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MALCOLM J. McPHERSON, JR.
A PROFESSIONAL CORPORATION
ATTORNEY AT LAW
20 PARK AVENUE, SUITE 2B
LYNDHURST, NEW JERSEY 07071
PHONE: (201) 939-0011 FAX (201) 939-0320
MJMJRLAW@AOL.COM
MEMBER NJ AND NY BAR

January 14, 2014

Paolazzi Brothers, Inc.
723 Olive Street
Lyndhurst, New Jersey 07071

RE: Alfanso Voza
341 Ridge Road
Lyndhurst, New Jersey 07071

Dear Mr. Paolazzi:

Please be advised that I represent Mr. Alphonse Voza.

As you may recall, Mr. Voza owned and operated Voza's Automotive Services at the above address.

I have been informed that in July 1990 you applied to the Township of Lyndhurst to remove two 2000-gallon tanks. I am enclosing a copy of the paperwork that Mr. Voza found in the file for your review.

Mr. Voza sold the property in July 2001 to Stefan Malyniak.

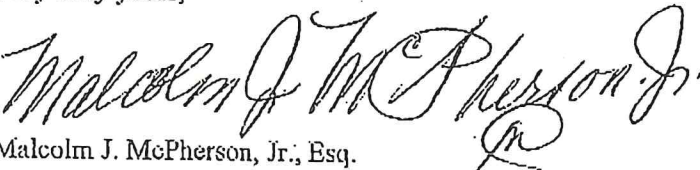
On November 21, 2013, Mr. Voza received the enclosed letter from the State of New Jersey DEP stating that during the tank removal in August 1990 soil contamination was discovered and was reported to the DEP's hotline and assigned a case number (90-08-01-1547).

It is requested that you search your files, if available, to assist Mr. Voza in responding to the State of New Jersey.

After you have reviewed this letter and the enclosures, kindly contact my office to discuss the same.

Thank you for your assistance.

Very truly yours,


Malcolm J. McPherson, Jr., Esq.

MJM/np

87/6

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Very truly yours,

Malcolm J. McPherson, Jr.
 Malcolm J. McPherson, Jr., Esq.

MJM/np

For the

APPLICATION DATE

DATE ISSUED

EXPIRATION DATE

PERMIT NUMBER

06-81-

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THE ABOVE NAMED INDIVIDUAL/BUSINESS HEREBY MAKES APPLICATION TO CONDUCT THE FOLLOWING BUSINESS AT THE ABOVE LOCATION

100% removed (2) area of tooth

AND FOR THE KEEPING, STORAGE, OCCUPANCY, USE, SALE, HANDLING, OR MANUFACTURE OF THE FOLLOWING: _____
 (STATE QUANTITIES NORMALLY
 TO BE STORED, HOW STORED, OR USED, GIVING AMOUNTS FOR EACH KIND OR CATEGORY.)

1. Assessor shall be paid "

IN ACCORDANCE WITH SECTION 103.0 (PERMITS) AND SECTION(S) OF THE FIRE PREVENTION CODE OF THIS JURISDICTION.

APPROVED BY FIRE OFFICIAL

DATE 4/1/75

FREE PAID

11/19/90	100	OK # 18346
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FIELD COPY



State of New Jersey
Department of Environmental Protection
Division of Hazardous Waste Management
Manifest Section
CN 028, Trenton, NJ 08625

Please type or print in block letters. (Form designed for use on elite (12-pitch) typewriter.)

Form Approved. OMB No. 2050-0039. Expires 9-30-

UNIFORM HAZARDOUS WASTE MANIFEST		Generator's US EPA ID No.	Manifest Document No.	2. Page of	Information in the shaded area is not required by Federal law.
3. Generator's Name and Mailing Address Active Oil Service 110 Riverside Ave. Newark, N.J. 07104		NJDDH5661170	1546	1	A. State Manifest Document Number NJA 1002335
4. Generator's Phone (201) 482-4600					B. State Generator's ID
5. Transporter 1 Company Name Active Oil Service		NJDDH5661170			C. State Trans. ID See Box 15
7. Transporter 2 Company Name S&M Waste Inc.		NJDDH5661170			D. Transporter's Phone 201 482-4600
8. Designated Facility Name and Site Address S&M Waste Inc. Route 209 Millsboro, P.A. 18337		NJDDH5661170			E. State Trans. ID 5170193
10. US EPA ID Number PA0061563939					F. Transporter's Phone 201 482-4600
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number) HM					G. State Facility's ID
12. Containers		13. Total Quantity	14. Unit Wt/Vol	1. Waste No.	
a. No. Type					
b. Waste Oil Nos (combustible liquid) A1270 001 TT		1926	6 X 7.22		
c. Waste Oil Nos (combustible liquid) A1270 001 TT		126	6 X 7.22		
d. Waste Oil Nos (combustible liquid) A1270 001 TT		206	6 X 7.22		
e. Waste Oil Nos (combustible liquid) A1270 001 TT		XXX	6 X 7.22		
J. Additional Descriptions for Materials Listed Above		K. Handling Codes for Wastes Listed Above			
a. Tank Bottoms LT		b. Tank Bottoms LT			
c. Tank Bottoms LT		d. Tank Bottoms LT			
15. Special Handling Instructions and Additional Information Hockersack Water 200 Elm Street Oradell, N.J. 07648 Dana 341 Ridge Road Wyndhurst, N.J. 07095 Post Office Chambers Bridge Road Brick, N.J. 08723 Woodbridge Sanitary Site 500 Green Street Woodbridge, N.J. 07095					
16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations. If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment. OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.					
17. Transporter 1 Acknowledgement of Receipt of Materials		Signature Steven J. Moravitz		Month Day Year 08/01/10	
18. Transporter 2 Acknowledgement of Receipt of Materials		Signature James Washington		Month Day Year 08/01/10	
19. Discrepancy Indication Space		Signature Paul L. Zetzel		Month Day Year 08/01/10	
20. Facility Owner or Operator: Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.					
Printed/Typed Name Steven J. Moravitz		Signature		Month Day Year	

APPLICATION FOR PERMIT

The Uniform Fire Code states:

"It shall be unlawful to engage in any business activity involving the handling, storage or use of hazardous substances, materials or devices; or to maintain, store or handle materials; to conduct processes which produce conditions hazardous to life or property; to install equipment used in connection with such activities; or to establish a place of assembly without first obtaining a permit from the fire official." (N.J.A.C. 5:18-2.7(a))

NOTE: Each individual act requires a separate permit. There are five types of permits. You should consult your local Fire Official for the number and types of permits required and for information on fees.

Date of Application <i>7/18/90</i>	Location where activity will occur and proposed date <i>A. Voza, 341 Ridge Road, Lyndhurst</i>
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APPLICANT *84-90*

Name <i>Paolazzi Bros, Inc.</i>	Address <i>291 Green Ave., Lyndhurst, N.J. 07071</i>
State if Corporation, Partnership, or as Individual.	Telephone No. <i>[Redacted]</i>

The above named applicant hereby requests permission to conduct the following activity at the indicated location _____

A. Voza, 341 Ridge Road, Lynd.

And for the keeping, storage, occupancy, sale, handling, or manufacture of the following: _____

(State Quantities for each category to be stored, or used and the method stored or used.)

2 - 2000 gal Tanks to be Removed.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION, THAT THE INFORMATION GIVEN IS CORRECT, AND THAT I AM THE OWNER, OR DULY AUTHORIZED TO ACT IN THE OWNER'S BEHALF AND AS SUCH HEREBY AGREE TO COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE FIRE CODE AS WELL AS ANY SPECIFIC CONDITIONS IMPOSED BY THE FIRE OFFICIAL.

A. L. Paolazzi (or P.) *Paolazzi*

remediation of the above referenced contamination. Investigative findings indicate that Alphouse Vosa, Stefan Malyniuk and Ana Malyniuk may have liability in this matter.

Case Summary

Alphouse Vosa owned the property at the site from June 1972 to July 2001.

Voza's Automotive Service, Inc. operated a motor vehicle repair facility and gasoline service station at the site from 1978 to approximately 1990. Voza's Automotive Service, Inc. was dissolved in 1990.

In August 1990, 1-2000 gallon leaded gasoline underground storage tank, 1-2000 gallon unleaded gasoline underground storage tank and 1-1000 gallon #2 fuel oil tank were removed from the above referenced site. During the tank removal, soil contamination was discovered and was reported to the Department's Hotline and assigned case # 90-08-01-1547.

A Site Investigative/Kenneth Investigation Report regarding closure of the underground tanks was not submitted to the Department. By letter dated August 25, 1998, the NJDEP notified Alphouse Voza that he was out of compliance with the Underground Storage of Hazardous Substances Act and implementing regulations.

In July 2001, Alphouse Vosa sold the property to Stefan Malyniuk and Ana Malyniuk.

Based on available information, the required investigation and remediation of the site has not been completed to the satisfaction of the Department. Therefore, as of November 2013, this aspect of the case remains as an unresolved issue in the Site Remediation Program.

Liability

Alphouse Voza owned the property at the time the discharges of hazardous substances were discovered at the site. Alphouse Voza also owned and/or operated regulated underground storage tank systems. Therefore, Alphouse Voza is a responsible party pursuant to the New Jersey Soil Contamination and Control Act and is liable for investigation and proper closure of regulated underground tanks pursuant to the Underground Storage of Hazardous Substances Act.

Stefan Malyniuk and Ana Malyniuk acquired a known or suspected contaminated site. Therefore, Stefan Malyniuk, and Ana Malyniuk are responsible parties pursuant to the New Jersey Spill Compensation and Control Act.

Site Remediation Reform Act (N.J.S.A. 58:10C-1 et seq)

On May 7, 2009, the Site Remediation Reform Act (SRRA) was enacted. The SRRA establishes criteria for the licensing of site remediation professionals who will assure that contaminated sites are remediated in accordance with the Technical Requirements for Site Remediation, N.J.A.C. 7:26E and related Department guidance. The legislature also amended the Brownfield and Contaminated Site Remediation Act, N.J.S.A. 58:10B-1.3 to compel responsible parties to

address discharges of hazardous substances by establishing an affirmative obligation to conduct remediation. The SRRRA authorizes the Department to establish mandatory timeframes for the completion of each phase of remediation. These timeframes, as well as other requirements of the act, have been codified in regulations that became effective on November 4, 2009. See N.J.A.C. 7:26C, the Administrative Requirements for the Remediation of Contaminated Sites, ("ARRCS Rule") and N.J.A.C. 7:26E the Technical Requirements for Site Remediation (Tech Regs.). The regulations can be found at <http://www.nj.gov/dep/spr/regs/>.

Pursuant to section 30 of SRRRA (N.J.S.A. 58:10B-1.3.30.n), the owner or operator of an industrial establishment that is subject to the Industrial Site Recovery Act; the discharger of a hazardous substance, or those in any way responsible for a hazardous substance pursuant to provisions of the Spill Compensation and Control Act; and the owner or operator of an underground storage tank that is subject to the provisions of the Underground Storage of Hazardous Substances Act, that has discharged a hazardous substance, shall remediate the discharge(s) of hazardous substance:

Responsible parties who initiate remediation after November 4, 2009, or have who have not continuously remediated their contaminated site must use the services of a Licensed Site Remediation Professional. Specific requirements can be found at N.J.A.C. 7:26C Subchapter 2. The ARRCs Rule, establish the criteria that determine how remediation must proceed. Since you have not continuously conducted remediation you are currently out-of-compliance with the law. To return to compliance you must immediately hire a LSRP and conduct remediation in accordance with N.J.A.C. 7:26C. Remediation must be completed within timeframes established by the Department.

The LSRP you hire will conduct remediation of your site without the need for Department involvement. The Department will however, be available to provide compliance assistance to you and your LSRP as you move forward with the remediation. A list of Licensed Site Remediation Professionals (LSRP) is available at <http://www.state.nj.us/dep/spr/arrcs/summary.asp#list>. To document the hiring of a LSRP you must submit the LSRP Notification of Retention or Dismissal form online using <http://www.nj.gov/dep/spr/>. Follow the appropriate directions to set up an account, and to submit the LSRP Notification of Retention or Dismissal form.

Be advised that Department records indicate that the discharge(s) at the site occurred on, or before May 7, 1999 and a remedial investigation (RI) of the site has not been completed. As such, this discharge is subject to the statutory timeline from the SRRRA legislation which requires the RI be completed by May 7, 2014. If the remedial investigation of the site is not completed before May 7, 2014, your site will become subject to direct Department oversight. Information concerning the May 7, 2014 deadline can be found at <http://www.state.nj.us/dep/spr/riweb/index.html>.

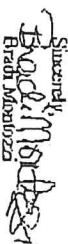
Failure to comply with the obligations of SRRRA may result in the Department taking direct oversight of the remediation of the contaminated site. Once a site or a portion of a site is under direct Department oversight, the responsible party forfeits all rights in the decision making process regarding the remedial investigation and remedial action to be performed at the site, including remedy selection. Additionally, the responsible party will be required to post a

remediation funding source (RFS) and the Department will control the disbursements from the RFS.

Compliance/Enforcement

Should you fail to submit the required documentation or decide not to comply with all remedial requirements, the case will be evaluated for enforcement action pursuant to the above referenced statutory authorities. Failure to complete the required remediation may result in the Department withdrawing the remediation using public funds. If public funds are expended to conduct the remediation, Alphonse Vozza, Stefan Wasylyuk, and Anna Wasylyuk may be held liable for up to three times the costs incurred by the Department.

Please contact me at (609) 633-1436, or by e-mail at Brian.Montecci@dep.state.nj.us if you have any questions regarding this correspondence.

Sincerely,

Brian Montecci
Responsible Party Investigations Unit

c: Lyndhurst, Clark

remediation of the above referenced contamination. Investigative findings indicate that Alphouse Vosa, Stefan Malyniak and Ana Malyniak may have liability in this matter.

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A Site Investigation/Remedial Investigation Report regarding closure of the underground tanks was not submitted to the Department. By letter dated August 25, 1998, the NJDEP notified Alphouse Vosa that he was out of compliance with the Underground Storage of Hazardous Substances Act and implementing regulations.

In July 2001, Alphouse Vosa sold the property to Stefan Malyniak and Ana Malyniak.

Based on available information, the required investigation and remediation of the site has not been completed to the satisfaction of the Department. Therefore, as of November 2013, this aspect of the case remains as an unresolved issue in the Site Remediation Program.

Liability

Alphouse Vosa owned the property at the time the discharges of hazardous substances were discovered at the site. Alphouse Vosa also owned and/or operated regulated underground storage tank systems. Therefore, Alphouse Vosa, is a responsible party pursuant to the New Jersey Spill Compensation and Control Act and is liable for investigation and proper closure of regulated underground tanks pursuant to the Underground Storage of Hazardous Substances Act.

Stefan Malyniak and Ana Malyniak acquired a known or suspected contaminated site. Therefore, Stefan Malyniak and Ana Malyniak are responsible parties pursuant to the New Jersey Spill Compensation and Control Act.

Site Remediation Reform Act (N.J.S.A. 58:10C-1 et seq)

On May 7, 2009, the Site Remediation Reform Act (SRRRA) was enacted. The SRRRA establishes criteria for the licensing of site remediation professionals who will assure that contaminated sites are remediated in accordance with the Technical Requirements for Site Remediation, N.J.A.C. 7:26F and related Department guidance. The legislature also amended the Brownfield and Contaminated Site Remediation Act, N.J.S.A. 58:10B-1.3 to compel responsible parties to

address discharges of hazardous substances by establishing an affirmative obligation to conduct remediation. The SRRRA authorizes the Department to establish mandatory timeframes for the completion of each phase of remediation. These timeframes, as well as other requirements of the act, have been codified in regulations that became effective on November 4, 2009. See N.J.A.C. 7:26C, the Administrative Requirement for the Remediation of Contaminated Sites ("ARRCS Rule") and N.J.A.C. 7:26D, the Technical Requirements for Site Remediation ("Tech Regs"). The regulations can be found at <http://www.nj.gov/dep/srp/reg/>.

Pursuant to section 30 of SRRRA (N.J.S.A. 58:10B-1.30a), the owner or operator of an industrial establishment that is subject to the Industrial Site Recovery Act; the discharger of a hazardous substance, or those in any way responsible for a hazardous substance pursuant to provisions of the Spill Compensation and Control Act; and the owner or operator of an underground storage tank that is subject to the provisions of the Underground Storage of Hazardous Substances Act, that has discharged a hazardous substance, shall remediate the discharge(s) of hazardous substance:

Responsible parties who initiate remediation after November 4, 2009, or have who have not continuously remediated their contaminated site must use the services of a Licensed Site Remediation Professional. Specific requirements can be found at N.J.A.C. 7:26C Subchapter 2. The ARRCS Rule, establish the criteria that determine how remediation must proceed. Since you have not continuously conducted remediation you are currently out-of-compliance with the law. To return to compliance you must immediately hire a LSRP and conduct remediation in accordance with N.J.A.C. 7:26C. Remediation must be completed within timeframes established by the Department.

The LSRP you hire will conduct remediation of your site without the need for Department involvement. The Department will however, be available to provide compliance assistance to you and your LSRP as you move forward with the remediation. A list of Licensed Site Remediation Professionals (LSRP) is available at <http://www.state.nj.us/dep/srp/arrcs/remediation.asp>. To document the hiring of a LSRP you must submit the LSRP Notification of Retention or Dismissal form online using <http://www.nj.gov/dep/online/>. Follow the appropriate directions to set up an account, and to submit the LSRP Notification of Retention or Dismissal form.

Be advised that Department records indicate that the discharge(s) at the site occurred on, or before May 7, 1999 and a remedial investigation (RI) of the site has not been completed. As such, this discharge is subject to the statutory timeline from the SRRRA legislation which requires the RI be completed by May 7, 2014. If the remedial investigation of the site is not completed before May 7, 2014, your site will become subject to direct Department oversight. Information concerning the May 7, 2014 deadline can be found at: <http://www.state.nj.us/dep/srp/timeline/index.html>.

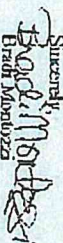
Failure to comply with the obligations of SRRRA may result in the Department taking direct oversight of the remediation of the contaminated site. Once a site or a portion of a site is under direct Department oversight, the responsible party forfeits all rights in the decision making process regarding the remedial investigation and remedial action to be performed at the site, including remedy selection. Additionally, the responsible party will be required to post a

remediation funding source (RFS) and the Department will control the disbursements from the RFS.

Compliance/Enforcement

Should you fail to submit the required documentation or decide not to comply with all remedial requirements, the case will be evaluated for enforcement action pursuant to the above referenced statutory authorities. Failure to complete the required remediation may result in the Department withdrawing the remediation using public funds. If public funds are expended to conduct the remediation, Aphouse Voza, Stefan Wajnyuk, and Anna Wajnyuk may be held liable for up to three times the costs incurred by the Department.

Please contact me at (609) 633-1436, or by e-mail at Brian.Montozzi@dep.state.nj.us if you have any questions regarding this correspondence.

Sincerely,

Brian Montozzi
Responsible Party Investigations Unit

c: Lyndhurst, Clark



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

CHRIS CHRISTIE
Governor

BOB MARTIN
Commissioner

KIM GUADAGNO
Lt. Governor

Bureau of Enforcement and Investigations
Mail Code 401-06T
P.O. Box 420
Trenton, NJ 08625-0420

November 21, 2013

CERTIFIED MAIL

No.:

7011 3500 0000 5772 3908
Stefan and Ana Malyniak
341 Ridge Road
Lyndhurst, NJ 07071

7011 3500 0000 5772 3915
Alphonse Voza
6540 Thorman Road
Pt. Charlotte, FL 33981-5579

Re: Voza's Automotive Service
341 Ridge Road
Lyndhurst, Bergen County
PI# 005010

Dear Sirs and Madam:

The New Jersey Department of Environmental Protection (Department) is charged with responding to the release or threatened release of hazardous substances and with enforcing the requirements of the Spill Compensation and Control Act (N.J.S.A. 58:10-23 et seq.), the Underground Storage of Hazardous Substances Act (N.J.S.A. 58:10A-21 et seq.), the Industrial Site Recovery Act (N.J.S.A. 13:1K-6 et seq.) and the Site Remediation Reform Act (N.J.S.A. 58:10C-1 et seq.). The Department has documented the release of hazardous substances at the former Voza's Auto Service site at 341 Ridge Road, Lyndhurst, Bergen County, PI# 005010.

The Bureau of Enforcement and Investigations/Responsible Party Investigations Unit (RPIU) has initiated an investigation to identify the responsible parties that are liable for investigation and



Township of Lyndhurst
253 Stuyvesant Avenue
Lyndhurst, NJ 07071
201-804-2490

CERTIFICATE IDENTIFICATION

Date Issued: 6/24/2020
Control Number: 13986
Permit Number: 20020840

Block: 87 Lot:6 Qual:
Work Site Location: 341 RIDGE ROAD
LYNDHURST, NJ
Owner in Fee: MALYNAK
Address: 341 RIDGE ROAD
LYNDHURST, NJ 07071
Telephone:
Agent/ Contractor: MALYNAK
Address: 341 RIDGE ROAD
LYNDHURST, NJ 07071
Telephone: (201)573-9012
Lic. No./Bldrs. Reg. No.:
Federal Emp. No.:
Home Warranty No.:
Type of Warranty Plan: ☐ State ☐ Private

Use Group: R-2
Maximum Live Load:
Construction Classification:
Maximum Occupancy Load: 0
Certificate Exp. Date:
Description of Work/ Use:
Alterations

☐ CERTIFICATE OF OCCUPANCY

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

☒ CERTIFICATE OF APPROVAL

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

☐ TEMPORARY CERTIFICATE OF OCCUPANCY/ COMPLIANCE

If this is a temporary Certificate of Occupancy or Compliance, the following conditions must be met no later than or will be subject to fine or order to vacate.

☐ CERTIFICATE OF CLEARANCE-LEAD ABATEMENT 5:17

This serves notice that based on written certification, lead abatement was performed as per NJAC 5:17, to the following extent:

- ☐ Total removal of lead-based paint hazards in scope of work
- ☐ Partial or limited time period (years); see file

☐ CERTIFICATE OF CONTINUED OCCUPANCY

This serves notice that based on a general inspection of the visible parts of the buildings there are no imminent hazards and the building is approved for continued occupancy.

☐ CERTIFICATE OF COMPLIANCE

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until



Mark Sadonis, Construction Official

1-APPLICANT 2-OFFICE 3-TAX ASSESSOR

Paid ☐ Fees \$0.00
Date



Township of Lyndhurst
253 Stuyvesant Avenue
Lyndhurst, NJ 07071
201-804-2490

CERTIFICATE IDENTIFICATION

Date Issued: 2/9/2010
Control Number: 23492
Permit Number: 20090603

Block: 87 Lot: 6 Qual:
Work Site Location: 341 RIDGE ROAD
LYNDHURST, NJ
Owner in Fee: MALYNAK
Address: 341 RIDGE ROAD
LYNDHURST, NJ 07071
Telephone:
Agent/ Contractor: Silk City Sign Work
Address: 245 W. Broadway
Paterson, NJ 07522
Telephone: (973)790-8690
Lic. No./Bldrs. Reg. No.:
Federal Emp. No.:
Home Warranty No.:
Type of Warranty Plan: ☐ State ☐ Private

Use Group: B
Maximum Live Load:
Construction Classification:
Maximum Occupancy Load: 0
Certificate Exp. Date:
Description of Work/ Use:
sign

☐ CERTIFICATE OF OCCUPANCY

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

☒ CERTIFICATE OF APPROVAL

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

☐ TEMPORARY CERTIFICATE OF OCCUPANCY/ COMPLIANCE

If this is a temporary Certificate of Occupancy or Compliance, the following conditions must be met no later than or will be subject to fine or order to vacate.

☐ CERTIFICATE OF CLEARANCE-LEAD ABATEMENT 5:17

This serves notice that based on written certification, lead abatement was performed as per NJAC 5:17, to the following extent:

- ☐ Total removal of lead-based paint hazards in scope of work
- ☐ Partial or limited time period (years); see file

☐ CERTIFICATE OF CONTINUED OCCUPANCY

This serves notice that based on a general inspection of the visible parts of the buildings there are no imminent hazards and the building is approved for continued occupancy.

☐ CERTIFICATE OF COMPLIANCE

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until

Mark Sadonis, Construction Official

1-APPLICANT 2-OFFICE 3-TAX ASSESSOR

Paid ☐ Fees \$0.00
Date



Township of Lyndhurst
253 Stuyvesant Avenue
Lyndhurst, NJ 07071
201-804-2490

CERTIFICATE IDENTIFICATION

Date Issued: 12/13/2019
Control Number: 30279
Permit Number: 20140864

Block: 87 Lot: 6 Qual:
Work Site Location: 341 RIDGE ROAD
LYNDHURST, NJ
Owner in Fee: MALYNAK
Address: 341 RIDGE ROAD
LYNDHURST, NJ 07071
Telephone:

Agent/ Contractor: Protos Group
Address: 705 Ridge Road
Lyndhurst, NJ 07071
Telephone: (000)000-0000
Lic. No./Bldrs. Reg. No.: 00173
Federal Emp. No.:
Home Warranty No.:

Type of Warranty Plan: ☐ State ☐ Private

☐ CERTIFICATE OF OCCUPANCY

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

☒ CERTIFICATE OF APPROVAL

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

☐ TEMPORARY CERTIFICATE OF OCCUPANCY/ COMPLIANCE

If this is a temporary Certificate of Occupancy or Compliance, the following conditions must be met no later than or will be subject to fine or order to vacate.

Use Group: M
Maximum Live Load:
Construction Classification:
Maximum Occupancy Load: 0
Certificate Exp. Date:
Description of Work/ Use:
sign

☐ CERTIFICATE OF CLEARANCE-LEAD ABATEMENT 5:17

This serves notice that based on written certification, lead abatement was performed as per NJAC 5:17, to the following extent:

- ☐ Total removal of lead-based paint hazards in scope of work
- ☐ Partial or limited time period (years); see file

☐ CERTIFICATE OF CONTINUED OCCUPANCY

This serves notice that based on a general inspection of the visible parts of the buildings there are no imminent hazards and the building is approved for continued occupancy.

☐ CERTIFICATE OF COMPLIANCE

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until

Mark Sadoris, Construction Official

1-APPLICANT 2-OFFICE 3-TAX ASSESSOR

Fees \$0.00
Paid ☐ Date



Lyndhurst Township of Lyndhurst
253 Stuyvesant Avenue
Lyndhurst, NJ 07071
201-804-2490

CERTIFICATE IDENTIFICATION

Date Issued: 2/8/2017
Control Number: 33192
Permit Number: 20170084

Block: 87 Lot: 6 Qual:

Work Site Location: 341 RIDGE ROAD

LYNDHURST, NJ

Owner in Fee: MALYNIAK

Address: 341 RIDGE ROAD

LYNDHURST, NJ 07071

Telephone:

Agent/ Contractor: AROUND THE CLOCK PLUMBING

Address: 733 FOREST AVE.

KEARNY, NJ 07029

Telephone: (201)997-5353

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

Federal Emp. No.:

Home Warranty No.:

Type of Warranty Plan: ☐ State ☐ Private

☐ CERTIFICATE OF OCCUPANCY

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

☒ CERTIFICATE OF APPROVAL

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

☐ TEMPORARY CERTIFICATE OF OCCUPANCY/ COMPLIANCE

If this is a temporary Certificate of Occupancy or Compliance, the following conditions must be met no later than or will be subject to fine or order to vacate.

Mark Sadonis

Mark Sadonis, Construction Official

1-APPLICANT 2-OFFICE 3-TAX ASSESSOR

Use Group: R-5

Maximum Live Load:

Construction Classification:

Maximum Occupancy Load: 0

Certificate Exp. Date:

Description of Work/ Use:

Alterations Repair Electric for Corner Sore & Basement
and replace Hot Water heater & Repair work in basement

☐ CERTIFICATE OF CLEARANCE-LEAD ABATEMENT 5:17

This serves notice that based on written certification, lead abatement was performed as per NJAC 5:17, to the following extent:

- ☐ Total removal of lead-based paint hazards in scope of work
- ☐ Partial or limited time period () years); see file

☐ CERTIFICATE OF CONTINUED OCCUPANCY

This serves notice that based on a general inspection of the visible parts of the buildings there are no imminent hazards and the building is approved for continued occupancy.

☐ CERTIFICATE OF COMPLIANCE

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until

Fees \$0.00
Paid ☐ Date



Township of Lyndhurst
253 Stuyvesant Avenue
Lyndhurst, NJ 07071
201-804-2490

CERTIFICATE IDENTIFICATION

Date Issued: 12/13/2019
Control Number: 33743
Permit Number: 20170487

Block: 87 Lot:6 Qual:
Work Site Location: 341 RIDGE ROAD
LYNDHURST, NJ
Owner in Fee: MALYNIAC
Address: 341 RIDGE ROAD
LYNDHURST, NJ 07071
Telephone:
Agent/ Contractor: PH Remodeling LLC
Address: 17 Barbara Drive
Clifton, NJ 07013
Telephone: (000)000-0000
Lic. No./Bids. Reg. No.:
Federal Emp. No.:
Home Warranty No.:
Type of Warranty Plan: ☐ State ☐ Private

Use Group: B
Maximum Live Load:
Construction Classification:
Maximum Occupancy Load: 0
Certificate Exp. Date:
Description of Work/ Use:
Alterations (frame over hang on top of the front roof and
replace existing over hang that was damaged)

☐ CERTIFICATE OF OCCUPANCY

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

☒ CERTIFICATE OF APPROVAL

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

☐ TEMPORARY CERTIFICATE OF OCCUPANCY/ COMPLIANCE

If this is a temporary Certificate of Occupancy or Compliance, the following conditions must be met no later than or will be subject to fine or order to vacate.

☐ CERTIFICATE OF CLEARANCE-LEAD ABATEMENT 5:17

This serves notice that based on written certification, lead abatement was performed as per NJAC 5:17, to the following extent:

- ☐ Total removal of lead-based paint hazards in scope of work
- ☐ Partial or limited time period (years); see file

☐ CERTIFICATE OF CONTINUED OCCUPANCY

This serves notice that based on a general inspection of the visible parts of the buildings there are no imminent hazards and the building is approved for continued occupancy.

☐ CERTIFICATE OF COMPLIANCE

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until



Mark Sadonis, Construction Official

1-APPLICANT 2-OFFICE 3-TAX ASSESSOR

Paid ☐ Fees \$0.00
Date



Township of Lyndhurst
253 Stuyvesant Avenue
Lyndhurst, NJ 07071
201-804-2490

CERTIFICATE IDENTIFICATION

Date Issued: 7/10/2020
Control Number: 34756
Permit Number: 20180289

Block: 87 Lot:6 Qual:
Work Site Location: 341 RIDGE ROAD
LYNDHURST, NJ
Owner in Fee: MALYNIAK
Address: 341 RIDGE ROAD
LYNDHURST, NJ 07071
Telephone:
Agent/ Contractor: PH Remodeling LLC
Address: 17 Barbara Drive
Clifton, NJ 07013
Telephone: (000)000-0000
Lic. No./Bldrs. Reg. No.:
Federal Emp. No.:
Home Warranty No.:
Type of Warranty Plan: ☐ State ☐ Private

Use Group: B, R-2
Maximum Live Load:
Construction Classification:
Maximum Occupancy Load: 0
Certificate Exp. Date:
Description of Work/ Use:
Alterations Repairs to second floor apartment due to fire

☐ CERTIFICATE OF OCCUPANCY

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

☒ CERTIFICATE OF APPROVAL

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

☐ TEMPORARY CERTIFICATE OF OCCUPANCY/ COMPLIANCE

If this is a temporary Certificate of Occupancy or Compliance, the following conditions must be met no later than or will be subject to fine or order to vacate.

☐ CERTIFICATE OF CLEARANCE-LEAD ABATEMENT 5:17

This serves notice that based on written certification, lead abatement was performed as per NJAC 5:17, to the following extent:

- ☐ Total removal of lead-based paint hazards in scope of work
- ☐ Partial or limited time period (years); see file

☐ CERTIFICATE OF CONTINUED OCCUPANCY

This serves notice that based on a general inspection of the visible parts of the buildings there are no imminent hazards and the building is approved for continued occupancy.

☐ CERTIFICATE OF COMPLIANCE

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until



Mark Sadonis, Construction Official

1-APPLICANT 2-OFFICE 3-TAX ASSESSOR

Paid ☐ Fees \$0.00
Date



Lyndhurst

Township of Lyndhurst
253 Stuyvesant Avenue
Lyndhurst, NJ 07071
Phone: 201-804-2490
Fax: 201-939-8088

Permit Number: 20200449
Update Number:
Control Number: 37071
Application Date: 8/6/2020
Permit Date: 8/7/2020

CONSTRUCTION PERMIT

IDENTIFICATION

OWNER/ PROPERTY DETAILS

Block: 87 Lot: 6 Qualifier:

Work Site Location **341 RIDGE ROAD
LYNDHURST NJ**

Owner in Fee **MALYNIAK**

Telephone

Address **341 RIDGE ROAD
LYNDHURST NJ 07071**

Use Group(s): **R-5**

Contractor **ERC Environmental**
Telephone **(877)440-8265**
Address **286 Houses Corner Road
Sparta NJ 07871**

Lic. No. / Bldrs. Reg. No
Federal Emp. No.

is hereby granted permission to perform the following work:

☒ Fire

DESCRIPTION OF WORK:

Tank Removal

ESTIMATED COST OF WORK:

Cost of Construction:	\$0.00
Cost of Alteration:	\$0.00
Cost of Demolition:	\$2,000.00
Total Cost:	\$2,000.00

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

Mark Sadonis

Date: **5/4/2023**

Mark Sadonis
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

Notes:

PAYMENTS (Office Use Only)

Building	
Electrical	
Plumbing	
Fire Protection	\$100.00
Elevator Devices	
Mechanical	
VolFee (DCA)	
AltFee (DCA)	
DCA Minimum Fee	
Other Fees	
CO Fee	
CCO Fee	
Minimum Fee	
Total	\$100.00
No Fees Waived	

Amount to be Paid: \$0.00

Check Amount: \$100.00
Payment Date: 8/7/2020
Collected By: Building Department

Reference No: 8664

Total Check Amount \$100.00

Grand Total: \$100.00



Lyndhurst

Township of Lyndhurst
253 Stuyvesant Avenue
Lyndhurst, NJ 07071
Phone: 201-804-2490
Fax: 201-939-8088

Permit Number: 20210437
Update Number:
Control Number: 38050
Application Date: 7/26/2021
Permit Date: 7/26/2021

CONSTRUCTION PERMIT

IDENTIFICATION

OWNER/ PROPERTY DETAILS

Block: 87 Lot: 6 Qualifier:

Work Site Location **341 RIDGE ROAD
LYNDHURST NJ**

Owner in Fee **PL Acquisition Five LLC**

Telephone

Address **341 RIDGE ROAD
LYNDHURST NJ 07071**

Use Group(s): **R-2**

Contractor **JW Pierson Co.**

Telephone **(000)000-0000**

Address **89 Dodd Street
East Orange NJ 07017**

Lic. No. / Bldrs. Reg. No

Federal Emp. No.

is hereby granted permission to perform the following work:

☒ **Plumbing**

DESCRIPTION OF WORK:

Alterations Gas Piping

ESTIMATED COST OF WORK:

Cost of Construction: **\$0.00**

Cost of Alteration: **\$1,200.00**

Cost of Demolition: **\$0.00**

Total Cost: \$1,200.00

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

Mark Sadonis

Date: **5/4/2023**

Mark Sadonis

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

Notes:

PAYMENTS (Office Use Only)

Building	
Electrical	
Plumbing	\$35.00
Fire Protection	
Elevator Devices	
Mechanical	
VolFee (DCA)	
AltFee (DCA)	\$2.00
DCA Minimum Fee	
Other Fees	
CO Fee	
CCO Fee	
Minimum Fee	
Total	\$37.00
No Fees Waived	

Amount to be Paid: \$0.00

Check Amount: **\$37.00**

Payment Date: **7/26/2021**

Collected By: **Building Department**

Reference No: **Converted Data Owner**

1028

Total Check Amount \$37.00

Grand Total: \$37.00

Block: 87 Land Desc: 52X102 Owners Name: PL ACQUISITION FIVE LLC Land: 294,000 Exemption Net Taxable Value Deductions
 Lot: 6 Bldg Desc: 3SB-20-4U Street Address: 235 S HARRISON ST STE100 Bank: 00000 Impr: 770,300 Code: Cd No-Ow
 Qual: Addl Lots: City & State: EAST ORANGE, NJ Zip: 07018 Total: 1,064,300 Value: 0 1,064,300
 Card: M (#1 of 1) Acreage: 0.123 Class: 4A Property Loc: 341 RIDGE RD Zone: B Map: 6 LYNDHURST

SALES HISTORY										ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS			
Grantor		Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description	Amount	Compl.				
MALYNIAK, STEFAN & ANNA		08/18/20	3814 /518	945000		2018	343200	302200	645400	05/21/18	REPAIRS TO SECOND FL APARTEMENT	3600	00/00/00				
VOZA, ALPHONSE		07/13/01	8385 /669	310000	6	2019	343200	302200	645400	11/14/17	SIGN	1000	00/00/00				
						2020	343200	302200	645400	09/03/09	SIGN	1300	00/00/00				
						2021	343200	302200	645400	10/29/02	HOT WATER BOILER	3300	00/00/00				
LAND CALCULATIONS										SITE INFORMATION				RESIDENTIAL COST APPROACH			
Frnt	Rr	SB	T	FF	Avgd	Tabl	EqF	Rate	Site	Cond	Value						
		Units		Rate		Site		Cond		Value							
		5346 SF		55.00		0 100		100 100		294030							
Net Adj: 100.00		SF: 5,346		Auto: Y		Land Value: 294,030											
2023 NOTES: 2 BLDGS, RETAIL*1BR*SER GAR*1476*4*1521*RETAIL2*1BR2*SER GAR2																	
A: P: O: M: N: P: O:																	

[illegible]

