ State _____ Zip Code _____

1. Current Business Owner(s) (if different than question Part G. or H.)

Name(s) Unknown
Firm _____
Telephone # _____ Street Address _____
Municipality _____ State _____ Zip Code _____

J. Provide the information requested below on the previous owners of the site and the entities who operated at the site.

Name	Owner or Operator	From	To
Unknown			

K. For those former Owner(s) and/or Operator(s) identified above (in paragraph H), give a brief discussion of all

operations at the site, including but not limited to types of operations, materials used, waste generated and waste disposal techniques.

Property was once used as an asphalt plant. Currently used for stockpiling of soil.

- L. Are there currently or have there ever been any notices on the deed, which constitute a Declaration of Environmental Restriction (DER) pursuant to N.J.A.C. 7:26E-1 et seq.?

Yes ____ No X Unknown ____

If yes, please state the name of the site as it was identified in the DER, the address, lot and block and EP ID number (if applicable) associated with the site.

- M. Are there currently, or have there ever been, any above or below ground storage tanks at the site?

Yes ____ No ____ Unknown X

- N. Did the discharge impact groundwater?

Yes ____ No ____ Unknown X

- O. What are the current operations at the site?

Currently used for stockpiling of soil.

- P. What are the intended future uses of the site?

Brownfields Redevelopment per the Pennval Road Redevelopment Area.

- Q. Describe briefly the major types of contaminants found at the site and what media they affect.

Unknown

- R. Describe in detail how the contamination came to exist at the site. For example, were there past spills, landfill operations, industrial septic systems, USTs, depositions of fill material, etc.?

Unknown

- S. List any civil/criminal actions taken against the owner/operator, managers or officials associated with the site for violations of any environmental laws or statutes.

Check here if no violations or alleged violation ☒ [X]

Date of action _____

Section of law or statute violated _____

Type of enforcement action _____

Description of the violation _____

How was the violation or alleged violation resolved?

- T. List all permits currently held by the applicant for the site. (NJPDES, RCRA, etc.)

_____ Unknown _____

- U. Has a Hazardous Discharge Site Remediation Fund Grant or Loan Application been filed with the Department?

Yes _____ No ☒ X

- V. Has a loan/grant application pursuant to the Underground Storage Tank Finance Act been filed with the Department?

Yes _____ No ☒ X

- W. Is the site located in a Neighborhood Empowerment Zone as defined in the New Jersey Urban Redevelopment Act ?

Yes _____ No ☒ X Unknown _____

- X. Who will be the contact for all matters of this application?

Name Mike Meriney Title Senior Project Manager

Affiliation Excel Environmental Resources, Inc. Phone 732-545-9525

Email mmeriney@excelenv.com

Address 111 North Center Drive City/Town North Brunswick

County Middlesex State NJ Zip Code 08902

- Y. Is the site currently, or has it ever been, under the oversight of any other program within the DEP?

Yes _____ No ☒ X

If yes, explain: _____

_____ Program Interest # _____

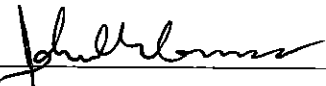
Case Manager _____

Z. Do you consider this site to be a Brownfield as defined below:

Any former or current commercial or industrial site that is currently vacant or underutilized and on which there has been, or there is suspected to have been, a discharge of a contaminant. OR **is the remediation being conducted with the intent to pursue redevelopment?**

Yes X No

SIGNATORY

Date: 5/6/09 BY:  Title: Mayor, Township of Woodbridge
Signature

John E. McCormac

Print Full Name Signed Above

Date: 5/6/09 BY: 
Notary Signature (application must be notarized)
ERIKA A. HERCEK
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 10/23/2011



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

JON S. CORZINE
Governor

MARK N. MAURIELLO
Acting Commissioner

Office of Brownfield Reuse
401 East State Street
Post Office Box 028
Trenton NJ 08625-0028
Phone: (609) 292-1251
Fax: (609) 777-1914

SEP 25 2009

Caroline Ehrlich, Chief
Township of Woodbridge
One Main Street
Woodbridge, NJ 07095

Re: Hazardous Discharge Site Remediation Fund
Applicant: Township of Woodbridge
Project: Spector
Location: Pennval Road
Woodbridge, Middlesex County
Block 531.B Lot 100

Dear Ms. Ehrlich:

The New Jersey Department of Environmental Protection (Department) has completed the review of the Hazardous Discharge Site Remediation Fund (HDSRF) application for a public entity grant for the Spector project located on Pennval Road. Based on the review, the Department has determined that the proposal submitted by Excel Environmental Resources (Excel) on behalf of the Township of Woodbridge is technically eligible for a public entity grant in the amount of \$4,015 through the HDSRF program. This amount includes project costs to complete the preliminary assessment (PA) in the amount of \$4,015.

These recommendations have been forwarded to the New Jersey Economic Development Authority (NJEDA) for their review. The NJEDA will contact you via regular mail with a request for your application fee and additional documentation if needed.

Upon final processing and approval of the public entity grant by the NJEDA, the Department recommends that \$4,015 be disbursed to the Township of Woodbridge for the PA.

The Department's recommendation for the award of a grant from the HDSRF, and its determination that certain remediation costs are eligible for grant funding, is subject to the review and approval of the NJEDA, which, if in agreement with the Department's recommendation, will forward the recommendation to its Board for consideration. Any award by the NJEDA's Board is subject to a ten-day gubernatorial veto period and the appropriation of money to the Fund in an

amount adequate to pay the grant. Any grant awarded from the HDSRF is to cover remediation costs for the calendar year covered by the application. An applicant seeking a grant to cover remediation costs for subsequent calendar years must re-apply to the HDSRF. There is no guarantee of any funding in this year or future years.

If you have any questions regarding this letter, please feel free to contact Michael Deely at (609) 633-1332.

Sincerely,

A handwritten signature in cursive script, appearing to read 'C. Kokas'.

Colleen Kokas, Bureau Chief
Office of Brownfield Reuse

Cc. Mike Meriney, Excel Environmental Resources
DEPFile ✓



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

JON S. CORZINE
Governor

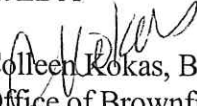
MARK N. MAURIELLO
Acting Commissioner

Office of Brownfield Reuse
401 East State Street
Post Office Box 028
Trenton NJ 08625-0028
Phone: (609) 292-1251
Fax: (609) 777-1914

SEP 25 2009

MEMORANDUM

TO: Lisa Petrizzi, Program Services
NJEDA

FROM: 
Colleen Kokas, Bureau Chief
Office of Brownfield Reuse
NJDEP

RE: Hazardous Discharge Site Remediation Fund (HDSRF)
Applicant: Township of Woodbridge
Site Name: Spector

HDSRF Coordinator: Michael Deely

The New Jersey Department of Environmental Protection (Department) has completed the review of the Public Entity Grant through the HDSRF for the completion of Preliminary Assessment (PA) activities at the property listed above. Based on the review, the Department finds the request for the completion of the PA to be technically eligible for funding through the HDSRF municipal grant program.

Therefore, the Department advises that the New Jersey Economic Development Authority (NJEDA) obligate funds in the amount of **\$4,015** for the project. This amount includes PA costs in the amount of **\$4,015**. Upon approval of the funding, the Department requests that **\$4,015** be released to the Township of Woodbridge.

All pertinent documents, including the HDSRF proposal, Scope of Work and Cost Estimate are attached to this memorandum. Please begin processing this supplemental request in accordance with N.J.A.C. 19:31-8.

If you have any questions or comments, please do not hesitate to contact Michael Deely at (609) 633-1332.

cc: DEPFile (w/attachment)

Memoranda Authorizing Eligibility for HDSRF Financial Assistance or Grant

I. REQUESTOR INFORMATION:

Applicant Municipality's Name: Township of Woodbridge
Municipal Contact Person: Caroline Ehrlich
Address: One Main Street
City: Woodbridge State: NJ Zip Code: 07095
Telephone: (732) 634-4500

II. SITE INFORMATION:

Site Name: Spector
CSL #:
Address: Pennval Road
City: Woodbridge State: NJ Zip Code: 07095
Block(s): 531.B Lot(s): 100
County: Middlesex

- III. (1) Type of HDSRF Assistance: GRANT: XX LOAN: _____
(2) Is this a request for additional money for an approved Grant or Loan ___ Yes X No
If YES, identify application # and type of Previous Assistance:

IV. Municipal Ownership: DEP deems this project eligible for a Municipal HDSRF Grant Because the borrower meets one or more of the following conditions:

- ____ Municipality holds a tax sale certificate on the property. (Copy attached).
____ Municipality has foreclosed or condemned the property.
____ Municipality purchased the property.
____ Municipality Quit Claim Deed.
xx Municipality has adopted by ordinance or resolution or other appropriate document
a comprehensive plan for the development or redevelopment of the property.
xx The property will be developed or redeveloped within a three year period from the
completion of the remediation.
xx OTHER (Please explain in detail why DEP deems project eligible).
Resolution with intent to acquire by voluntary conveyance

Does the above proof of ownership reflect the same block/lot number as the site noted above?

☒ YES

☐ NO (Explain)

Project Costs:

	Amount Requested	DEP Amount Approved	Estimated DEP Oversight Costs	Total Approved
Preliminary Assessment	\$4,015	\$4,015	\$	\$ 4,015
Site Investigation	\$	\$	\$	\$
Remedial Investigation	\$	\$	\$	\$
Remedial Action	\$	\$	\$	\$

Total DEP Amount Recommended to be Approved: **\$4,015**

Total Funding Recommended to be Approved: **\$4,015**

V. Project Description:

The Department recommends a public entity grant for the purposes of completing a preliminary assessment at the above listed site.

SCOPE OF WORK
Pennval Road Redevelopment Area
Block 531.B, Lot 100
Pennval Road
Township of Woodbridge, Middlesex County, New Jersey

Excel Environmental Resources, Inc. (Excel) has prepared this Scope of Work (SOW) for the completion of a Preliminary Assessment (PA) to be conducted on behalf of the Township of Woodbridge (Woodbridge) under a New Jersey Department of Environmental Protection (NJDEP) Hazardous Discharge Site Remediation Fund (HDSRF) grant for the property known as the Pennval Road Redevelopment Area in Woodbridge, New Jersey (herein referred to as the subject property). This SOW outlines the technical work scope and detailed cost for implementation of a comprehensive PA. Following completion of the PA, the PA findings will be utilized to prepare a Site Investigation (SI) work scope to ensure that all work is implemented effectively, efficiently, and with evaluation and consideration of potential future uses of the subject property as necessary to position the subject property for future redevelopment.

The PA will be conducted to meet or exceed the minimum requirements for a PA as specified in N.J.A.C. 7:26E, the Technical Requirements for Site Remediation (hereafter referred to as the Technical Rules) in order to satisfy the minimum due diligence requirements of the innocent purchaser defense as defined by N.J.A.C. 58:10-23.11g. The objective of the PA is to identify recognized environmental conditions and/or potential environmental areas of concern (AOCs) associated with the current and/or past operations at the subject property.

It is our understanding that the property is approximately 10.399 acres in size and is identified as Block 531.B, Lot 100. Historic operations associated with the subject property include a former asphalt plant operation. The predominant feature on this property is a large stockpile of soil and possible miscellaneous debris that has accumulated over a number of years from numerous sources (refer to the attached photographs of portions of the soil pile). The characterization (an eventual removal) of this pile represents a critical step in the process of realizing the goals of the Redevelopment Plan. Additionally, additional AOCs are suspected associated with historic operations as an asphalt plant.

PROPOSED WORK SCOPE

Phase I – Preliminary Assessment

Task 1.0: Historic Document Review

In accordance with the Technical Rules for a due diligent inquiry, the following will be completed as part of the PA:

- a. A review of any existing drawings, site plans, environmental information and/or other site records including the following:
 - i. Available current and/or historic drawings and/or site plans as necessary to develop a site map;
 - ii. Any existing environmental reports and/or geotechnical boring information; and
 - iii. A complete summary of property ownership and tenant history (including name of owner, years of operation at the property, and description of operations as applicable).

- b. Review the findings of a Title and Deed search, including Chain of Title information. In accordance with the Technical Rules, ownership history must date from when the land was naturally vegetated or farmland and tenant history must be provided back to at least 1983.
- c. Excel will also acquire and review the results of a Federal and State environmental database search for the subject property and surrounding properties including, but not limited to: NPL, CERCLIS, LUST, UST, RCRIS TSD, RCRIS-SQG, RCRIS-LQG, ERNS, SHWS, SWF/LF, FINDS, TSCA, NJ MAJOR, NJ SPILLS, NJ RELEASE. This review is intended to further identify recognized environmental conditions and/or potential AOCs and to obtain information regarding any reported spills or documented violations at or in the vicinity of the subject property.
- d. Available SanbornTM Fire Insurance Maps and historic aerial photographs for the property will be reviewed to confirm historic property use and to identify potential AOCs and/or further evaluate recognized environmental conditions.
- e. The County and Municipal officials (including Health Department, Building Department, and Fire Department) will be contacted for identification of any records of discharges or environmental incidents associated with the subject property or the properties within the immediate vicinity of the subject property.
- f. A Freedom of Information Act (FOIA) request will be submitted to the NJDEP to identify any environmental records associated with the subject property.

Task 2.0: Site Inspection and Interviews

In accordance with the Technical Rules, Excel will conduct a site inspection of the subject property to identify and further evaluate any potential AOCs and/or recognized environmental conditions related to current or past site uses or operations. Information obtained from the review of any previous environmental reports, the environmental database search, and the regulatory records will be used to focus and guide the site inspection. The site inspection will be focused on verification of potential AOCs and/or recognized environmental conditions identified through historic records review as well as identification of any additional issues and/or AOCs to determine if any further investigation is warranted as part of a SI.

Task 3.0: Data Interpretation, Report Preparation, and Technical Consulting

Excel will tabulate the results of the environmental database searches, summarize the findings of the historic document review, including aerial photograph and SanbornTM Fire Insurance Map review and interpretation, and outline the findings of the site inspection for inclusion in a PA Report that will meet the Technical Rules requirements. In addition to a discussion of potential AOCs and/or recognized environmental conditions as defined by the Technical Rules, the report will also include recommendations for any additional evaluation and/or investigation that may be warranted based on the results of the PA, if any. As indicated in Attachment A, the cost estimate includes issuance of one original and one copy of the final PA Report to the NJDEP.

Phase II – Site Investigation

Although the final SOW and procedures for the SI cannot be determined until the PA has been completed, the following section outlines an estimated investigation scope and procedures developed based on the information available at this time.

Once the PA results have been evaluated, the specific work scope for the SI will be finalized.

Based on the existing information, including former site uses and information regarding the condition of the property, the data indicate that a Phase II - SI will be warranted. The activities which are anticipated include the following:

Task 1.0: Soil Pile Characterization- This task includes characterization of 319,000 cubic yards soil for beneficial reuse at a local facility, the Brookfield Landfill. This task also includes collection of one sample per 2,500 cubic yards, compositing on a 5:1 basis, and analysis for VOC, SVOC, TAL Metals, Pest/PCB, Total CN, Asbestos, and pH for a total of 128 samples for analysis.

Task 2.0: Soil Quality Investigation - Based on preliminary information regarding the Site and Excel's professional knowledge and experience on sites with a similar operational history, the following outlines potential AOCs that may require investigation at the Site in areas outside of the footprint of the soil pile. In order to verify soil quality, the estimated SI scope of work includes the performance of an estimated 20 soil borings at the Site and the collection of soil samples for laboratory analysis. Two days onsite is the estimated duration for completion of the following activities:

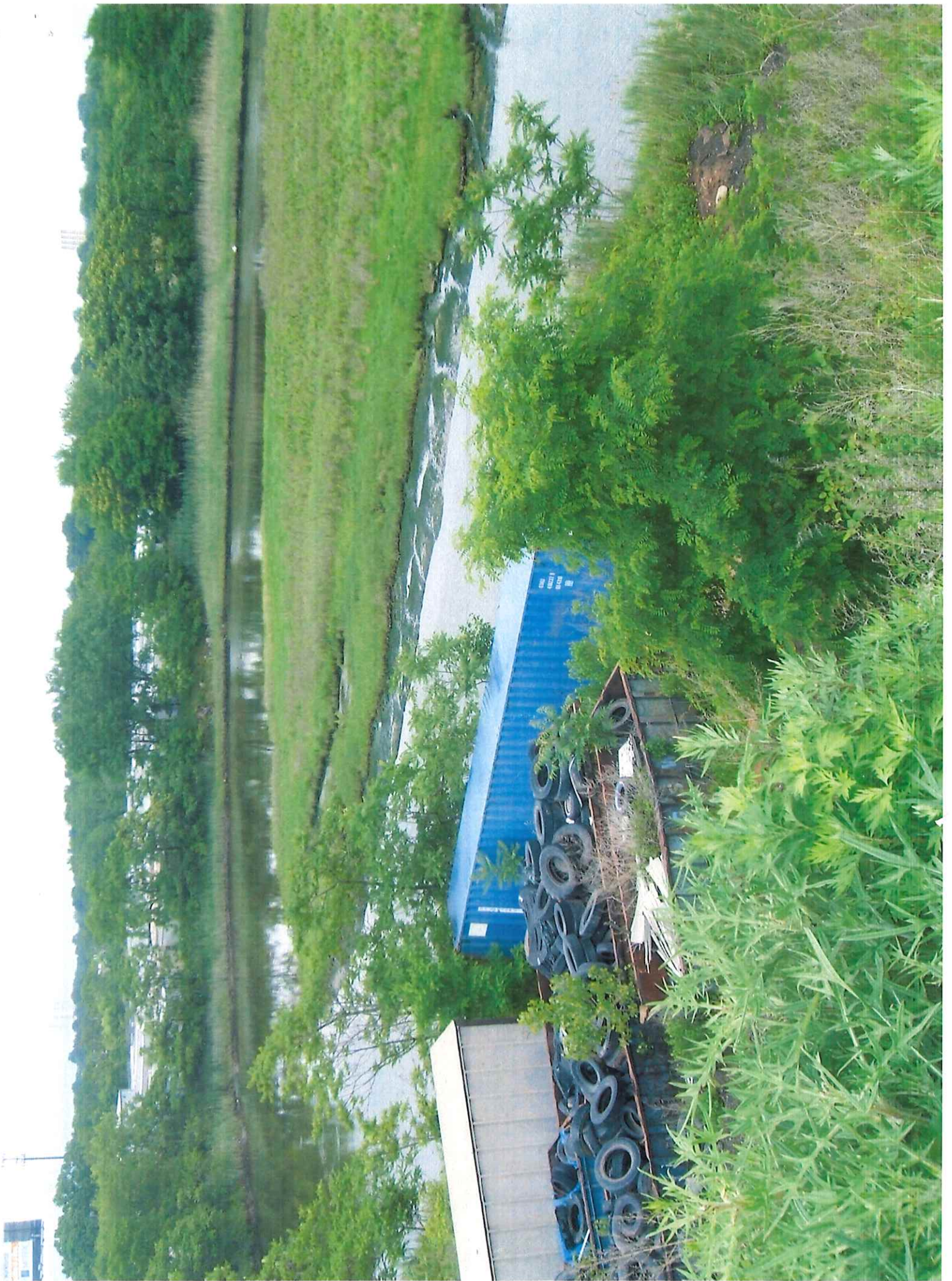
- **Surface Soil Quality Investigation** – Based on Excel's professional knowledge and experience working at similar sites, there is potential for surface soil quality to have been impacted by former activities at the Site. The proposed SI work scope therefore includes soil samples (biased towards areas of visible staining or other indications of an environmental concern) for field screening and laboratory analysis for total petroleum hydrocarbons (TPHC) and Priority Pollutant parameters with a forward library search (PP+40).
- **Suspected UST and AST Locations** – Based on Excel's professional knowledge and experience working at similar sites, there is a potential for the existence of USTs and aboveground storage tanks (ASTs). The proposed SI work scope therefore includes soil borings for field screening and laboratory analysis for each of the identified USTs and ASTs. Based on previous experiences, the USTs and ASTs likely contained fuel oil therefore the samples collected around the USTs and ASTs (total of seven samples) will be analyzed for Total Petroleum Hydrocarbons (TPHC) and Volatile Organic Compounds with a forward library search (VOC+10) and/or polycyclic aromatic hydrocarbons (PAHs). Since the contents of the tanks are not confirmed, the balance of the soil samples will be analyzed for TPHC with a 25 percent contingency at each location for PP+40.
- **Historic Fill** – Contaminated Historic Fill may underlie the property. The proposed SI work scope therefore includes additional soil borings for field screening and laboratory analysis at locations randomly selected across the site to evaluate the presence or absence of Historic Fill. Soil samples will be collected for PP+40 analyses to confirm the presence or nonpresence of Historic Fill.

Task 4.0: Groundwater Investigation - If soil contamination is identified, a groundwater investigation will be required in accordance with the Technical Rules. The proposed SI work scope therefore incorporates the installation of up to three monitoring wells along with surveying of soil boring and well locations and well casing elevations. One round of groundwater sampling with laboratory analysis for PP+40 is also included in the proposed SOW. A total of three days onsite are included for monitoring well installation and groundwater sampling.

Task 5.0: Reporting - Once the SI has been completed, a SI Report will be prepared in accordance with the Technical Rules (N.J.A.C. 7:26E-3.13).







BUDGETARY COST ESTIMATE
Pennval Road Redevelopment Area
Block 531.B, Lot 100
Pennval Road
Township of Woodbridge, Middlesex County, New Jersey

PRELIMINARY ASSESSMENT

Task 1.0 Review of Historical Documents, Acquisition and Review of Environmental Database Search, Aerial Photographs, and Deed Search

Labor:

Senior Scientist/Geologist	2 hours @	\$125.00 /hour	\$250.00
Staff Scientist/Geologist II	4 hours @	\$85.00 /hour	\$340.00
Administrative Assistant	2 hours @	\$75.00 /hour	\$150.00
Total Labor			\$740.00

Materials:

Environmental Database Search	\$325.00
Deed Search (single lot)	\$250.00
Total Materials	\$575.00

TASK 1.0 TOTAL	\$1,315.00
-----------------------	-------------------

Task 2.0 Site Inspection and Interviews with Site Personnel

Labor:

Senior Scientist/Geologist	4 hours @	\$125.00 /hour	\$500.00
Total Labor			\$500.00

Travel:

Vehicle	1 day @	\$100.00 /day	\$100.00
Total Travel			\$100.00

TASK 2.0 TOTAL	\$600.00
-----------------------	-----------------

Task 3.0 Data Interpretation, Report Preparation, and Technical Consulting

Labor:

Senior Scientist/Geologist	2 hours @	\$125.00 /hour	\$250.00
Project Geologist/Scientist I	4 hours @	\$95.00 /hour	\$380.00
Staff Scientist/Geologist II	12 hours @	\$85.00 /hour	\$1,020.00
CADD Operator	2 hours @	\$75.00 /hour	\$150.00
Administrative Assistant	4 hours @	\$75.00 /hour	\$300.00
Total Labor			\$2,100.00

TASK 3.0 TOTAL	\$2,100.00
-----------------------	-------------------

PA TOTAL	\$4,015.00
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BUDGETARY COST ESTIMATE
Pennval Road Redevelopment Area
Block 531.B, Lot 100
Pennval Road
Township of Woodbridge, Middlesex County, New Jersey

SITE INVESTIGATION

Task 1.0 Soil Pile Characterization

5 Day Task: Characterization of 319,000 cubic yards soil for beneficial reuse at a local facility. Includes collection of one sample per 2,500 cubic yards, compositing on a 5:1 basis, and analysis for Priority Pollutant plus 40 analysis, Asbestos, and pH for a total of 128 samples for analysis. Sampling and analysis based on the requirements of Brookfield Landfill.

Labor:

Principal	2 hours @	\$275.00 /hour	\$550.00
Sr. Project Manager	10 hours @	\$175.00 /hour	\$1,750.00
Remediation Site Manager	50 hours @	\$125.00 /hour	\$6,250.00
Project Scientist/Geologist I	50 hours @	\$95.00 /hour	\$4,750.00
Total Labor			\$13,300.00

Materials and Equipment:

2 Personal Protection Equipment	5 days @	\$15.00 /day	\$150.00
2 Soil Sampling Equipment	5 days @	\$10.00 /day	\$100.00
Vehicle	5 days @	\$90.00 /day	\$450.00
Total Materials and Equipment			\$700.00

Outside Services:

Excavator	5 days @	\$1,500.00 /day	\$7,500.00
Soil Pile Characterization (Test America - 2 week turnaround)			\$65,024.00
128 Priority Pollutant plus 40 Analysis	473 /sample	\$60,544.00	
128 Asbestos (PLM EPA)	25 /sample	\$3,200.00	
128 pH (9045)	10 /sample	\$1,280.00	

15% Fee on Outside Services \$10,878.60

Total Outside Services \$83,402.60

TASK 1.0 TOTAL **\$97,402.60**

BUDGETARY COST ESTIMATE
Pennval Road Redevelopment Area
Block 531.B, Lot 100
Pennval Road
Township of Woodbridge, Middlesex County, New Jersey

Task 2.0 Soil Quality Investigation

Up to 20 soil borings will be conducted to evaluate soil quality in the vicinity of AOCs identified at the site (approximately one day onsite for this task).

Labor:

Project Geologist/Scientist I	12 hours @	\$95.00 /hour	\$1,140.00
Total Labor			\$1,140.00

Materials and Equipment:

Personal Protection Equipment	1 day @	\$20.00 /day	\$20.00
MiniRae PID	1 day @	\$85.00 /day	\$85.00
Vehicle	1 day @	\$100.00 /day	\$100.00
Total Materials and Equipment			\$205.00

Outside Services:

Driller			\$3,200.00
---------	--	--	------------

Analytical Services for Soil Samples

TPHC	8 samp @	\$125.00 /samp	\$1,000.00
PP+40	2 samp @	\$625.00 /samp	\$1,250.00
VOC+10 w/Encores	2 samp @	\$140.00 /samp	\$280.00
Field Blank	2 samp @	\$750.00 /samp	\$1,500.00
Trip Blank	1 samp @	\$110.00 /samp	\$110.00

Outside Services Subtotal \$7,340.00

15% Fee on Outside Services \$1,101.00

Total Outside Services \$8,441.00

TASK 2.0 TOTAL \$9,786.00

Task 3.0 Monitoring Well Installation

Includes the installation of up to three monitoring wells along with surveying and elevations (approximately two days onsite for this task).

Labor:

Project Geologist/Scientist I	20 hours @	\$95.00 /hour	\$1,900.00
Total Labor			\$1,900.00

Materials and Equipment:

Personal Protection Equipment	2 days @	\$20.00 /day	\$40.00
MiniRae PID	2 days @	\$85.00 /day	\$170.00
Drums	4 drums @	\$55.00 /drum	\$220.00
Interface Probe	2 days @	\$50.00 /day	\$100.00
Vehicle	2 days @	\$100.00 /day	\$200.00

Total Materials and Equipment \$730.00

Outside Services:

Surveyor			\$1,100.00
Driller			\$5,800.00

Outside Services Subtotal \$6,900.00

15% Fee on Outside Services \$1,035.00

Total Outside Services \$7,935.00

TASK 3.0 TOTAL \$10,565.00

BUDGETARY COST ESTIMATE
Pennval Road Redevelopment Area
Block 531.B, Lot 100
Pennval Road
Township of Woodbridge, Middlesex County, New Jersey

Task 4.0 Groundwater Sampling and Analysis

Includes sampling three wells. Cost includes the analysis for PP+40 (approximately one day onsite for this task).

Labor:

Project Geologist/Scientist I	12 hours @	\$95.00 /hour	\$1,140.00
Total Labor			\$1,140.00

Materials and Equipment:

Personal Protection Equipment	1 day @	\$20.00 /day	\$20.00
55-gallon drums	3 drums @	\$55.00 /drum	\$165.00
MiniRae PID	1 day @	\$85.00 /day	\$85.00
Groundwater Sampling Equipment	1 day @	\$250.00 /day	\$250.00
Vehicle	1 day @	\$100.00 /day	\$100.00
Total Materials and Equipment			\$620.00

Outside Services:

Analytical Services for Water Samples

PP+40	3 samp @	\$725.00 /samp	\$2,175.00
Field Blanks	1 samp @	\$725.00 /samp	\$725.00
Trip blanks	1 samp @	\$110.00 /samp	\$110.00
Laboratory Subtotal			\$3,010.00
15% Fee on Outside Services			\$451.50
Total Outside Services			\$3,461.50

TASK 4.0 TOTAL \$5,221.50

Task 5.0 Preparation of the SI Report

Labor:

Senior Scientist/Geologist	8 hours @	\$125.00 /hour	\$1,000.00
Project Geologist/Scientist I	24 hours @	\$95.00 /hour	\$2,280.00
Staff Scientist/Geologist II	24 hours @	\$85.00 /hour	\$2,040.00
CAD Operator	6 hours @	\$75.00 /hour	\$450.00
Administrative Assistant	8 hours @	\$75.00 /hour	\$600.00
Total Labor			\$6,370.00

TASK 5.0 TOTAL \$6,370.00

Task 6.0 Technical Consulting/NJDEP Negotiation and Communication/Project Management

Includes technical consulting and professional support that will be provided during the course of the project regarding evaluation and negotiation of remedial action costs, identifying and evaluating cost-savings strategies that are available for the property. Also includes client and attorney communications, expert consultation and technical negotiations regarding work scope, resolution of technical/regulatory issues, and overall project management including schedule and budget control.

Labor:

Equal to 10% of SI costs for Tasks 1.0 through 5.0

TASK 6.0 TOTAL \$13,420.00

SITE INVESTIGATION TOTAL \$142,765.10

PROJECT TOTAL \$146,780.10

**NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION
Hazardous Discharge Site Remediation Fund**

Applicant Status (check one):

☒ Public Entity ☐ Private Entity
☐ Non-Profit Organization

Applicant Funding Request (check one):

☐ Loan Amount Requested \$ _____
☒ Grant Amount Requested \$ _____

1. APPLICANT INFORMATION (please print or type)

Name _____ Township of Woodbridge
Address _____ 1 Main Street
City _____ Woodbridge State _____ NJ Zip Code _____ 07095
Phone _____ 732-634-4500 Fax _____
Social Security Number _____ Tax Identification Number _____
Businesses: SIC _____ NIAC _____

2. CONTACT INFORMATION

☐ Check here if contact information is the same as above (proceed to Question #3)

Contact Person _____ Caroline Ehrlich Title _____ Chief of Staff
Affiliation _____ Township of Woodbridge
Address _____ 1 Main Street
City _____ Woodbridge State _____ New Jersey Zip Code _____ 07095
Phone _____ 732-602-6015 Fax _____ 732-602-6016

3. SITE OWNERSHIP INFORMATION

☐ Check here if contact information is the same as Question #1 (proceed to Question #4)

Name _____ See Attachment 1 for current owner information.
Address _____
City _____ State _____ Zip Code _____

RECEIVED
MAY 28 2009
NJDEP
OFFICE OF BROWNFIELD REUSE

4. SITE INFORMATION (location where remediation will be conducted)

Name See Attachment 2 for site information.

Address _____

City _____ State _____ Zip Code _____

County _____

Block _____ Lots _____

4A. Is this site known by any other name(s) [a.k.a.]?

YES _____ NO X _____ If Yes, please provide other name(s) _____

4B. Is this site on the New Jersey Known Contaminated Site List (KCLS)?

Block 531, Lot 1 Fibrenetics, Inc.

YES X _____ NO _____ If yes, provide CSL ID # G000042792 _____

Block 523, Lots 1, 2, and 4 American Cyanamid Company

YES X _____ NO _____ If yes, provide CSL ID # 003382 _____

All other properties

YES _____ NO X _____

5. NJDEP OVERSIGHT DOCUMENT

Is the Applicant (or any other party) currently performing a remediation at the site under a NJDEP oversight document (i.e., Memorandum of Agreement or Administrative Consent Order), the Industrial Site Recovery Act (ISRA) or the Underground Storage Tank (UST) program?

YES _____ If yes, provide Case Manager _____ and Case No. _____

NO X _____ If no, complete the appropriate MOA application in Part 5 or Part 6.

6. VIOLATIONS, PENALTIES & FEES

Any applicant that is not in compliance with all applicable NJDEP rules must submit a written description and explanation for noncompliance including a list of all violations and outstanding fees and penalties to be provided below. Applicant's must specify whether the violations, fees or penalties are currently being contested in a manner prescribed by law and whether the violations, fees and penalties resulted from a lack of financial resources to perform required remediation.

None

7. OTHER FUNDING SOURCES

Applicant shall list all other sources of financial assistance available for the required remediation, including insurance coverage, other State program funding (i.e., UST Fund, 75% Brownfield Reimbursement). If none, check here X .

8. TYPE OF FINANCIAL ASSISTANCE REQUESTED

A brief description of the different types of grants and loans is provided as part of the HDSRF FACT SHEET for your assistance in determining the appropriate category. Please review the information provided in the HDSRF FACT SHEET and check all categories that apply.

Category 1 - Loans (Private Entities)

 Loan for a private entity, for remediation of real property located in a qualifying municipality as defined in section 1 of P.L. 1978, c.14.

Category 2 - Grants and Loans

Public Entities

- (i) **Grant** to perform a Preliminary Assessment, Site Investigation, Remedial Investigation, and Remedial Action for a property that is located within a **Brownfield Development Area**.
- (ii) **Matching grant** for up to 75% of the remedial action costs for a property that will be redeveloped for **Recreation and/or Conservation** purposes.
- Matching grant** for up to 50% of the remedial action costs for a property that will be redeveloped for **Affordable Housing**.
- (iii) X **Grant** to perform a Preliminary Assessment, Site Investigation or Remedial Investigation. The public entity must hold a tax sale certificate or own real property (via foreclosure or other similar means) or have passed a resolution to acquire by voluntary conveyance. Please check the appropriate ownership interest: tax sale certificate , foreclosure/owner X , and/or voluntary conveyance for the purpose of redevelopment X .
- (iv) **Loan** for the implementation of a remedial action.
- (v) **Loan** for sites that have been contaminated by a discharge of a hazardous substance or at which there is an imminent and significant threat of a discharge to a drinking water source, human health, or sensitive ecological area.

Private Entities

 Loan for a private entity for remediation activities at sites that have been contaminated by a discharge of a hazardous substance or at which there is an imminent and significant threat of a discharge to a drinking water source, human health, or sensitive ecological area.

Category 3 - Loan (Private Entities)

- ☐ **Loan** for a private entity, who voluntarily undertakes the remediation of a hazardous substance or hazardous waste discharge, and who have not been ordered to undertake the remediation by the Department or by a court.

Category 4 - Grant (Private Entities)

- ☐ **Innocent party grant** for a private entity who owns real property on which there has been a discharge of a hazardous substance or a hazardous waste and that person qualifies as an innocent party.

Category 5 - Grants and Loans (Public and Private Entities)

- (a) ☐ **Loan** for a private entity who own and plan to remediate an environmental opportunity zone for which an exemption from real property taxes has been granted by the municipal government.
- (b) ☐ **Matching grant** for up to 25% of the project costs to qualifying public and private entities who perform a remedial action that uses an **innovative technology** or implements a **limited restricted use or an unrestricted use** remedial action. Eligible private entities must have a net worth of no more than \$2 million.

Non-Profit Organization

- ☐ **Grant** for a 501(c)(3) non-profit organization to perform a Preliminary Assessment, Site Investigation, and Remedial Investigation

9. SCOPE OF WORK

Scope of Work (SOW) proposals for necessary remediation activities must be consistent with the Technical Requirements for Site Remediation (N.J.A.C. 7:26E). Applications submitted without a detailed SOW cannot be processed.

Detailed SOW attached? ☒ YES ☐ NO

10. COST ESTIMATES

A detailed cost estimate (i.e., time and materials) for the proposed SOW must be submitted with the application. Applications submitted without a detailed cost estimate cannot be processed.

Detailed cost estimate/bids attached? ☒ YES ☐ NO

11. GENERAL CERTIFICATION

A signed and notarized certification attesting to the accuracy of the information provided in the application must be submitted as part of the application package (See Part 2).

General Certification attached? ☒ YES ☐ NO

12. INNOCENT PARTY GRANT APPLICANTS

Innocent party (IP) grant applicants must have received NJDEP approval for the proposed work and must include a detailed cost estimate for the proposed work. IP grant applicants must include a copy of the real property deed demonstrating ownership history.

Copy of SI/RI approval letter attached? ☐ YES ☐ NO
Remedial action cost estimate attached? ☐ YES ☐ NO

IP grants are available to parties that meet specific criteria outlined in the attached IP grant certification. A signed and notarized certification must also be submitted as part of the application package (See Part 3).

IP Grant Certification attached? ☐ YES ☐ NO

13. MATCHING GRANT APPLICANTS (Private Entities Only)

Matching grants are available to private and public entities that implement an innovative technology or a limited restricted or unrestricted use remedial action. Eligible applicants (private entities only) must have a net worth of not more than \$2 million. A signed and notarized certification must also be submitted as part of the application package for private entities (See Part 4).

Matching Grant Certification attached? ☐ YES ☐ NO

14. MEMORANDUM OF AGREEMENT

A Memorandum of Agreement (MOA) is required for all applicants in order to be eligible for financial assistance. Residential and non-residential MOA applications are attached for submission with the application (See Parts 5 and 6).

MOA attached? ☒ YES ☐ NO

15. LOAN APPLICANTS

Loan applicants must demonstrate that they cannot obtain commercial funding by submitting two denial letters from a lending institution.

Two denial letters attached? ☐ YES ☐ NO

16. FINANCIAL INFORMATION (Homeowners, Businesses, and Private Matching Grant Applicants)

Homeowners must submit Federal tax returns for the last three years. Businesses and private matching grant applicants must attach business as well as personal financial statements for the last three years.

Three tax returns attached? ☐ YES ☐ NO

17. COPIES

In order to process your application, you must submit ONE original and ONE copy of the application.

Original and copy attached? ☒ YES ☐ NO

THIS CERTIFICATION IS REQUIRED FOR ALL APPLICANTS APPLYING TO THE FUND

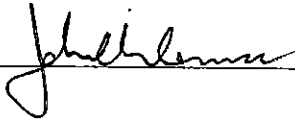
**NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
HDSRF FUND GENERAL CERTIFICATION**

This certification shall be signed as follows:

for a corporation, by a principal executive officer, at least the level of vice president;
for a partnership, by a general partner;
for a sole proprietorship, by the proprietor;
for other than above (i.e. homeowner/individual), the person with legal responsibility for the site.

I certify under penalty of law that I have personally examined and am familiar with the information submitted herein and all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, 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 aware that if I knowingly direct or authorize the violation of any statute, I am personally liable for the penalties.

Signature

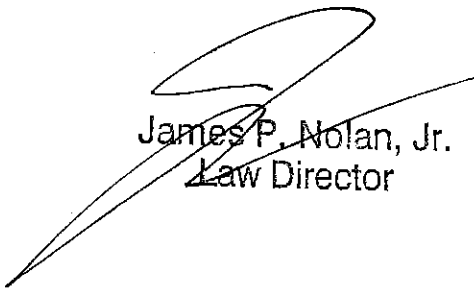


John E. McCormac / Mayor

Name/Title

Township of Woodbridge

Company



James P. Nolan, Jr.
Law Director

Sworn to and Subscribed Before Me

On this date of May 6, 2009



ERIKA A. HERCEK

NOTARY PUBLIC OF NEW JERSEY

NotaryMy Commission Expires 10/23/2011

**ATTACHMENT 1
PENNVAl ROAD REDEVELOPMENT AREA
MULTI-SITE HDSRF APPLICATION
SITE OWNERSHIP INFORMATION**

Block 523, Lots 1, 2, and 4

Name Rick Matera
Firm/Municipality Cutters Dock Properties, LLC Telephone # 732-596-1818 x 614
Address 3 Pennval Road, PO Box 456
City Woodbridge State New Jersey Zip Code 07095

Block 523, Lot 3

Name _____
Firm/Municipality Chevron USA, Inc. Telephone # _____
Address PO Box 285
City Houston State Texas Zip Code 77001

Block 531, Lot 1

Name Herb Segars
Firm/Municipality Fibrenetics, Inc Telephone # 732-636-5670
Address 2 Cutters Dock Road, PO Box 632
City Woodbridge State New Jersey Zip Code 07095

Block 531, Lot 2

Name _____
Firm/Municipality Seaside Properties, LLC Telephone # _____
Address PO Box 456
City Woodbridge State New Jersey Zip Code 07095

ATTACHMENT 1 (cont.)
PENNVAl ROAD REDEVELOPMENT AREA
MULTI-SITE HDSRF APPLICATION
SITE OWNERSHIP INFORMATION

Block 531.A, Lots 1, 1.A, 2, 3, and Block 531, Lot 3

Name Everest Cruz
Firm/Municipality Pennval Associates, LP Telephone # 732-772-1140
Address 960 Holmdel Road, Building 11
City Holmdel State New Jersey Zip Code 07733

Block 531.B, Lot 1.B.1

Name _____
Firm/Municipality Pennval Associates, LP Telephone # _____
Address 960 Holmdel Road, Building 2
City Holmdel State New Jersey Zip Code 07733

Block 531.B, Lot 1.C

Name _____
Firm/Municipality PA A & WDGE R R Co. Telephone # _____
Address 690 Whitehead Road
City Trenton State New Jersey Zip Code 08648

Block 531.B, Lot 100

Name Tom Giordano
Firm/Municipality Spector-Woodbridge Co., LLC Telephone # 732-634-5282
Address 156 Second Street
City Perth Amboy State New Jersey Zip Code 08862

**ATTACHMENT 1 (cont.)
PENNAVAL ROAD REDEVELOPMENT AREA
MULTI-SITE HDSRF APPLICATION
SITE OWNERSHIP INFORMATION**

Block 540.G, Lot 10 and Block 541, Lots 9.A, 10.A, and 12

Name Peter Calafati
Firm/Municipality Brisco Co., Inc. Telephone # 732-833-8125
Address PO Box 304
City Wickatunk State New Jersey Zip Code 07765

Block 541, Lot 8

Name _____
Firm/Municipality Township of Woodbridge Telephone # 732-634-4500
Address 1 Main Street
City Woodbridge State New Jersey Zip Code 07095

Block 541, Lot 11

Name Gina Belanger
Firm/Municipality Trillman Jones, Inc. Telephone # _____
Address 3220 Elkhead Road
City Yoncalla State Oregon Zip Code 97499

Block 730 , Lots 1 and 1.B

Name _____
Firm/Municipality Township of Woodbridge Telephone # 732-634-4500
Address 1 Main Street
City Woodbridge State New Jersey Zip Code 07095

**ATTACHMENT 2
PENNVAL ROAD REDEVELOPMENT AREA
MULTI-SITE HDSRF APPLICATION
SITE INFORMATION**

35 Cutters Dock Road

Name 35 Cutters Dock Road

Address 35 Cutters Dock Road

City Woodbridge State New Jersey Zip Code 07095

County Middlesex

Block 523 Lots 1, 2, and 4

Chevron

Name Chevron

Address Cutters Dock Road

City Woodbridge State New Jersey Zip Code 07095

County Middlesex

Block 523 Lot 3

Fibernetics

Name Fibernetics

Address 2 Cutters Dock Road

City Woodbridge State New Jersey Zip Code 07095

County Middlesex

Block 531 Lot 1

ATTACHMENT 2 (cont.)
PENNVAL ROAD REDEVELOPMENT AREA
MULTI-SITE HDSRF APPLICATION
SITE INFORMATION

Seaside Properties

Name Seaside Properties
Address 34 Cutters Dock Road
City Woodbridge State New Jersey Zip Code 07095
County Middlesex
Block 531 Lot 2

Pennval Associates

Name Pennval Associates
Address Cutters Dock Road and Pennval Road
City Woodbridge State New Jersey Zip Code 07095
County Middlesex
Block 531.A Lots 1, 1.A, 2, and 3 and Block 531 Lot 3

222 Pennval Road

Name 222 Pennval Road
Address 222 Pennval Road
City Woodbridge State New Jersey Zip Code 07095
County Middlesex
Block 531.B Lot 1.B.1

ATTACHMENT 2 (cont.)
PENNVAl ROAD REDEVELOPMENT AREA
MULTI-SITE HDSRF APPLICATION
SITE INFORMATION

PA A & WDGE R R Co

Name PA A & WDGE R R Co.
Address Pennval Road
City Woodbridge State New Jersey Zip Code 07095
County Middlesex
Block 531.B Lot 1.C

Spector

Name Spector
Address Pennval Road
City Woodbridge State New Jersey Zip Code 07095
County Middlesex
Block 531.B Lot 100

Brisco Company

Name Brisco Company
Address Pennval Road
City Woodbridge State New Jersey Zip Code 07095
County Middlesex
Block 540.G Lot 10 and Block 541 Lots 9.A, 10.A, and 12

**ATTACHMENT 2 (cont.)
PENNSYLVANIA ROAD REDEVELOPMENT AREA
MULTI-SITE HDSRF APPLICATION
SITE INFORMATION**

Woodbridge Avenue

Name Woodbridge Avenue
Address Woodbridge Avenue
City Woodbridge State New Jersey Zip Code 07095
County Middlesex
Block 541 Lot 8

J.B. Bishop/Portland Trucks

Name J.B. Bishop/Portland Trucks
Address Woodbridge Avenue
City Woodbridge State New Jersey Zip Code 07095
County Middlesex
Block 541 Lot 11

28 Woodbridge Creek

Name 28 Woodbridge Creek
Address 28 Woodbridge Creek
City Woodbridge State New Jersey Zip Code 07095
County Middlesex
Block 730 Lots 1 and 1.B

TO BE COMPLETED BY ALL PUBLIC ENTITIES

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
HAZARDOUS DISCHARGE SITE REMEDIATION FUND
Municipal Program

PRELIMINARY QUESTIONNAIRE

PLEASE NOTE THAT ONLY PUBLIC ENTITIES NEED TO FILL OUT THIS ATTACHMENT

In order to expedite the processing of grant or loan application for public entities at the NJEDA, please complete this Preliminary Questionnaire and return it to the NJDEP as part of the HDSRF application. NJDEP will forward this information to the NJEDA once your application has been approved. If you have any questions about available financial assistance, please call the NJEDA at (609) 341-2723.

1. Applicant: Township of Woodbridge
Project Name: Pennval Road Redevelopment Area
2. Please indicate the estimated project start date. (Note that projects may not start until after receiving NJDEP approval.)
Start Date: June 2009
3. Please list the current owner of the project site:
See Attachment 1 for current owner information.
4. If you are not the owner, do you hold a tax sales certificate for the property?
☐ Yes ☒ No

When was the tax sale certificate obtained?

Date: _____

PLEASE PROVIDE A COPY OF PROPERTY OWNERSHIP, SUCH AS TAX SALE CERTIFICATE, FORECLOSURE PAPERS, ETC. WITH THIS APPLICATION.

5. Describe any pending or threatened litigation related to the project site.
None

6. Please describe any other pending issues that could delay grant/loan closing.
None

7. If the financial assistance for which you are applying will not cover the full cost of your project, such as the removal of underground storage tanks, please identify other funding sources:

☐ Issuance of Bonds \$ _____
☐ Capital Budget Expenditure \$ _____
☐ Other, please describe _____

LOAN APPLICANTS, PLEASE ANSWER QUESTIONS 8 THROUGH 11:

8. Please indicate the length of term, up to ten years, you desire for this loan. (Note that this term must be coterminous with all additional project financing.)

_____ Years

9. Please indicate if your municipality will need Local Finance Board Approval to participate in this program (i.e. are you within your legal debt limit?)

☐ Yes, please state reason below
☐ No

10. If you currently hold a tax sale certificate or have acquired the site through foreclosure, do you intend to sell the remediated property and return it to your tax rolls within the next two years?

☐ Yes
☐ No

11. If you answered yes to question 10, please indicate whether you would like a moratorium on principal and interest payments up to a maximum of two years.

☐ Yes, I request a payment moratorium of _____ years
☐ No

12. Please provide additional comments in the space below.

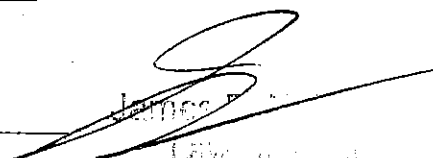
Certification: By their signature below, the undersigned, a duly authorized representative of the above unit of local government, hereby certifies on behalf of the local government that the information contained herein is true, complete and correct in all respects as of the date hereof.

Signature: _____

Date: 5/6/09

Name (print): John E. McCormac

Title: Mayor Township of Woodbridge


John E. McCormac
Mayor Township of Woodbridge

25

MAY 6 2009

TOWNSHIP OF WOODBRIDGE
RESOLUTION 25 -09

**A RESOLUTION AUTHORIZING EXCEL ENVIRONMENTAL
RESOURCES, INC. TO APPLY FOR GRANT FUNDING BY THE
NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
FOR SITE ASSESSMENT AT PROPERTIES WITHIN THE PENNVAL ROAD
REDEVELOPMENT AREA IN THE TOWNSHIP OF WOODBRIDGE, NEW
JERSEY**

WHEREAS, the State of New Jersey Department of Environmental Protection through the Hazardous Discharge Site Remediation Fund, has grant funds available to municipalities for the purpose of funding preliminary assessments, site investigations and/or remedial investigations to determine the existence or extent of hazardous substance discharge conditions on properties; and

WHEREAS, the Township of Woodbridge wishes to conduct a preliminary assessment, site investigation and /or remedial investigations with respect to the following parcels:

1. Block 523, Lot 1 (Additional Lots 2 and 4) - 35 Cutters Dock Road;
2. Block 523, Lot 3 - Chevron;
3. Block 531, Lot 1 - Fibernectis, Inc;
4. Block 531, Lot 2 - Seaside Properties, LLC;
5. Block 531.A, Lot 1 (Additional Lots 1A, 2, 3; Block 531, Lot 3) - Pennval Associates LP;
6. Block 531.B, Lot 100 - Spector;
7. Block 531 B, Lot 1C - PA A & WDGE R R Co;
8. Block 531 B, Lot 1B1 - Pennval Associates LP;
9. Block 540.G, Lot 10; Block 541, Lots 9.A and 10.A (Additional Lot 12) - Briscoe Company;
10. Block 541, Lot 11 - J.B. Bishop / Portland Trucks;
11. Block 541, Lot 8 - Township of Woodbridge; and
12. Block 730, Lot 1 - Township of Woodbridge.

WHEREAS, Excel Environmental Resources, Inc. is qualified to prepare and submit all Applications for such funding;

WHEREAS, the Township of Woodbridge adopted the Pennval Road Redevelopment Plan on ~~10/20/2009~~ which includes the properties listed above and finds that a realistic opportunity exists for redevelopment within a three year period after the completion of the remediation of this site; and

WHEREAS, the Township of Woodbridge owns or intends to acquire the properties through voluntary conveyance or other means provided by law;

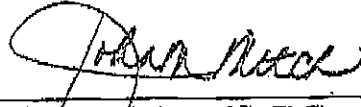
NOW THEREFORE BE IT RESOLVED by the Township Council of the Township of Woodbridge, in the County of Middlesex, and State of New Jersey as follows:

1. Excel Environmental Resources, Inc. is hereby authorized and directed to apply for grant funding in order to conduct preliminary assessments, site investigation, and or/remedial investigations for the above-described parcels.
2. The Mayor and other appropriate Township Officials are authorized to execute any and all documents necessary in order to apply for the aforesaid grant.
3. In the event that funding is approved pursuant to a grant issued in favor of the Township of Woodbridge, Excel Environmental Resources, Inc. shall be authorized and directed to implement preliminary assessments, site investigations and/or remedial investigations for the above described parcels in accordance with a contract to be approved by the Township and the NJDEP, but only to the extent that NJDEP grant funds are available for payment for the aforesaid services.

ADOPTED: MAY 05 2009

I hereby certify that the above is true and exact copy of the Resolution adopted by the Municipal Council of the Township of Woodbridge at their Regular Meeting held on

MAY 05 2009


John M. Mitch, RMC, CMR
Municipal Clerk

PENNVALL ROAD REDEVELOPMENT PLAN

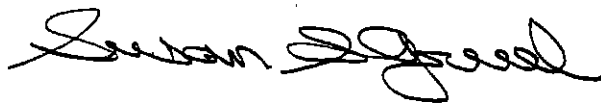
**Township of Woodbridge
Middlesex County, New Jersey**

November, 2008

Prepared by

Heyer, Gruel & Associates
Community Planning Consultants
63 Church Street, 2nd Floor
New Brunswick, New Jersey 08901
732-828-2200

The original of this report was signed and
sealed in accordance with N.J.S.A. 45:14A-12.



Susan S. Gruel, P.P. #1955

Jeffrey Perlman, AICP, P.P. #33LI00604200

INTRODUCTION

The Pennval Road Redevelopment Plan presents an opportunity to comprehensively redevelop the portion of the Township located in the Woodbridge proper section of Woodbridge. The Redevelopment Area (Area) consists of thirteen (13) parcels and 107 acres, generally defined by Woodbridge Avenue and the Woodbridge River to the east; Pennval Road and the New Jersey Turnpike to the north; the New Jersey Transit North Jersey Coast line to the west; and the southern boundary line of Woodbridge Township in the south (see Area map).

In response to the physical and economic conditions in Pennval Road Area, the Township Council requested in November 2007 that the Planning Board evaluate the Area. As a result, the formal redevelopment process was initiated. The Township Council adopted a resolution designating the area as an area in need of redevelopment pursuant to the Local Redevelopment & Housing Law, N.J.S.A. 40A:12A-1, *et seq.*

STATUTORY REQUIREMENTS

According to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1, *et seq.*), the Redevelopment Plan shall include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:

1. Its relationship to definitive local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
2. Proposed land uses and building requirements in the project area;
3. Adequate provision for the temporary and permanent relocation as necessary of residents in the project area including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;
4. An identification of any property within the Redevelopment Area proposed to be acquired in accordance with the Redevelopment Plan;
5. Any significant relationship of the Redevelopment Plan to:
 - The Master Plans of contiguous municipalities;
 - The Master Plan of the County in which the municipality is located; and
 - The State Development and Redevelopment Plan adopted pursuant to the "State Planning Act" PL 1985, C398 (C52:18A-196 *et al.*).

PLANNING CONTEXT

Pennval Road – Redevelopment Area and Location

The Township of Woodbridge is 24.2 square miles in size and is located in northeastern Middlesex County. The Township of Woodbridge is bordered by Clark Township, the City of Rahway, The City of Linden, and the Borough of Carteret to the north; the Arthur Kill and the City of Perth Amboy to the east; the Raritan River to the south; and Edison Township to the west.

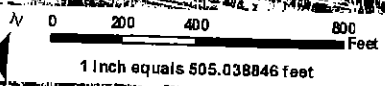
The Redevelopment Area (Area) consists of thirteen (13) parcels on approximately 107 acres within blocks 523, 524, 531, 531.01, 531.02, 540.07, 541, and 730 within the Woodbridge proper section of the Township. The area is generally defined by Woodbridge Avenue and the Woodbridge River to the east; Pennval Road and the New Jersey Turnpike to the north; the New Jersey Transit North Jersey Coast line to the west; and the southern boundary line of Woodbridge Township in the south. One parcel, Block 730, lot 1 is located on the east side of the Woodbridge Creek and lacks frontage along a publicly improved roadway.

PLAN PRINCIPLES:

The Township of Woodbridge is in a position to embark on an innovative approach to redevelop properties in the Pennval Road Redevelopment Area in a way that can promote business development and create jobs for the residents of Woodbridge and the region. Strategies being pursued with great success in New Jersey and elsewhere are the development of "Business and Technology Incubators" and "Sustainable Energy and Business Clusters".

Business & Technology Incubators

A business incubator is defined as *"a business support process that accelerates the successful development of start-up and fledging companies by providing entrepreneurs with an array of targeted resources and services"* (National Business Incubation Association). The primary goal of a business incubator is to produce firms that are financially viable and sustainable, and capable of commercializing the new technologies developed in the incubation. A wide variety of services are offered by incubators, including financial assistance, management guidance, technical assistance, consulting, and networking that are tailored to small companies. Rental space for research and development, flexible leases, shared business services and equipment, technology support services, and assistance in obtaining financing for company growth are also offered to businesses located in the incubator.



Township of Woodbridge
Middlesex County, New Jersey

PENNVAL ROAD REDEVELOPMENT AREA

1:6,060

November 2008



Streams
Pennval Road Redevelopment Area

There are several types of incubators that support small start-up companies in several sectors of the economy. Business and technology incubators include those supporting biotechnology and medical research, clean and alternative energy, information technology, and innovative manufacturing processes. Some have become "mixed-use" incubators, defined as those incubators that encourage the development of firms from the light industrial, technology, and service sectors. Recent incubators include food processing, medical technologies, space and ceramics technologies, arts and crafts, and software development. Others promote microenterprise creation, the needs of women and minorities, environmental endeavors, and telecommunications. Often times, business and technology incubators partner with colleges and universities where scientists and engineers work collaboratively with start-up businesses in applied research projects to encourage innovation and commercialization of new technologies.

Sustainable Energy and Technology Businesses Clusters

An industry cluster is defined as *"a geographically proximate group of interconnected companies and associated institutions in a particular field, including product producers, service providers, suppliers, universities, and trade associations. Clusters arise out of the linkages or externalities that span across industries in a particular location"* (Clallam County Economic Development Council, 2003). Businesses within the cluster can range from small and medium-sized businesses occupying a small footprint within the cluster, to larger companies that can serve as "anchors" within the cluster.

Sustainable Energy and Business Clusters are defined as a group of industrial businesses and land uses engaged in the research, design, development, manufacturing, processing, marketing (and the combinations of such activities) of products or services associated with local, national, and international sustainable energy and environmental industries. The sustainable energy cluster can be separated into two broad categories of firms; those that produce renewable energy and related products and services; and those which develop products and processes to increase consumer, commercial, and industrial energy efficiency.

The constituent sectors that underpin Sustainable Energy and Environmental Business Clusters include:

- Renewable energy firms - defined as those that generate energy from wind, solar, fuel cells, and biomass - that either directly generate renewable energy for the grid or local uses, or those that create products or services that serve direct renewable energy producer, such as power electronics companies that control, store, switch, and monitor

- power production and energy usage; (either for the grid, as part of a manufacturing process, or for community or residential use).
- Energy efficiency industry, including a broad range of goods and services from architects and developers who assist in the construction of green buildings to the manufacturers of the components and materials required for energy efficiency;
 - Energy Efficient Building firms that design and/or construct energy-efficient residential, commercial, and industrial structures.
 - Energy Efficient Transportation firms working to create more-efficient fuels and transportation technologies (e.g. fuel cells, ethanol and biodiesel, etc.).
 - Energy Efficient Industrial Process firms that provide technological advancements to industrial equipment, processes, and system design such as eco-industrial design;
 - Energy Efficient Products and Appliance businesses which manufacture or retail energy efficient products to consumers for household and commercial use (e.g. energy efficient lighting, insulation, heat pumps, etc.).
 - Universities, businesses, and non-profits that engage in energy research and consulting.

The Township of Woodbridge has an opportunity to establish both a clean energy/technology incubator and/or cluster in the Pennval Road Redevelopment Area. Clean Energy (also referred to as "green" or sustainable energy) is defined herein as those energy sources derived from natural sources that rapidly replenish themselves. These sources include solar, wind, geothermal, and biomass. The establishment of a clean energy/technology incubator and/or cluster would promote businesses that develop new products and technologies that conserve energy and natural resources and provide quality jobs for the Township and the region. Businesses participating in this incubator and/or cluster include those involved in energy efficiency, renewable energy, and waste reduction technologies, and consulting firms including those in environmental remediation, architecture and design, as well as businesses developing new technologies in the construction industry, such as new construction materials, systems, and processes. Businesses developing innovations in furniture, fixtures, and equipment within a building as well as architects, consultants, and other design professionals will participate in such an incubator. The Clean Energy/ Technology Incubator or cluster will have the following goals;

- Promote the development and growth of clean energy technologies and businesses in the design and production of renewable energy technologies
- Support the growth of businesses specializing in the development of sustainable technologies and practices

- Educate construction professionals and citizens on sustainable building and construction technologies and methods

This particular type of incubator or cluster will be critical in responding to the technological innovation needs of New Jersey as it strives to build up this sector of the economy and provide high-tech and well-paying jobs for its residents. A Clean Energy/Construction Incubator would employ interactive models of alternative energy, simulation models, and actual prototypical buildings of various types. These prototypical buildings will serve as research laboratories that experiment with alternative construction materials, energy efficient technologies, and renewable energy systems developed by start-up companies. These prototypical buildings would present and display complex information about emerging technologies in the construction industry for businesses in the incubator and the general public interested in learning about these technologies.

The incubator would also encourage the location of building manufacturers, such as modular home manufacturers, who can participate in the development of the emerging technologies developed in the incubator, and incorporate the environmental friendly building materials and products developed into future residential, commercial, retail, or office buildings. Another important aspect of a Clean Energy/Construction Technology Incubator includes an education component that provides an opportunity to train residents in these emerging technologies developed in the incubator. This type of incubator would be enhanced by the co-location of a builder/construction academy, where construction professionals and interested residents could learn how to build and construct buildings, including homes, with these emerging technologies. These builder/construction academies or institutes can interact with small businesses and construction manufacturers by assisting in the translation of technologies from prototypical buildings to mainstream construction practices. These institutes can provide classes where interested people can actually construct homes or other structures on-site. New Jersey State Colleges and Universities can play a role by partnering with start-up businesses through the provision of technical advice and collaborate on research projects. For example, the Center for Advanced Energy Systems at Rutgers University is involved in the creation, development, and promotion of new technologies and practices in the field of energy systems. The center's mission includes the dissemination of knowledge through education and technology transfer, and providing leadership in shaping present and future energy policy.

The Pennval Road area is a relatively large area in close proximity to downtown Woodbridge, yet has limited access from other areas of the Township. As such, the area is best utilized for a range of economic uses that have a relatively low level of traffic. These characteristics make the area well suited to accommodate a large business and technology incubator or cluster, one that can serve numerous businesses for a variety of business sectors. The area provides the space needed to establish a Business or Technology Incubator/Cluster along with an area for the construction of prototypical and experimental structures that permit the testing of new technologies being developed by businesses.

Moreover, the area should encourage the growth of businesses in the incubator and cluster as new technologies and products prove their marketability and the manufacturing of these new products are scaled up. The Pennval Road Redevelopment Area is large enough so that successful businesses can relocate into large facilities without having to leave the area. This is an important consideration as even larger businesses can benefit from continued innovation from the incubator.

It is thus recommended that the area be developed as an area that focuses on alternative energy research and development, construction related technologies and businesses, and offices for related professionals. It is recommended that the standards established for the area provide adequate flexibility for both start-up businesses in the incubator and cluster as well as those businesses that "graduate" from the incubator and scale-up their operations into larger facilities. The area is also well-suited for a ground-mounted solar array that would provide electricity and energy to users in the area. Such a solar array is intended to serve as an accessory use to permitted uses in the area.

Natural and Historic Resources

The Redevelopment area is located along the Woodbridge River, and portions of the site include herbaceous and saline wetlands. The Woodbridge River is a tributary of the Arthur Kill River, which also includes the Rahway River and the Elizabeth River. Municipalities that have riverfront along the Arthur Kill are actively working to remediate their brownfields, pursue open space acquisition, and provide public access to the waterfront. The most appropriate uses for the area along the Woodbridge River are for passive recreation, such as hiking and biking trails, and limited public facilities, such as a boating dock for canoeing and kayaking. Connecting the educational opportunities afforded by the Incubator with the environmental attributes of the area is also recommended.

The area was historically used for the production of clay bricks as far back as the mid 1800s. The remnants of the M.D. Valentine Brick Company established in the 1860s, are a brick kiln and associated structures. These structures are of a unique historical resource but are not maintained. There is an opportunity to restore these structures for the purposes of public access and education, including interpretive descriptions of the brick industry that were once prevalent in the area. It is critical that the historic kiln and other structures associated with the historic industrial use of the property be preserved, and any future redevelopment of the area should include the restoration of these historic relics of Woodbridge's history.

PLAN GOALS

The overall goal of this Redevelopment Plan is to address the existing conditions that have negatively impacted the area and to comprehensively re-plan the Area as an innovative Clean Energy/Construction Technology incubator and cluster.

- To promote the development of start-up businesses specializing in renewable energy and construction technologies
- Promote the establishment, development, and growth of the renewable energy/technology industry and high-technology businesses in the design and construction of buildings and their surroundings
- Support the growth and expansion of businesses specializing in the development of sustainable technologies and practices
- Educate construction professionals and citizens on sustainable building and construction technologies and methods
- To provide active and passive recreation opportunities for the public along Woodbridge River
- To promote the use of renewable energy sources for on-site use
- To stimulate economic investment in the Area.
- To promote the effective use of all the Redevelopment Area property and to increase the property tax base.
- To develop new economic generating activities that benefits the Township.
- To redevelop land occupied by obsolete structures and uses.
- To improve property values within the Area to increase local revenues.
- To remediate contaminated sites as part of the redevelopment process.
- To maximize the leveraging of public and private funds to accomplish comprehensive redevelopment of the Area.

- To improve the physical appearance of the Area.
- To preserve the historic brick kiln structure and associated structures in the area and provide opportunities for public access to the kiln for educational purposes

RELATIONSHIP OF PLAN TO THE TOWNSHIP LAND DEVELOPMENT REGULATIONS

The Redevelopment Area shall be redeveloped in accordance with the standards detailed in this Redevelopment Plan. The Plan supersedes the use and bulk provisions of the Township Land Use and Development Regulations (Chapter 150) for the Redevelopment Area unless specifically referenced. Other Township regulations affecting developments that are in conflict are superseded by this Plan; however, existing engineering standards, performance standards and definitions shall apply.

In connection with site plan or subdivision applications, the Planning Board may grant deviations from the regulations contained within this Redevelopment Plan where by reason of exceptional narrowness, shallowness or shape of a specific piece of property or by reason of exceptional topographic conditions, pre-existing structures and physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan would result in peculiar and exceptional practical difficulties to, or exceptional or undue hardship upon, the developer or redeveloper of such property. The Planning Board may also grant a deviation from the regulations contained within this Redevelopment Plan related to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by such deviation from the strict application of the requirements of this Plan and the benefits of granting the deviation would outweigh any detriments.

The Planning Board may grant exceptions or waivers from design standards from the requirements for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within the Plan, if the literal enforcement of one or more provisions of the Plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to this site. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of the Redevelopment Plan.

No deviations may be granted which will result in permitting a use that is not a permitted use within this Redevelopment Plan. Any deviation from standards of this Plan that results in a "d" variance pursuant to N.J.S.A. 40:55D-70d shall be addressed as an amendment to the Plan rather than via variance relief through the Township's Zoning Board of Adjustment. An application requesting a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the public notice requirement set forth in N.J.S.A. 40:55D- 12a.&b. All development must be approved by the Planning Board and shall be submitted through the normal site plan and subdivision procedures as identified by N.J.S.A. 40:55D, et seq.

Final adoption of this Redevelopment Plan by the Township Council shall be considered an amendment to the Township of Woodbridge Land Use and Development Regulations Ordinance and Zoning Map. Unless otherwise defined in the Plan, terms used in this Plan shall have the same meaning as defined in the Township's Land Use and Development Regulations Ordinance.

DISTRICT STANDARDS

The district standards contain information pertaining to the purpose of the district; the permitted and accessory uses; bulk standards; and other district-specific standards.

The following standards apply to the district within the area:

- **Clean Energy/Construction Technology Incubator/Cluster**

The purpose of this district is to encourage the establishment, development and growth of clean energy and technology businesses within the Redevelopment Area. The standards are intended to encourage the consolidation and redevelopment of properties into a single well-planned area and provide an atmosphere that encourages a clustering of similar businesses in the clean energy/technology industry. The district standards are also intended to encourage those businesses that have proven the marketability of their technologies, to stay within the area as they expand their facilities. The standards also promote the public access and use of land along the Woodbridge River for passive recreational uses.

Permitted Uses:

- Research and Development and Assembly/light Manufacturing facilities for technology-based businesses, including those technologies related to construction materials, battery and energy storage technologies, bio energy farming, solar power systems, and clean hydrogen technologies
- General Offices, including design studios
- Laboratories of an experimental, research or testing nature which carry on processes within completely enclosed buildings and which do not produce noticeable noise, vibrations, smoke, dust, odors, heat or glare outside the building.
- Educational Facilities that offer training in high technology industries, including and construction and home building academies
- Renewable energy facilities, defined herein as any Class 1 renewable energy as defined by the New Jersey Board of Public Utilities' Renewable Portfolio Standard, which includes solar, wind, fuel cells, wave, geothermal, methane gas, and biomass, are permitted with the exception of landfill gas.
- Prototypical demonstration laboratories for the construction of experimental buildings
- Educational demonstrations and display galleries for emerging technologies

- Public facilities, including government and public buildings, and recreational uses along the Woodbridge River, including a boat launch and dock for canoeing and kayaking, hiking, and biking trails.
- Computer and data processing facilities.
- Ground mounted Solar Energy Systems, not to exceed 25% of the Redevelopment Area.

Permitted Accessory Uses: Uses that are customarily incidental to the principal use such as showrooms, parking, and signage.

Bulk Standards:

- Minimum Tract Size: 15 acres
- Minimum lot size: 2 acres.
- Minimum front yard setbacks:
 - Pennval Road: 40 feet
 - Cutter's Dock Road and Berry Street: 30 feet
 - All other public roads, including internal roads: 15 feet
- Minimum setback from Woodbridge River: 100 feet
- Maximum building coverage: 50%
- Maximum impervious lot coverage: 80%
- Maximum building height: Sixty (60) feet

Additional Standards for Ground-mounted Solar Energy Facilities:

Ground-mounted Solar Energy Facilities, defined as all associated equipment that converts solar radiation into electricity, and that meet the following conditions:

- Shall be set back a minimum of 50 feet from any property line.
- Not exceed twelve (12) feet in height above the ground.
- Be fully screened from adjacent properties by fencing or a combination of evergreen and deciduous plantings.

DESIGN STANDARDS

These design standards shall be applied with the use and bulk requirements detailed in this Plan. The design standards are intended to reinforce the physical, visual and spatial characteristics of the Redevelopment Area. The following standards shall apply:

Access and Circulation:

- Driveways: minimum of 15 feet wide. Maximum width of driveway, exclusive of curb-to-curb return radii, shall not exceed 40 feet. Curb return radius shall be a minimum of 15 feet.
- Cul-de-sacs: Minimum turn-around radius shall be 50 feet.
- Curb Cuts: The minimum distance between any two driveway-road intersections shall be 75 feet. No driveway shall be located closer than 100 feet to the intersection of the pavement of the two public roads. Curb cuts shall be located at least 10 feet from abutting property line. Curb cuts for any two driveways serving the same property shall be at least 50 feet apart.
- Driveways and/or travel aisles shall provide unobstructed access for vehicles and personnel in conformance with building code requirements for emergency access, building maintenance, and garbage collection access and clearance.
- Pedestrian circulation must be provided from the perimeter of the site to all buildings and all sidewalk areas designated to accommodate pedestrian activity.
- Internal pedestrian walkways within a parking lot must be distinguished from the driving surface by use of pavers, brick, integrally colored, or scored concrete.
- Internal roadways within the property shall not be closer than 10 feet to any property line except in the front yard, where internal roadways shall not be closer than 40 feet.

Parking:

- Minimum parking space - perpendicular or angled: 9 feet x 18 feet
- Minimum aisle width: 24 feet wide for two-way perpendicular parking, 16 feet wide for one-way sixty-degree parking, 13 feet wide for one-way forty five-degree parking
- Number of spaces:
 - Manufacturing, Assembly and Fabrication: 1 parking spaces for each employee employed at one time on the maximum shift, plus 10% of employee spaces for visitors. One additional parking space for each commercial vehicle operated by the facility shall be provided.

- Computer and Data processing centers: 1 parking space per 1,000 square feet of gross floor area.
- Office, Office-Research: 4 parking spaces per 1,000 square feet of gross floor area, not including stairways and common areas.
- R&D and Laboratories: 3 parking spaces per 1,000 square feet of gross floor area
- Educational Facilities: 3 parking spaces per 1,000 square feet of gross floor area
- Public and Government buildings and facilities: 3 parking spaces per 1,000 square feet of gross floor area.
- Off-street parking and loading areas should be coordinated with the public street system serving the Area to reduce conflicts with through traffic, obstruction with pedestrian circulation, and vehicle thoroughfares.
- If upon credible testimony, it is determined a specific use requires less than the number of stalls required above, a parking plan showing the requisite number of stalls must be provided, however the number of spaces installed shall be in accordance with the user's requirement. All remaining space shall be appropriately landscaped. Stormwater management shall be sized for maximum parking build-out.

Loading and Unloading:

- Minimum size: 14 feet in width x 55 feet in length with 15 feet minimum vertical clearance. Additional space for maneuvering, depending on the arrangement of the loading/unloading facilities, shall be provided.
- Number of spaces:

Gross Floor Area (square feet)	Minimum Required Spaces
4,000 to 25,000	1
25,001 to 50,000	2
50,001 to 75,000	3
75,001 to 100,000	4
Each additional 50,000	1 additional

- Location: Loading areas, outside storage, and service areas shall be located in areas of low visibility.
- Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash dumpsters, trash compaction, and other service functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties

and public streets. All service areas must be screened with a combination of low walls, decorative fencing, and landscaping. Screening materials must be the same as, or of equal quality to, the materials used for the primary building.

Buffering and Screening:

- A minimum 10-foot landscaped buffer shall be required along Pennval Road and other publicly improved streets. No parking or internal roadways shall be permitted in the buffer.
- A minimum 100-foot buffer shall be required along the Woodbridge River from any building. No parking may be permitted in the buffer.
- The buffer along the Woodbridge River shall contain an improved pathway fifteen feet in width within a thirty-foot right-of-way.
- A minimum of 10% of all parking areas shall be landscaped.
- Any outdoor storage or display of goods, materials and/or equipment shall be screened from view from any public right-of-way to the satisfaction of the Planning Board using a combination of fencing, coniferous and deciduous plantings and/or berming.

Storage of Materials:

- Baled, palletted, or otherwise consolidated materials stored outdoors shall not be permitted in the front yard or within 100 feet of the riverbank and limited to a height of 15 feet.
- All other exterior storage of materials shall be in sturdy weather and rustproof containers which are covered, secured, and maintained in good condition.
- Storage for flammable materials shall be in nonflammable containers.

Signage:

- A sign clearly identifying all recycling and solid waste collection and loading areas and the materials accepted therein shall be posted adjacent to all points of direct access to the recycling areas.
- The facility and/or containers shall be clearly marked to identify the type of material to be deposited, operating instructions and hours, and the identity and phone number of the facility operator to call if the machine is inoperative, and shall display a notice stating that no material shall be left outside the recycling enclosure of containers.
- There shall be consistent sign design throughout a particular project. The design elements include style of lettering, construction material, size and illumination.

- No sign shall extend or project above the highest elevation of the wall to which it is attached or above the lowest part of the roofline of the building, whichever is less.
- Way-finding signage to direct visitors toward parking areas and activity centers is encouraged.
- Wall sign – One wall sign is permitted per tenant that shall not exceed 5 percent of the primary building façade or 200 square feet, whichever is less.
- Directory sign – One free-standing sign is permitted for a multi-tenant development, not to exceed 6 feet in height and 30 square feet in size
- A comprehensive signage plan shall be submitted for each site, which clearly indicates the location, dimension, area, color and materials of all existing and proposed permanent signs and provides a detail of each proposed sign.

Lighting:

- Uniformly-spaced street lights should be provided throughout the development along all internal streets, driveways, parking lots, and loading and service areas.
- Lighting shall be shielded to prevent glare on adjacent properties.
- Site lighting shall be provided at the minimum level to accommodate safe pedestrian and vehicular movements, without causing any off-site glare.
- Parking lot lights shall not exceed 20 feet in height.

Landscaping:

- Landscaping should extend into the surface parking areas.
- All setback areas fronting public roadways should be defined by a combination of low walls, decorative fencing and/or landscaping. The landscape area within should contain a variety of flowering trees, shrubs, perennials, annuals, and bulbs to complement the architecture and provide seasonal interest.
- Landscape areas may also contain decorative lighting, and signage, which should be designed to complement the overall buffer design.
- Landscape design should be integrated into overall site design and plans should include a watering and maintenance schedule for each area.

Site Design:

- With the exception of those accessory structures or buildings associated with power generating facilities, No accessory buildings shall be permitted in the front yards.

- Building types that are least industrial in appearance and function (such as offices, R&D, and flex-spaces) shall be located on the most visible part of the property, close to major roads (Cutter's Dock Road, Pennval Road).
- Secondary entrances, where practical, should be provided to avoid conflicts between visitor and employee traffic.
- All buildings are encouraged to be LEED-qualified buildings.
- Utilities shall be located underground to the extent possible.

Additional Standards:

- The area shall be maintained in a clean and sanitary manner free of litter and any other trash or rubbish, shall be cleaned of loose debris on a regular basis, including mobile facilities. The site shall be maintained free from rodents and other disease vectors.
- Dust, fumes, odor, smoke, or vibration, above ambient levels, shall not be detectable on adjoining parcels.
- Noise levels shall conform to The New Jersey Department of Environmental Protection (NJDEP) noise regulations pertaining to stationary commercial and industrial sources, pursuant to the Noise Control Act of 1971, N.J.S.A. 13:1G-1 et seq.

Architectural

- Multiple buildings within a development must maintain a consistent style/architectural theme, utilizing common color schemes and materials.
- All facades visible from adjoining properties or public streets shall include pleasing scale features of the building and encourage community integration by featuring characteristics similar to a front façade.

Green Design Standards:

Currently, the most widely adopted "green" rating system in the country is the Leadership in Energy and Environmental Design (LEED) Green Building Rating System®, as developed by the U.S. Green Building Council.

According to the USGBC, LEED evaluates environmental performance from a whole building perspective over a building's life cycle, providing a definitive standard for what constitutes a "green building." It is based on accepted energy and environmental principles and strikes a balance between known established practices and emerging concepts. LEED is a performance-oriented system in which scoring points are earned for satisfying performance criteria in the categories of sustainable site development, water savings, energy efficiency, materials

selection, and indoor environmental quality. Different levels of green building certification are awarded by the USGBC based on the total points earned.

- All redevelopment projects within the Area are strongly encouraged to meet a minimum LEED™ Certification rating under the LEED Rating System and be so certified by the USGBC or equivalent.
- For all building projects pursuing LEED-accreditation, a LEED-accredited professional, or equivalent, shall serve as a principal member of the design team from the beginning of the project.
- All new commercial buildings are encouraged to meet the following requirements;
 - a. Restore the natural hydrology and increase on-site infiltration of stormwater runoff by implementing a stormwater management that reduces impervious coverage, promotes infiltration, and captures and treats stormwater runoff from 90% of the average annual rainfall using NJDEP best management practices. Potential technologies and techniques include vegetated roofs, pervious paving, grid pavers, rain gardens, vegetated swales, and rainwater recycling.
 - b. Reduce the heat island effect, defined as the increase of local temperatures associated with structures and paved surfaces by utilizing roofing materials that have a Solar Reflectance Index (SRI) equal to or greater than 78 for a low-sloped or flat roof (less than or equal to 2:12), and 29 for a steep-sloped roof (greater than 2:12) for a minimum of 75% of the roof area of all buildings within the redevelopment area; or install a vegetated roof for at least 50% of the roof area of all buildings within the redevelopment area.
 - c. Reduce the use of potable water consumption and generation of wastewater by 50% for the project by utilizing high-efficiency fixtures and dry fixtures for water closets, urinals, bathroom and kitchen sinks, captured rainwater, recycled wastewater, and/or onsite wastewater treatment.
 - d. It is encouraged that all traffic lights, street lights, and parking lots lights utilize LED-Light Emitting Diode technology, where feasible.
 - e. Buildings are encouraged to increase energy performance levels by at least 15% compared to the baseline building performance rating per ASHRAE/IESNA

Standard 90.1-2004, in order to reduce environmental and economic impacts associated with excessive energy use.

- f. Buildings are encouraged to provide on-site renewable energy systems that meet a minimum of 2.5% of the project's annual energy cost and provide at least 35% of the project's electricity from renewable sources by engaging in at least a two-year renewable energy contract.
 - g. Reduce construction waste by at least 50% by implementing a construction waste management plan that identifies the materials to be diverted from disposal, including recycling cardboard, metal, brick, tile, concrete plastic, wood, glass, gypsum wallboard, carpet and insulation.
 - h. Reuse building materials and products, for at least 5% of the cost of materials on the project, in order to reduce demand for virgin materials by incorporating salvaged materials into building design such as beams and posts, flooring, paneling, doors, and frames, cabinetry and furniture, brick and decorative items.
 - i. Increase demand for building products that incorporate recycled content and are extracted or manufactured within the region for at least 10% of the cost of materials for the project, thereby reducing the environmental impacts associated with the extraction, processing, and transportation of construction materials.
- Applicants pursuing LEED certification must submit to the Redevelopment Agency the following information at the time of site plan application;
 - a. The name of the LEED Accredited professional working on the project
 - b. A LEED scorecard, or equivalent, must be submitted as part of the plan. The scorecard shall be accompanied by an explanation of how each credit will be achieved or why the product cannot be achieved for the project.

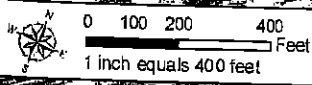
PROPOSED LAND USE PLAN

The concept land use plan recommends the consolidation and comprehensive development of the parcels in the development area for a multi-structure clean energy/construction technology incubator and/or cluster. The plan as provided recommends for the improvement and extension of Pennval Road from Woodbridge Avenue to Cutters Dock Road as the main roadway through the redevelopment area. The concept plan also recommends the improvement of Berry Street, currently a paper street, in order for public access to the Woodbridge River.

It is the intent of the plan for the current parcels to be redeveloped through the elimination all existing structures and improvements, and replace them with new structures. A portion of the area is provided for the deployment of a ground-mounted solar energy facility or other renewable energy facility as defined in the standards that would provide electricity to users in the area.

Public access to the Woodbridge River is also planned for the area. Access to the river is to be provided by improving Berry Street and extending Cutter's Dock Road to the river where a dock may be constructed for kayaking and canoeing. A greenway for hiking and biking is envisioned to be constructed along the Woodbridge River, and should be a part of a generous landscaped buffer between the industrial uses and the passive trails along the river.

The area has an important historic significance for Woodbridge Township. The area was the site of a large brick production industry that served as an economic engine for the Township in the late 1800s. There are remnants of that industry in the area, including a historic kiln. It is envisioned that the historic kiln and other historic structures associated with brick production be preserved and restored to permit public access to the structures for educating Woodbridge residents about the historic use of the area.



Legend

-  Dock Area
-  Solar Farm
-  Governmental Uses
-  Clean Energy Construction Technology Incubator
-  Road Improvements
-  Bike Trail
-  Pennval Road Redevelopment Area

Township of Woodbridge
Middlesex County, New Jersey
**Pennval Road Concept
Land Use Plan**

PLAN RELATIONSHIP WITH OTHER PLANS

Relationship to Other Plans

The Township of Woodbridge's last comprehensive Master Plan was prepared in 1990. The 1990 Master Plan indicates the existing land use within the study area at the time as industrial and vacant land, and is also planned for industrial uses within the Land Use Plan. The Land Use Plan notes that access to the Pennval Road area is marginal and that is sufficiently isolated from nearby residential uses; and recommends that the area "be developed as a planned industrial park to more efficiently utilize the land".

Subsequently, the Master Plan was revised in January 1994 and a Master Plan Reexamination Report was adopted in July 1994. The purpose of the Reexamination Report is to review and evaluate the local Master Plan and Development Regulations on a periodic basis in order to determine the need for update and revisions. The last Master Plan Reexamination Report is from 2003.

The 2003 Master Plan Reexamination Report adopted the following goals relevant to the study area:

- To promote the preservation of natural systems and environmentally sensitive areas, particularly wetlands and flood hazard areas;
- To safeguard the tax base and provide for a continuing source of employment and ratables through appropriate use of non-residential land;

This Redevelopment Plan is consistent with and implements the recommendations in the 2003 reexamination report. The Township is currently preparing a new comprehensive Master Plan.

Master Plans of Adjacent Municipalities

The Pennval Road Redevelopment Area is located in the Woodbridge proper section of Woodbridge Township and is adjacent to the City of Perth Amboy, located immediately to the south of the area. The Redevelopment Plan, however, is not anticipated to have an adverse impact on development to the adjacent municipality.

Middlesex County Growth Management Strategy (GMS)

Between 1990 and 1995, Middlesex County prepared a three-phase Growth Management Plan to address infrastructure need, regional design system and growth management strategies. The County was subdivided into four regions. Woodbridge Township is located in the northeast region, along with the municipalities of Edison Township, the Borough of Metuchen, the Borough of Carteret, the Township of Perth Amboy, and the Borough of Highland Park.

Phase I of this Strategy found that large public & private investments would be required towards maintaining a significant level of service for projected growth in the County. The report estimates that the highest infrastructure costs facing the County are for maintaining and improving existing sewerage systems, parks, and roads. The report determined that this investment could be significantly reduced for utility systems (water & sewer) if growth occurred in areas where utilities are already in place.

The next phase in the County's Growth Management Strategy was a Phase II Report which focused on alternative approaches to managing actual growth in Middlesex County. In order to analyze the approaches, five specific case studies were conducted in the report. None of these five areas are located in Woodbridge Township.

The last phase of Middlesex County's Growth Management Strategy was the Phase III Report, which examined four additional case study areas; thereby analyzing nearly all of the potential growth areas in the County. In this Phase, additional techniques by which the County may assist and further coordinate with municipalities in planning and development review were also identified. The Township of Woodbridge was included in three study areas. The Metropark Case Study Area includes portions of Iselin, Menlo Park Terrace, Fords, and Woodbridge Proper. The Raritan Center Case Study Area includes portions of Keasbey and Fords. The Arthur Kill/Raritan Bay Case Study Area includes portions of Keasbey, Fords, Hopelawn, Woodbridge Proper, Sewaren, and Port Reading.

The Arthur Kill/Raritan Bay Case Study in Phase three provides three primary recommendations:

- The Arthur Kill shoreline would benefit from the redevelopment of underutilized and abandoned heavy industrial sites as businesses, residential and recreation sites. Redevelopment planning also needs to address environmental concerns regarding past contamination of land, water and air quality along the shoreline.

- Improved road access is needed between redevelopment/ development parcels and major highways in order to avoid burdening local roads while providing accessibility. This recommendation includes the proposed signalization project on Route 35 and improved connections between Route 9, Route 35 and the Garden State Parkway.
- Because several areas along the Raritan estuary, Raritan Bay, and Arthur Kill are subject to tidal flooding, a shore protection master plan should be extended for this area.

The Metropark Case Study in Phase three provides three primary recommendations:

- Traffic congestion inhibits growth in the area. Access to Metropark is limited by the narrow rail underpasses and New Jersey Transit's parking expansion will place an even greater burden on local roads. Transportation management measures should be implemented intensively for this area.
- The NJ Transit parking deck project includes the construction of space for retail facilities to better serve commuter needs. Additional retail development to serve nearby office workers should also be evaluated.
- Growth in this study area is limited by increasingly scarce buildable land and the need for increased sewage capacity in the Township. A stormwater management plan should be developed for the entire South Branch of the Rahway River drainage area in order to determine the most effective stormwater control measures.

The Raritan Center Case Study in Phase three provides four primary recommendations:

- Raritan Center should include residential development to allow employees to live closer to work. A riverfront park along the Raritan River would provide needed recreational opportunities and improve public access to the waterfront.
- Development of the southern area of Raritan Centre is dependent on the completion of the Industrial Highway, which has been stalled by the presence of wetlands. An integrated resource planning project should be implemented for this area.
- The presence of three closed landfills along the Raritan River will constrain extension of a proposed riverfront park to the west until sites are remediated and/or properly closed. Efforts should be made to expedite landfill closure.
- Transit improvements should be investigated to make the Center accessible from New Brunswick, Perth Amboy, and from the Bayshore communities of Monmouth County. A transit link should be provided between Raritan Center, the NJ Transit Coast line (Perth Amboy) and the NJ Transit mainline (Metropark or Metuchen).

Where relevant, this Redevelopment plan is consistent with the recommendations discussed in the Middlesex County Growth Management Strategy.

New Jersey State Development & Redevelopment Plan:

The Pennval Road Redevelopment Plan is consistent, and would effectuate, the plans and policies of the New Jersey State Development and Redevelopment Plan (SDRP), adopted in 2001. The SDRP is a unique document that guides State-level development and redevelopment policy as well as local and regional planning efforts. This Plan is consistent with the following statewide goals in the SDRP.

- Revitalize the State's cities and towns.
- Promote beneficial economic growth, development and renewal for all residents of New Jersey.
- Protect the environment, prevent and clean up pollution.
- Provide adequate public facilities and services at a reasonable cost.
- Preserve and enhance areas with historic, cultural, scenic, open space, and recreational value.
- Ensure sound and integrated planning and implementation statewide.

The SDRP also includes a State Plan Policy Map, which divides the state into regions, known as Planning Areas, and includes specific goals for each area. The Policy Map also identifies "Centers," locations into which development is to be directed, and "Environs," areas to be protected from future growth. The Township of Woodbridge falls in the 'Metropolitan Planning Area' (PA1). The State Plan recognizes that all communities in this planning area are essentially fully developed; hence much of the change in land uses will occur as redevelopment.

The State Plan's planning objectives for the 'Metropolitan Planning Area' include:

- Providing for much of the state's future redevelopment;
- Revitalizing cities and towns;
- Redesigning areas of sprawl; and
- Protecting the character of existing stable communities.

Economic Growth Strategy for the State of New Jersey 2007

The State of New Jersey released, under direction from Governor Corzine, published a report that outlines steps the State will take to create an environment more conducive to economic growth, innovation, and prosperity, and provide well-paying jobs for New Jersey residents.

The report has six priorities:

1. Market New Jersey for economic growth by partnering with the state's businesses and helping them to grow and prosper;
2. Develop a world-class workforce by assisting the state's students and job seekers to obtain the skills and education needed in a competitive global economy;
3. Promote sustainable growth with a particular emphasis on the state's cities and make strategic infrastructure investments to support economic growth while protecting the environment;
4. Nurture the development of new technologies, and ensure that the state continues to be a leader in innovation;
5. Encourage entrepreneurship and the growth of small, minority-owned, and women-owned businesses; and
6. Enhance the global competitiveness of New Jersey's businesses.

The State has an overarching goal of increasing the number of well-paying jobs throughout the state by targeting on industries and sectors that are likely to benefit from state investment and that create sustainable above-average wage job growth for the state's residents. The strategy will focus on encouraging the growth of:

1. Small and medium-sized businesses
2. Jobs that pay above-median salaries and provide health benefits
3. Industry sectors that are currently concentrated in the state
4. Industry sectors that are expected to grow nationally and internationally over the next 10 years.

In particular, the report recommends a number of steps that are consistent with the goals of this plan. For example, the report encourages the redevelopment of brownfields in the State, and attracts and grows renewable energy businesses and make New Jersey a thriving center of this industry. The report also recommends that the Edison Innovation Fund be utilized to provide support to colleges and universities, and companies to help them develop the commercial potential of research, accelerate the commercialization of technology and strengthen university collaboration.

Energy Master Plan

The State of New Jersey has also acknowledged that energy plays a vital role in the economic and environmental health of New Jersey, and that the failure to address the reliability, cost, and environmental impacts of energy can have a negative impact on the New Jersey economy. In response, an Energy Master Plan has been adopted to serve as a road map toward a future where energy supply is reliable, affordable, and environmentally responsible. The draft report identifies four challenges to the State's economic and environmental health, are as follows:

- 1) Growth in the supply of electricity has not been keeping up with the growth in demand
- 2) The price of energy has increased substantially over the past few years, and this trend is expected to continue
- 3) Without action, New Jersey's contribution to global warming and other pollutants will continue to increase

4) The State has much less authority over the supply and price of electricity than it used to. The energy master plan predicts that if nothing is done to address these challenges, electricity consumption will increase along with its cost. At the same time, greenhouse emissions produced as a result of this increased consumption will also increase, damaging the economic and environmental health of the State. The Energy Master Plan recommends a number of actions that seek to use energy more efficiently, reduce the growth in the need for energy and produce more clean energy locally. The plan lays out a number of goals that address the challenges

- 1) Maximize energy conservation and energy efficiency, including increasing energy efficiency in new and existing buildings
- 2) Reduce peak electricity demand
- 3) Meet 22.5% of the State's electricity needs from renewable sources
- 4) Develop new low carbon emitting, efficient power plants to help close the gap between the supply and demand of electricity
- 5) Invest in innovative clean energy technologies and businesses to stimulate the industry's growth in New Jersey.

The Energy Master Plan recommends that, consistent with the Economic Growth Strategy for the State of New Jersey 2007, to build upon the State's commitment to the expansion and creation of clean energy solutions, by expanding the Edison Innovation Fund to invest in innovative clean energy technologies including both energy efficiency and renewable energy manufacturing businesses, and to develop a "green Collar" jobs program to ensure that sufficient numbers of New Jersey workers have the skills demanded by the clean energy industry. Redevelopment of the Area as a clean energy/construction technology incubator is consistent with the goals and objectives of the State Economic Growth Strategies and the draft Energy Master Plan.

FUNDING

State Commission on Science and Technology

In New Jersey, there is significant governmental support for the establishment of technological economic development and job growth in New Jersey. The State Commission on Science and Technology works to create technology jobs, bringing innovation to the marketplace and promotes the collaboration between universities and companies. The Commission currently supports twelve (12) technology business incubators throughout the state. These incubators provide a professional business environment, administrative support and significant networking opportunities within the entrepreneurial community. (NJ Commission on Science and Technology) The types of incubators operating in New Jersey are wide ranging in their focus and scope. For example, The Food Innovation Center, hosted by Rutgers University, assists in the growth and development of startup food companies and existing small companies, where new product prototypes are tested and evaluated, from concept to commercialization. Another example is the Technology Center of New Jersey, which has been specifically designed to meet the needs of emerging research and development companies in the biosciences, micro electronics, advanced materials and communications technologies industries.

The New Jersey Commission on Science and Technology provides funding for technology and business incubators, including the Edison Innovation R&D Fund, which was launched as an element of Governor Corzine's Economic Growth Strategy. The Edison Innovation Fund seeks to create, sustain, and grow technology and life sciences businesses that will lead to well-paying job opportunities for all New Jersey residents. The Edison Innovation supports university research and development in the growth of industries vital to the State's economy, including life sciences, stem cell research, clean energy, and information and communication technologies. The Commission of Science and Technology also provides funding Incubator Seed Fund Grant Program, which provides seed money for businesses located within one of the twelve incubators. The Commission also funds feasibility studies for groups interested in creating a new incubator.

New Jersey Board of Public Utilities

The New Jersey Board of Public Utilities (BPU) Office of Clean Energy has a number of programs that fund the development of renewable energy in the State. Recently, the Office of Clean Energy has partnered with the New Jersey Economic Development Authority (EDA) to provide grants for the development of businesses, technologies, services, and market infrastructure in support of furthering a thriving renewable energy industry in the State of New Jersey. The Renewable Energy Business Venture Assistance Program (REBVAP) funds the research,

development, deployment, and seed funding and commercialization activities to advance Class 1 Renewable Energy development in New Jersey. "Class 1 Renewable Energy" includes photovoltaics, wind energy, renewable fueled fuel cells, and sustainably harvested biomass technologies. The program also includes a "demonstration grant program" and will be available in the form of grants for applicants with development, deployment, and demonstration projects with renewable energy products and systems. The maximum amount any one company can receive is up to \$500,000.

IMPLEMENTATION OF THE REDEVELOPMENT PLAN---

Redevelopment Entity

The Woodbridge Township Redevelopment Agency will serve as the Redevelopment Entity.

Phasing

Projects may be developed in phases. The phasing may include phased start and completion dates among the various land use components, as well as internal phasing schedules within sections, subject to specific provisions in the redevelopment agreement.

Selection of a Designated Developer(s)

Potential redevelopers will be required to submit to the Redevelopment Agency for review and approval prior to the designation of a redeveloper(s) at a minimum:

- Financial responsibility and capability
- Estimated development cost
- Estimated time schedule
- Conceptual site plans including elevations
- Fiscal impact analysis

Appointment of a Designated Redeveloper

The Redevelopment Agency may select one or more redevelopers to participate in the implementation of the Redevelopment Plan.

As part of the process to be designated a redeveloper, the Redevelopment Agency will negotiate a formal Redevelopment Agreement.

Designation of a Redeveloper(s) by the Redevelopment Agency shall be subject to the execution of an appropriate Redevelopment Agreement.

Conditions in Redevelopment Agreement(s)

Each Redevelopment Agreement will be contingent upon the following conditions, restrictions, and/or requirements.

1. Each Redevelopment Agreement will incorporate the pertinent aspects of the selected redeveloper's proposal and will address financial considerations, planning, phasing,

development and such other issues as deemed appropriate and/or as required according to state law in order to implement the Redevelopment Plan.

2. A Designated Redeveloper will be obligated to complete on-site improvements as approved, together with any specified off-site improvements, as may be required in accordance with the Redevelopment Plan and the Redevelopment Agreement.
3. Any necessary deed of conveyance shall include a restriction that the Designated Redeveloper and his successors or assigns shall devote land to the user(s) specified in the Designated Redeveloper's final plan and shall not devote such land to any other uses.
4. No Designated Redeveloper will be permitted to dispose of property until all required improvements are completed, unless the prior written consent of the Redevelopment Agency has been obtained.
5. The consent of the Township of Woodbridge and the Redevelopment Agency shall be required prior to the disposition of all or any of the Designated Redeveloper's interest in the Redevelopment Area.
6. No covenant, agreement, lease, conveyance, or other instrument shall be effective or executed by the Township of Woodbridge and the Redevelopment Agency or by purchasers or lessees from them, or by any successors in interest of such purchasers or lessees, by which land in the Redevelopment Area is restricted as to sale, lease, or occupancy upon the basis of race, color, creed, religion, ancestry, national origin, sex, or marital status.
7. The Redeveloper(s) shall pay to the Redevelopment Agency an application fee for consideration of redeveloper as a designated redeveloper and will fund an escrow for the Agency's costs in implementing redevelopment.
8. The Township of Woodbridge or its designated Redevelopment Agency reserves the right to terminate any Redevelopment Agreement with a Designated Redeveloper subject to the terms and conditions of the Redevelopment Agreement.

Development Review

No application for development or redevelopment in the area may be filed with the Planning Board until such time as the applicant has applied for and received a designation as redeveloper from the Redevelopment Entity and has executed a Redevelopment Agreement with the Redevelopment Entity providing for the proposed application. In addition to any requirements of the Agency, major preliminary and/or Final Site Plans and/or subdivisions, with details sufficient to comply with the Municipal Land Use Law and local Ordinance, shall be submitted for Planning Board review and approval for each development parcel, pursuant to N.J.S.A. 40:55D-1 et seq.

The Planning Board shall require the developer to provide a bond or bonds of sufficient size and duration to guarantee the completion of the various phases of the project in compliance with the requirements of law and planning approvals.

Duration of Redevelopment Plan

During the time that the Redevelopment Plan is in effect, any party acting as a redeveloper (as defined in the LRHL) must obtain the approval of the Redevelopment Entity. The Redevelopment Plan will remain in effect for 30 years.

Amending the Redevelopment Plan

This Redevelopment Plan may be amended from time to time in compliance with the requirements of law, provided that with respect to any land in the project area previously disposed of by the Redevelopment Entity for use in accordance with the Redevelopment Plan, the Entity will notice the owner of such land whose interests may be materially affected by such amendment.

PROPERTY TO BE ACQUIRED

This Redevelopment Plan authorizes the Township to exercise its condemnation powers on all properties in the Redevelopment Area, to acquire property or to eliminate any restrictive covenants, easements or similar property interests which may undermine the implementation of the Plan.

The Township plans, however, to assist the designated redevelopers in working with affected property owners and businesses to promote private redevelopment, where appropriate, of the parcels within the Redevelopment Area.

RELOCATION PLAN

It is anticipated that the designated redevelopers will address any relocation needs through acquisition of parcels. The Township of Woodbridge, however, will provide all displaced tenants and landowners with the appropriate relocation assistance, pursuant to applicable State and Federal law, should relocation be necessary. Such assistance will be provided through an appropriately designated office, which will assist in any relocation of persons, businesses or other entities. Further, the Township of Woodbridge and the surrounding area contain sufficient land and buildings which would be appropriate for relocation of existing businesses from the Redevelopment Area. If relocation is not directly caused by the Redevelopment Plan, the Township assumes no responsibility for relocation of businesses.

AFFORDABLE HOUSING

At a minimum, any development shall address its affordable housing obligation generated by the project in accordance with COAH regulations.