

Date/Time	Inc #	Type	Location
2003-04-28 08:04:25	3031646	ALRM OUT	35 CUTTERS DOCK ROAD
2003-04-29 07:16:17	3031913	ALRM OUT	35 CUTTERS DOCK ROAD
2003-05-02 08:43:21	3032745	ALRM OUT	35 CUTTERS DOCK ROAD
2003-07-08 08:16:39	3051016	ALRM OUT	35 CUTTERS DOCK ROAD
2003-07-14 08:11:07	3052556	ABNDN MV	35 CUTTERS DOCK ROAD
2003-07-19 15:36:50	3053911	ABNDN MV	35 CUTTERS DOCK ROAD
2003-08-22 22:45:25	3063147	ANIMALS	35 CUTTERS DOCK ROAD
2003-09-07 11:26:40	3067152	ANIMALS	35 CUTTERS DOCK ROAD
2003-11-13 08:27:40	3084356	ALRM OUT	35 CUTTERS DOCK ROAD
2003-11-16 19:37:48	3085255	SUSP VEH	35 CUTTERS DOCK ROAD
2004-01-11 13:28:58	4003218	FIR_ALARM	35 CUTTERS DOCK ROAD
2004-01-18 23:23:26	4005192	FIR_ALARM	35 CUTTERS DOCK ROAD
2004-01-20 08:35:55	4005478	ALRM OUT	35 CUTTERS DOCK ROAD
2004-02-02 22:20:07	4009024	FIR_ALARM	35 CUTTERS DOCK ROAD
2004-02-13 04:36:20	4011840	FIR_ALARM	35 CUTTERS DOCK ROAD
2004-05-13 08:23:44	4038186	ALRM OUT	35 CUTTERS DOCK ROAD
2004-07-19 08:21:56	4057777	ALRM OUT	35 CUTTERS DOCK ROAD
2004-08-03 09:32:13	4062010	FIR_ALARM	35 CUTTERS DOCK ROAD
2004-08-29 22:01:38	4069402	SUSP VEH	35 CUTTERS DOCK ROAD

Date/Time	Inc #	Type	Location
2005-01-31 23:43:39	5008429	WATRLAK	35 CUTTERS DOCK ROAD
2005-02-28 23:08:11	5015747	F PREVEN	35 CUTTERS DOCK ROAD
2005-03-07 16:37:27	5017442	FIR_ALRM	35 CUTTERS DOCK ROAD
2005-03-08 08:44:48	5017601	ALRM OUT	35 CUTTERS DOCK ROAD
2005-04-11 11:42:54	5026422	FIR_ALRM	35 CUTTERS DOCK ROAD
2005-05-30 15:13:02	5040133	FIR_ALRM	35 CUTTERS DOCK ROAD
2005-12-20 16:16:57	5094383	FIR_ALRM	35 CUTTERS DOCK ROAD
2006-03-06 06:34:47	6018105	B&E MV	35 CUTTERS DOCK ROAD
2006-11-06 10:42:18	6088091	CARDIARR	35 CUTTERS DOCK ROAD
2006-11-13 00:44:40	6090018	FIR_ALRM	35 CUTTERS DOCK ROAD
2007-04-28 11:30:24	7036653	A&B SIMP	35 CUTTERS DOCK ROAD
2007-06-08 09:08:11	7049828	SIG23RPT	35 CUTTERS DOCK ROAD
2007-06-14 20:13:44	7051899	SERV TR0	35 CUTTERS DOCK ROAD
2007-06-15 10:20:52	7052050	SERV TR0	35 CUTTERS DOCK ROAD
2007-08-22 17:26:08	7071766	ASST OTH	35 CUTTERS DOCK ROAD
2007-08-27 13:20:29	7073161	SIG45RPT	35 CUTTERS DOCK ROAD
2007-08-30 12:04:13	7074135	MV THEFT	35 CUTTERS DOCK ROAD

Information System	Information System ID	Environmental Interest Type	Data Source	Last Updated Date	Supplemental Environmental Interests
RCRAINFO	NJD002173151	HAZARDOUS WASTE BIENNIAL REPORTER (ACTIVE)	RCRAINFO	08/19/2002	
			TRI		

Environmental Interests

Map this facility

Facility Name:	CUTTERS DOCK PROPERTIES
Location Address:	35 CUTTERS DOCK ROAD
Supplemental Address:	
City Name:	WOODBRIIDGE
State:	NJ
County Name:	MIDDLESEX
ZIP/Postal Code:	070952703
EPA Region:	02
Congressional District Number:	13
Legislative District Number:	-
HUC Code:	02030104
Federal Facility:	
US Mexico Border Indicator:	NO
Tribal Land :	NO
Latitude:	40.54459
Longitude:	-74.271004
Method:	GPS CODE (PSEUDO RANGE) DIFFERENTIAL
Reference Point Description:	
Duns Number:	002173151
Registry ID:	110000319254

Facility Detail Report

Facility Registry System (FRS)

http://oaspub.epa.gov/enviro/fii_query_dtl_disp_program_facility?p_registry_id=110000319254 Last updated on Thursday, February 7th, 2008.

You are here: EPA Home Envirofacts FRS Report



Report an Error

Facility Mailing Addresses

RCRAINFO	NJD002173151	RCRAINFO	RCRAINFO	01/01/2006	
NEI	NEINJT\$763	NEI	NEI		
RCRAINFO	NJD002173151	RCRAINFO	RCRAINFO	01/01/2006	
PCS	NJ0124664	NPDES NON-MAJOR	NPDES PERMIT	05/15/2007	
NJ-NJEMS	4887	STATE MASTER	NJEMS	12/13/2002	NJEMS-268762 REFUSE DISPOSAL NJEMS-0774 MINERAL EXPLORATION NJEMS-10548W DRINKING WATER PROGRAM NJEMS-1225- 04-0015.1 LAND USE - COASTAL AND LAND USE NJEMS-15325 AIR PROGRAM NJEMS-204752 REFUSE DISPOSAL NJEMS-46055 NPDES PERMIT NJEMS-5300 RMP REPORTER NJEMS- NJD002173151 HAZARDOUS WASTE PROGRAM NJEMS-003382 STATE CLEANUP SITE NJEMS- 8519210000 RIGHT-TO- KNOW - RPPR & P2 PLANNING
TRIS	07095MRCNCUTTE	TRI REPORTER	REPORTING FORM	06/16/2003	

Postal Information

Affiliation Type	Delivery Point	City Name	State	Code	System
FACILITY CONTACT	PO BOX 456 - 3 PENNA RD	WOODBIDGE	NJ	07095	NJ-NJEMS
RESPONSIBLE ENTITY	S GIRALLA FARMS	MADISON	NJ	07940	NJ-NJEMS
OWNER	S GARRETT MOUNTAIN PLAZA	WEST PATERSON	NJ	07424	PCS
PERMITTEE	PO BOX 456 - 3 PENNA RD	WOODBIDGE	NJ	07095	NJ-NJEMS
FEES/BILLING CONTACT	35 CUTTERS DOCK RD	WOODBIDGE	NJ	07095	NJ-NJEMS
REGULATORY CONTACT	35 CUTTERS DOCK ROAD	WOODBIDGE	NJ	07095	RCRAINFO
RESPONSIBLE ENTITY	S GARRETT MOUNTAIN PLAZA	WEST PATERSON	NJ	07424	NJ-NJEMS
RESPONSIBLE ENTITY	PO BOX 456 - 3 PENNA RD	WOODBIDGE	NJ	07095	NJ-NJEMS
PROPERTY OWNER	PO BOX 456 - 3 PENNA RD	WOODBIDGE	NJ	07095	NJ-NJEMS
PRIMARY MAILING ADDRESS	S GARRETT MOUNTAIN PLAZA	WEST PATERSON	NJ	07424	PCS
FEES/BILLING CONTACT	35 CUTTER DOCK RD	WOODBIDGE	NJ	07095	NJ-NJEMS
RESPONSIBLE ENTITY	35 CUTTERS DOCK RD	WOODBIDGE	NJ	07095	NJ-NJEMS
OWNER	S GARRETT MOUNTAIN PLAZA	WEST PATERSON	NJ	07470	PCS
ON-SITE MANAGER	S GARRETT MOUNTAIN PLAZA	WEST PATERSON	NJ	07424	NJ-NJEMS
FACILITY MAILING ADDRESS	35 CUTTERS DOCK ROAD	WOODBIDGE	NJ	07095	RCRAINFO
FACILITY MAILING ADDRESS	35 CUTTERS DOCK RD.	WOODBIDGE	NJ	07095-2703	TRIS
OWNER	PO BOX 456 - 3 PENNA RD	WOODBIDGE	NJ	07095	NJ-NJEMS
FEES/BILLING CONTACT	PO BOX 456 - 3 PENNA RD	WOODBIDGE	NJ	07095	NJ-NJEMS
PROPERTY OWNER	PO BOX 8	WOODBIDGE	NJ	07095	NJ-NJEMS

NAICS Codes

Data Source	NAICS Code	Description	Primary
NEI	325211	PLASTICS MATERIAL AND RESIN MANUFACTURING.	
RCRAINFO	325211	PLASTICS MATERIAL AND RESIN MANUFACTURING.	

SIC Codes

Full Name	Office Phone	Information System	Mailing Address
COGNIZANT OFFICIAL	JON D BERRIAN	NJ-NJEMS	
GENERAL CONTACT	ROY K. RIGIE	NJ-NJEMS	
REGULATORY CONTACT	JOEL - JEROME	RCRAINFO	View
BUSINESS MANAGER	J.D. BERRIAN	NJ-NJEMS	
EMERGENCY RESPONDER	JON D BERRIAN	NJ-NJEMS	
EMERGENCY RESPONDER	GERRY CARAMANNA	NJ-NJEMS	
COGNIZANT OFFICIAL	JON D BERRIAN	PCS	
OWNER	JOHN BERRIAN	NJ-NJEMS	
FEES/BILLING CONTACT	JOHN BERRIAN	NJ-NJEMS	View
FACILITY CONTACT	WALTER JAKOVIC	NJ-NJEMS	View
OWNER	WALTER JAKOVIC	NJ-NJEMS	View
COGNIZANT OFFICIAL	JOEL JEROME	NJ-NJEMS	
FEES/BILLING CONTACT	RICK MATERA	NJ-NJEMS	View
PERMITTEE	WALTER JAKOVIC	NJ-NJEMS	View
FEES/BILLING CONTACT	WALTER JAKOVIC	NJ-NJEMS	View
RESPONSE COORDINATOR	JON D BERRIAN	NJ-NJEMS	
PUBLIC CONTACT	JON D. BERRIAN	TRIS	
ON-SITE MANAGER	JON D BERRIAN	NJ-NJEMS	View
GENERAL CONTACT	JON D BERRIAN	NJ-NJEMS	
AGENT	JON D BERRIAN	NJ-NJEMS	

Contacts

Data Source	SIC Code	Description	Primary
NJ-NJEMS	2821	PLASTICS MATERIALS, SYNTHETIC RESINS, AND NONVULCANIZABLE ELASTOMERS	
NJ-NJEMS	2899	CHEMICALS AND CHEMICAL PREPARATIONS, NOT ELSEWHERE CLASSIFIED	
NEI	2821	PLASTICS MATERIALS, SYNTHETIC RESINS, AND NONVULCANIZABLE ELASTOMERS	
TRIS	2869	INDUSTRIAL ORGANIC CHEMICALS, NOT ELSEWHERE CLASSIFIED	
TRIS	2821	PLASTICS MATERIALS, SYNTHETIC RESINS, AND NONVULCANIZABLE ELASTOMERS	
NJ-NJEMS	2869	INDUSTRIAL ORGANIC CHEMICALS, NOT ELSEWHERE CLASSIFIED	
NJ-NJEMS	2818		
PCS	2869	INDUSTRIAL ORGANIC CHEMICALS, NOT ELSEWHERE CLASSIFIED	

• National Library of Medicine (NLM) 

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Additional information for CERCLIS or TRI sites:

Query executed on: FEB-07-2008

Alternative Name	Source of Data
CYTEC INDUSTRIES INCORPORATED	TRI REPORTING FORM
AMERICAN CYANAMID CO CYTEC INDUSTRIES INC	NJEMS

Alternative Names

Affiliation Type	Name	DUNS Number	Information System	Mailing Address
RESPONSIBLE ENTITY	AMERICAN CYANAMID CO		NJ-NJEMS	View
OWNER	CYTEC IND INC		PCS	View
PROPERTY OWNER	AMERICAN CYANAMID CO		NJ-NJEMS	View
RESPONSIBLE ENTITY	CYTEC INDUSTRIES		NJ-NJEMS	View
RESPONSIBLE ENTITY	CUTTERS DOCK PROPERTIES LLC		NJ-NJEMS	View
OWNER	CYTEC IND INC		PCS	View
PROPERTY OWNER	AMERICAN CYANAMID CO		NJ-NJEMS	View
RESPONSIBLE ENTITY	CYTEC INDUSTRIES		NJ-NJEMS	View
RESPONSIBLE ENTITY	CUTTERS DOCK PROPERTIES LLC		NJ-NJEMS	View
PROPERTY OWNER	AMERICAN CYANAMID CO		NJ-NJEMS	View
RESPONSIBLE ENTITY	CYTEC INDUSTRIES		NJ-NJEMS	View
RESPONSIBLE ENTITY	CUTTERS DOCK PROPERTIES LLC		NJ-NJEMS	View

Organizations

PRE-PRINTED REPORT RECIPIENT	RAY MERRELL	9735694005	NJ-NJEMS
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Query Results



Only RCRAInfo facility information was searched to select facilities

Handler ID: Beginning With: NJD002173151

Results are based on data extracted on JUN-08-2006

Note: Click on the underlined CORPORATE LINK value for links to that company's environmental web pages.

Click on the underlined MAPPING INFO value to obtain mapping information for the facility.

[Go To Bottom Of The Page](#)

HANDLER
NAME: CYTEC INDUSTRIES INC
HANDLER ID: NJD002173151
STREET: 35 CUTTERS DOCK
CITY: WOODBRIDGE
STATE: NJ
ZIP CODE: 07095
EPA REGION: 2
RCRA Corrective Action: **PROFILE**

VIEW FACILITY INFORMATION:
CORPORATE LINK: No
COUNTY: MIDDLESEX
MAPPING INFO: MAP
RCRA Corrective Action: **PROFILE**

CONTACT INFORMATION

NAME	STREET	CITY	STATE	ZIP CODE	PHONE	TYPE OF CONTACT
JOEL JEROME					9735694010	Public

LIST OF NAICS CODES AND DESCRIPTIONS

NAICS CODE	NAICS DESCRIPTION
325998	All Other Miscellaneous Chemical Product and Preparation Manufacturing
325188	All Other Basic Inorganic Chemical Manufacturing
325211	Plastics Material and Resin Manufacturing
32511	Petrochemical Manufacturing

[Go To Top Of The Page](#)

Total Number of Facilities Displayed: 1



State of New Jersey

Department of Environmental Protection

Bradley M. Campbell
Commissioner



RECEIVED

JUL 14 2005

DEPT. OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL DIVISION

Richard J. Codey
Acting Governor

Mr. Joel Jerome
Cytac Industries, Inc.
5 Garret Mountain Plaza
West Paterson, NJ 07424

Re: Remediation Agreement in the Matter of

Cytac Industries, Inc. (Cytac)
35 Cutters Dock Road,
Woodbridge Twp., Middlesex County
ISRA Case #E93629

Response to NJDEP April 29, 2004 Letter dated June 10, 2004
Arsenic Study of Spa Spring Creek dated February 4, 2005
Supplemental Response to NJDEP April 29, 2004 Letter dated
September 20, 2004 with Revised Figure Map B-1C and Exhibit C-2c
dated March 10, 2005; Email dated July 7, 2005 with Revised
Figure Map B-1C and Deed Notice listing the Current Property Owner

Dear Mr. Jerome:

The NJDEP has completed its review of the above referenced submissions. The NJDEP's comments are stated below:

I Deed Notice Document

The New Jersey Department of Environmental Protection (NJDEP) has reviewed the proposed Deed Notice dated September 20, 2004 including the updated Figure Map B-1C and Exhibit C-2c submitted on March 10, 2005. By email dated July 7, 2005, Cytac forwarded the corrected Figure Map B-1C and draft deed notice reflecting the current property owner as required by the NJDEP. During the May 4, 2005 meeting with the NJDEP, Cytac was required to perform a review of all areas of concern (AOCs) for completeness in accordance with the Technical Requirements for Site Remediation (TRSR) N.J.A.C. 7:26E. Cytac was instructed to review the AOCs listed in Table 1 of the Site Investigation Report dated December 1994 which listed the AOCs previously identified in the Preliminary Assessment Report. As a result, the NJDEP has deferred the approval of the deed notice until this report is submitted by Cytac and is reviewed by the NJDEP.

II Soil Comments for the following (AOC)'s

A. AOC - 3 Cyprian Disposal Area

A landfill that operated from 1950s to 1970 is located in this area. The landfill was used for disposal of production waste including cyprian, a catalyst and vanadium peroxide.

In 1994, a ground-penetrating radar (GPR) survey was conducted to identify the horizontal and vertical boundaries of the landfill, and to locate potential anomalies. Once the limits of the landfill had been identified, borings were installed within the landfill and soil samples were collected from

depths ranging from 3 to 6 feet below ground surface (bgs). Samples were analyzed for Target Compound List (TCL) Volatile Organic Compounds (VOCs), TCL Semivolatile volatile organic compounds (SVOCs), and Target Analyte List (TAL) metals, pesticides/PCBs, and cyanide. However, the NJDEP recently required Cytec to delineate horizontally and vertically around the perimeter of the landfill for contaminants found over the NJDEP's May 12, 1999 Residential Direct Contact Soil Cleanup Criteria (RDCSCC) within the landfill. Although, physical contents of landfill had been identified and the vertical and horizontal boundaries of the landfill had been determined using a GPR, Cytec has not provided data to show that the contaminants have been delineated to RDCSCC. Since the flexible membrane liner (FML) had been installed, Cytec was required to delineate horizontally and vertically by sampling soil every 40 feet along the perimeter of the landfill and 2 feet away from the liner. Soil samples were required to be analyzed for nickel, thallium and vanadium.

On June 23, 2004, Cytec collected 36 samples from 16 sample locations to delineate the area and analyzed the samples for nickel, thallium and vanadium. On July 15, 2004, Cytec collected 12 more samples from the eight sample locations that required additional delineation from the June 23, 2004 sampling event. Cytec reported sampling results in their September 20, 2004 submission.

The NJDEP finds that Cytec has completed the required sampling and delineation of the Cypar landfill area. Soil samples were delineated to the NJDEP's May 12, 1999 most stringent soil cleanup criteria and were marked on Figure Map B-1C of the September 20, 2004 submission. Cytec revised the deed notice Figure Map B-1C dated February 21, 2005 to include the additional ten sample points that required further delineation within the restricted area and Cytec included the as-built diagrams for each type of engineering control for this AOC. Under Exhibit C-2b Section A Item 1, Cytec added the soil samples CDA-4 and CDA-9 plus a description of their specific engineering control.

Cytec shall include the updated Figure Map B1-C and Exhibit C narrative in the deed notice document.

Other Outstanding Issues

B. AOC 7 Underground Process Sewers

The NJDEP previously approved no further investigation for this AOC in the NJDEP's April 29, 2004 letter. However, the waste classification analytical results were not included. Cytec has included the waste classification analytical results in the June 10, 2004 submission as Attachment 2. The NJDEP finds this documentation acceptable.

C. AOC 8 Waste Water On-Site Surface Impoundment

Cytec has submitted the current NJPDES-DGW permit as required to the NJDEP for the surface impoundments, with a letter dated February 20, 2004 created by the Bureau of Nonpoint Pollution Control. The letter states that Cytec's October 3, 1994 permit will be renewed after the 30 day public comment period that was posted on the internet on February 25, 2004. The NJDEP verified that the current NJPDES-DGW permit is now valid until September 30, 2009. Any ground water contamination associated with this AOC shall be included in the proposed Classification Exception Area (CEA).

D. Railspur Drainline/Spa Spring Creek Outfall Pipes

The NJDEP required Cytec to sample Spa Spring Creek upstream from the Railspur Drainline/Spa Spring Creek Outfall Pipes to prove that contaminant levels in the sediments were not from Cytec's operations. Cytec reported the results of this investigation in the March 2000 Remedial Action Workplan Report (RAWR). Of the three samples taken, arsenic (As) levels were lower in the upstream samples than the samples taken at the outfall pipes. This indicates that the elevated As concentrations in the sediments at the outfall pipes were from Cytec's operations. Cytec stated that the levels of As at the outfall pipes detected in samples (SCO-S1 and SCO-S2) are comparable to average background in Woodbridge Creek sediment. However, comparable sediment samples were located upstream in the Woodbridge Creek and are non-contributory to Spa Spring Creek sediments.

Cytec has tried to prove that As detected at the outfall pipes was due to As present in background. Cytec was required to perform vertical and horizontal soil delineation of samples SCO-S1 and SCO-S2 for As and determine the origin of the As contamination. On July 2, 2004, Cytec resampled the outfall pipe discharge at sample point SCO-S2 for As. Cytec reported these results in their September 20, 2004 submittal.

The NJDEP reviewed the stream sediment results for the purposes of a background investigation for As. The two sediment samples (SCO-S1 and SCO-S2) that were collected in 1997 to evaluate the potential impact from 3 drainpipes identified in a 1945 topographical map. As at SCO-S1 was 8ppm and at SCO-S2 was 45 ppm. Nickel (Ni) at SCO-S1 was 28ppm and at SCO-S2 was 17 ppm. These detections were at concentrations above their respective Ontario Lowest Effects Limit (LEL) screening criterion for As at 6 ppm and for Ni at 16 ppm. In 1999, three up-gradient samples were collected to see if upstream sources are contributing to the sediment contamination detected. The As concentrations ranged from 4.4 ppm-5.2 ppm while the Ni ranged from 14-42 ppm. In July of 2004, SCO-S2, the sample originally containing 45 ppm was re-sampled and was found to contain only 10.6 ppm of As.

Cytec proposes no further investigation. The history of the drain pipes originally necessitating the sediment sampling was investigated. It was determined that one of the drain pipes collects stormwater along the rail spur west of the plant. The other two pipes were associated with draining stormwater near Building 6 and associated boiler blow down. These drains were connected to a sump that discharged to the onsite wastewater equalization lagoons.

Also, Cytec states that historical processes and manufacturing activities associated with the plant did not involve the use of As, nor was it detected in on-site soils at concentrations above the RDCSCC.

The NJDEP finds that Cytec's proposal acceptable based on the following:

1. The results of the re-sampling of the previously highest As concentration did not contain As at concentrations of concern;
2. As is not a contaminant of concern in site soils; and
3. The upgraded Ni sampling contained higher concentrations than those detected on-site.

The remediation of this AOC has been completed at this time. A No Further Action/Covenant Not To Sue will be issued for the industrial establishment at the completion of the ISRA case and after the filing of all applicable institutional controls.

III Ground Water Issues

A. Ground Water Monitoring

Ground water monitoring at this site occurs under the direction of a New Jersey Pollution Discharge Elimination System – Discharge to Ground Water Permit (NJPDES-DGW) # 0001295. Ground water monitoring also occurred under the direction of the ISRA program.

Cytec proposed that the ground water monitoring will continue under the NJPDES-DGW # 0001295 and modifications to the existing permit monitoring requirements do not appear necessary.

However, the NJDEP Bureau of Northern Case Management (BNCM) received a copy of Cytec's June 10, 2004 letter to the Bureau of Nonpoint Pollution Control (BNPC) requesting that the NJPDES-DGW # 0001295 monitoring requirements be changed from quarterly to semi-annually. The BNCM agrees that reduction in sampling frequency is appropriate based on the volume of ground water data collected (sampling commenced in 1986) and the low concentrations present. However, Cytec's proposal must be approved by the BNPC before reduction in sampling can be implemented.

The NJDEP had previously been advised that the Cytec facility has closed and a NJPDES permit will no longer be necessary. Recently, the NJDEP was advised that some use of the surface impoundment for treatment still occurs at the facility. Be advised if Cytec commences the closure of the surface impoundment, Cytec shall propose a sampling plan for the monitoring of the remaining wells.

B. Production well

Cytec was required to address the NJDEP's concerns concerning the production well(s) specified on page 7 of the NJDEP's March 18, 1999 letter.

Cytec's response in the June 10, 2004 letter reports this request was addressed in a previous Cytec letter to the NJDEP dated June 21, 2001. Cytec included copies of their February 22, 2002 and March 25, 2002 letters as Attachment 3 that addresses the production well issue.

Cytec shall provide documentation that the production wells have met the Bureau of Water Allocation requirements.

IV Classification Exception Area (CEA)

Cytec was required to include the submission of its CEA proposal in its remediation schedule within 30 days of the April 29, 2004 NJDEP letter. In Cytec's June 10, 2004 response letter Cytec references, N.J.A.C. 7:26E 6.5 (a), stating that it was not necessary to complete a remedial action schedule to include the CEA because it would take less than 3 months to complete the CEA. To date, Cytec has not submitted a CEA.

Recently, Cytec advised the NJDEP that Cytec was considering addressing the ground water contamination with a remedial treatment prior to completing a CEA. Cytec shall either submit a CEA within 90 days from the receipt of this letter or submit a proposal to address the ground water contamination. Regardless of the remedial activity chosen, Cytec shall include the remedial activity in a schedule to the NJDEP within 30 days from the receipt of this letter.

V Remediation Schedule Requirements

Pursuant to the Technical Requirements for Site Remediation (N.J.A.C. 7:26E), a detailed Remedial Action Schedule is required for all cases in the remedial investigation and remedial action phases.

Therefore, Cytec shall submit a Remediation Schedule, which incorporates the remediation of all remaining areas of environmental concern within 30 days of the receipt of this letter. Cytec shall note the implementation and completion date for each remedial activity and the submission dates for all documents. Be advised that, in accordance with N.J.S.A. 58:10B, Cytec may remediate the site without prior submission or approval from the NJDEP. However, prior approval must be obtained from the NJDEP for a remedial action involving ground water, surface water, or for the closure of an underground storage tank subject to N.J.S.A. 58:10A.

VI General Requirements

1. Cytec shall submit the report or additional proposals in triplicate. Please note that only one copy of the Quality Assurance/Quality Control Deliverables and one disk of electronic deliverables are needed.

2. Cytec shall submit summarized analytical results in accordance with the Technical Requirements For Site Remediation (TRSR), N.J.A.C. 7:26E.

3. Cytec shall collect and analyze all samples in accordance with the sampling protocol outlined in the May, 1992 edition of the NJDEP's "Field Sampling Procedures Manual" and the TRSR, N.J.A.C. 7:26E.

4. Cytec shall notify the assigned BNCM Case Manager at least 14 calendar days prior to implementation of all field activities.

If you have any questions regarding this letter, please contact the Case Manager, Mary Stahl, at (609) 633-1427.

Prepared by,



Mary Stahl

Bureau of Northern Case Management

Jay Nickerson, Supervisor

Bureau of Northern Case Management



Sincerely,

c. Haydar Erdogan, BEERA
Helen Dudar, BGWPA
Rick Matara, Cutters Dock Properties, LLC
Alain Hebert, BBL
Health Officer

-----OWNER INFORMATION-----
CHEVRON U S A INC - PROP TAX DEPT
P O BOX 285
HOUSTON TX 77001-0285

-----PROPERTY INFORMATION-----
PROP LOC: CUTTERS DOCK RD
PROPERTY CLASS 1 ACCOUNT# 81954300
BLDG DESC LAND/ACRE
ADDITIONL LOTS
ZONE M-2 MAP 85 USER#1
BUILT 0000 UNITS BCLASS
VCS *** SFLA ****
#2

DED BANK# AMT #OWN 01 SS#

-----SALES INFORMATION-----
DATE BOOK PAGE PRICE PCD NU 4TYPE

CUR: -1: -2:
---VALUES---
LAND 171300

-----EXEMPT PROPERTY DATA-----
EPL CD
FACILITY
INIT FILE
FUR FILE
ASMT CODE
ITEM FOR 2009
OLDID:

WARN DELETING LINE
NEXT ACCESS: BLK
EN=CHANGE F1=NO ACTION F3=ASSMT HISTORY F5=RECORD CARD F7=MORE
SPECTAX CDS: F01A01
NMUN HAL#1 .00
NMUN HAL#2 5630.63
MUNC HAL#2 1519.60
NET 171300

-----TAXES-----
BASE YR TAXES FLAG
07 13339.13
N



City of Perth Amboy

OFFICE OF MUNICIPAL CLERK

Elaine M. Jasko, RMC/MMC, City Clerk

Joseph Vas, Mayor

December 30, 2005

Mr. Michael Carr

City Engineer

461 New Brunswick Avenue

Perth Amboy, New Jersey 08861

Dear Michael:

Enclosed please find a copy of a letter which I received from James S. Eddington of Woodbridge Township.

Kindly review said letter and provide me with any information you may have regarding the matter of a discrepancy in the municipal boundary line between the City of Perth Amboy and Woodbridge Township, so that I may forward the information to Mr. Eddington.

Yours truly,

Elaine M. Jasko

Elaine M. Jasko

City Clerk

/e
ends.

xc: James S. Eddington



260 High Street • Perth Amboy, New Jersey 08861
732-826-0290 • Fax: 732-826-1160

John S. Truhan Consulting Engineers, Inc.
A Professional Corporation

1442 Lakewood Road
Wall, New Jersey

Mailing Address: P.O. Box K
Manasquan, New Jersey 08736

August 10, 1994

Woodbridge Township
Engineer's Office
1 Main Street
Woodbridge, NJ 07095

Att: Robert Simlascac, P.E.

Re: Perth Amboy/Woodbridge
Boundary

Dear Bob:

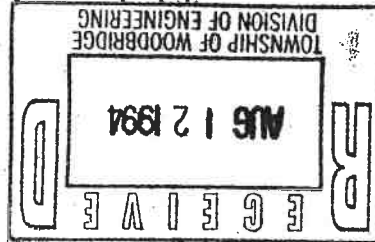
As discussed with Jim Edton of your office by telephone, we are surveying the Chevron Complex, and a discrepancy was found to exist regarding the respective Perth Amboy and Woodbridge Tax Maps, as to the location of the mutual Township/City boundary line in the vicinity of Spa Spring Creek (near Woodbridge Creek).

The Tax Map of Perth Amboy (Sheet 81) references a "New Compromised City Line between Woodbridge Township and City of Perth Amboy" which does not appear on the Woodbridge Township Tax Map (Sheet 85) (copies attached).

The Woodbridge Tax Map shows the "original" centerline location of Spa Spring Creek, as the municipal boundary line (Spa Spring Creek was filled and relocated to the north boundary line of the Chevron Complex, some time ago, as shown on the Perth Amboy Tax Map). Jim had indicated that the Perth Amboy line is the correct line, for which we require confirmation.

Please advise where we can obtain the description of the referenced "New Compromised Line", that was probably defined and established by the City Engineer of Perth Amboy, at the time, Mr. Louis P. Booz, Jr. (now deceased), whom also performed several surveys in the area, as referenced in several deeds, as well as preparing Perth Amboy's Tax Map in 1968. I have been unable to obtain the information from Michael Carr's office (present Perth Amboy Engineer), whom indicates that he does not have it.

Thank you for any help in this regard.

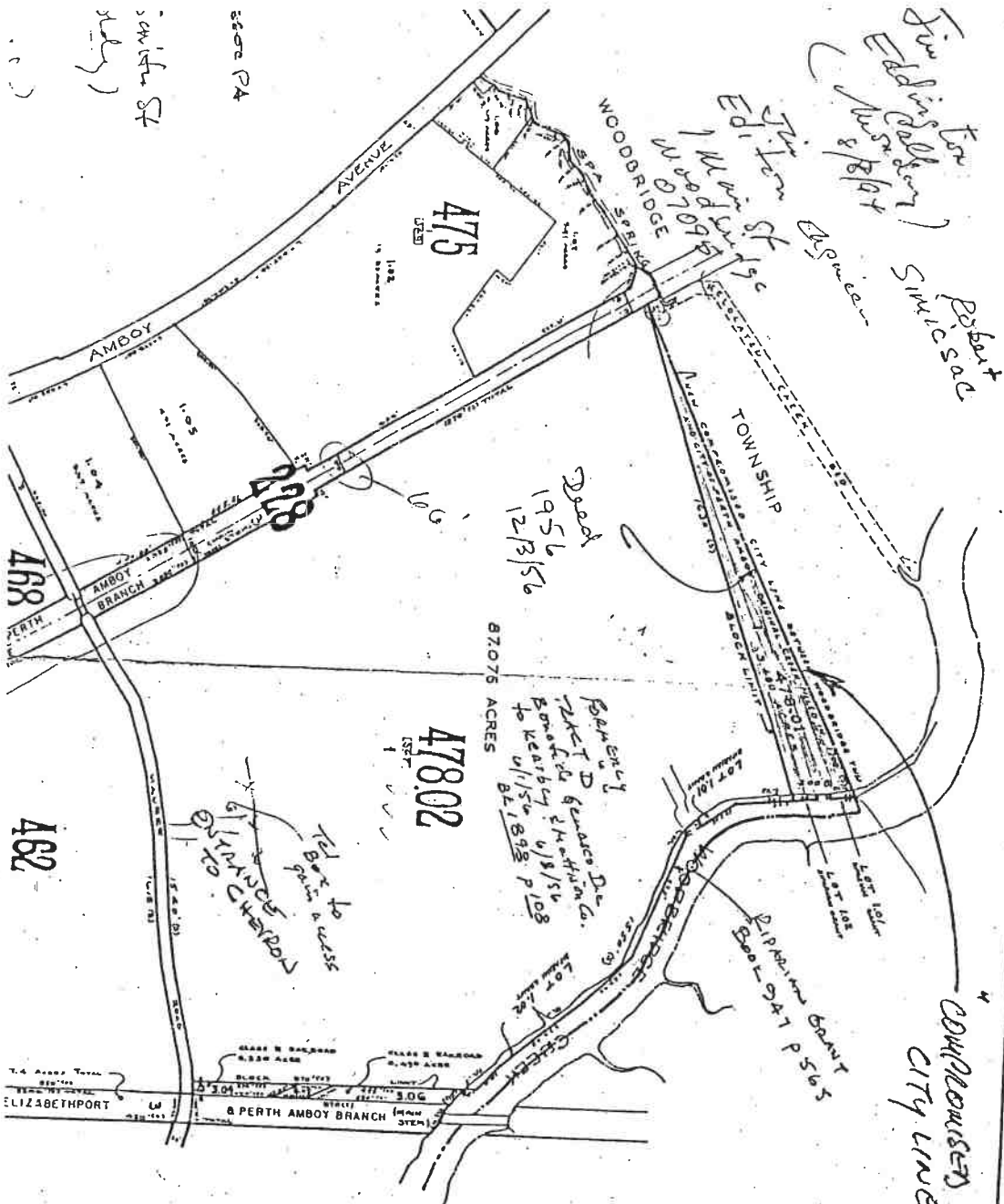


ANC/cm
File: 94040

Telephone - Area (908) 223-1313
Fax - Area (908) 223-8273

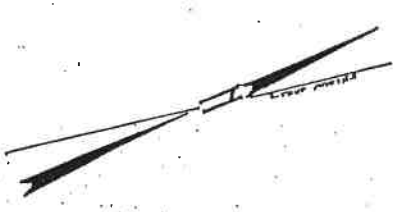
Very truly yours,
Allen N. Chace, P.E./L.S.

PS
See
me

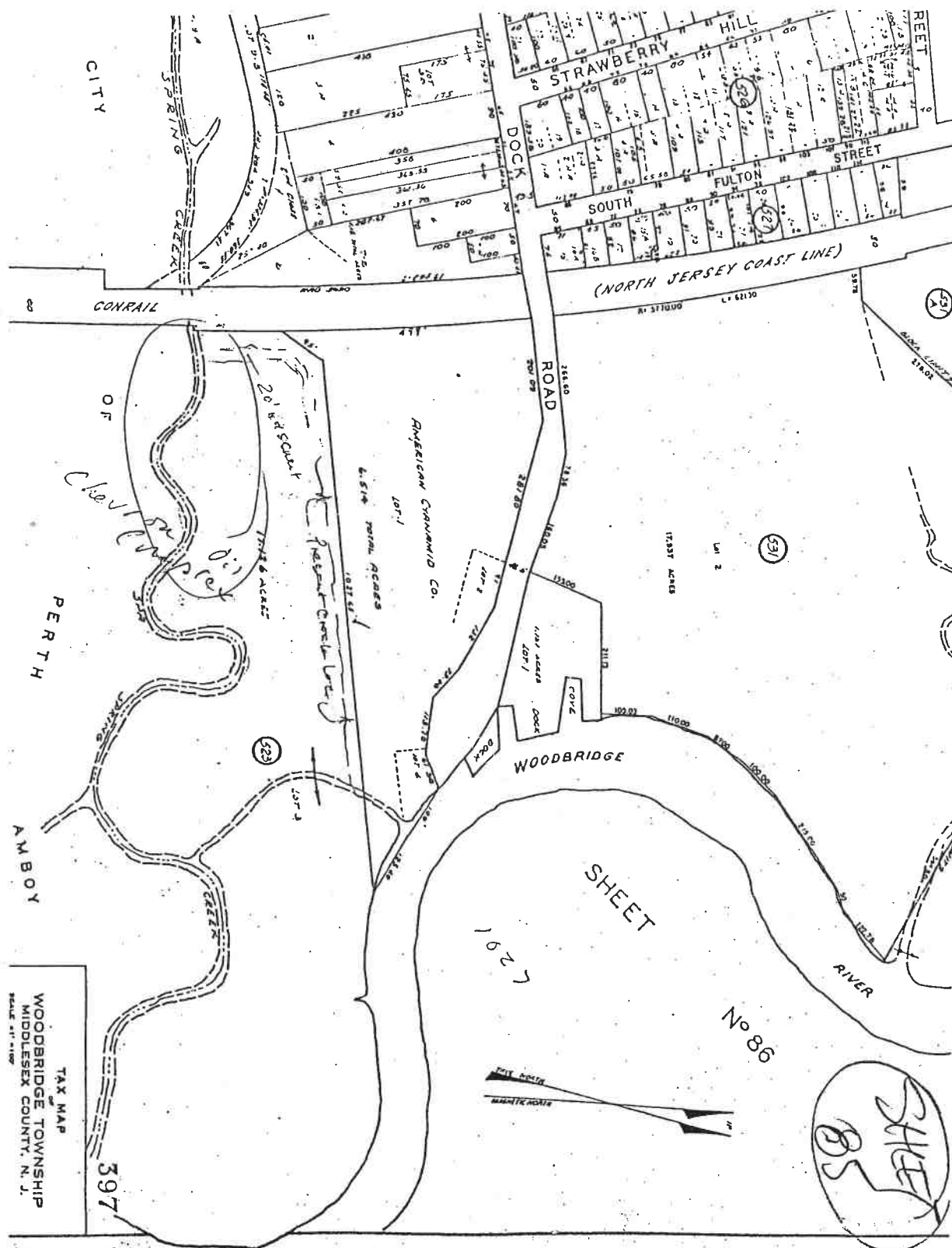


COMPOUNDED
CITY LINE
SHEET
81
PERTH
AMBOY
T.M.

Edwards
Woodbridge
TOWNSHIP
PERTH AMBOY BRANCH
ELIZABETHPORT
WOODBRIDGE
SPRING
AMBOY
AMBOY BRANCH
PERTH
468
462
475
47802
67.075 ACRES
1956
12/3/56
DEED
FARM EX-12
MARTIN & GUARINO INC.
BONAFIDE & GUARINO INC.
TO KEARNEY 6/18/56
PL 1893 P 108
TO JAMES CHERON
To go to gain access
RIPPLEMAN GRANT
Book 947 P 565
COMPOUNDED CITY LINE
SHEET 81
PERTH AMBOY T.M.



Edwards
Woodbridge
TOWNSHIP
PERTH AMBOY BRANCH
ELIZABETHPORT
WOODBRIDGE
SPRING
AMBOY
AMBOY BRANCH
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To go to gain access
RIPPLEMAN GRANT
Book 947 P 565
COMPOUNDED CITY LINE
SHEET 81
PERTH AMBOY T.M.





Multisystem Report



CHEVRON OIL CO @ PERTH AMBOY REFINERY
1200 STATE STREET
PERTH AMBOY, NJ 08861

Map this facility

EPA Facility Information

This query was executed on FEB-07-2008

Toxic Releases for Reporting Year 2005

TRI FACILITY ID: 08861CHVRN12005

SIC Codes for 2005

SIC CODE	PETROLEUM REFINING
SIC CODE DESCRIPTION	2911

Chemicals Transferred to other Sites

CHEMICAL NAME	TRI CHEM ID	DOCUMENT	RELEASE AMOUNTS LBS/YR	RELEASE BASIS CODE	TYPE OF WASTE MANAGEMENT	TRANSFER SITE NAME	TRANSFER SITE CITY
1,2,4-TRIMETHYLBENZENE	000095636	1305203874565	2	OTHER	CLEAN HARBORS ENVIR. SVCS INC	CORUNA	
1,2,4-TRIMETHYLBENZENE	000095636	1305203874565	2	OTHER	CLEAN HARBORS ENVIR. SVCS INC	CORUNA	
BENZENE	000071432	1305203874553	1	OTHER	CLEAN HARBORS ENVIR. SVCS INC	CORUNA	
BENZO(G,H,I)PERYLENE	000191242	1305203874577	.5	OTHER	CLEAN HARBORS ENVIR. SVCS INC	CORUNA	
CYCLOHEXANE	000110827	1305203874589	2	OTHER	CLEAN HARBORS ENVIR. SVCS INC	CORUNA	
CYCLOHEXANE	000110827	1305203874589	3	OTHER	G.R.O.W.S., INC	MORRISVILLE	
ETHYLBENZENE	000100414	1305203874591	1	OTHER	G.R.O.W.S., INC	MORRISVILLE	

ETHYLBENZENE	000100414	1305203874591	4	OTHER		HARBORS ENVIR. SVC INC	CORUNA
LEAD COMPOUNDS	N420	1305204101378	.1	OTHER		T.R.R.F.	TULLYTOWN
LEAD COMPOUNDS	N420	1305204101378	3.3	OTHER		CLEAN HARBORS CANADA INC.	LONDON
LEAD COMPOUNDS	N420	1305204101378	42.7	OTHER		CLEAN HARBORS ENVIR. SVC INC	CORUNA
LEAD COMPOUNDS	N420	1305204101378	74.6	OTHER		G.R.O.W.S., INC	MORRISVILLE
MERCURY COMPOUNDS	N458	1305204101380	.3	OTHER		CLEAN HARBORS ENVIR. SVC INC	CORUNA
N-HEXANE	000110543	1305203874627	3	OTHER		CLEAN HARBORS ENVIR. SVC INC	CORUNA
N-HEXANE	000110543	1305203874627	10	OTHER		G.R.O.W.S., INC	MORRISVILLE
NAPHTHALENE	000091203	1305203874639	1	OTHER		CLEAN HARBORS CANADA INC.	LONDON
NAPHTHALENE	000091203	1305203874639	2	OTHER		G.R.O.W.S., INC	MORRISVILLE
NAPHTHALENE	000091203	1305203874639	13	OTHER		CLEAN HARBORS ENVIR. SVC INC	CORUNA
POLYCYCLIC AROMATIC COMPOUNDS	N590	1305203874641	.3	OTHER		CLEAN HARBORS CANADA INC.	LONDON
POLYCYCLIC AROMATIC COMPOUNDS	N590	1305203874641	10.2	OTHER		CLEAN HARBORS ENVIR. SVC INC	CORUNA
TOLUENE	000108883	1305203874654	3	OTHER		CLEAN HARBORS ENVIR. SVC INC	CORUNA
TOLUENE	000108883	1305203874654	4	OTHER		G.R.O.W.S., INC	MORRISVILLE
XYLENE (MIXED ISOMERS)	001330207	1305203874666	5	OTHER		G.R.O.W.S., INC	MORRISVILLE
XYLENE (MIXED ISOMERS)	001330207	1305203874666	22	OTHER		CLEAN HARBORS ENVIR. SVC INC	CORUNA

Chemicals Released to Air

CHEMICAL NAME	TRI CHEM ID	DOCUMENT	RELEASE AMOUNTS LBS/YR	RELEASE BASIS CODE	FUGITIVE OR STACK INDICATOR
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There was no data of this type reported for this facility.

Chemicals Released via Underground Injection

CHEMICAL NAME	TRI CHEM ID	DOCUMENT	RELEASE AMOUNTS LBS/YR	RELEASE BASIS CODE	STORM WATER APPLICABILITY FLAG	STORM WATER PERCENTAGE
LEAD COMPOUNDS	N420	1305204101378	1.4	OTHER	1	
MERCURY COMPOUNDS	N458	1305204101380	.3	OTHER	1	
POLYCYCLIC AROMATIC COMPOUNDS	N590	1305203874641	.6	OTHER	1	

Chemicals Released to Surface Water

1,2,4-TRIMETHYLBENZENE	000095636	1305203874565	154	OTHER		STACK OR POINT EMISSIONS
1,2,4-TRIMETHYLBENZENE	000095636	1305203874565	172	OTHER		FUGITIVE OR NON-POINT EMISSIONS
BENZENE	000071432	1305203874553	490	OTHER		STACK OR POINT EMISSIONS
BENZENE	000071432	1305203874553	1431	OTHER		FUGITIVE OR NON-POINT EMISSIONS
CYCLOHEXANE	000110827	1305203874589	296	OTHER		FUGITIVE OR NON-POINT EMISSIONS
CYCLOHEXANE	000110827	1305203874589	1260	OTHER		STACK OR POINT EMISSIONS
ETHYLBENZENE	000100414	1305203874591	133	OTHER		STACK OR POINT EMISSIONS
ETHYLBENZENE	000100414	1305203874591	139	OTHER		FUGITIVE OR NON-POINT EMISSIONS
LEAD COMPOUNDS	N420	1305204101378	1.1	OTHER		STACK OR POINT EMISSIONS
MERCURY COMPOUNDS	N458	1305204101380	.6	OTHER		STACK OR POINT EMISSIONS
N-HEXANE	000110543	1305203874627	667	OTHER		FUGITIVE OR NON-POINT EMISSIONS
N-HEXANE	000110543	1305203874627	5957	OTHER		STACK OR POINT EMISSIONS
NAPHTHALENE	000091203	1305203874639	7	OTHER		STACK OR POINT EMISSIONS
NAPHTHALENE	000091203	1305203874639	40	OTHER		FUGITIVE OR NON-POINT EMISSIONS
POLYCYCLIC AROMATIC COMPOUNDS	N590	1305203874641	.1	OTHER		FUGITIVE OR NON-POINT EMISSIONS
POLYCYCLIC AROMATIC COMPOUNDS	N590	1305203874641	.1	OTHER		STACK OR POINT EMISSIONS
TOLUENE	000108883	1305203874654	445	OTHER		STACK OR POINT EMISSIONS
TOLUENE	000108883	1305203874654	1108	OTHER		FUGITIVE OR NON-POINT EMISSIONS
XYLENE (MIXED ISOMERS)	001330207	1305203874666	323	OTHER		STACK OR POINT EMISSIONS
XYLENE (MIXED ISOMERS)	001330207	1305203874666	955	OTHER		FUGITIVE OR NON-POINT EMISSIONS

Chemicals Released to Land

There was no data of this type reported for this facility.

Additional Information can be obtained from the Toxics Release Inventory System Query.

Additional links for TRI:

This information resource is not maintained, managed, or owned by the Environmental Protection Agency (EPA) or the Envirofacts Support Team. Neither the EPA nor the Envirofacts Support Team is responsible for their content or site operation. The Envirofacts Warehouse provides this reference only as a convenience to our Internet users.

- National Library of Medicine (NLM) TOXMAP
- The Environmental Defense Fund's (EDF) Chemical Scorecard has on-line environmental information regarding this facility's reported TRI releases.

Water Discharge Permit Information (PCS)

As of June 6th, 2006, pending migration to a new system, the data for the Permit Compliance System (PCS) will remain frozen in Envirofacts for the following states: MA, NH, RI, VI, PR, DC, MD, IN, NM, UT, HI, AK, ID

NPDES: NJ0000221
SIC CODE: 2911
SIC DESCRIPTION: PETROLEUM REFINING

This facility has permits to discharge the following chemical/substances through the points (pipes) listed in the table below:

PARAMETER CODE	PARAMETER DESCRIPTION	NUMBER OF DISCHARGE POINTS
00011	TEMPERATURE, WATER DEG. FAHRENHEIT	1
00056	FLOW RATE	1
00310	BOD, 5-DAY (20 DEG. C)	1
00340	OXYGEN DEMAND, CHEM. (HIGH LEVEL) (COD)	1
00400	PH	1
00530	SOLIDS, TOTAL SUSPENDED	1
00556	OIL AND GREASE FREON EXTR-GRAV METH	1
00610	NITROGEN, AMMONIA TOTAL (AS N)	1
00745	SULFIDE, TOTAL (AS S)	1
00978	ARSENIC, TOTAL RECOVERABLE	1
01032	CHROMIUM, HEXAVALENT (AS CR)	1
01034	CHROMIUM, TOTAL (AS CR)	1
01094	ZINC TOTAL RECOVERABLE	1
32730	PHENOLICS, TOTAL RECOVERABLE	1
50050	FLOW, IN CONDUIT OR THRU TREATMENT PLANT	1
78218	PHENOLIC COMPOUNDS, UNCHLORINATED	1
TBP3E	NOEL STATRE 7DAY CHR MYSID, BAHIA	1

Additional Information can be obtained from Water Discharge Permit Information Query.

AIRS / AFS Information

PLANT NAME: CHEVRON PRODUCTS CO
COMPLIANCE
SYSTEM PLANT ID: 00038
AFS PLANT ID: 15387

LATITUDE: 403209 **DUNS NUMBER:** 002156446 **YEAR:** 90
CLASS CODE: ACTUAL OR POTENTIAL EMISS ARE ABOVE THE APPLICABLE MAJOR SOURCE THRESHOLD.
LONGITUDE: 741605 **PRINCIPAL PRODUCT:** ASPHALT **EMERGENCY CONTROL:** ECAP not required
COMPLIANCE STATUS: UNKNOWN WITH REGARD TO PROCEDURAL COMPLIANCE

The current AIRS/AFS database does not have any pollutant data for this facility.

RCRAInfo**HANDLER ID:** NJD081982902**LIST OF NAICS CODES AND DESCRIPTIONS**

NAICS CODE	NAICS DESCRIPTION
325188	All Other Basic Inorganic Chemical Manufacturing
333319	Other Commercial and Service Industry Machinery Manufacturing
32411	Petroleum Refineries

HANDLER / FACILITY CLASSIFICATION

HANDLER TYPE	LAND DISPOSAL	INCINERATOR	BOILER AND OR INDUSTRIAL FURNACE	STORAGE TREATMENT
Full Enforcement	Y			
Closure Workload	Y			
Permit Progress	Y			
Post-Closure Workload	Y			

HANDLER TYPE	TSDs Potentially Subject to Corrective Action Under Section 3004 (u)/(v)
	Large Generator
	Subject to CA
	CA Workload

LIST OF PROCESS UNIT INFORMATION FOR GROUP OTHER

PROCESS CODE / DESCRIPTION	LEGAL OPERATING STATUS	UNIT OF MEASUREMENT / TYPE / DESCRIPTION	CAPACITY / TYPE / DESCRIPTION	QUANTITY	CAPACITY	EFFECTIVE DATE
T04 - OTHER TREATMENT	NEVER REGULATED AS A TSD - PROTECTIVE FILER	U - GALLONS PER DAY	D - DESIGN	1	4320000	29-DEC-84

LIST OF PROCESS UNIT INFORMATION FOR GROUP LANDFARM

PROCESS CODE / DESCRIPTION	LEGAL OPERATING STATUS	UNIT OF MEASUREMENT TYPE / DESCRIPTION	CAPACITY TYPE / DESCRIPTION	QUANTITY	CAPACITY	EFFECTIVE DATE
D81 - LAND APPLICATION	Interim Status - Operating, Actively Managing Rcra- regulated Waste	B - ACRES	D - DESIGN	1	9000000	19-NOV-80

LIST OF PROCESS UNIT INFORMATION FOR GROUP SURGE POND

PROCESS CODE / DESCRIPTION	LEGAL OPERATING STATUS	UNIT OF MEASUREMENT TYPE / DESCRIPTION	CAPACITY TYPE / DESCRIPTION	QUANTITY	CAPACITY	EFFECTIVE DATE
S04 - SURFACE IMPOUNDMENT STORAGE	Interim Status - Inactive/closing, But Not Yet Rcra Closed	Y - CUBIC YARDS	D - DESIGN	1	20000	01-MAY-92

LIST OF PROCESS UNIT INFORMATION FOR GROUP LANDFARM

PROCESS CODE / DESCRIPTION	LEGAL OPERATING STATUS	UNIT OF MEASUREMENT TYPE / DESCRIPTION	CAPACITY TYPE / DESCRIPTION	QUANTITY	CAPACITY	EFFECTIVE DATE
D81 - LAND APPLICATION	Loss Of Interim Status - Inactive/closing, But Not Yet Rcra Closed	B - ACRES	D - DESIGN	1	9000000	08-NOV-85

LIST OF PROCESS UNIT INFORMATION FOR GROUP N FIELD BASIN

PROCESS CODE / DESCRIPTION	LEGAL OPERATING STATUS	UNIT OF MEASUREMENT TYPE / DESCRIPTION	CAPACITY TYPE / DESCRIPTION	QUANTITY	CAPACITY	EFFECTIVE DATE
S04 - SURFACE IMPOUNDMENT STORAGE	Interim Status - Inactive/closing, But Not Yet Rcra Closed	Y - CUBIC YARDS	D - DESIGN	1	80000	01-MAY-92

LIST OF PROCESS UNIT INFORMATION FOR GROUP EAST YARD

PROCESS CODE / DESCRIPTION	LEGAL OPERATING STATUS	UNIT OF MEASUREMENT TYPE / DESCRIPTION	CAPACITY TYPE / DESCRIPTION	QUANTITY	CAPACITY	EFFECTIVE DATE
S04 - SURFACE IMPOUNDMENT STORAGE	Interim Status - Inactive/closing, But Not Yet Rcra Closed	Y - CUBIC YARDS	D - DESIGN	1	9000	01-MAY-92

LIST OF PROCESS UNIT INFORMATION FOR GROUP TANK

PROCESS CODE / DESCRIPTION	LEGAL OPERATING STATUS	UNIT OF MEASUREMENT TYPE / DESCRIPTION	CAPACITY TYPE / DESCRIPTION	QUANTITY	CAPACITY	EFFECTIVE DATE
S02 - TANK STORAGE	Interim Status - Operating, Actively Managing Rcra- regulated Waste	G - GALLONS	D - DESIGN	1	1680000	19-NOV-80

LIST OF PROCESS UNIT INFORMATION FOR GROUP OTHER

PROCESS CODE / DESCRIPTION	LEGAL OPERATING STATUS	UNIT OF MEASUREMENT TYPE / DESCRIPTION	CAPACITY TYPE / DESCRIPTION	QUANTITY	CAPACITY	EFFECTIVE DATE
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PROCESS CODE / DESCRIPTION	LEGAL OPERATING STATUS	UNIT OF MEASUREMENT TYPE / DESCRIPTION	CAPACITY TYPE / DESCRIPTION	QUANTITY	CAPACITY	EFFECTIVE DATE
T04 - OTHER TREATMENT	Interim Status - Operating, Actively Managing Rcra - regulated Waste	U - GALLONS PER DAY	D - DESIGN	1	4320000	19-NOV-80

LIST OF PROCESS UNIT INFORMATION FOR GROUP LANDFARM

PROCESS CODE / DESCRIPTION	LEGAL OPERATING STATUS	UNIT OF MEASUREMENT TYPE / DESCRIPTION	CAPACITY TYPE / DESCRIPTION	QUANTITY	CAPACITY	EFFECTIVE DATE
D81 - LAND APPLICATION	Post-closure Permitted - Inactive/closing, But Not Yet Rcra Closed	B - ACRES	D - DESIGN	1	90000000	30-MAR-94

LIST OF PROCESS UNIT INFORMATION FOR GROUP TANK

PROCESS CODE / DESCRIPTION	LEGAL OPERATING STATUS	UNIT OF MEASUREMENT TYPE / DESCRIPTION	CAPACITY TYPE / DESCRIPTION	QUANTITY	CAPACITY	EFFECTIVE DATE
S02 - TANK STORAGE	NEVER REGULATED AS A TSD - PROTECTIVE FILER	G - GALLONS	D - DESIGN	1	16800000	29-DEC-84

LIST OF PROCESS UNIT INFORMATION FOR GROUP CONTAIN

PROCESS CODE / DESCRIPTION	LEGAL OPERATING STATUS	UNIT OF MEASUREMENT TYPE / DESCRIPTION	CAPACITY TYPE / DESCRIPTION	QUANTITY	CAPACITY	EFFECTIVE DATE
S01 - CONTAINER NEVER REGULATED AS A TSD - PROTECTIVE FILER	Interim Status - Operating, Actively Managing Rcra - regulated Waste	G - GALLONS	D - DESIGN	1	600	29-DEC-84
S01 - CONTAINER	Interim Status - Operating, Actively Managing Rcra - regulated Waste	G - GALLONS	D - DESIGN	1	600	19-NOV-80

Additional Information can be obtained from Resource Conservation and Recovery Information RCRAInfo Query.

-----OWNER INFORMATION-----
LWI REALTY ASSOCIATES LLC
7 EAST RIDGEWOOD AVE
RIDGEWOOD NJ 07450
DED AMT #OWN 01
BANK# MORT# SS#

-----PROPERTY INFORMATION-----
PROF LOC: 2 AMBOY AVE
PROPERTY CLASS 4B ACCOUNT# 81954400
BLDG DESC
LAND/ACRE 4.6600
ADDITIONL LOTS

ZONE M-1 MAP 85 USER#1
BUILT 1925 UNITS BCLASS
VCS *** SELA ***

-----SALES INFORMATION-----
DATE BOOK PAGE PRICE PCD NU 4TYPE
CUR: 010407 05775 472 2810000 A 999
-1: 102773 250000
-2:

-----EXEMPT PROPERTY DATA-----
EPL CD STAT.
FACILITY
INIT FILE
FUR FILE
ASMT CODE
NET 669300
EXM4
EXM3
EXM2
EXM1
IMPR 86800
LAND 582500
---VALUES---

-----TAXES-----
NMUN HALFL 00
NMUN HALFL 00
NMUN HALFL 00
NMUN HALFL 27850.75
MUNC HALFL 2 7516.38
SPECTAX CDS: F01A01

WARN DELETING LINE ITEM FOR 2009
NEXT ACCESS: BLK
EN=CHANGE F1=NO ACTION F3=ASSMT HISTORY F5=RECORD CARD F7=MORE
OLDID: QUAL

RESOLUTION

#P07-34

WHEREAS, LVI REALTY ASSOCIATES, LLC, hereinafter referred to as the applicant, has made application to the Planning Board of the Township of Woodbridge for Preliminary Minor Site Plan approval and bulk variances in order to remove a two-story, 9,000 square foot building and provide additional parking in this area with five (5) new overhead doors in buildings 1 and 2 with a total parking increased to 87 spaces, relative to property located at 2 Amboy Avenue, Woodbridge, New Jersey, known and designated as Block 524, Lot 1, M-1 Light Industrial Zone; and

WHEREAS, said development project is more specifically shown on preliminary and final site plan prepared by Eric R. Ballou of LGA Engineering, Inc. dated August 10, 2007, and revised through November 7, 2007, consisting of thirteen (13) sheets; preliminary and final site plan prepared by Eric R. Ballou of LGA Engineering, Inc. dated August 10, 2007, and revised through November 7, 2007, consisting of two (2) sheets; Boundary Survey prepared by Michael P. Ferschman, P.L.S., of RCC Design, Inc., dated October 3, 2006 and revised January 5, 2007; Building Elevations prepared by David L. Lesesne, R.A. of TSC Design Associates, Inc., dated August 6, 2007, consisting of two (2) sheets; Preliminary Assessment Report Checklist signed October 20, 2006; and

WHEREAS, the Planning Board of the Township of Woodbridge has received a report from Sheehan Consulting Group, P.A., dated December 5, 2007 (attached hereto and made a part hereof as Exhibit A); T & M Associates, consulting engineers dated December 6, 2007 (attached hereto and made a part hereof as Exhibit B); report dated November 28, 2007 from William G. Tenery, Chief of Police, (attached hereto and made a part hereof as Exhibit C); Report from Sgt. Eric I. Nelson, Traffic Enforcement Unit dated November 28, 2007 (attached hereto and made a part hereof as Exhibit D); and

WHEREAS, a public hearing was held on said development application before the Planning Board of the Township of Woodbridge on December 12, 2007 in accordance with local ordinance and the laws of the State of New Jersey; and

WHEREAS, the Planning Board of the Township of Woodbridge, after hearing the evidence presented on behalf of the applicant, after reviewing the reports of those agencies who reviewed the applicant's development project, and after hearing and considering the comments of the public, does make the following findings of fact and conclusions of law:

1. The plans conform to the requirements of the Land Use and Development Ordinance relative to site plans.

2. Notice as required under the Municipal Land Use Law has been given and the Planning Board has jurisdiction to hear and decide the application.

3. Stephen Barcan, Esq., of Wilentz, Goldman & Spitzer, registered his appearance before the Planning Board on behalf of the applicant.

4. The applicant proposes to remove a two-story, 9,000 square foot building and provide additional parking in this area with five (5) new overhead doors in buildings 1 and 2 with a total parking increased to 87 spaces, relative to property located at 2 Amboy Avenue, Woodbridge, New Jersey, known and designated as Block 524, Lot 1, M-1 Light Industrial Zone.

5. The subject property is a 4.66 acre tract of land located at the southwestern corner of Amboy Avenue and Cutters Dock Road. The subject property contains six (6) warehousing and light industrial buildings consisting of approximately 71,275 square feet. An entrance/exit driveway exists on the west frontage. There is existing landscaping along the Cutters Dock Road frontage and a Contra-l right-of-way abuts the southern property line. Industrial uses are permitted in the M-1 Zone.

6 According to the Bulk Variance Schedule set forth in paragraph 5 of the report from Sheehan and Bignell, Planning Consultants, the bulk variances are existing conditions on the site. All other conditions are existing and comply with the bulk requirements of the M-1 Zone. In all other respects, the plan conforms to the requirements of the Woodbridge Township Ordinance.

7. Eric R. Ballou, P.E. was qualified as a licensed professional engineer. He confirmed the site has four pre-existing nonconforming bulk items. The proposed improvements do not change those existing conditions. The applicant will take down two buildings totaling about 6800 square feet in the center court yard parking area and create additional parking to accommodate future tenants. That will leave the site with about 6,000 square feet of office space and 58,000 of light industrial space. This results in a decrease of floor area and an increase in parking, which is a planning benefit. The conflict with the loading spaces occurs with the WB 65 foot truck but those are not the typical trucks coming to the site. The applicant will typically utilize 20 foot trucks. The traffic enforcement bureau report refers to loading dock identified as Overhead Door #12 situated at Building #3 which is 55 feet from the edge of Amboy Avenue. A WB 65 truck blocks half the roadway during delivery which is an unacceptable safety issue. The applicant agreed to restrict the loading space to WB-40 trucks that will fit entirely within the loading dock and not extend into the roadway. This loading area [Overhead Door #12] was not striped on the site plan and must be provided to the Board's professionals for further review and comment. The applicant will provide a turning template for a WB-40 truck to show that the truck will not encroach into the roadway or the sidewalk. If the applicant cannot show that, the applicant will be precluded from using WB-40 trucks or larger on the site. Revised plans must be provided with appropriate turning templates acceptable to the township.

8. Steve Millstein testified as the owner of LWI REALTY ASSOCIATES, LLC with respect to the loading operation on the site. He indicated that the buildings are low ceiling structures and he does not envision significant loading occurring. He agreed to limit the truck size so that they will not encroach onto Amboy Avenue. The lease for Building #3 must include a restriction that the tenant can not accept deliveries or a truck in excess of a WB-40.

9. The applicant has agreed to comply with most of the terms and conditions of the report from Sheehan & Bignell Consulting Group, PA as well as most of the terms and conditions set forth in the report from T&M Associates as well as the Traffic Enforcement Bureau.

WHEREAS THE BOARD FURTHER FINDS,

9. In this case, the only bulk variances proposed are pre-existing nonconformities. The Board accepted the testimony of Mr. Ballou relative to the proof required under the Municipal

Land Use Law and accepts the position that the pre-existing bulk variances have existed for many years and are not impacted in any meaningful way by the proposed site plan. The proposed plan provides various physical and aesthetic improvements to existing conditions on the site that will have a positive affect on the area. The proposal will also eliminate the current loading dock issue where delivery trucks back into the loading zone for Building 3 and encroach into Amboy Avenue. The water tank and pump station building will be removed and replaced with service off Amboy Avenue. There will be landscaping on Cutters Dock Road and additional screening on Amboy Avenue.

10. Site plan approval is hereby granted subject to the applicant submitting reproductions, if required by the Township, cost estimates, testing and inspection fee deposits, and providing performance and maintenance guarantees in accordance with the requirements of the Land Use and Development Ordinance of the Township of Woodbridge.

11. The applicant met the burden of proof under the Municipal Land Use Law as well as the Township Master Plan and Zoning regulations.

NOW, THEREFORE, LET IT BE RESOLVED, that the Planning Board of the

Township of Woodbridge does hereby grant Preliminary Minor Site Plan approval and bulk and design variances to LWI REALTY ASSOCIATES, LLC in order to remove a two-story, 9,000 square foot building and provide additional parking in this area with five (5) new overhead doors in buildings 1 and 2 with a total parking increased to 87 spaces, relative to property located at 2 Amboy Avenue, Woodbridge, New Jersey, known and designated as Block 524, Lot 1, M-1 Light Industrial Zone; subject to the following conditions:

1). The applicant shall comply with the terms and conditions set forth in paragraph 10 and 11 of the report from Sheehan & Bignell Consulting Group, PA dated December 5, 2007. Additional landscaping will be provided around the 14 x 4 x 5 enclosure(s). The box will be reconfigured and shown with additional landscaping.

2). The applicant shall comply with the following terms and conditions of the report dated December 22, 2005 from T&M Associates: C 1,2,3,4,5; D, E and G 1,2,3, if applicable. If there is public access to the buildings, they must comply with the ADA and provide barrier free access. The southern portion of the site is within the 100 year flood plain. There are new DEF flood hazard regulations recently adopted requiring the applicant to obtain a DEF permit for the improvements within the flood plain. The applicant can proceed with the improvements to the northern portion of the site in Phase I and the improvements to the southern portion in Phase II once the DEF permit is obtained.

3). Applicant will comply with the requirements of the Township of Woodbridge Police Department report dated November 22, 2007 and restrict any delivery trucks or vehicles of any type in the loading area for Building #3, Overhead Door #12 if they can not fit within the loading area. The vehicles utilizing this loading area must be located completely within the confines of the loading area or they shall be prohibited from the site. The applicant will provide a turning template for a WB-40 truck to show that the truck will not encroach into the roadway or the sidewalk. If the applicant cannot show that, the applicant will be precluded from using WB-40 trucks or larger on the site. Revised plans must be provided with appropriate turning templates acceptable to the township. The loading area or Building #3, Overhead Door #12 will not be used by the applicant or a tenant until such time as the township reviews and approves a solution

of this issue. The proposed modifications shall also be reviewed by the Traffic Enforcement Bureau for safety.

4). Approval is based upon the facts and evidence presented to the Board at the time of the hearing. In the event that it is determined that the applicant presented facts or evidence that may have been erroneous or incorrect, the Board reserves the right to rescind this approval under the provisions of the Municipal Land Use Law and cases interpreting same and/or require the applicant to return to the Board for further hearing.

5). The general terms and conditions, whether conditional or otherwise, upon which minor site plan approval is granted, shall not be changed for a period of two (2) years after the date of approval.

6). The applicant shall publish a brief notice of this determination in an official newspaper of the municipality within twenty (20) days of the date of mailing of a copy of this Resolution to the applicant

Minor Site Plan and design waivers are hereby granted December 12, 2007, pursuant to motion adopted by the Planning Board of the Township of Woodbridge.

I hereby certify that the foregoing is an exact and true copy of the Resolution adopted by the Planning Board of the Township of Woodbridge at a public meeting held on January 16, 2008.

ADOPTED: January 16, 2008

Lysa Colonna, Secretary
Planning Board, Township of Woodbridge

Roll Call:
Raymond Miller Yes
John Burke Yes
Anthony Paone Yes
Lorraine Luban Yes
Philip Bulgalski Yes
Patrick Trombetta Yes
Patricia Osborne Yes
Frank St. Marie Yes
Terry Sharkey Yes



Department of Public Works
Division of Engineering
Robert Simicsak, Municipal Engineer

1 Main Street
Woodbridge, NJ 07095
Tel: (908) 602-6047
Fax: (908) 602-6048

March 22, 1996

MEMO TO:

BOARD OF ADJUSTMENT

FROM:

ROBERT A. SIMICSAK
MUNICIPAL ENGINEER

RE:

APPLICATION #Z96-12
ALPHA ASSOCIATES, INC.
BLOCK 524, LOT 1
AMBOY AVENUE AND CUTTERS DOCK ROAD, WOODBRIDGE
M-1 LIGHT INDUSTRIAL ZONE
BULK VARIANCE

The Division of Engineering has received a bulk variance application from Alpha Associates consisting of the following materials:

"Proposed Addition Block 524 Lot 1",
dated October 31, 1995, prepared by A JV Engineering

"Map of Lot 1 in Block 524 Surveyed for Alpha Associates, Inc.",
revised 9-25-95, prepared by Ensurlan, Inc.

"Additions and Alterations for Alpha Associates",
revised 8-25-95, prepared by Andrew M. Levine, R.A.

Based on our review of the above plans, we offer the following comments:

1. The applicant is proposing to construct a 1,530 square foot office addition, on the northwesterly side of the existing light industrial building, located at the corner of Amboy Avenue and Cutters Dock Road. The total building area will be approximately 34,000 square feet. There are various other buildings and structures on the property. A total number of 52 parking spaces is shown. There do not appear to be any proposed site improvements in conjunction with the construction of the addition.
2. The applicant should provide a basis for determination of the required number of parking spaces. Defer to Marta Letsky for evaluation of parking criteria.
3. The plans should be revised to provide access, such as steps, sidewalk, ramp, etc. to the door on the northerly face of the addition.

Woodbridge Works

Township of Woodbridge

JAMES E. MCGREEVEY, MAYOR

4. There is an existing dwelling on the lot, situated opposite St. Joseph Terrace, that is shown to be removed. The applicant should discuss treatment of this area, such as landscaping or pavement, after building demolition/removal. The plans should be revised accordingly.
5. The applicant should discuss adequacy of outdoor lighting in the vicinity of the proposed addition.
6. Defer to the Department of Planning and Development for evaluation of zoning compliance.
7. Defer to the Fire Department for evaluation of fire safety aspects of the site plan.
8. Freehold Soil Conservation District certification may be necessary.
9. Middlesex County Planning Board approval may be necessary.



Lisa Z. Ryden, P.E., P.P., C.M.E.
for
Robert A. Simicsak, P.E., P.P., C.M.E.
Municipal Engineer

LZR:bac
96046

c: Marta Letsky
Timothy Dacey
Steven Goldin



Township of Woodbridge

JAMES E. MCGREEVEY, MAYOR

Department of Public Works
Division of Engineering
Robert Simicasak, Municipal Engineer
1 Main Street
Woodbridge, NJ 07095
Tel: (908) 602-6047
Fax: (908) 602-6048

February 16, 1996

MEMO TO:

PLANNING BOARD

FROM:

ROBERT A. SIMICASAK
MUNICIPAL ENGINEER

RE:

APPLICATION #P95-50
ALPHA ASSOCIATES, INC.
BLOCK 524, LOT 1
AMBOY AVENUE AND CUTTERS DOCK ROAD, WOODBRIDGE
M-1 LIGHT INDUSTRIAL ZONE
SITE PLAN

The Division of Engineering has received a site plan application from Alpha Associates consisting of the following materials:

"Proposed Addition Block 524 Lot 1",
dated October 31, 1995, prepared by ADV Engineering
"Map of Lot 1 in Block 524 Surveyed for Alpha Associates, Inc.",
revised 9-25-95, prepared by Ensuirplan, Inc.

"Additions and Alterations for Alpha Associates",
revised 8-25-95, prepared by Andrew M. Levine, R.A.

Based on our review of the above plans, we offer the following comments:

1. The applicant is proposing to construct a 1,530 square foot office addition, on the northwesterly side of the existing light industrial building, located at the corner of Amboy Avenue and Cutters Dock Road. The total building area will be approximately 34,000 square feet. There are various other buildings and structures on the property. A total number of 52 parking spaces is shown. There do not appear to be any proposed site improvements in conjunction with the construction of the addition.
2. The applicant should provide a basis for determination of the required number of parking spaces. Defer to Martha Letsky for evaluation of parking criteria.
3. The plans should be revised to provide access, such as steps, sidewalk, ramp, etc. to the door on the northerly face of the addition.

Woodbridge Works

4. There is an existing dwelling on the lot, situated opposite St. Joseph Terrace, that is shown to be removed. The applicant should discuss treatment of this area, such as landscaping or pavement, after building demolition/removal. The plans should be revised accordingly.
5. The applicant should discuss adequacy of outdoor lighting in the vicinity of the proposed addition.
6. Defer to the Department of Planning and Development for evaluation of zoning compliance.
7. Defer to the Fire Department for evaluation of fire safety aspects of the site plan.
8. Freehold Soil Conservation District certification may be necessary.
9. Middlesex County Planning Board approval may be necessary.

Lisa Z. Ryden
 Lisa Z. Ryden, P.E., P.P., C.M.E.

for

Robert A. Simicsak, P.E., P.P., C.M.E.
 Municipal Engineer

LZR:bac
 96026

c:

Marta Letsky
 Timothy Dacey
 Steven Goldin



TOWNSHIP OF WOODBRIDGE
1 MAIN STREET
WOODBRIIDGE, NJ 07095
732 - 634-4500

Permit Date: 1/10/2008
Update Number:
Control Number: 1045841
Application Date: 01/08/08

CONSTRUCTION PERMIT

IDENTIFICATION

OWNER/PROPERTY DETAILS

Block : 524	Lot : 1	Qualifier :	Work Site Location: 2 AMBOY AVE WOODBRIDGE	Contractor: MEADOWBROOK BUILDING CORP 496 KINDERKAMACK RD ORADELL NJ 07649	Telephone: (201) - 261-1161	Lic. No. / Bids. Reg. No.:	Federal Emp. No.: 22-1596761
Owner In Fee: LWI REALTY & ASSOCIATES, LLC				Address: 7 EAST RIDGEWOOD RIDGEWOOD NJ 07450	Telephone: (201) - 251-2911	Use Group(s): B	

is hereby granted permission to perform the following work :

- ☒ BUILDING
- ☐ PLUMBING
- ☐ DEMOLITION
- ☒ ELECTRICAL
- ☒ FIRE PROTECTION
- ☐ OTHER
- ☐ ELEVATOR DEVICES
- ☐ MECHANICAL
- ☐ ASBESTOS ABATEMENT
- ☐ LEAD HAZARD ABATEMENT

(Subchapter 8 only)

DESCRIPTION OF WORK:

Alterations- Interior renovations/ Change of tenant/ Office/ ***Man Diesel**

ESTIMATED COST OF WORK:

Cost of Construction:	\$0.00
Cost of Alteration:	\$9,500.00
Cost of Demolition:	\$0.00
Total Cost:	\$9,500.00

If construction does not commence within one year of date of issuance, or if construction ceases for a period of six months, this permit is void.

LAWRENCE ESOLDO

Construction Official

Failure to obtain all required inspections may result in administrative action.
Final inspections are required before final payment is to be made to contractor.
An approved set of plans must be kept at the worksite at all times.

Collected by: db
Receipt No:
Total Cash Amount:
Total Check Amount: \$333.00
Total CC Amount:
Grand Total: \$333.00



TOWNSHIP OF WOODBRIDGE
1 MAIN STREET
WOODBRIDGE, NJ 07095
732 - 634-4500

Control Number: 1045733
Application Date: 12/24/07

CONSTRUCTION PERMIT
IDENTIFICATION

OWNER/PROPERTY DETAILS

Block : 524	Lot : 1	Qualifier :	Work Site Location: 2 AMBOY AVE WOODBRIDGE	Owner In Fee: LWI REALTY ASSOCIATES, LLC	Address: 7 EAST RIDGEWOOD	RIDGEWOOD NJ 07450	Telephone: (201) - 251-2911	Lic. No. / Bldrs. Reg. No.: 11198	Federal Emp. No.:
Contractor: Richard Conklin Plumbing & Htg.									
Address: 5712 Kings Highway E									
Middleton NJ 07748									
Telephone: (732) - 871-2200									

is hereby granted permission to perform the following work :

- ☐ BUILDING
- ☐ ELECTRICAL
- ☐ ELEVATOR DEVICES
- ☐ ASBESTOS ABATEMENT
- ☐ PLUMBING
- ☐ FIRE PROTECTION
- ☐ MECHANICAL
- ☐ LEAD HAZARD ABATEMENT
- ☐ DEMOLITION
- ☐ OTHER

DESCRIPTION OF WORK:
(Subchapter 8 only)

Alterations- 3 sinks, & house trap.

ESTIMATED COST OF WORK:

Cost of Construction:	\$0.00
Cost of Alteration:	\$2,500.00
Cost of Demolition:	\$0.00
Total Cost:	\$2,500.00

If construction does not commence within one year of date of issuance,
or if construction ceases for a period of six months, this permit is void.

LAWRENCE ESOLDO

Construction Official

Failure to obtain all required inspections may result in administrative action.
Final inspections are required before final payment is to be made to contractor.
An approved set of plans must be kept at the worksite at all times.

Note:



TOWNSHIP OF WOODBRIDGE
1 MAIN STREET
WOODBRIDGE, NJ 07095
732 - 634-4500

Permit Number: 20074018
Permit Date: 11/5/2007
Update Number:
Control Number: 1044983
Application Date: 11/05/07

CONSTRUCTION PERMIT IDENTIFICATION

OWNER/PROPERTY DETAILS

Block : 524	Lot : 1	Qualifier :	Work Site Location: 2 AMBOY AVE WOODBRIDGE	Contractor: Catcord Construction	Address: 14 Broad Street	Norwood NJ 07648	Telephone: (201) - 767-2272	Lic. No. / Bldrs. Reg. No.:	Federal Emp. No.:
Owner In Fee: STRO REALTY ASSOCIATES, LLC	Address: 7 EAST RIDGEWOOD	RIDGEWOOD NJ 07450	Telephone: (201) - 251-2911	Lic. No. / Bldrs. Reg. No.:	Federal Emp. No.:	Use Group(s): F-1			

is hereby granted permission to perform the following work :

☒ BUILDING ☐ PLUMBING ☒ DEMOLITION ☐ OTHER

☐ ELECTRICAL ☐ FIRE PROTECTION ☐ MECHANICAL

☐ ELEVATOR DEVICES ☐ ASBESTOS ABATEMENT

(Subchapter 8 only)

DESCRIPTION OF WORK:

Demolition Non-Residential- (Bldg #7- Lab)

ESTIMATED COST OF WORK:

Cost of Construction:	\$0.00
Cost of Alteration:	\$0.00
Cost of Demolition:	\$40,000.00
Total Cost:	\$40,000.00

If construction does not commence within one year of date of issuance, or if construction ceases for a period of six months, this permit is void.

LAURENCE ESOLDO

Date

Construction Official

Failure to obtain all required inspections may result in administrative action.
Final inspections are required before final payment is to be made to contractor.
An approved set of plans must be kept at the worksite at all times.

Note:

U.C.C. F170 (rev. 1/04)

Collected by: db
Receipt No:
Total Cash Amount:
Total Check Amount: \$120.00
Total CC Amount:
Grand Total: \$120.00

Amount to be Paid:

Check Number: 6160
Check amount: \$120.00

PAYMENTS (Office Use Only)	
Building	\$120.00
Electrical	
Plumbing	
Fire Protection	
Elevator Devices	
Mechanical	
Vol Fee (DCA)	
Al Fee (DCA)	
Other Fees	
CO Fee	
CCO Fee	
Minimum Fee	
Total	\$120.00
All Fees Waived	No



1 MAIN STREET
WOODBRIDGE, NJ 07095
732 - 634-4500

CONSTRUCTION PERMIT

IDENTIFICATION

OWNER/PROPERTY DETAILS

Block : 524 Lot : 1 Qualifier :
Work Site Location: 2 AMBOY AVE WOODBRIDGE

Owner In Fee: LWI REALTY ASSOCIATES, LLC

Address: 7 EAST RIDGEWOOD

RIDGEWOOD NJ 07450

Telephone: (201) - 251-2911

Use Group(s): S-2/F-2/B

Contractor: Amptek Electric

Address: 84 Ethel Ave

Hawthorne NJ 07506

Telephone: (973) - 427-9100

Lic. No. / Bldrs. Reg. No.: 10721

Federal Emp. No.:

is hereby granted permission to perform the following work :

[] BUILDING [] PLUMBING [] DEMOLITION
[X] ELECTRICAL [] FIRE PROTECTION [] MECHANICAL
[] ELEVATOR DEVICES [] LEAD HAZARD ABATEMENT

(Subchapter 8 only)

DESCRIPTION OF WORK:

Iterations- 1600 amp service/ 120/208

ESTIMATED COST OF WORK:

Cost of Construction: \$0.00

Cost of Alteration: \$18,000.00

Cost of Demolition: \$0.00

Total Cost: \$18,000.00

construction does not commence within one year of date of issuance,

or if construction ceases for a period of six months, this permit is void.

LAURENCE ESOLDO

Construction Official

Failure to obtain all required inspections may result in administrative action.
Final inspections are required before final payment is to be made to contractor.
An approved set of plans must be kept at the worksite at all times.

Note:

U.C.C. F170 (rev. 1/04)

Collected by: db
Receipt No:
Total Cash Amount:
Total Check Amount: \$474.00
Total CC Amount:
Grand Total: \$474.00

Amount to be Paid: \$474.00
Check Number: 6146
Check amount: \$474.00

PAYMENTS (Office Use Only)	
Building	Electrical
Plumbing	Fire Protection
Elevator Devices	Mechanical
VolFee (DCA)	AltFee (DCA)
Other Fees	CO Fee
CCO Fee	Minimum Fee
Total	All Fees Waived
\$474.00	No



1 MAIN STREET
WOODBRIDGE, NJ 07095
732 - 634-4500

Permit Date: 11/5/2007
Update Number:
Control Number: 1044635
Application Date: 10/18/07

CONSTRUCTION PERMIT

IDENTIFICATION

OWNER/PROPERTY DETAILS

Block : 524 Lot : 1 Qualifier :

Work Site Location: 2 AMBOY AVE WOODBRIDGE

Owner In Fee: STRO REALTY ASSOCIATES, LLC

Address: 7 EAST RIDGEWOOD

RIDGEWOOD NJ 07450

Telephone: (201) - 767-2272

Use Group(s): S-1/F-2/B

Federal Emp. No.:

Lic. No. / Bids. Reg. No.:

Telephone:

(201) - 767-2272

NORWOOD NJ 07648

Address:

14 BROAD ST

Contractor:

CATCORD CONSTRUCTION

is hereby granted permission to perform the following work :

☒ BUILDING

☐ PLUMBING

☐ DEMOLITION

☐ ELECTRICAL

☒ FIRE PROTECTION

☐ OTHER

☐ ELEVATOR DEVICES

☐ MECHANICAL

☐ ASBESTOS ABATEMENT

(Subchapter 8 only)

DESCRIPTION OF WORK:

Iterations- Clad Building W/ Drive It System/ Replace Existing Doors- (Factory)

STIMATED COST OF WORK:

Cost of Construction:

\$0.00

Cost of Alteration:

\$30,000.00

Cost of Demolition:

\$0.00

Total Cost:

\$30,000.00

construction does not commence within one year of date of issuance,

or if construction ceases for a period of six months, this permit is void.

LAURENCE ESOLDO

Date

Construction Official

Collected by:

db

Receipt No:

Total Cash Amount:

\$716.00

Total Check Amount:

\$716.00

Total CC Amount:

\$716.00

Grand Total:

\$716.00

Note:

: Failure to obtain all required inspections may result in administrative action.
: Final inspections are required before final payment is to be made to contractor.
: An approved set of plans must be kept at the worksite at all times.

Note:

Failure to obtain all required inspections may result in administrative action.
Final inspections are required before final payment is to be made to contractor.
An approved set of plans must be kept at the worksite at all times.

Construction Official

LAWRENCE ESOLDO

Date

If construction does not commence within one year of date of issuance,
or if construction ceases for a period of six months, this permit is void.

Total Cost:

\$300.00

Cost of Demolition:

\$0.00

Cost of Alteration:

\$300.00

Cost of Construction:

\$0.00

ESTIMATED COST OF WORK:

DESCRIPTION OF WORK:

(Subchapter 8 only)

Alterations - Cap existing water & sanitary connections for demolition work at bldg. #7.

☐ ASBESTOS ABATEMENT

☐ ELEVATOR DEVICES

☐ ELECTRICAL

☐ FIRE PROTECTION

☐ OTHER

☒ BUILDING

☒ PLUMBING

☐ DEMOLITION

is hereby granted permission to perform the following work:

Use Group(s): F-2

Federal Emp. No.:

Telephone: (201) - 251-2911

Lic. No. / Bldrs. Reg. No.:

RIDGEWOOD NJ 07450

Telephone: (201) - 767-2272

Address: 7 EAST RIDGEWOOD

Norwood NJ 07648

Owner In Fee: STRO REALTY ASSOCIATES, LLC

Address: 14 Broad Street

Work Site Location: 2 AMBOY AVE WOODBRIDGE

Contractor: Catcord Construction

Block: 524 Lot: 1 Qualifier:

OWNER/PROPERTY DETAILS

IDENTIFICATION

CONSTRUCTION PERMIT



732 - 634-4500

WOODBRIDGE, NJ 07095

1 MAIN STREET

TOWNSHIP OF WOODBRIDGE

Permit Number: 20073729

Permit Date: 10/16/2007

Update Number:

Control Number: 1044560

Application Date: 10/16/07



TOWNSHIP OF WOODBRIDGE
1 MAIN STREET
WOODBRIDGE, NJ 07095
732 - 634-4500

Permit Date: 11/27/2007
Update Number:
Control Number: 1044447
Application Date: 10/05/07

CONSTRUCTION PERMIT IDENTIFICATION

OWNER/PROPERTY DETAILS

Block : 524 Lot : 1 Qualifier :	Work Site Location: 2 AMBOY AVE WOODBRIDGE	Owner In Fee: LWI REALTY ASSOCIATES, LLC	Address: 7 EAST RIDGEWOOD	RIDGEWOOD NJ 07450	Telephone: (201) - 251-2911	Lic. No. / Bids. Reg. No.:	Federal Emp. No.:
Contractor: MEADOWBROOK BLDG CORP.							
Address: 496 KINDER KAMACK ROAD							
ORADELL NJ 07649							
Telephone: (201) - 261-1161							

is hereby granted permission to perform the following work :

☒ BUILDING ☒ PLUMBING ☐ DEMOLITION
☒ ELECTRICAL ☒ FIRE PROTECTION ☐ OTHER
☐ ELEVATOR DEVICES ☐ MECHANICAL
☐ ASBESTOS ABATEMENT ☐ LEAD HAZARD ABATEMENT

(Subchapter 8 only)

DESCRIPTION OF WORK:

Iterations- Tenant fit-up/ (Commercial Engines) Factory- Office- **Man Diesel**

ESTIMATED COST OF WORK:

Cost of Construction:	\$0.00
Cost of Alteration:	\$138,700.00
Cost of Demolition:	\$0.00
Total Cost:	\$138,700.00

construction does not commence within one year of date of issuance,
or if construction ceases for a period of six months, this permit is void.

AWARENCE ESOLDO

Construction Official

Failure to obtain all required inspections may result in administrative action.
Final inspections are required before final payment is to be made to contractor.
An approved set of plans must be kept at the worksite at all times.

Note:

U.C.C. F170 (rev. 1/04)

Collected by: db
Receipt No:
Total Cash Amount:
Total Check Amount:
Total CC Amount:
Grand Total: \$3,860.00

Amount to be Paid: \$3,860.00
Check Number: 56777
Check amount: \$3,860.00

PAYMENTS (Office Use Only)	
Building	\$2,050.00
Electrical	\$218.00
Plumbing	\$265.00
Fire Protection	\$935.00
Elevator Devices	
Mechanical	
Volt Fee (DCA)	
Alt Fee (DCA)	\$187.00
Other Fees	
CO Fee	\$205.00
CCO Fee	
Minimum Fee	
Total	\$3,860.00
All Fees Waived	No

Note:

Failure to obtain all required inspections may result in administrative action.
 Final inspections are required before final payment is to be made to contractor.
 An approved set of plans must be kept at the worksite at all times.

Construction Official

AWRENCE ESOLDO

Date

construction does not commence within one year of date of issuance,
 or if construction ceases for a period of six months, this permit is void.

Total Cost:

\$2,000.00

Cost of Demolition:

\$0.00

Cost of Alteration:

\$2,000.00

Cost of Construction:

\$0.00

ESTIMATED COST OF WORK:

Alterations - Gas piping & gas test. - Re-connect existing gas to new service.

DESCRIPTION OF WORK:

(Subchapter 8 only)

[] ASBESTOS ABATEMENT

[] ELEVATOR DEVICES

[] ELECTRICAL

[X] BUILDING

[] FIRE PROTECTION

[] MECHANICAL

[] LEAD HAZARD ABATEMENT

[] DEMOLITION

[] OTHER

is hereby granted permission to perform the following work:

Use Group(s): B

Telephone: (201) - 251-2911

RIDGEWOOD NJ 07450

Address: 7 EAST RIDGEWOOD

Owner In Fee: STRO REALTY

Work Site Location: 2 AMBOY AVE WOODBRIDGE

Block: 524 Lot: 1 Qualifier:

Federal Emp. No.:

Lic. No. / Bids. Reg. No.: 8608

Telephone: (732) - 469-5186

Green Brook NJ -

Address: 922 North Washington Ave

Contractor: JEFF BURKE PLUMBING

OWNER/PROPERTY DETAILS

IDENTIFICATION

CONSTRUCTION PERMIT

Application Date: 09/27/07

Control Number: 1044274

Update Number:

Permit Date: 10/5/2007

Permit Number: 200/3621

732 - 634-4500

WOODBIDGE, NJ 07095

1 MAIN STREET

TOWNSHIP OF WOODBRIDGE



TOWNSHIP OF WOODBRIDGE Zoning Permit

Amount due: \$ 40.00
Check #: 56874
Amount collected: \$ 40.00

Issue Date: 01/08/2008

Permit No: 20080016.000

Construction Control Number: 1045841

Application #: 10944

Block: 524 Lot: 1

Work Site: 2 AMBOY AVE, WOODBRIDGE

Owner: LWI REALTY & ASSOCIATES

Address: 7 EAST RIDGEWOOD

City/State/Zip: RIDGEWOOD NJ 07450

Telephone: 201 251-2911

Fax: () -

Email: () -

Tenant: MAN DIESEL

This is to certify that the above-described premises together with any building thereon, are approved for use as indicated below and as depicted on the Plot Plan:

INTERIOR RENOVATION / CHANGE OF TENANT **OFFICE**MAN DIESEL**

Which is a:

☒ X ☐ Use permitted by Zoning Ordinance, Article - 3 Section -

☐ Use permitted by variance approved on _____, # _____ subject to any special conditions attached to the grant thereof.

☐ Valid nonconforming use as established by () Findings of the Zoning Board of Adjustment or by () the undersigned zoning officer or by () Planning Board on the basis of evidence supplied by applicant. Conditions, if any:

☐ There is a nonconforming structure on the premises by reason of insufficient

☐ Other:

Lawrence S. Clement

Zoning Official

This is NOT a Construction Permit

TOWNSHIP OF WOODBRIDGE Zoning Permit

Application #:	10943	Permit No:	20080015.000	Issue Date:	01/08/2008
Construction Control Number:	1045840	Lot:	1	Qualifier:	
Block:	524	Work Site:	2 AMBOY AVE, WOODBRIDGE	Zone:	M-1
Owner:	LWI REALTY & ASSOCIATES	Agent:	MEADOWBROOK BUILDING CORP	Address:	496 KINDERKAMACK RD
City/State/Zip:	RIDGEWOOD NJ 07450	City/State/Zip:	ORADELL NJ 07649	Telephone:	201 261-1161
Fax:	() -	Fax:	() -	Email:	
Email:		Email:		Tenant:	

This is to certify that the above-described premises together with any building thereon, are approved for use as indicated below and as depicted on the Plot Plan:
INTERIOR RENOVATION / CHANGE OF TENANT **OFFICEMAN DIESEL****

Which is a:

☒ [X] Use permitted by Zoning Ordinance, Article - 3 Section -

☐ [] Use permitted by variance approved on _____, # _____ subject to any special conditions attached to the grant thereof.

☐ [] Valid nonconforming use as established by () findings of the Zoning Board of Adjustment or by () the undersigned zoning officer or by () Planning Board on the basis of evidence supplied by applicant. Conditions, if any:

☐ [] There is a nonconforming structure on the premises by reason of insufficient

☐ [] Other:

Lawrence S. Clement

Zoning Official

This is NOT a Construction Permit

TOWNSHIP OF WOODBRIDGE Zoning Permit

Amount due: \$ 40.00
Check #: 6159
Amount collected: \$ 40.00

Issue Date: 10/18/2007

Permit No: 20071888.000

1044635

Application #: 10459
Construction Control Number :

Block: 524 Lot: 1

Work Site: 2 AMBOY AVE, WOODBRIDGE

Owner: STRO REALTY ASSOCIATES, LLC

Address: 7 EAST RIDGEWOOD

City/State/Zip: RIDGEWOOD NJ 07450

Telephone: 201 767-2272

Fax: () -

Email:

Email :

Tenant:

This is to certify that the above-described premises together with any building thereon, are approved for use as indicated below and as depicted on the Plot Plan:

CLAD BUILDING W/ DRIVE IT SYSTEM / REPLACE EXISTING DOORS **FACTORY**

Which is a:

☒ Use permitted by Zoning Ordinance, Article - 3 Section -

☐ Use permitted by variance approved on _____, # _____ subject to any special conditions attached to the grant thereof.

☐ Valid nonconforming use as established by () findings of the Zoning Board of Adjustment or by () the undersigned zoning officer or by () Planning Board on the basis of evidence supplied by applicant. Conditions, if any:

☐ There is a nonconforming structure on the premises by reason of insufficient

☐ Other:

Lawrence S. Clement

Zoning Official

This is NOT a Construction Permit

1 ownship of Woodbridge Zoning Permit

Amount due: \$ 40.00
Check #: 56778
Amount collected: \$ 40.00

Issue Date: 10/05/2007

Permit No: 20071807.000

1044447

Application #: 10359
Construction Control Number :

Block: 524 Lot: 1

Work Site: 2 AMBOY AVE, WOODBRIDGE

Owner: LWI REALTY ASSOCIATES, LLC

Address: 7 EAST RIDGEWOOD

City/State/Zip: RIDGEWOOD NJ 07450

Telephone: 201 251-2911

Fax: () -

Email:

Tenant: MAN DIESEL

This is to certify that the above-described premises together with any building thereon, are approved for use as indicated below and as depicted on the Plot Plan:

TENANT FIT-UP/ (COMMERCIAL ENGINES)- FACTORY/OFFICE

Which is a:

☒ [X] Use permitted by Zoning Ordinance, Article - 3 Section -

☐ [] Use permitted by variance approved on _____, # _____ subject to any special conditions attached to the grant thereof.

☐ [] Valid nonconforming use as established by () Findings of the Zoning Board of Adjustment or by () the undersigned zoning officer or by () Planning Board on the basis of evidence supplied by applicant. Conditions, if any:

☐ [] There is a nonconforming structure on the premises by reason of insufficient

☐ [] Other:

Lawrence S. Clement

Zoning Official

This is NOT a Construction Permit

Township of Woodbridge Zoning Permit

Application #: 8511
Construction Control Number :

Permit No: 200703399.000

Issue Date: 04/10/2007

Amount due: \$ 40.00
Check #: 218376
Amount collected: \$ 40.00

Agent: LWI REALTY ASSOC. LLC

Zone: M-1

Qualifier:

City/State/Zip:

Telephone:

Fax:

Email:

Tenant: MAN DIESEL NORTH AMERICA INC.

Tenant:

Email:

Fax:

Telephone:

City/State/Zip: WOODBRIDGE NJ 07095-2640

Address:

2 AMBOY AVE

Owner:

LWI REALTY ASSOC. LLC

Work Site:

2 AMBOY AVE, WOODBRIDGE

Block:

524

Lot:

1

Which is a:

☒ Use permitted by Zoning Ordinance, Article - 3 Section -

☐ Use permitted by variance approved on _____, # _____ subject to any special conditions attached to the grant thereof.

☐ Valid nonconforming use as established by () Findings of the Zoning Board of Adjustment or by () the undersigned zoning officer or by () Planning Board on the basis of evidence supplied by applicant. Conditions, if any:

☐ There is a nonconforming structure on the premises by reason of insufficient

☐ Other:

Lawrence S. Clement

Zoning Official

This is NOT a Construction Permit

1 ownship of Woodbridge Zoning Permit

Amount due: \$ 40.00
Check #: 2677
Amount collected: \$ 40.00

Issue Date: 01/11/2007

Permit No: 20070023.000

Application #: 7903
Construction Control Number :

Block: 524	Lot: 1	Qualifier:	M-1
------------	--------	------------	-----

Work Site: 2 AMBOY AVE, WOODBRIDGE	Agent: L.W.I. REALTY ASSOC., LLC.	Address: ONE GATEWAY CENTER, 22ND FLOOR
------------------------------------	-----------------------------------	---

Owner: L.W.I. REALTY ASSOC., LLC. FEINSTEIN LLP	City/State/Zip: NEWARK NJ 07102	Telephone: 973 274-2515
---	---------------------------------	-------------------------

Tenant: ALPHA ASSOCIATES, INC.	City/State/Zip: NEWARK NJ 07102	Telephone: 973 274-2515
--------------------------------	---------------------------------	-------------------------

This is to certify that the above-described premises together with any building thereon, are approved for use as indicated below and as depicted on the Plot Plan:

CHANGE OF OWNERSHIP *CONTINUE EXISTING USE** (FABRICATION/WAREHOUSE)

Which is a:

☒ [X] Use permitted by Zoning Ordinance, Article - 3 Section -

☐ [] Use permitted by variance approved on _____, # _____ subject to any special conditions attached to the grant thereof.

☐ [] Valid nonconforming use as established by () findings of the Zoning Board of Adjustment or by () the undersigned zoning officer or by () Planning Board on the basis of evidence supplied by applicant. Conditions, if any:

☐ [] There is a nonconforming structure on the premises by reason of insufficient

☐ [] Other:

Lawrence S. Clement

Zoning Official

This is NOT a Construction Permit

ZONING PERMIT

FEE
Cash ☐ \$
Check ☐ \$
Collected by _____

DATE Aug 15 1996 TELEPHONE NO. 908-636-2447

OWNER Alpha Associates

ADDRESS 2 Limby Ave. White

BLOCK(S) 524 LOT(S) 1 ZONE M-1

This is to certify that the above described premises together with any building thereon, are used or propose

as or for Construct (1) story Office Building 31'x45'

Factor

WHICH IS A:

- ☒ Use Permitted By Ordinance
- ☒ Use Permitted by Variance Approved On 5-9-96 Z#9612 subject to any spec attached to the grant thereof.

☐ Valid non-conforming use as established by () finding of the Zoning Board of Adjustments, or () undersigned Zoning Officer on the basis of evidence supplied by applicant as specified on the reverse. Also specified on the reverse hereof is a detailed statement of all aspects of the non-conforming use.

☐ There is a non-conforming structure on the premises by reason of insufficient () set-back, () rear yard, () other (specify) _____

ZONING OFFICER

302.1 REMOVE JUNK & DEBRIS FROM ENTIRE PROPERTY

Service Request added 03/28/2007 at 11:52 by FJ.HESLUN (DEBBIE)

Assigned To:

Phone #: 7326345700

City/State/Zip: WOODBRIDGE NJ 07095

Address: 2 AMBOY AVE.

Owners name: ALPHA ASSOCIATES, INC

Resident Name: ALPHA ASSOCIATES, INC

Request: 00 Housing Dept

Division: EXT Exterior Complaints

Department: HOU HOUSING BUREAU

Request #: AP115040

Date In: 03/28/2007

Letter:

Special Pickup:

Date:

Closed: Y

Completed

Date closed: 04/03/2007

Exit

View Log

View Log

Reset Menu

Resident Services System - Request Entry Screen

Use New Add Screen

Hit List: Get Print-List Last-search Reports-quick Quit

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Date/Time	Inc #	Type	Location
2007-04-12 13:11:36	7031623	HIT&RUN	2 AMBOY AVE
2007-12-27 10:34:36	7108928	ALRM OUT	2 AMBOY AVE

Date/Time	Inc #	Type	Location
2004-03-21 06:16:53	4021939	FIR_ALARM	2 AMBOY AVE
2004-03-22 10:04:44	4022206	ALRM_OUT	2 AMBOY AVE
2004-04-20 17:44:00	4031161	ALRM_BIS	2 AMBOY AVE
2004-05-05 11:06:28	4035760	ALRM_OUT	2 AMBOY AVE
2004-05-12 09:19:50	4037869	ALRM_OUT	2 AMBOY AVE
2004-05-12 20:08:30	4038045	CHEST PN	2 AMBOY AVE
2004-06-08 15:41:39	4045899	ALRM_BIS	2 AMBOY AVE
2004-06-30 04:23:12	4052403	FA_CALL	2 AMBOY AVE
2004-06-30 09:26:29	4052443	ALRM_OUT	2 AMBOY AVE
2004-07-07 13:55:42	4054605	FD_DRILL	2 AMBOY AVE
2004-07-27 09:28:57	4060021	ALRM_OUT	2 AMBOY AVE
2004-09-20 22:46:18	4075220	911 HANG	2 AMBOY AVE
2004-09-28 13:35:48	4077372	ALRM_OUT	2 AMBOY AVE
2005-04-19 16:39:15	5028757	911 HANG	2 AMBOY AVE
2005-04-19 16:42:25	5028759	911 HANG	2 AMBOY AVE
2005-04-26 09:41:04	5030495	ALRM_OUT	2 AMBOY AVE
2005-08-16 14:27:07	5061991	ALRM_OUT	2 AMBOY AVE
2005-08-19 15:39:35	5062746	911 HANG	2 AMBOY AVE
2005-10-30 10:25:38	5081278	911 HANG	2 AMBOY AVE

Date/Time	Inc #	Type	Location
2003-09-16 10:07:28	3069395	ALRM OUT	2 AMBOY AVE
2003-10-07 15:12:05	3074970	ALRMTEST	2 AMBOY AVE
2003-10-14 14:00:27	3076803	FIR_ALRM	2 AMBOY AVE
2003-10-21 10:10:38	3078538	ALRM OUT	2 AMBOY AVE
2003-11-04 13:06:44	3082211	ALRM OUT	2 AMBOY AVE
2003-11-20 09:45:48	3086203	ALRM OUT	2 AMBOY AVE
2003-12-16 10:59:47	3092990	ALRM OUT	2 AMBOY AVE
2003-12-19 17:28:21	3093923	ALARM	2 AMBOY AVE
2004-01-06 13:38:03	4001623	ALRM OUT	2 AMBOY AVE
2004-01-13 13:58:23	4003795	ALRM OUT	2 AMBOY AVE
2004-02-22 05:19:00	4014335	FIR_ALRM	2 AMBOY AVE
2004-02-22 05:28:51	4014336	FIR_ALRM	2 AMBOY AVE
2004-02-22 04:53:43	4014333	FIR_ALRM	2 AMBOY AVE
2004-02-22 11:14:36	4014384	ALRM_BIS	2 AMBOY AVE
2004-02-25 21:22:28	4015331	ALRM OUT	2 AMBOY AVE
2004-03-02 14:08:05	4016756	ALRM OUT	2 AMBOY AVE
2004-03-02 15:07:49	4016768	ALRM_BIS	2 AMBOY AVE
2004-03-08 11:34:57	4018305	HIT&RUN	2 AMBOY AVE
2004-03-17 08:41:36	4020864	ALRM OUT	2 AMBOY AVE

Date/Time	Inc #	Type	Location
2003-01-10 06:01:01	3002447	ALRMTEST	2 AMBOY AVE
2003-01-21 08:11:52	3005561	ALRM OUT	2 AMBOY AVE
2003-01-28 17:24:47	3007681	FA CALL	2 AMBOY AVE
2003-02-04 14:28:04	3009543	ALRM OUT	2 AMBOY AVE
2003-02-11 07:46:51	3011311	ALRM OUT	2 AMBOY AVE
2003-02-20 08:02:07	3013674	ALRM OUT	2 AMBOY AVE
2003-02-26 12:46:22	3015682	911 HANG	2 AMBOY AVE
2003-03-11 15:04:47	3019297	ALRM OUT	2 AMBOY AVE
2003-04-02 09:47:01	3025223	STRUCTUR	2 AMBOY AVE
2003-06-05 12:49:30	3041948	ALRM OUT	2 AMBOY AVE
2003-06-10 09:09:48	3043210	ALRM OUT	2 AMBOY AVE
2003-06-17 12:44:19	3045323	ALRM OUT	2 AMBOY AVE
2003-06-20 08:30:45	3046135	ALRM OUT	2 AMBOY AVE
2003-06-24 14:20:55	3047303	ALRM OUT	2 AMBOY AVE
2003-07-01 10:29:18	3049211	ALRM OUT	2 AMBOY AVE
2003-07-02 09:01:59	3049510	ALRM OUT	2 AMBOY AVE
2003-07-29 15:08:56	3056590	ALRMTEST	2 AMBOY AVE
2003-08-13 08:34:15	3060509	ALRM OUT	2 AMBOY AVE
2003-08-19 13:15:07	3062176	ALRM OUT	2 AMBOY AVE

Date/Time	Inc #	Type	Location
2002-07-02 13:57:55	2050313	ALRM OUT	2 AMBOY AVE
2002-07-05 07:38:44	2051103	ALARM	2 AMBOY AVE
2002-07-05 09:01:10	2051118	ALRM OUT	2 AMBOY AVE
2002-07-12 05:38:09	2052922	MVA	2 AMBOY AVE
2002-07-16 14:20:23	2053973	ALRM OUT	2 AMBOY AVE
2002-07-23 10:29:13	2055781	ALRM OUT	2 AMBOY AVE
2002-07-28 06:26:00	2056991	SUS PERS	2 AMBOY AVE
2002-07-31 13:16:52	2057871	ALRM OUT	2 AMBOY AVE
2002-08-03 03:17:46	2058672	SUSPICIRC	2 AMBOY AVE
2002-08-03 12:49:49	2058784	SMOKE	2 AMBOY AVE
2002-08-06 10:04:50	2059510	ALRM OUT	2 AMBOY AVE
2002-08-13 09:58:44	2061610	ALRM OUT	2 AMBOY AVE
2002-08-14 06:13:19	2061806	SIG23RPT	2 AMBOY AVE
2002-08-21 10:31:33	2063649	ALRMTEST	2 AMBOY AVE
2002-08-27 15:16:10	2065224	ALRMTEST	2 AMBOY AVE
2002-08-30 07:37:27	2065899	ALARM	2 AMBOY AVE
2002-12-04 10:52:23	2091230	FD DRILL	2 AMBOY AVE
2002-12-04 13:55:13	2091277	FIR_ALRM	2 AMBOY AVE
2002-12-31 06:57:58	2098242	ALRM OUT	2 AMBOY AVE

Date/Time	Inc #	Type	Location
2001-08-23 08:35:00	1063586	ALRM OUT	2 AMBOY AVE / ALPHA
2001-09-18 10:09:00	1070864	ALRM OUT	2 AMBOY AVE / ALPHA
2001-11-14 13:56:00	1086090	FIR ALRM	2 AMBOY AVE / ALPHA
2002-04-17 13:36:22	2030075	ALRM OUT	2 AMBOY AVE
2002-04-23 08:40:43	2031576	ALRM OUT	2 AMBOY AVE
2002-05-02 07:57:03	2033907	ALRM OUT	2 AMBOY AVE
2002-10-23 09:42:16	2080501	ALRM OUT	2 AMBOY AVE
2002-05-07 13:03:54	2035215	ALRM OUT	2 AMBOY AVE
2002-05-13 01:08:45	2036555	FIR_ALRM	2 AMBOY AVE
2002-05-20 08:15:38	2038347	ALRM OUT	2 AMBOY AVE
2002-05-24 15:43:41	2039616	ALRM OUT	2 AMBOY AVE
2002-05-25 20:44:00	2039947	ALARM	2 AMBOY AVE
2002-05-28 09:28:46	2040483	ALRM OUT	2 AMBOY AVE
2002-06-04 14:25:26	2042472	REC OV 45	2 AMBOY AVE
2002-06-06 10:59:27	2042993	ALRM OUT	2 AMBOY AVE
2002-06-11 08:59:19	2044377	ALRM OUT	2 AMBOY AVE
2002-06-18 10:00:32	2046312	ALRMTEST	2 AMBOY AVE
2002-06-20 08:20:27	2046864	ALRM OUT	2 AMBOY AVE
2002-06-25 09:56:56	2048295	ALRM OUT	2 AMBOY AVE

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Page 1/7 Found: 116 Active: 116

Last Search: caddinclog.Iocgp Like "2 AMBOY AVE%"

Date/Time	Inc #	Type	Location
2002-02-19 14:17:00	2013346	ALRM OUT	2 AMBOY AVE / ALPHA
2002-02-22 18:49:00	2014331	ASSIST	2 AMBOY AVE / ALPHA
1994-03-20 16:24:00	94015410	ALARM	2 AMBOY AVE
1994-05-30 18:15:00	94030312	ALARM	2 AMBOY AVE
2001-12-04 09:34:00	1090913	FIR_ALARM	2 AMBOY AVE / ALPHA
2001-02-01 16:16:00	1008679	ALRM_BIS	2 AMBOY AVE / ALPHA
2001-02-06 15:28:00	1010069	ALRMTEST	2 AMBOY AVE / ALPHA
2001-02-14 14:57:00	1012264	ALRM OUT	2 AMBOY AVE / ALPHA
2001-03-07 08:35:00	1018077	ALRMTEST	2 AMBOY AVE / ALPHA
2001-03-20 15:13:00	1021603	ALRM OUT	2 AMBOY AVE / ALPHA
2001-03-20 16:47:00	1021622	ALRM_BIS	2 AMBOY AVE / ALPHA
2001-04-06 20:00:00	1026426	911 HANG	2 AMBOY AVE / ALPHA
2001-04-30 09:51:00	1032643	ALRM OUT	2 AMBOY AVE / ALPHA
2001-05-29 13:26:00	1040330	ALRMTEST	2 AMBOY AVE / ALPHA
2001-06-14 08:34:00	1044509	ALRMTEST	2 AMBOY AVE / ALPHA
2001-06-21 14:57:00	1046554	ALRM OUT	2 AMBOY AVE / ALPHA
2001-07-20 16:21:00	1054302	FIR_ALARM	2 AMBOY AVE / ALPHA
2001-07-23 07:48:00	1054919	ALRM OUT	2 AMBOY AVE / ALPHA
2001-08-07 14:10:00	1059000	911 HANG	2 AMBOY AVE / ALPHA

DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL
SERVICE REQUEST NUMBER A3040009

Date/Time...:04/02/2003 10:59 am
Taken by...:DONNA
Inspector...:VINCENT CIUFFO
Service...:33 POLLUTION/SPILL/RELEASE - AIR ONLY

Name...:ALPHA ASSOCIATES, INC
Address...:2 AMBOY AVE., WOODBRIDGE, NJ -
Town...:WOODBRIDGE
Block...:
Day phone...:
Eve phone...:
Lot (s) ...:

Contact...:

Complainant: PATRICK O. HANSON
Phone...:
Address...: WDBG HEALTH DIR.
Town...:

Comments:

REPORTED CHEMICAL FIRE .
ADVISED BY DIRECTOR, FROM THE FIRE ACADEMY, THAT THERE IS AN
ONGOING FIRE AT ALPHA ASSOCIATES AND WANTS A REPORT AS TO THE
STATUS.

10:55AM CALLED WOODBRIDGE FIRE DISPATCH WHO SAID THE FIRST CALL
CAME IN AT 9:50AM AS SMOKE AND THEN A FIRE AT THE DOCK OF ALPHA
ASSOCIATES. NO UPDATE AVAILABLE.

11AM ON SITE WITH COUNTY HAZMAT. THE FIRE IS UNDER CONTROL. NO
EVACUATION OF THE AREA, NO INJURIES TO RESIDENTS. (TWO FIREMEN ARE
BEING TREATED FOR MINOR INJURIES) THEY MANUFACTURE TEFLON OIL
FOR MATERIALS AND THE PROCESS UTILIZES A TEFLON TOWER SCRUBBER.
SOME TEFLON OIL CAUGHT FIRE CREATING ODORS IN THE VICINITY AND
SUBSEQUENT FIRE IN STACK. THERE IS NO IMMINENT DANGER TO RESIDENTS
AT THIS TIME. OFFICIALS ARE CURRENTLY LOOKING INTO POSSIBLE
RUNOFF IN AN INTERIOR DRAIN. RADIO REPORTS FROM INSIDE THE PLANT
BY HAZMAT INDICATED MINIMAL RUNOFF, AND IS ALSO DILUTED WITH WATER.
ADVISED DIRECTOR AND ACHI GREEN. FINAL REPORT FROM HAZMAT WAS
THAT THE DRAIN EMPTIES INTO THEIR SANITARY SYSTEM AND NOT THE STORM
DRAIN SYSTEM. ACCORDING TO HAZMAT, THEY ARE SPEAKING TO ONE AREA
RESIDENT WHO DID NOT SUFFER ANY APPARENT INJURIES BUT
HAS COMPLAINED ABOUT THE PLANT IN THE PAST. COULD NOT OBTAIN
COMPLAINANT'S NAME OR ADDRESS.

CONTACTED HAZMAT AND REQUESTED THEY FAX A COPY OF THEIR REPORT UPON
COMPLETION (+/- 3 DAYS)

Disposition: N

Close date:



State of New Jersey
DEPARTMENT OF ENVIRONMENTAL PROTECTION

DIVISION OF ENVIRONMENTAL QUALITY

CN 027, TRENTON, N.J. 08625

JORGE H. BERKOWITZ, Ph.D.
DIRECTOR

(609) 292-5383

September 8, 1987

RECEIVED

SEP 21 1987

OFFICE OF THE MAYOR

Honorable Philip M. Cerra

Mayor

1 Main Street

Woodbridge, New Jersey

07095

Dear Mayor Cerra:

Subject: Administrative Consent Order
Alpha Associates

The federal Clean Air Act, Section 113(d), as amended in 1977 allows the states to issue an Administrative Consent Order postponing the date by which the company must comply with the State Implementation Plan for improving and maintaining air quality. Such orders must specify a date for final compliance with the federal Clean Air Act, and the statutes and rules adopted pursuant thereto, only after notice is given to the public of the content of the order and notice of the opportunity for a public hearing on the matter. To conform to this federal mandate, the New Jersey Department of Environmental Protection is publishing the attached Legal Notice in the News Tribune and providing for public inspection of relevant documents at the Central Regional Office, Twin Rivers Professional Building, Route 33, East Windsor, New Jersey 08520.

For your convenience, a copy of the Legal Notice and the Administrative Consent Order are enclosed.

Please feel free to circulate the enclosed material to other members of your community. If you have any questions, kindly contact Mr. Bernard W. Castor of my staff at (609) 984-9484.

Sincerely,

Anthony J. McMahon, Assistant Director
Environmental Enforcement

RECEIVED

SEP 23 1987

OFFICE OF THE DIRECTOR
HEALTH AND WELFARE

New Jersey is an Equal Opportunity Employer
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Low
Enclosure



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

DIVISION OF ENVIRONMENTAL QUALITY

CN 027, TRENTON, N.J. 08625

(609) 292-5383

NOTICE OF PROPOSED PUBLIC HEARING
ON DRAFT ADMINISTRATIVE CONSENT ORDER

ORGE H. BERKOWITZ, PH.D.
DIRECTOR

TAKE NOTICE that Anthony J. McMahon, Assistant Director for the Environmental Enforcement, Division of Environmental Quality, Department of Environmental Protection, pursuant to the authority delegated to him and in accordance with N.J.S.A. 26:2C-1 et seq. and as required by Section 113(d) of the federal Clean Air Act, as amended 1977, after notice and opportunity for public hearing, proposes to enter into an Administrative Consent Order with Alpha Associates, 2 Amboy Avenue, Lot 1, Block 524, Township of Woodbridge, County of Middlesex, State of New Jersey for actual or suspected violations of N.J.A.C. 7:27-8.1 and 16.1 et seq.

The terms of this Administrative Consent Order requires Alpha Associates, 2 Amboy Avenue to achieve final compliance with N.J.A.C. 7:27-8.1 and 16.1 et seq. by December 31, 1987.

Written comments must be received on or before thirty (30) days after the publication date of this notice, and requests, in written form only, for public hearing must be received on or before twenty (20) days after the publication date of this notice.

Written comments and written requests for public hearing should be submitted to:

Anthony J. McMahon, Assistant Director
Environmental Enforcement
Department of Environmental Protection
Division of Environmental Quality
CN027, 401 East State Street
Trenton, New Jersey 08625
(609) 633-7288

If timely written applications for hearing requests are received by the Department, a public hearing may be held approximately thirty (30) days after the date of publication of this notice. If, after twenty (20) days after this notice, no written request for a public hearing has been received, no public hearing will be held. Information concerning the public hearing can be obtained from the above-named individual.

Copies of the entire proposed Administrative Consent Order will be available for inspection during normal office hours at:

Central Regional Office
Twin Rivers Professional Building
Route 33
East Windsor, New Jersey 08520

Written comments and testimony received, if any, will be considered in determining whether the Department should execute this Administrative Consent Order.

Charles E. Crowley
Anthony J. McMahon, Assistant Director
Environmental Enforcement

DATE: Sept 14, 1977



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

DIVISION OF ENVIRONMENTAL QUALITY

CN 027, TRENTON, N.J. 08625

GEORGE H. BERKOWITZ, Ph.D.
DIRECTOR

IN THE MATTER OF
ALPHA ASSOCIATES, INC.)
(

ADMINISTRATIVE
CONSENT ORDER

The following FINDINGS are made and ADMINISTRATIVE CONSENT ORDER issued pursuant to the authority vested in the Commissioner of the New Jersey Department of Environmental Protection (the "Department") by N.J.S.A. 13:1D-1 et seq., and the Air Pollution Control Act of 1954, N.J.S.A. 26:2C-1 et seq., and duly delegated to the Assistant Director, Environmental Enforcement, Division of Environmental Quality, pursuant to N.J.S.A. 13:1B-4.

FINDINGS

1. ALPHA ASSOCIATES, INC. ("ALPHA"), is located at 2 Amboy Avenue, Township of Woodbridge, Lot 1, Block 524, County of Middlesex, State of New Jersey.
2. ALPHA is involved in the manufacturing of thermal insulation products which utilize surface coating formulations containing volatile organic substances ("VOS").
3. As a result of an investigation conducted on November 21, 1985, the Department determined by sampling and analysis that ALPHA emitted volatile organic substances ("VOS") in excess of the maximum allowable emission rate as set forth in N.J.A.C. 7:27-16.5(a) from the

Roller Coater, the Laminator, the Small Tower and the Large Tower. The investigation disclosed that the cited equipment emitted VOS emissions at a rate of 4.5 lb./gal., 5.1 lb./gal., 5.7 lbs./gal. and 5.7 lb./gal., respectively. Based on this determination, the Department issued to ALPHA a N.J.A.C. 7:27-16.5(a) Administrative Order and Notice of Civil Administrative Penalty Assessment Log #A860122 dated January 27, 1986 including a \$500.00 penalty assessment. Subsequent to the issuance of Log #A860122 the Corporation removed the roller coater from service.

4. A conference was conducted between the Department and ALPHA on May 27, 1987 under the authority of N.J.S.A. 26:2C-14 to discuss the matter of alleged and/or potential violations of N.J.A.C. 7:27-8.1 et seq. (Permits and Certificates) and N.J.A.C. 7:27-16.1 et seq. (Volatile Organic Substances).

5. The parties hereto agree to the disposition of this matter in this manner without any admission by ALPHA of any alleged and/or potential violations of N.J.A.C. 7:27-8.1 et seq. and N.J.A.C. 7:27-16.1 et seq.

6. The parties are desirous of adjusting their differences and have agreed to the form and content of this Administrative Consent Order.

NOW THEREFORE, IT IS HEREBY ORDERED AND AGREED THAT:

7. ALPHA, its principals, agents, successors and assigns shall comply with N.J.A.C. 7:27-8.1 et seq. and N.J.A.C. 7:27-16.1 et seq. no later than December 31, 1987. ALPHA shall take measures, including but not limited

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Hit List: Get Print-List Last-search Reports-quick Quit
Page 1/1 Found: 7 Active: 7
Last Search: cadinclog.logp like "2 CUTTERS DOCK ROAD%"

Date/Time	Inc #	Type	Location
2001-04-30 11:17:00	1032676	MVA	2 CUTTERS DOCK ROAD
2002-08-06 00:40:21	2059451	SERV TRO	2 CUTTERS DOCK ROAD
2003-07-09 17:57:01	3051447	SEIZURE	2 CUTTERS DOCK ROAD
2003-07-09 17:56:29	3051446	SEIZURE	2 CUTTERS DOCK ROAD
2004-06-30 01:00:18	4052375	SUS PERS	2 CUTTERS DOCK ROAD
2004-06-30 01:10:41	4052378	SUS PERS	2 CUTTERS DOCK ROAD
2006-03-14 16:17:28	6020580	BLEEDING	2 CUTTERS DOCK ROAD

**INSPECTION REPORT
CODE ENFORCEMENT AGENCY**

WOODBIDGE, N. J.

VARIANCE

SUB DIVISION:

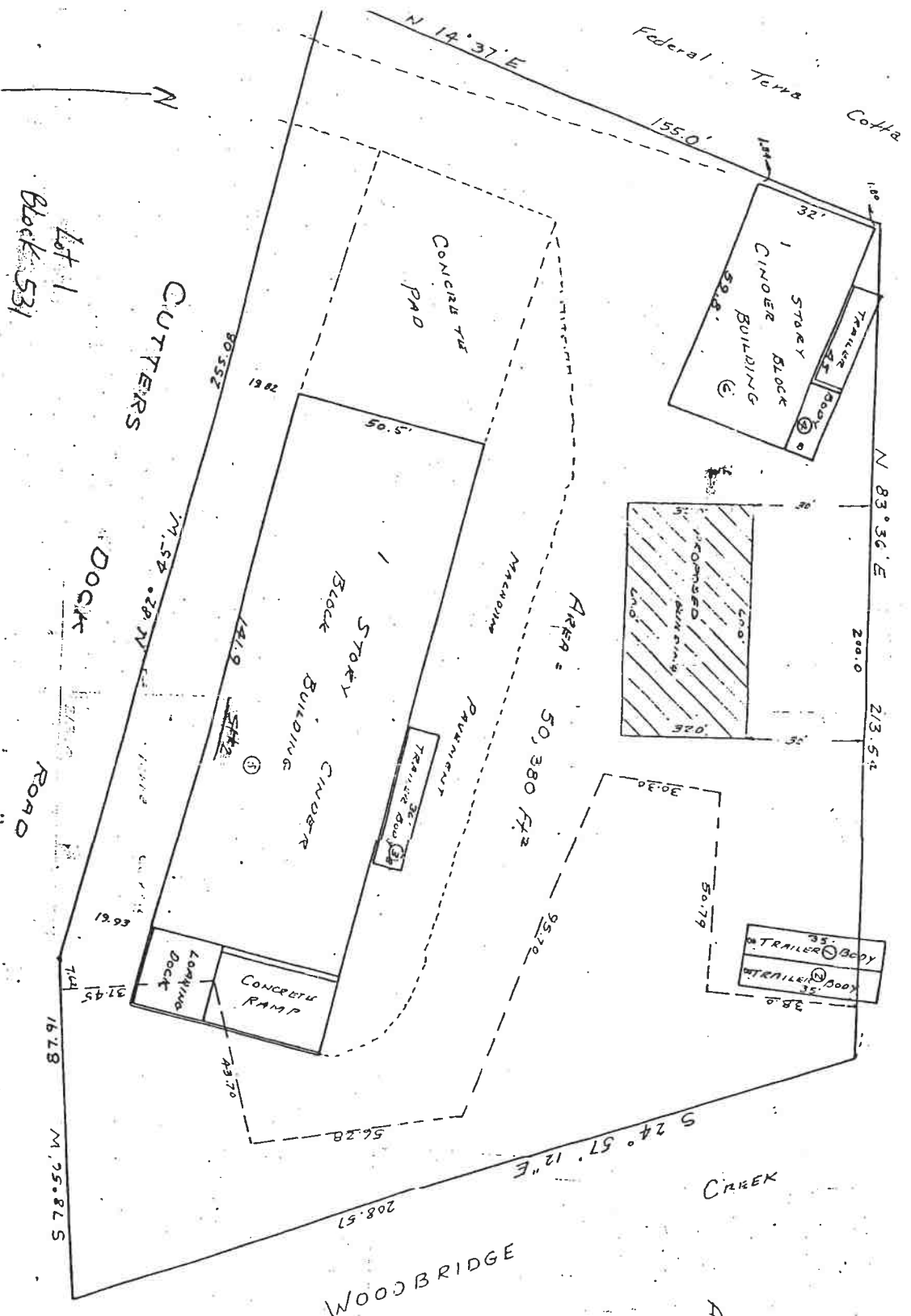
Agree. No.	Date	Fire Grade
Permit No.	Use Group	
Type of Building	12/12/96	S-1
Estimate Cost	2 CUTTERS DOCK ROAD	Occupancy Load
Location	WOODBIDGE	Live Load
Block No.	531	Temp. C. of O.
Owner	F & L REALTY/FIBRENETICS	Cert. of O.
Owner's Address	WOODBIDGE, NJ 07095	Resurvey
Builder	ROBERT SCHULTZ	
Builder's Address	402 PRINCETON AVE RAHWAY, NJ 07065	

GOODMAN, ALLGAI &
PROFESSIONAL ENGINEERS & LAND

St #2 Coffer Dock Road
Lot 1

Block 531

PROPERTY IN THE



AREA = 50,380 sq. ft.

90075(6)

AREA OF STRUC
TRAILER #1
" #2
" #3
" #4
Building #5 7
TOTAL 10
Proposed Addition
TOTAL 12
35% 50,380

SEASIDE PROPERTIES LLC

WOODBRIDGE BOX 456

NJ 07095-0456

DED BANK# AMT #OWN 01 SS#

ZONE M-2 MAP 85 USER#1 BUILT 0000

SALES INFORMATION

DATE BOOK PAGE PRICE PCD NU 4TYPE

VALUES---

LAND 538100

IMPR

EXM1

EXM2

EXM3

EXM4

NET 538100

OLDID:

QUAL

F3=ASSMT HISTORY

F5=RECORD CARD

F7=MORE

EN=CHANGE

F1=NO ACTION

LOT

ASMT CODE

ITEM FOR 2009

DELETING LINE

INIT FILE

EPL CD

STAT.

EXEMPT PROPERTY DATA-----

WARNS* DELETING LINE

NEXT ACCESS: BLK

EN=CHANGE

F1=NO ACTION

F3=ASSMT HISTORY

F5=RECORD CARD

F7=MORE

SPECTAX CDS: F01A01

MUNC HALFE 4773.47

NMUN HALFE 17687.35

MUNC HALFE 1.00

NMUN HALFE 1.00

TAXES-----

BASE YR TAXES 07 41901.85

FLAG

TENANT REBATE-----

VCS *** SFIA ****

UNIT 00

CLASS

USER#1

#2

17.93

Closed: N
Date closed:

8:59 AM

Start

Exit

150-49A 150-49A-SITE PLAN REQUIRED

Service Request added 08/04/2005 at 08:49 by J.PEREZ (Jocssy)

Closed: N

Date closed:

Assigned To:

Phone #:

City/Zip: WOODBRIDGE NJ 07095

Address: #8 Cutters Dock RD.

Owners name: SEASIDE PROPERTIES, LLC

Resident Name: SEASIDE PROPERTIES, LLC

Request: 00 Housing Dept

Division: EXT Exterior Complaints

Department: HOU HOUSING BUREAU

Request #: A500129

Date In: 08/04/2005

Letter:

Special Pickup:

Date:

Resident Services System - Request Entry Screen

Use New Add Screen

Resident

Request

Resident Name

Owner

City/Zip

Address

Phone #

Assigned To

INSPECTION REPORT
CODE ENFORCEMENT AGENCY

WOODBIDGE, N. J.

VARIANCE

SUB DIVISION:

Agree. No.

Date

Fire Grade

Permit No.

491/86-021

Use Group

B

Type of Building

Plumbing

Bldg. Dimensions

Estimate Cost

Occupancy Load

Location

1 Pennval Road

Live Load

Woodbridge

Temp. C. of O.

Block No.

531 Lot 2-3

Zone M2

Cert. of O.

Owner L & L WAREHOUSE

Resurvey

Owner's Address SAME

Now Cell for inspection 3/17/88

Builder

MICHAEL CHRISTADORE, 659 BELGROVE DR. KEARNY

Builder's Address

INSPECTION REPORT
CODE ENFORCEMENT AGENCY
WOODBIDGE, N. J.

VARIANCE

Agree. No.

Sub Division: 4/30/86

Fire Grade

491

Permit No.

491

Use Group

B

Type of Building

8" water service

Dimensions

Estimate Cost

Occupancy Load

Location foot of CUTTERS DOCK RD

Live Load

WOODBIDGE

Temp. C. of O.

Block No.

531

Lot 2&3

Zone M2

Cert. of O.

Owner

INDUSTRIAL PROPERTIES

Resurvey

Owner's Address

2401 Morris Ave, Union

Builder

ANTHONY BRUNO, 2001 Bartle Ave, Scotch Plains

Builder's Address

1225 BLOCK 531.A LOT 1

-----OWNER INFORMATION-----

PENNVAL ASSOC - L P
960 HOLMDEL RD-BLDG 11

HOLMDEL NJ 07733

DED AMT #OWN 01
BANK# MORT#

QUAL. UPDATED ON 022707

-----PROPERTY INFORMATION-----

PROP LOC: CUTTERS DOCK & PENVAL RDS
PROPERTY CLASS 4B ACCOUNT# 81980000

BLDG DESC LAND/ACRE 26.466
ADDITIONAL LOTS 1A,2,3,BL531 LOT 3

ZONE M-2 MAP 87 USER#1 BCLASS #2
BUILT 1958 UNITS

-----SALES INFORMATION-----
DATE BOOK PAGE PRICE PCD NU 4TYPE

---VALUES---
LAND 701000 IMPR 429200

-----TAXES-----
NMUN HALF1 .00 NMUN HALF2 37149.67

MUNC HALF2 10025.97
SPECTAX CDS: F01A01

NET 1130200 OLDID:
EXM4 EXM3 EXM2 EXM1

ASMT CODE FUR FILE
ITEM FOR 2009

EN=CHANGE F1=NO ACTION F3=ASSMT HISTORY F5=RECORD CARD F7=MORE

INIT FILE
EPL CD STAT.

-----EXEMPT PROPERTY DATA-----

WARN DELETING LINE
NEXT ACCESS: BLK

EN=CHANGE F1=NO ACTION F3=ASSMT HISTORY F5=RECORD CARD F7=MORE

INIT FILE
EPL CD STAT.

-----EXEMPT PROPERTY DATA-----

WARN DELETING LINE
NEXT ACCESS: BLK

EN=CHANGE F1=NO ACTION F3=ASSMT HISTORY F5=RECORD CARD F7=MORE

INIT FILE
EPL CD STAT.

-----EXEMPT PROPERTY DATA-----

WARN DELETING LINE
NEXT ACCESS: BLK

EN=CHANGE F1=NO ACTION F3=ASSMT HISTORY F5=RECORD CARD F7=MORE

INIT FILE
EPL CD STAT.

-----EXEMPT PROPERTY DATA-----

1225 BLOCK 531.B LOT 1.B1

-----OWNER INFORMATION-----

PENNVAL ASSOC - L P
960 HOLMDEL RD-BLDG 2
HOLMDEL NJ 07733

DED BANK# AMT #OWN 01 SS#

-----SALES INFORMATION-----

CUR: -1: -2: DATE BOOK PAGE PRICE PCD NU 4TYPE

-----EXEMPT PROPERTY DATA-----

EPL CD STAT.
FACILITY
INIT FILE
FUR FILE
ASMT CODE
ITEM FOR 2009

WARN DELETING LINE
NEXT ACCESS: BLK
EN=CHANGE F1=NO ACTION F3=ASSMT HISTORY F5=RECORD CARD F7=MORE

---VALUES---

LAND 29600
IMPR
EXM1
EXM2
EXM3
EXM4
NET 29600

OLDID: QUAL

OLDID: QUAL

OLDID: QUAL

OLDID: QUAL

OLDID: QUAL

OLDID: QUAL

OLDID: QUAL

OLDID: QUAL

OLDID: QUAL

OLDID: QUAL

OLDID: QUAL

OLDID: QUAL

OLDID: QUAL

OLDID: QUAL

QUAL. UPDATED ON 07/30/

-----PROPERTY INFORMATION-----

PROP LOC: 222 PENNVAL RD
PROPERTY CLASS 1 ACCOUNT# 81980200

BLDG DESC LAND/ACRE ADDITIONL LOTS

ZONE M-2 MAP 87 USER#1 BCLASS

BASE YR TAXES FLAG

-----TENANT REBATE-----

-----TAXES-----

NMUN HALFL 1.00
NMUN HALFL 2 972.95
MUNC HALFL 2 262.58
SPECTAX CDS: F01A01

-----TAXES-----

-----TAXES-----

-----TAXES-----

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-----TAXES-----

-----TAXES-----

-----TAXES-----

#Z02-92

RESOLUTION

WHEREAS, AMERICAN MARITIME SERVICES OF NEW JERSEY, INC., d/b/a INTEGRATED INDUSTRIES AND d/b/a GARDEN STATE CHASSIS REMANUFACTURING, INC., hereinafter referred to as applicant, has made application to the Zoning Board of Adjustment of the Township of Woodbridge for Preliminary/Final Major Site Plan approval, use and bulk variances from the requirements of the Land Use and Development Ordinance of the Township of Woodbridge, in order to utilize approximately 2/3 of the 27.09 acre site for the open storage of chassis and shipping containers, operation of manufacturing and repair facility for those items, and use of four office trailers at Pennval Road, Woodbridge, New Jersey, being also known as Block 531-A, Lots 1, 1A, 3, Block 531-B, Lots 1B1 and 1B2, Zone M-2 on the Woodbridge Township Tax Map; and

WHEREAS, the subject site is located in the M-2 Heavy Industrial Zone; and

WHEREAS, Thomas E. Sheehan, the Township's Planning Consultant, submitted reports to the Board dated December 16, 2002 and January 28, 2003, copies of which are attached hereto and made a part hereof as *Exhibits A and B*; and

WHEREAS, T & M Associates, the Township's Engineering Consultant, submitted reports dated August 15, 2002 and January 30, 2003, prepared by Robert W. Bucco, Jr., P.E., for Robert A. Simicsak, P.E., Municipal Engineer, copies of which are attached hereto and made a part hereof as *Exhibits C and D*; and

WHEREAS, Michael VanTassel, Captain/Fire Official of the Fire Prevention Bureau, Woodbridge Fire Department, District 1 submitted a report dated October 10, 2002, a copy of which is attached hereto and made a part hereof as *Exhibit E*; and

WHEREAS, William G. Trenery, Chief of Police, submitted cover letters to the Board dated August 7, 2002 and February 4, 2003, both enclosing a report from Sgt. Dennis Gorman, Traffic Enforcement Unit dated August 6, 2002, copies of which are attached hereto as *Exhibit F*; and

WHEREAS, the Board conducted a public hearing on said application on February 6, 2003, which was continued to June 5, 2003 after the applicant served notice of same on all interested parties as required by the Municipal Land Use Law, with the applicant being represented by Gibbons, Del Deo, Dolan, Grifflinger & Vecchione, P.C., Nancy A. Lottinville, Esq. appearing, and the following persons testifying on behalf of the application: Angelo J. Valerio, a professional planner and engineer of New Jersey, John Chadwick, a professional planner of New Jersey; Joseph Perez, applicant; Gary Dean, Traffic Engineer; and neighbor, Joseph Deluca appeared in opposition to the application; and

WHEREAS, the Board received into evidence the following:

A-1	Map
A-2	Aerial photograph
A-3	Copies of the wetlands Letters of Interpretation
A-4	Copies of the wetlands Letters of Interpretation
A-5	Twenty-two photographs

0-1 Photograph
0-2 Photograph
0-3 Photograph
0-4 Photograph; and

WHEREAS, the Board finds:

- (1) The reports of the Board's professionals were entered into the record.
- (2) Nancy Lottinville, Esq. advised the Board her client is seeking preliminary and final site plan approval plus approval to utilize trailers at the subject site plus bulk variances with respect to his business located at 1 Pennal Road.
- (3) Mr. Joseph Perez, principal of the applicant, testified he began operating his business at 1 Pennal Road, in or about July 1996. He explained his operation began over a two (2) year "build up" period wherein he moved in and occupied a portion of one building and some acreage and part of the office building and in the second year expanded "a bit", took more acreage and another portion of the building. Mr. Perez testified further that by the end of 1998 he took possession of the rest of the building and was in "full operation" at the site.

Mr. Perez then testified during late 1998 or early 1999 he began negotiating with the owner of the property, Cruz Construction and Pennal Associates and it was only then he realized they had land use issues to deal with and it was at that time he contacted Ms. Lottinville's firm to file the present application.

The witness testified his operation/business deals with the manufacturing of chassis i.e. the rear portion that goes under a maritime container. He explained it is the steel portion with the tires visible from the road.

Mr. Perez testified he deals with two (2) styles of chassis: new chassis and remanufactured (old) chassis. The witness explained his business as it relates to remanufactured chassis. He testified he throws out the old steel, installs new bearings in the axle together with new springs as well as sandblasting the chassis. The chassis, he continued, is then painted, reassembled. Mr. Perez testified he performs remanufacturing for companies known as Truck Leasing and Interpool Limited.

Mr. Perez then testified another aspect of his business is the repair and storage of containers which comes in two fashions: (a) in service repairs come directly from the steamship line using the container which are in need of repairs which he accomplishes and returns to the owner and (b) "off hire" or depo off hire" which he explained is similar to leasing an automobile. As to the latter, the witness explained further that a container comes into his facility where he does an estimate for needed repairs for the owner and lessee and then repairs it and stores it until needed by other uses.

The witness testified his inventory is segregated by year, type and model i.e. refrigeration container or dry container.

Mr. Perez testified his client base includes "Fortune 500" companies and recently has been involved in providing containers to the federal government for shipment of ammunition to Iraq. He then testified there are approximately 7,000 "boxes" off the east coast which need to

be put back in service and estimates, of that number, his business will do approximately one-third of them.

As to the number of employees in his business, the witness explained he has twenty-six (26) clerical/administrative staff; 76 or 77 manufacturing or repair related employees and offsite he has another 70 to 90 employees depending on his work flow. He also testified his outside sales people are on the road constantly.

Mr. Perez testified his hours of operation are Monday thru Friday 6:00 a.m. to 5:00 p.m. or 7:00 p.m. if there is a need to stay late based on the volume of business; however, even under these circumstances the office personnel leaves at 5:00 p.m. He also testified after 5:00 p.m. they provide security at the gate, which is located a foot off of Pennal Road on the left hand side from 5:00 p.m. to 6:00 p.m. in an 8 foot trailer.

When asked by Mr. Sheehan if the applicant operated on Saturdays, Mr. Perez responded 7% of the time they do work Saturdays depending upon the amount of business.

Mr. Perez testified with respect to the subject of deliveries to the site, they try to limit them to Mondays as the manufacturing section doesn't operate on Mondays and he has a skeleton crew on these days to accept the deliveries. He also stated he averages 5 to 6 deliveries of steel per Monday from flatbed trucks which usually take place in the morning. Additionally, the witness testified Mondays are used for maintenance.

Mr. Menafro stated when he visited the site, he observed overfilled dumpsters and Mr. Perez responded he has three (3) dumpsters, two (2) for scrap and one (1) for garbage which are picked up weekly.

Mr. Perez also testified the maximum height of a container if 47.7 feet and any container he receives on site is empty.

(4) Angelo J. Valetto testified the subject site is located at the terminus of Pennal Road and is bordered by the Conrail North Jersey Coast Railroad to the west and the Woodbridge Creek on the balance of the property.

The witness explained the original application was to legalize the use on the property dating back to 1996. He added they sought permission to stack the containers to a height of five (5) containers based upon a height of 8 1/2 feet per container or 42 1/2 feet.

Mr. Valetto then stated they have met with the Board's professionals who suggested a limit of no more than 3 containers or 25 1/2 feet. However, he continued, Mr. Perez advised them he could not continue to operate his business.

Thereafter, the parties met again and Mr. Valetto testified the applicant agreed to utilize the area closest to the railroad to the west of the property where stacking would be no more than three (3) containers high or 25 1/2 feet and beyond that they would be four (4) containers high or 34 feet. Additionally, he stated on the southwest corner where there is no building, they would install a ten (10) foot high board-on-board fence to screen the residential uses. Mr. Valetto also testified even with the height differential of the 8 foot retaining wall with the 10 foot fence on top, a portion of the container will still be visible by residents to the west.

The witness also testified they agreed to provide evergreens at the frontage of Pennval Road.

(5) Mr. Valetto then testified the Board's professionals also requested them to submit a cross section across the property in the location of where the want to place containers and chassis to determine the impact of same.

The witness then testified utilizing A-1. He explained he took a cross section along South Fulton and along their property every 200 feet and laid it out in a manner they could cross as many containers and chassis are labeled from A to F with A being furthest to the south and working north to F.

Additionally, Mr. Valetto testified in the area along the Turnpike, he went every 200 feet and numbered them 1 to 5 to give the Board a better view of what they propose. He stated further, the depicted hatching is utilized to show the Board the heights of 1, 2, 3 - up to a maximum of 4 containers, will be. Moreover, he testified, he identified the top of each container, what the height would be, considering the ground elevation, i.e. if ground elevation was approximately 8 feet and they add 33, 34 feet, the top elevation the total of the two.

Mr. Valetto then testified referring to "Profile B" and testified with four containers the top elevation is 41.7' and it is similar throughout the 9 or so cross-sections provided by them perpendicular to South Fulton Street and the Turnpike across the site.

Additionally on "Profile B" he testified the height of the existing building is slightly higher or equal to the containers stacked in the area. The witness stated the height of the building is 43.6' and that any container or chassis in that area is blocked by the building and shelters the residents on South Fulton Street.

But, Mr. Valetto continued, on the frontage along Woodbridge Creek towards Swaren, there is no building and the site is wide open right through to the Woodbridge Creek and marshlands and it continues through the Swaren section with various residential and petro-chemical containers.

Finally, Mr. Valetto testified, looking at "Profile A" being the closest one which has the two stacks, the Fulton Street right-of-way at station "zero plus zero" and proceeding all the way across the "14 plus zero", the elevation is approximately 30 and the elevation where the three containers are is 32.7.

(6) Mr. Valetto then addressed the report of T & M Associates dated January 30, 2003 and stated they will satisfy point "B" to the Municipal Engineer's satisfaction.

Ms. Lottinville asked the Board for a clarification regarding the requested improvements to Pennval Road. Mr. Keady replied it is T & M's recommendation to the Board that Pennval Road be repaired, where needed, to the satisfaction of the Municipal Engineer. Ms. Lottinville stated the applicant will agree to pay their fair share but not the entire road. Mr. Keady explained they are looking for repair of paving and curbing.

Mr. Valetto testified the applicant will add a note it will repair the road within their area of influence which is to be determined by Mr. Simicsak, the Municipal Engineer.

With respect to the issue of curb radius returns Mr. Valetto testified this is a unique situation as Pennval Road dead-ends by the property in question and the applicant is seeking a design waiver, for this as well as paving within 0 feet of the property line as these are existing conditions.

The witness also represented to the Board the applicant will comply with the requirements of ADA should Mr. Kelly of the Building Department determine they are applicable even though he believes they are not as there is no change of use proposed and, in his opinion, the applicant is exempt.

Mr. Valetto then testified the applicant will satisfy the engineer they have proper grading and drainage.

With respect to "D-3" of the report, Mr. Valetto testified he is not sure what is being referenced. He stated if it is what he believes it does not outlet on to the applicant's property. Mr. Keady replied, if the witness is referring to the outlet directly parallel to the concrete pad roughly one-third (1/3) of the way, and it's not picked up on the survey, he wants it located on the survey and if it is discharged appropriately he will consider that. Mr. Valetto stated that is "OK" with him and if they can't find it, they will do a smoke test; however, as they are not making any improvements which modify or increase drainage, they are asking they not be required to do this.

As to "F2" of the report, the applicant's engineer testified the existing building slab is substantial and the cost of removal of same is substantial and, moreover, he opined it creates no hazard to anyone. Mr. Keady expressed his concern it is in conflict with the container storage area. Mr. Valetto replied it will not adversely affect the integrity or safety of the storage container.

Mr. Perez testified he will remove the existing barbed wire as a condition of approval.

Mr. Valetto testified they will supply the DEP "L01" as a condition of approval and stated it is referenced on the plans as "DEP file 1225-91-0017.4 FWB."

Mr. Sheehan asked if it accompanies transition area permits or any of the permits from DEP that permitted the applicant to eliminate the 50 foot buffer they show in the plans.

Mr. Valetto replied they will submit the permits to Mr. Sheehan and Mr. Keady and, if they are mistaken, and it should be 50 feet, then everything in the area is pulled out and 50 feet put in.

(7) Mr. John Chadwick, the applicant's planner, testified at the continued hearing on January 5, 2003 and stated he had reviewed all of the application documents, the Master Plan and Zoning Ordinance, as well as visiting the site in preparation for his testimony.

He testified he has had prepared an aerial photograph of the site taken in November, 2002 and accurately depicts the site and surrounding areas.

The witness testified the proposal is to have the containers at the back side of the site four (4) high and at the site closest to the buildings three (3) high which is the area to the left as you look at the site.

Mr. Sheehan stated the applicant must address how these stacks will be seen from Fulton Street and the Turnpike and what can be done to limit visual intrusion into adjacent areas.

(7) Mr. Neal advised the applicant he has seen no change at the site and the housekeeping there is deplorable. Mr. D'Arcio agreed with the Chairman's observation as did Mr. Sheehan.

Mr. Perez was recalled to respond to these statements. The applicant's principal testified with respect to a chassis that is old and fails safety requirements, it is scraped and this is an ongoing process. He testified his scrap collector comes once a week so depending on when one visits the site, the pile can be high. He acknowledged it is part of the operation and as it is rusted steel, it does not look good.

Mr. Sheehan asked the witness to explain the lack of any clean up of the site since the February 6, 2003 meeting considering the concerns expressed by the Board. Mr. Perez replied he could contract with his service to come two times per week.

Mr. Menafro asked Mr. Perez to describe how the trash collector knows when a pick-up is needed and the witness testified his manager calls for a pick-up when the dumpster is full.

Mr. Perez then testified since the spring started and with all the rain they have been out with weed whackers twice and will begin a regular maintenance schedule. Mr. Nagy expressed his strong opinion that the applicant must clean up the site immediately.

(8) Mr. Sheehan restated to the applicant the Board's concerns regarding the height of the stacks and asked Mr. Perez if he was prepared to abide by the Board's decision with respect to same. Mr. Perez replied he was ready to do so.

Mr. Sheehan then advised the Board that Mr. Valetto had submitted the cross sections to permit the Board to have a sense of the height of the stacks as it relates to the surrounding areas. He also noted the applicant has agreed to install a 10 foot board-on-board fence along South Fulton Street. Mr. Perez confirmed this statement.

However, Mr. Sheehan then advised the Board that the applicant has proposed heights of 3 and 4. He expressed his professional opinion that where the stacks are four (4) high it would be better if they were only 3 high and in the area closer to Fulton Street where the applicant proposes to stack his inventory 3 high, it is his opinion they should not exceed 2 high so they are screened from public view.

After a brief discussion, Mr. Casey asked Ms. Lottinville if her client can abide by Mr. Sheehan's recommendation and remain in business and she replied he cannot.

Mr. Valetto testified he had conferred with Mr. Perez who advised him he could clean up the site and will stand by whatever he does within a two week period to show the Board he's making an effort to satisfy the Board's concerns. He also testified Mr. Perez is a tenant at the site and if the application is approved, he will become a contract purchaser.

(9) Mr. D'Arcio expressed his concern over the condition at the entrance to the site. He stated he has observed excessive need on the road and wants either a concrete apron installed or the lot paved.

Mr. Valetto replied the applicant will accept, as a condition of approval, the installation of a concrete apron or the paving of the lot to the satisfaction of the Municipal Engineer.

(10) Mr. Valetto also responded to a question from Mr. Keady regarding the location of the chassis by the creek by testifying there are "NJ Barriers" along the transition line and they can't go beyond the barriers.

Additionally, he noted the "LOI" needs to be updated and will accept this as a condition of approval. Ms. Lottinville represented to the Board she will immediately start the process if the application is approved. Mr. Valetto then testified he had spoken to Mr. Perez during a break in the hearing and he has agreed to reduce the height of the chassis to 3 and to locate them closer to the area to the west along the railroad closest to Fulton Street. He also testified where the chassis are stacked 5 high, they are only 14' to 16' in height and, therefore, will be below the height of the 10 foot fence atop the 8 foot retaining wall.

(12) Gary Dean, the applicant's traffic engineer, testified he has personally visited the site and made numerous observations of Pennval Road from the subject property to its northern terminus at Woodbridge Avenue. He noted the site visits were under his personal supervision and took place between 7 a.m. and 9 a.m. and 4 p.m. to 6 p.m. The witness explained they were specifically counting not only the total number of vehicles but also separated traffic between trucks, tractor trailers, dump trucks, cars only, cars with chassis and cars with chassis and containers.

Mr. Dean testified the visits were made periodically in December, 2002 and February 2, 3, 4 and 5, 2003 as well as at the beginning of June.

The traffic engineer testified the purpose of his study was to determine the general level of traffic along Pennval Road to determine the percentage of site traffic composed of trucks. He testified further they focused on morning peak hours when employees were arriving at the site and determined that 10% of the total traffic on Pennval Road was truck related in the "a.m. peak" and 12% in the "p.m. peak."

Mr. Dean also testified he applicant operated in essence 2 facilities moving between the main site and the adjacent site to the north.

Additionally, Mr. Dean testified he reviewed the roadway conditions of Pennval Road and to demonstrate same he has a series of photographs taken by staff, at the beginning of the week which depict the property and Pennval Road consisting of 22 photographs marked as A-5 and received into evidence by the Board.

The witness then testified as to the depictions in the photographs. He testified the first photograph's most salient fixture is the condition of Pennval Road closest to the site which has gravel on it but is, in his opinion, in good shape.

Mr. Dean testified the next ten (10) photographs are looking in a northerly direction as you leave the subject property and continue north towards Woodbridge Avenue and were taken at 200 foot intervals.

The second photo according to Mr. Dean depicts a view just inside the site and shows the pavement of Pennval Road in an acceptable condition. Furthermore, he testified each subsequent photograph is taken from the perspective of a driver as they leave the site and travel north.

Mr. Dean then described the remaining photographs as follows:

(A) #3 shows Pennval Road curbed on both sides with no deterioration suggesting in his opinion that this application is not adversely impacting the road surface.

(B) #4 depicts the curve in the road where the "New Jersey Barrier" separates the road from the NJ Turnpike, curbed on both sides, with no deterioration.

(C) #5 is a little further north with the NJ Barrier closer to the top of the exhibit and to the right is a curb break which leads directly to a dirt access due south to the "Blue Dolphin" use that leads to a dirt pile used by that operation.

(D) #6 depicts the driveway that leads to the dirt pile and in front of the driveway there is evidence of "tracking" that comes from that site and is delineated by a traffic cone.

(E) #7 depicts a shot further north looking south and the driveway, which is basically a break in the curb, that leads to the Blue Dolphin building and the pavement appears to be in an acceptable condition.

Mr. Keady asked the witness to describe the gutter line in #7 and Mr. Dean replied it appears to be spillover of material that is carted off that site.

(F) #8 depicts the entrance to Berry Street as one looks north. It appears the pavement shows signs of significant wear and/or neglect. Mr. Dean opined Berry Street is the dividing line with the road south of Berry Street in good condition with problems as you travel further north.

(G) #9 is at Berry Street and shows a large puddle and the beginnings of potholes, pavement cracking and significant wear together with an accumulation of soil.

(H) #10 depicts almost a "seam" which may be from an "overlay" project. Additionally, Mr. Dean testified it shows more undulations, ripples and "frost heaves" within the pavement itself and potholes in the road.

(I) #11 is a view just north of the G.E. Capital yard where he testified the pavement goes from fairly poor to very poor with evidence of erosion, deterioration, potholes and missing sections of pavement 4' or 5' in diameter and a lack of drainage.

(J) #12, the witness stated, shows the terminus of Pennval Road and Woodbridge Avenue with significant deterioration, especially along easterly side of the road as well as a poorly repaired portion of the road where either a utility company or public works installed something under the road.

(K) #13 is a photo showing the triangular island directly at Woodbridge avenue where the road has significant deterioration on the east side while the west side is not as bad, but, in his opinion, is indicative of just poor maintenance.

(L) #14 is a reverse view traveling down Pennval Road.

(M) #15 is a view north of the G.E. Capital driveway depicting the driveway on the left (easterly) side of the road and shows a poor utility path as well as significant potholes and deterioration.

(N) #16 is a similar view to that of #15 but shows the westerly side of Pennval Road which is marginally acceptable with evidence of stone and gravel from trucks traveling north.

(O) #17 depicts lack of maintenance on Pennval Road.

(P) #18 is a view directly at the entrance to G.E. Capital.

(Q) #19 depicts the pavement at G.E. Capital's driveway which is almost completely deteriorated and suggests the activity coming on and off the site has contributed to same.

(R) #20 depicts a view as you approach Berry Street where pavement seams are evident with a pothole at G.E. Capital and is the beginning of the transition to the better position of the road.

(S) #21 was taken directly at Berry Street showing the Blue Dolphin building in the upper left with the trash enclosure shown and also shows the dividing line between deteriorated sections and pavement in better shape.

(T) #22 is a duplication of #21.

(13) Mr. Dean also testified he consulted with the applicant regarding the nature of his operation and confirmed this through his observations signaling the size of the vehicles utilized therein.

He described the traffic activity at the site as light with one movement per hour or less with most of it being employee vehicles coming and going to the site.

(14) Mr. Dean then opined, without taking pavement borings, that applicant's business operations have not contributed to the deterioration of the roadway. The witness testified the intersection of Pennval Road and Woodbridge Avenue is an existing one with some longer days because trucks have longer requirements for making left hand turns. However, he continued, the level of activity at peak times is "fairly light" and did not observe any difficulties for automobiles at the intersection.

The traffic engineer then expressed his professional opinion the applicant does not create any problems along Pennval Road or congestion in the area as activity is evenly spread throughout the day. He noted traffic south of Berry Street is evenly split between dump trucks coming in and out of adjacent property.

Finally, Mr. Dean opined, based upon all of the foregoing, that the site operates with safe and efficient ingress/egress and has not and will not contribute to congestion in the area.

(15) Mr. Keady asked Mr. Dean to provide the Board with counts for the peak hours. Mr. Dean replied during the "a.m. peak" there was a total of 451 vehicles in both directions, 245 going west and 206 going in an easterly direction. He stated further, of these numbers 32 were trucks not related to the site and on Pennal Road, there were 47 vehicles coming into the site 21 of which were trucks and leaving the site 21 vehicles of which 19 were trucks and only 6 of those were connected to the applicant's operation, and 15 were connected to the Blue Dolphin and G.E. Capital operations.

The witness testified in he "evening peaks" there were roughly 550 vehicles on Woodbridge Avenue of which 14 entered onto Pennal Road, 5 of which were trucks and 54 vehicles left Pennal Road onto Woodbridge Avenue of which only 3 were trucks.

(16) Mr. Sheehan then asked Mr. Dean to address the report of Sergeant Gorman. The engineer replied the applicant's business is already in operation with the traffic existing. He also testified, based on Mr. Perez' testimony, he is not aware of any potential for increased volume.

Mr. Dean then testified they would consult with the Township in an effort to remedy problems at the intersection of Pennal Road and Woodbridge Avenue, which, he noted, may need a physical upgrade. However, he stated, Woodbridge Avenue is wide enough for trucks turning onto Pennal Road and still permit other traffic to go past them.

(17) Mr. Keady asked Mr. Dean to respond to "C5" of the T & M report regarding the access aisle along the southerly portion of the lot adjacent to the railroad.

Mr. Dean replied, in his opinion, there is sufficient width to the east of it and the aisle is 32' wide if they were to shift the seven (7) parking spaces to a perpendicular orientation to the south or east to provide a 28' aisle, then there would be a 24' aisle to the west. He also stated there would be no angled parking but could use "dead end" parking or provide 24' turn around without difficulty and sees no problem revising the plans to reflect same.

The witness also testified considering the size of the parcel and location in the M-2 Heavy Industrial Zone and the permitted uses therein, you could normally expect a much greater volume of more tractor trailer traffic as opposed to that which exists now. He also testified the bulk of the site involves basically storage which is a passive use as opposed to heavy industrial uses such as manufacturing and other permitted uses in the M-2 Heavy Industrial Zone. Additionally, Mr. Dean testified the bulk of the site involves storage, which is a passive use and on the low end of what the site could yield.

(18) Mr. Sheehan asked Mr. Dean if he believed parking at the site was adequate and he responded, in his opinion, it is and there is room for expansion, if needed.

(19) Mr. Valetto testified as a professional planner of New Jersey on behalf of the applicant an stated the applicant is amending the application to maximize the height of the containers to 3 high, positioning them in an easterly position along the property line and on the westerly side along the railroad tracks closest to Fulton Street residential uses and limit the stacking of its chassis to 5 high or 14 feet.

With respect to the contents of Mr. Sheehan's January 28, 2003 report, specifically items C, D, E, F, G, H, I, J and K, Mr. Valetto opined these items have been addressed with the reduction in heights in the amended application. Additionally, the witness testified he will make the modifications to the traffic layout to provide additional parking after consulting with Mr. Sheehan and Mr. Keady. Mr. Valetto also testified he will submit an updated survey.

(20) Mr. Valetto then testified with respect to the requested evergreens noted in "7-D" and asks the Board for relief from this as the area mentioned is along the wetlands where the New Jersey Barriers are and a considerable distance from the westerly side where they propose a 10' board-on-board fence atop the existing retaining wall. Mr. Sheehan replied this waiver is acceptable to him as the fence and retaining wall are sufficient screening.

(21) Mr. Valetto testified he has no excuse why an extension of the "LOI" had not been sought since the last meeting, but testified in his 17 years working with DEP, he's not aware of any requested renewal of an LOI being denied and, furthermore, he is confident they will be extended as the wetlands are already identified.

(22) Mr. Valetto then testified with respect to the requested bulk variances stating the minimum depth and rear yard are existing conditions. Additionally, he stated the relocation of the security trailer to the site eliminates that requested variance.

(23) The witness then testified regarding the landscaping and buffering issues by stating Mr. Dean's testimony demonstrates there is significant tree and plant growth and, in his professional opinion, what they propose is the heat they can provide given the use and nature of the site.

(24) Mr. Valetto then opined special reasons exist justifying approval of the application. He cited the reduction in the height of the containers and chassis as one example.

Moreover, he testified, the site has physical restraints being located along the Woodbridge River and its wetlands. Mr. Valetto also testified the use is somewhat passive with respect to traffic and basically is a storage facility.

The witness explained further that 60% of the property borders the Woodbridge River and 25% to 30% borders along the railroad tracks of Conrail and the North Jersey Coast Line.

Mr. Valetto also expressed his professional opinion as the site is located in the M-2 Heavy Industrial Zone, has been functioning for four (4) years, although without approvals and the prior use by Cruz Construction was a similar use to the applicant's proposed use.

As to the issue of the negative criteria, Mr. Valetto testified the applicant is creating additional buffering to the residences along Fulton Street even with the railroad tracks in between them and the site. The witness cited, as an example, the proposed 10 foot board-on-board fence atop the 8 foot retaining wall and the reduction in the height of the chassis and containers to minimize any impact. Additionally, he opined the proposed use is a passive use i.e. basically storage.

Finally, the witness testified, in his opinion, the application without any detriment to the zone plan and ordinance of the Township of Woodbridge, especially when the proposed use is

compared to other uses permitted in the zone. Additionally, Mr. Valetto opined other uses permitted in the zone would generate more traffic in the area which he believes would be a greater detriment to the area and to Pennal Road.

(25) Mr. Joseph Deluca, an interested party, testified in opposition to the application. He stated his belief that the remaining wall and fence will not adequately screen anything. Mr. Valetto replied the proposed fence will be a board-on-board fence which will add additional screening. Mr. Deluca stated he doesn't know what a board-on-board fence is and this was explained to him.

Additionally, the objector stated his belief the retaining wall and fence will bounce any noise back towards the residential uses and prefers the installation of a sound barrier. Mr. Neal offered his opinion that the proposal of the applicant was reasonable. Additionally, Mr. Nagy advised Mr. Deluca the board-on-board fence will permit noise to go through toward the site.

Mr. Deluca also stated his concern over the increased number of trucks coming to the site for debris pick up. Mr. Neal explained there will only be pick up two (2) times per week and Mr. Menafro noted this is only one more truck per week.

Mr. Deluca submitted photographs O-1, O-2 and O-3 in support of the claim that nothing has been done to the site regarding cleaning it up by the applicant.

Finally, Mr. Deluca testified he has complaints regarding noise and chemical type odors coming from the site and has, in fact, notified the Health Department. Ms. Lottinville responded and represented to the Board that the applicant has not been cited by any agency and will provide copies of any and all DEP permits as a condition of approval.

(26) Based upon the testimony and evidence presented on behalf of the application, the Board finds approval of the application can be granted without substantial detriment to the zone plan and ordinance of the Township of Woodbridge. The Board finds the proposed use is a lesser intensive and passive use for the site as compared to the permitted uses within the zone.

It also finds the testimony of Mr. Dean to be persuasive with respect to the issue of traffic and impact on Pennal Road and on the intersection of Pennal Road and Woodbridge Avenue. Specifically, it finds the level of traffic in the area attributable to the applicant's operation is moderately light as Mr. Dean testified and has not adversely impacted the intersection of Woodbridge Avenue and Pennal Road. Moreover, it is convinced by Mr. Dean's testimony and the photographic evidence submitted that the applicant's operation has not adversely impacted the condition of Pennal Road. However, the Board conditions this approval upon the applicant's agreement to contribute to resurfacing improvements to Pennal Road pursuant to the determination of the Municipal Engineer.

Additionally, the Board accepts the testimony of Mr. Valetto that the reduction in height of the chassis to no more than 5 high or 14 feet and the containers to no more than 3 high and the relocation of these to an easterly position along the property line and on the westerly side along the railroad tracks is a good plan given the screening provided, including the installation of a 10 foot board-on-board fence atop the 8 foot retaining wall to screen these items from the public. Therefore, the Board finds approval of the amended application will have no negative impact on the general welfare, health or safety of the Township of Woodbridge.

(27) The record establishes to the Board's satisfaction that approval can be granted without any negative impact on surrounding properties as the proposed use is less intensive than most, if not all, of the permitted uses in the zone and any impact is being limited by the screening/landscaping proposed by the applicant.

NOW, THEREFORE, LET IT BE RESOLVED, that the Zoning Board of Adjustment of the Township of Woodbridge does hereby grant Preliminary/Final Major Site Plan approval, use and bulk variances to **AMERICAN MARITIME SERVICES OF NEW JERSEY, INC., d/b/a INTEGRATED INDUSTRIES AND d/b/a GARDEN STATE CHASSIS REMANUFACTURING, INC.**, in order to utilize approximately 2/3 of the 27.09 acre site for the open storage of chassis and shipping containers, operation of manufacturing and repair facility for those items, and use of four office trailers at Pennal Road, Woodbridge, New Jersey, being also known as Block 531-A, Lots 1, 1A, 3, Block 531-B, Lots 1B1 and 1B2, Zone M-2 on the Woodbridge Township Tax Map, subject to the following:

1. Applicant shall conduct a general clean up of the site within fourteen (14) days of June 5, 2003 and shall continue to maintain same.
2. Applicant shall remove any and all barbed wire at the site.
3. Applicant shall submit a renewed "L.O.I." from the Department of Environmental Protection.
4. Applicant shall submit copies of any and all permits issued by DEP regarding air quality at the site.
5. Applicant shall repair Pennal Road, in its area of influence, pursuant to the determination of the Municipal Engineer.
6. Applicant shall install a 10 foot board-on-board fence atop the 8 foot retaining wall along the railroad tracks along South Fulton Street.
7. Applicant shall construct a concrete apron inside the existing gate, which apron will abut the new paving referenced in #5 above.
8. The maximum height of the stored containers shall not exceed 3 containers high and they shall be positioned in an easterly position along the property line and on the westerly side along the railroad tracks closest to the Fulton Street residents and chassis stacked no higher than a maximum of 5 high or 14 feet and shall submit revised plans to reflect same.
9. Applicant shall consult with Mr. Sheehan and Mr. Keady to modify the traffic layout to provide additional parking and shall submit a revised plan to reflect same.
10. The approval herein is predicated on the plans submitted to the Board by the applicant. Any and all changes must be approved by the appropriate municipal official. Variations from these plans without the appropriate approval from the municipality may subject the applicant to fines and/or penalties or other sanctions as permitted by law.

11. Applicant shall maintain, as a condition of approval, any and all landscaping, trees, shrubs etc. outlined in its landscape plan, which obligation shall be a continuing one and failure to do so is a violation of the approval granted by the Board.
12. Preliminary/Final Major Site Plan approval is hereby granted subject to the applicant submitting reproducible, cost estimates, testing and inspection fee deposits, and providing performance and maintenance guarantees in accordance with the requirements of the Land Use and Development Ordinance of the Township of Woodbridge
13. The general terms and conditions, whether conditional or otherwise, upon which Preliminary/Final Major Site Plan approval, use and bulk variances are granted, shall not be changed for a period of two (2) years after the date of this approval, provided that the applicant has complied with all stipulations and conditions of this approval.
14. The applicant shall publish a brief notice of this determination in an official newspaper of the municipality within twenty (20) days of the date of mailing of a copy of this resolution to the applicant.
15. Prior to the issuance of a building permit, verification shall be obtained by the Township that all outstanding taxes and/or assessments due and owing on the subject property have been paid. Further, applicant shall be under a continuing obligation to maintain an escrow account in accordance with the requirements of Woodbridge Township in order to satisfy the applicant's financial obligation for continuing review of the development, inspection fees and such other costs as may be incurred by the Township during the development of the project.

Preliminary/Final Major Site Plan approval, use and bulk variances are hereby granted effective June 5, 2003, pursuant to a motion adopted by the Zoning Board of Adjustment of the Township of Woodbridge.

I hereby certify that the foregoing is an exact and true copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Woodbridge at their regular public meeting held on December 18, 2003.

ADOPTED: DECEMBER 18, 2003

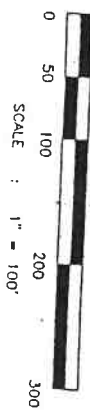
Arlene Volkay, Secretary
Zoning Board of Adjustment
Township of Woodbridge

Roll Call:
Thomas J. Cornell Yes
David M. Ormann Yes
John C. Ligouri, Jr. Yes T 2/6/03
Andrew J. Nagy, Jr. Yes
Michael T. Menafro Yes
Frank D'Arcio Yes
Ernest A. Neal Yes

Exhibit E-2

3/16/2006

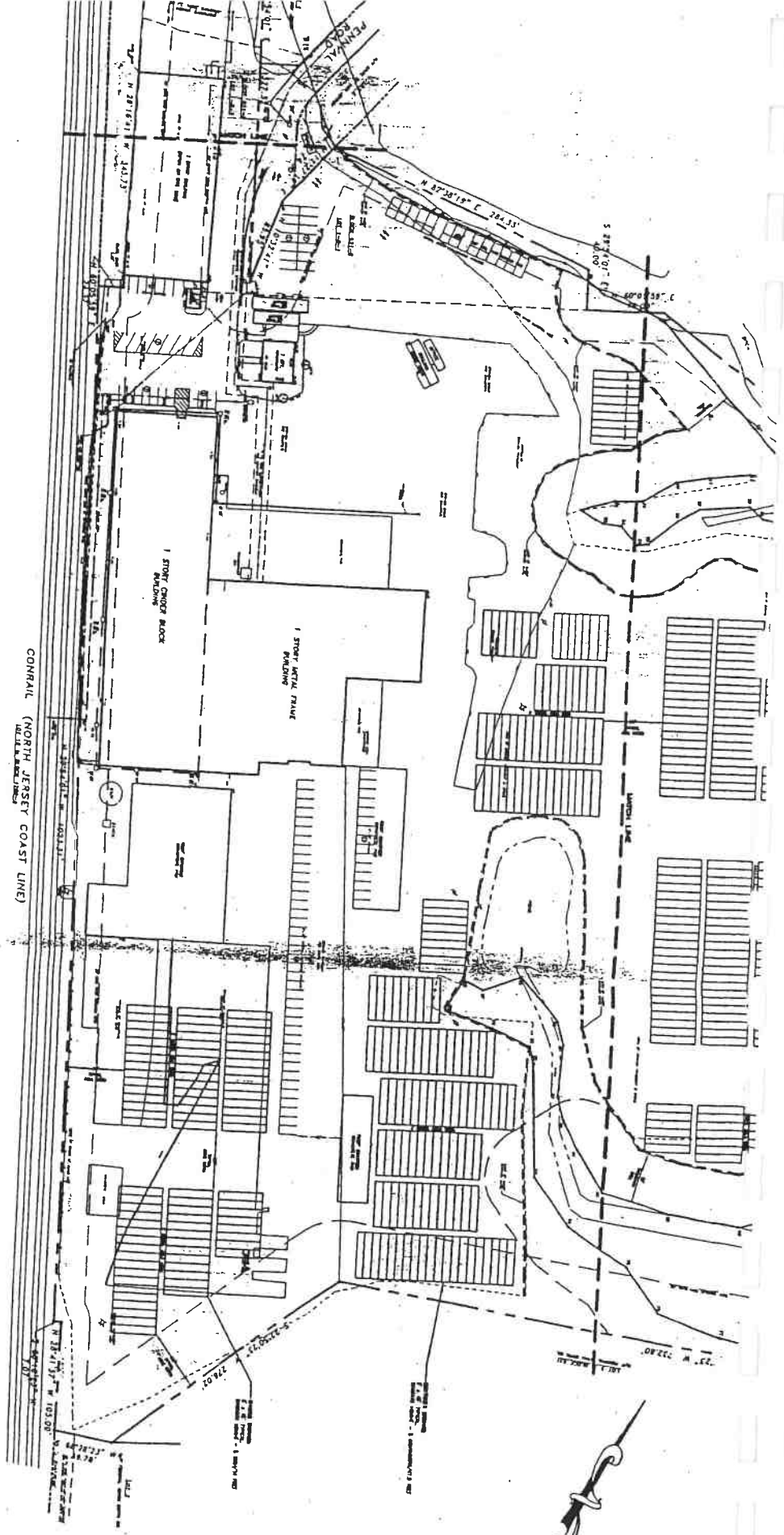
GRAPHIC SCALE



LEGEND

EXISTING	DESCRIPTION	PROPOSED
E ₁ Cont	CONDITION	CONDITION
E ₂ 55	ELEVATION	N/A
E ₃ 55	CONTOUR	N/A

SEE SHEET 2 OF 3 AND 3 OF 3 FOR CONTOURS



RECEIVED
OCT 10 2002
ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF MOOREHEAD