

From: Liz Fritzen
Sent: Tuesday, February 22, 2022 9:22 AM
To: Edward Starzynski
Subject: FW: OPRA request - Site Remediation - Health Dept - Records 7 west Parker Avenue Maplewood

Here's another Open Public Records Request!

Thanks, Liz

-----Original Message-----

From: Mia Dempsey [mailto:opra+request-29703-01fda95a@requests.opramachine.com]
Sent: Monday, February 21, 2022 9:46 PM
To: Liz Fritzen <liz@twp.maplewood.nj.us>
Subject: OPRA request - Site Remediation - Health Dept - Records 7 west Parker Avenue Maplewood

Dear Maplewood Township,

This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message.

Records requested:

Underground Storage Tank Permits, Site Investigation, Site Remediation, reports, NJDEP correspondence.

Yours faithfully,

Mia Dempsey

Please use deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-29703-01fda95a@requests.opramachine.com

Is twpcerk@twp.maplewood.nj.us the wrong address for OPRA requests to Maplewood Township? If so, please contact us using this form:

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fopramachine.com%2fchange_request%2fnew%3fbody%3dmaplewood_township&c=E,1,WEv8vm6mxNMcu4MAc3dCfAqHA2bp6h_Gr2tKgWw8KoRwGRZleG387KRIWX5OjN-cxxUYXjU2zOfEwVwOUEAjMxjRzdPRfzCF9mM-rgStXZCM,&typo=1

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:
<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fopramachine.com%2fhelp%2fofficers&c=E,1,OTzf9Lw0lQoL-DJxNnqpRkqR0430IDMqWJyysHhqu-FzA7S4aWgFew6Mr4RTIS-jM314QNYojPZdRE4dSejQ9XEgHTJc46Nu3PVmQY4yoQUUp-5yeg,,&typo=1>

View this OPRA request & responses online:

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fopramachine.com%2frequest%2fsite_remediation_health_dept_rec_4&c=E,1,CAwhzmE46iKBpMkd24-zQOBMIIsn4e1l2aQYVqpooFmFi6LsS4md9t2hlif3KStst-EdgqYEOK3v72_5XBLewVaHWRqn4BMQ65R6fO-Uphhe-zlZg2hXSTcTEBs,&typo=1

Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.





C&H Environmental, Inc.
224 Stiger Street
P.O. Box 188
Hackettstown, NJ 07840
Wetlands, Water, Soil, & Regulation

John H. Crow, Ph.D., President
Timir B. Hore, Ph.D., CPG, VP
908-852-4855 (phone)
908-852-5275 (fax)
drjcrow@icloud.com

November 18, 2019

Sent USPS Priority Mail

Bureau of Case Assignment & Initial Notice
Site Remediation Program
NJ Dept of Environmental Protection
401-05H
401 East State Street
Trenton, NJ 08608

RE: Gleason Dry Cleaners
7-11 West Parker Avenue, Maplewood Township
Program Interest # 024065

Enclosed is the following document for the above referenced site:

1. Initial Receptor Evaluation with attachments

Also enclosed is an electronic copy of this submittal.

If you have any questions or need further information, please contact our office.

Sincerely,

C&H Environmental, Inc.

Copy by email:
Gleason Cleaners
Andrew Robinson, LSRP

Paper copies to:
Maplewood Twp. Municipal Clerk
Maplewood Twp. Public Health Division



New Jersey Department of Environmental Protection
Site Remediation and Waste Management Program

COVER/CERTIFICATION FORM

(Submit with Remedial Phase Report, Receptor Evaluation, and CEA Forms)

Date Stamp
(For Department use only)

SECTION A. SITE INFORMATION

Site Name: Gleason Cleaners

AKAs: _____

Street Address: 7 W Parker Avenue

Municipality: Maplewood Township (Township, Borough or City)

County: Essex Zip Code: 07040

Program Interest (PI) Number(s): 024065

Case Tracking Number(s) for this submission: 18-10-12-1056-30

Date Remediation Initiated Pursuant to N.J.A.C. 7:26C-2: 09/06/2018

State Plane Coordinates for a central location at the site: Easting: 556343 Northing: 693176

List current Municipal Block and Lot Numbers of the Site:

Block # 1601 Lot #(s) 32

Block # _____ Lot #(s) _____

Block # _____ Lot #(s) _____

Block # _____ Lot #(s) _____

Block # _____ Lot #(s) _____

Block # _____ Lot #(s) _____

Block # _____ Lot #(s) _____

Block # _____ Lot #(s) _____

SECTION B. SUBMISSION STATUS

1. Indicate how the Electronic Data Deliverable (EDD) for this submission is being provided to the NJDEP:

☐ Via Email at srpedd@dep.nj.gov (attach NJDEP confirmation email); or

☐ CD (attach to this submission)

☒ Not Applicable – No EDD

2. Complete the following Submission and Permit Status Table:

Remedial Phase Documents	N/A	Included in this Submission	Previously Submitted	Date of Submission	Date of Revised Submission	Date of Previous NJDEP Approval	Date of Document Withdrawal
Preliminary Assessment Report	☐	☐	☐				
Site Investigation Report	☐	☐	☐				
Remedial Investigation Report	☐	☐	☐				
Remedial Action Work Plan	☐	☐	☐				
Remedial Action Report	☐	☐	☐				
Response Action Outcome	☐	☐	☐				
Other Submissions							
Alternative Soil Remediation Standard and/or Screening level Application Form	☐	☐	☐				
Case Inventory Document		☐					
Classification Exception Area / Well Restriction Area (CEAWRA)	☐	☐	☐				
Discharge to Ground Water Permit by Rule Authorization Request	☐	☐	☐				

IEC Engineered System Response Action Report	☐	☐	☐				
Immediate Environmental Concern Report	☐	☐	☐				
LNAPL Interim Remedial Measure Report	☐	☐	☐				
Public Notification	☐	☐	☐				
Receptor Evaluation	☐	☒	☐	10/28/2019			
Technical Impracticability Determination	☐	☐	☐				
Vapor Concern Mitigation Report	☐	☐	☐				
Permit Application – list:	☐						
		☐	☐				
		☐	☐				
		☐	☐				
		☐	☐				
Radionuclide Remedial Action Report	☐	☐	☐				
Radionuclide Remedial Action Workplan	☐	☐	☐				
Radionuclide Remedial Investigation Report	☐	☐	☐				
Radionuclide Remedial Investigation Workplan	☐	☐	☐				

SECTION C. SITE USE

Current Site Use: (check all that apply)

- ☐ Industrial ☐ Agricultural
☐ Residential ☐ Park or recreational use
☒ Commercial ☐ Vacant
☐ School or child care ☐ Government
☐ Other: _____

Intended Future Site Use, if known: (check all that apply)

- ☐ Industrial ☐ Park or recreational use
☐ Residential ☐ Vacant
☒ Commercial ☐ Government
☐ School or child care ☐ Future site use unknown
☐ Other: _____

SECTION D. CASE TYPE: (check all that apply)

- | | |
|--|---|
| ☐ Administrative Consent Order (ACO) | ☐ Landfill (SRP subject only) |
| ☐ Brownfield Development Area (BDA) | ☐ Regulated Underground Storage Tank (UST) |
| ☐ Child Care Facility | ☐ Remediation Agreement (RA)/Remediation Certification |
| ☐ Chrome Site (Chromate chemical production waste) | ☐ School Development Authority (SDA) |
| ☐ Coal Gas | ☐ School facility |
| ☐ Due Diligence with RAO | ☐ Spill Act Defense – Government Entity |
| ☐ Hazardous Discharge Remediation Fund (HDSRF) Grant/Loan | ☒ Spill Act Discharge |
| ☐ ISRA | ☐ UST Grant/Loan |
| | ☐ Other: _____ |

Federal Case (check all that apply)

- ☐ RCRA GPRA 2020 ☐ CERCLA/NPL ☐ USDOD ☐ USDOE

1. Is the party conducting remediation a government entity? ☐ Yes ☒ No

If "Yes," check one: ☐ Federal ☐ State ☐ Municipal ☐ County

SECTION E. PUBLIC FUNDS

Did the remediation utilize public funds? ☐ Yes ☒ No

If "Yes," check applicable:

- | | | |
|--------------------------------------|--|---|
| ☐ UST Grant | ☐ UST Loan | ☐ Brownfield Reimbursement Program |
| ☐ HDSRF Grant | ☐ HDSRF Loan | ☐ Landfill Reimbursement Program |
| ☐ Spill Fund | ☐ Schools Development Authority | ☐ Environmental Infrastructure Trust |

SECTION F. LICENSED SITE REMEDIATION PROFESSIONAL INFORMATION AND STATEMENTLSRP ID Number: 573644First Name: AndrewLast Name: RobinsonPhone Numbers: (973) 865-0033

Ext.: _____

Fax: _____

Mailing Address: 67 Harrison AvenueMunicipality: RoselandState: NJZip Code: 07068Email Address: andrew@groundworkenvironmental.com

This statement shall be signed by the LSRP who is submitting this notification in accordance with N.J.S.A. 58:10C-14, and N.J.S.A. 58:10B-1.3b(1) and (2).

(1) I certify, as a Licensed Site Remediation Professional authorized pursuant to N.J.S.A. 58:10C-1 et seq. to conduct business in New Jersey, that for the remediation described in this submission, and all attachments included in this submission, I personally: Managed, supervised, or performed the remediation conducted at this site that is described in this submission, and all attachments included in this submission; and/or periodically reviewed and evaluated the work performed by other persons that forms the basis for the information in this submission; and/or completed the work of another site remediation professional, licensed or not, after having: (1) reviewed all available documentation on which I relied; (2) conducted a site visit and observed the then-current conditions and verified the status of as much of the work as was reasonably observable; and (3) concluded, in the exercise of my independent professional judgment, that there was sufficient information upon which to complete any additional phase of remediation and prepare workplans and reports related thereto.

(2) I certify:

- That I have read this submission and all attachments to this submission;
- That in performing the professional services as the licensed site remediation professional for the entire site or each area of concern, I adhered to the professional conduct standards and requirements governing licensed site remediation professionals provided in N.J.S.A. 58:10C-16;
- That the remediation conducted at the entire site or each area of concern, that is described in this submission and all attachments to this submission, was conducted pursuant to and in compliance with the remediation requirements in N.J.S.A. 58:10C-14.c;
- That the remediation described in this submission, and all attachments to this submission, was conducted pursuant to and in compliance with the regulations of the Site Remediation Professional Licensing Board at N.J.A.C. 7:26; and
- That the information contained in this submission and all attachments to this submission is true, accurate, and complete.

(3) I certify, when this submission includes a response action outcome, that the entire site or each area of concern has been remediated in compliance with all applicable statutes, rules, and regulations and is protective of public health and safety and the environment.

(4) I certify that no other person is authorized or able to use any password, encryption method, or electronic signature that the Board or the Department have provided to me.

(5) I certify that I understand and acknowledge that:

- If I knowingly make a false statement, representation, or certification in any document or information I submit to the Department I may be subject to civil and administrative enforcement pursuant to N.J.S.A. 58:10C-17.a. 1(a) through (f) by the Board, including but not limited to license suspension, revocation, or denial of renewal; and
- If I purposely, knowingly, or recklessly make a false statement, representation, or certification in any application, form, record, document or other information submitted to the Department or required to be maintained pursuant to the Site Remediation Reform Act, I shall be guilty, upon conviction, of a crime of the third degree and shall, notwithstanding the provisions of subsection b. of N.J.S.2C:43-3, be subject to a fine of not less than \$5,000 nor more than \$75,000 per day of violation, or by imprisonment, or both.

(6) I certify that I have read this certification prior to signing, certifying, and making this submission.

LSRP Signature: _____

Date: 11.14.2019LSRP Name: Andrew W. RobinsonCompany Name: Groundwork, Inc.

SECTION G. PERSON RESPONSIBLE FOR CONDUCTING THE REMEDIATION INFORMATION AND CERTIFICATIONFull Legal Name of the Person Responsible for Conducting the Remediation: Gleason CleanersRepresentative First Name: RichardRepresentative Last Name: RubinTitle: OwnerPhone Number: (973) 762-1400

Ext.: _____

FAX: _____

Mailing Address: 7 W Parker AvenueMunicipality: MaplewoodState: NJZip code: 07040Email Address: richard.rubin1@verizon.net

This certification shall be signed by the person responsible for conducting the remediation who is submitting this notification in accordance with Administrative Requirements for the Remediation of Contaminated Sites rule at N.J.A.C. 7:26C-1.5(a).

I certify under penalty of law that I have personally examined and am familiar with the information submitted herein, including all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, to the best of my knowledge, I believe that the submitted information is true, accurate and complete. I am aware that there are significant civil penalties for knowingly submitting false, inaccurate or incomplete information and that I am committing a crime of the fourth degree if I make a written false statement which I do not believe to be true. I am also aware that if I knowingly direct or authorize the violation of any statute, I am personally liable for the penalties.

Signature: _____

RICHARD RUBINDate: 10/25/19Name/Title: Richard Rubin, Owner**For CEA Submissions:**

☐ Check this box if the person above is also the property owner of the site or their representative. If this person is not the site property owner, please ensure the site property owner's name and address is in the first line of the table in Section E.2 of the Classification Exception Area / Well Restriction Area (CEAWRA) Fact Sheet Form.

Completed forms should be sent to:

Bureau of Case Assignment & Initial Notice
Site Remediation Program
NJ Department of Environmental Protection
401-05H
PO Box 420
Trenton, NJ 08625-0420



New Jersey Department of Environmental Protection
Site Remediation and Waste Management Program

RECEPTOR EVALUATION (RE) FORM

Date Stamp
(For Department use only)

SECTION A. SITE

Site Name: Gleason Cleaners

Program Interest (PI) Number(s): 024065

Communication Center Number(s) and/or ISRA number(s) for this submission: (as many as will fit in the space provided)

18-10-12-1056-30

**This form must be attached to the Cover/Certification Form
if not submitted through a Remedial Phase Online Service**

Indicate the type of submission:

☒ Initial RE Submission

☐ Updated RE Submission

Indicate the reason for submission of an updated RE form

☐ Submission of an Immediate Environmental Concern (IEC) source control report;

☐ Submission of a Remedial Investigation Report;

☐ Submission of a Remedial Action Report;

Check if included in updated RE

☐ The known concentration or extent of contamination in any medium has increased;

☐ A new AOC has been identified;

☐ A new receptor is identified;

☐ A new exposure pathway has been identified.

SECTION B. ON SITE AND SURROUNDING PROPERTY USE

1. Identify any sensitive populations/uses that are currently on-site or surrounding property usage within 200 feet of the site property boundary (check all that apply):

	On-site	Off-site
None of the following	☐	☐
Residences or residential property	☐	☒
Public or Private Schools Grades K-12	☐	☒
Child care centers	☐	☐
Public parks, playgrounds or other recreation areas	☐	☐
Other sensitive population use(s) Explain	☐	☐

If any of the above applies, attach a list of addresses, facility names, type of use, and a map depicting each location relative to the site.

2. Current site uses (check all that apply):

☐ Industrial

☐ Residential

☒ Commercial

☐ School or child care

☐ Government

☐ Park or recreational use

☐ Vacant

☐ Agricultural

☐ Other: _____

3. Planned future on-site uses and off-site uses within 200 feet of the site boundary (check all that apply):

On-Site Off-Site

☐ ☐ Industrial

On-Site Off-Site

☐ ☒ Residential

On-Site Off-Site

☒ ☒ Commercial

☐ ☒ School or child care

☐ ☐ Government

☐ ☐ Park or recreational use

☐ ☐ Vacant

☐ ☐ Agricultural

☐ ☐ Other: _____

Provide a map depicting the location of the proposed changes in land use.

SECTION C. DESCRIPTION OF CONTAMINATION

1. Identify if any of the following exist at the site:

Yes No

☐ ☐ Free product [N.J.A.C. 7:26E-1.8] identified is ☐ LNAPL* or ☐ DNAPL**.

Date identified: _____

☐ ☐ Residual product [N.J.A.C. 7:26E-1.8]

☐ ☐ Other primary source materials not identified above (e.g., buried drums, containers, unsecured friable asbestos). See form instructions for additional information.

Explain: _____

* LNAPL – measured thickness of .01 feet or more

**DNAPL – See *Ground Water Technical Guidance and USEPA Assessment and Delineation of DNAPL Source Zones at Hazardous Waste Sites* (attached as Appendix A of the NJDEP GW Guidance) available at: http://www.nj.gov/dep/srp/guidance/#pa_si_ri_gw. Also, see US EPA DNAPL Overview available at: [http://clu.in.org/contaminantfocus/default.focus/sec/Dense+Nonaqueous+Phase+Liquids+\(DNAPLS\)/cat/Overview](http://clu.in.org/contaminantfocus/default.focus/sec/Dense+Nonaqueous+Phase+Liquids+(DNAPLS)/cat/Overview)

2. Soil Migration Pathway

Has soil contamination been delineated to the applicable Direct Contact Soil Remediation Standard pursuant to N.J.A.C. 7:26E-4.2? ☐ Yes ☒ No

Are all soils either below the applicable Direct Contact Criteria or under an institutional control (i.e. deed notice)? ☐ Yes ☐ No

3. If this evaluation is submitted with a technical document that includes contaminant summary information, proceed to Section D. Otherwise, attach a brief summary of all currently available data and information to be included in the site investigation or remedial investigation report.

SECTION D. GROUND WATER USE

1. Have all potentially contaminated areas of concern been evaluated to determine if there is a potential that ground water is contaminated pursuant to N.J.A.C. 7:26E-3.5? ☐ Yes ☒ No

If "No," proceed to Section E.

2. Is a ground water investigation required? ☒ Yes ☐ No

If "No," proceed to Section E.

3. Has a groundwater investigation been conducted? ☐ Yes ☒ No

If "Yes":

Has the laboratory data package been received? ☐ Yes ☐ No

If the laboratory data package has not been received, provide the expected due date for data: _____ and proceed to Section E.

If "No":

Proceed to Section E.

4. Is ground water contaminated above the Ground Water Remediation Standards [N.J.A.C. 7:9C]? ☐ Yes ☐ No

If "Yes": Provide the date that the laboratory data package was available and confirmed contamination was identified above the Ground Water Remediation Standards. Date: _____

If "No": Proceed to Section E.

5. Has ground water contamination been delineated to the applicable Remediation Standard pursuant to N.J.A.C. 7:26E-4.3? ☐ Yes ☐ No

6. What is the ground water classification for this site as per N.J.A.C. 7:9C? (check all that apply)

☐ Class I-A ☒ Class II-A
☐ Class I-PL Pinelands Protection Area ☐ Class III-A
☐ Class I-PL Pinelands Preservation Area ☐ Class III-B

7. Has a well search been completed?.....☒ Yes ☐ No

Date of most recent or updated well search: 10/22/2019

8. Is a completed Well Search Spreadsheet or historical well search table attached and has an electronic copy of the spreadsheet been submitted to srpqis_wrs@dep.nj.gov?.....☒ Yes ☐ No

Note: Redacted wells must be excluded from all non-confidential documents including maps, tables, etc. (see RE Instructions).

If "No," explain: _____

9. Are any potable or irrigation wells located within ½ mile of the currently known extent of contamination?☒ Yes ☐ No

If "Yes,":

- A door to door survey is required in accordance with [N.J.A.C.7:26E-1.14(a)ii]. Attach results of the door to door survey.
- Identify if any of the following conditions exist based on the well search and door to door survey [N.J.A.C.7:26E-1.14(a)]:

Yes No

- ☐ ☒ Potable wells located within 500 feet from the downgradient edge of the currently known extent of contamination.
- ☐ ☒ Potable wells located 250 feet upgradient or 500 feet side gradient of the currently known extent of contamination.
- ☐ ☒ Ground water contamination from the discharge is located within a Tier 1 wellhead protection area (WHPA).

10. Has sampling been conducted of ☐ potable well(s) and /or ☐ non-potable use well(s)?☐ Yes ☐ No

If "No," provide justification then proceed to Question 12.

This is a new case for C&H Environmental, Inc.

11. Has contamination been identified in potable well(s), **not attributed to background conditions**, above the Class II Ground Water Remediation Standards or State Safe Drinking Water levels, N.J.A.C 7:1E, whichever is applicable?☐ Yes ☐ No

If "Yes":

- Provide the date laboratory data package was received: _____
- Follow the IEC Guidance Document at <http://www.nj.gov/dep/srp/guidance/IEC/index.html> for required actions and answer the following:
- Has an engineered system response action been completed on all impacted receptors?☐ Yes ☐ No
Provide a brief narrative description:

Date completed: _____ NJDEP Case Manager: _____

12. Has contamination been identified in non-potable well(s), **not attributed to background conditions**, above the Class II Ground Water Remediation Standards?.....☐ Yes ☐ No

If "Yes," provide the date laboratory data package was received: _____

13. Has the ground water use evaluation been completed pursuant to N.J.A.C. 7:26E-1.14?☐ Yes ☐ No

SECTION E. VAPOR INTRUSION (VI)

1. Indicate if any of the following conditions exist that trigger a Vapor Intrusion investigation. For each condition checked "Yes", provide the date the condition was first identified (e.g. date laboratory data package was available).
(see NJDEP Vapor Intrusion Technical Guidance)

Yes	No		Date Condition First Identified
☒	☐	Ground water contamination in excess of the NJDEP Vapor Intrusion Ground Water Screening Levels (VIGWSL) and within 30 feet of a building for Petroleum Hydrocarbon Compounds (PHC) or 100 feet for non-PHC compounds ..	02/01/2018
☐	☐	Free product within 30 feet of a building for PHC or 100 feet for non-PHC compounds ..	
☒	☐	Soil gas contamination detected at concentrations that exceed the Soil Gas Screening Levels (SGSL) ..	08/29/2018
☐	☐	Indoor air contamination that exceeds the Indoor Air Screening Levels ..	
☐	☐	Wet basement or sump containing free product or ground water containing detectable concentration of volatile organic contaminants ..	
☐	☐	Methane generating conditions causing oxygen deficient or explosion concern ..	
☐	☐	Other human or safety concern from the VI pathway (i.e. elemental mercury, unsaturated soil contamination), explain below: ..	

If you checked "No" to all boxes in Question 1., proceed to Section F, "Ecological Receptors", otherwise complete the rest of this section.

2. Has ground water contamination been delineated to the applicable Vapor Intrusion Ground Water Screening Levels pursuant to N.J.A.C 7:26E-4.3? ☐ Yes ☒ No
3. Was a site-specific screening level, modeling or other alternative approach employed for the VI pathway? ☐ Yes ☒ No
4. Identify and locate, on a scaled map, any buildings/sensitive populations that exist within the following distances from ground water contaminant concentrations above the Vapor Intrusion Ground Water Screening Levels or other specific triggers noted in Question 1 above.:
- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| ☐ | ☒ | 30 feet of petroleum free product or dissolved petroleum hydrocarbon contamination in ground water |
| ☒ | ☐ | 100 feet of any non-petroleum free product (e.g. chlorinated hydrocarbons) or any non-petroleum dissolved volatile organic ground water contamination |
| ☐ | ☐ | Other specific triggers |
| ☐ | ☐ | No buildings exist within the specified distances or other specific triggers |
5. Is the vapor intrusion pathway a concern at or adjacent to the site? (if "No," attach justification) ☒ Yes ☐ No
6. Has soil gas sampling of the building(s) been conducted? ☒ Yes ☐ No
 If "Yes," has the laboratory data package been received? ☒ Yes ☐ No
 If the data package was received, did constituents exceed the Soil Gas Screening Levels? ☒ Yes ☐ No
 If "No," attach technical justification consistent with the NJDEP Vapor Intrusion Technical Guidance.
7. Has indoor air sampling been conducted at the identified building(s)? ☐ Yes ☒ No
 If "Yes," has the laboratory data package been received? ☐ Yes ☐ No
 If the data package has been received, did constituents exceed the Indoor Air Screening Levels? ☐ Yes ☐ No
 If "No," or awaiting indoor air laboratory data package, proceed to Question 12.

- 8 Has indoor air contamination been identified but not suspected to be from a discharge?
(if "Yes," attach justification) ☐ Yes ☐ No
9. Were indoor air results above the NJDEP's Rapid Action Levels? ☐ Yes ☐ No
- If "Yes":
- Provide the date laboratory data package was received: _____
 - Follow the IEC Guidance Document at <http://www.nj.gov/dep/srp/guidance/index.html#iec> for required actions and answer the following:
 - Was the IEC engineering system response for control implemented for all impacted structures? ☐ Yes ☐ No
- Date implemented: _____ NJDEP Case Manager: _____
10. Were the results of indoor air sampling above the NJDEP's Indoor Air Screening Levels but at, or below, the Rapid Action Levels? ☐ Yes ☐ No
- If "Yes," answer the following:
- Provide the date laboratory data package was received: _____
 - Has the Vapor Concern (VC) Response Action Form notifying the NJDEP of the exceedances been submitted? ☐ Yes ☐ No
 - Date: _____
 - Has a plan to mitigate and monitor the exposure been submitted? ☐ Yes ☐ No
 - Date: _____
 - Has the Mitigation Response Action Report been submitted? ☐ Yes ☐ No
 - Date: _____
11. Do one or more buildings have an Indeterminate VI Pathway status? ☐ Yes ☐ No
- If "Yes," attach a list of the building(s) with address(s) and block/lot(s)
12. Has the vapor intrusion investigation been completed? ☐ Yes ☒ No
- If "No", is the vapor intrusion investigation stepping out as part of the site investigation or remedial investigation. (If "No," attach justification) ☐ Yes ☐ No

SECTION F. ECOLOGICAL RECEPTORS

1. Has an Ecological Evaluation (EE) been conducted? [N.J.A.C. 7:26E-1.16] ☐ Yes ☒ No
- Date conducted: _____
2. Are any site-related contaminants above any Ecological Screening Criteria? ☒ Yes ☐ No
3. Are there any Environmentally Sensitive Natural Resources (ESNRs) on or adjacent to the site, or potentially impacted by site related contamination? [N.J.A.C. 7:26E-1.16] ☒ Yes ☐ No
4. Do any potential or complete migration pathways exist between Contaminant of Potential Ecological Concern (COPECs) and ESNRs, or did historic migration pathways exist? ☒ Yes ☐ No
- If You answered "No" to Questions 2, 3, or 4, above **Stop Here** (form is complete).
5. If site-related free or residual product is/was present, does/did a potential or complete migration pathway exist to an ESNR? ☐ Yes ☐ No
6. Do the results of an EE trigger a remedial investigation of ecological receptors? [N.J.A.C. 7:26E-4.8] ☒ Yes ☐ No
- If "Yes", has a remedial investigation of ecological receptors been conducted? ☐ Yes ☒ No
- Date conducted: _____

7. Do available data indicate an impact (COPECs above Ecological Screening Criteria in ESNRs) to Ecological Receptor(s), Surface water, or Sediment? ☐ Yes ☐ No

If "Yes,"

- a) Check all ESNRs or media that apply:

☐ Surface water ☐ Sediment ☐ Soil ☐ Wetlands

- b) If this information is not submitted with an ecological evaluation that includes contaminant summary information, attach a brief summary of all currently available data and a description of all actions to be taken to mitigate exposure.

8. Have COPECs been fully delineated to the Ecological Screening Criteria [N.J.A.C. 7:26E-4.8(a)] in:

a) Migration pathways ☐ Yes ☒ No

b) ESNR ☐ Yes ☒ No

9. Has an Ecological Risk Assessment been conducted? ☐ Yes ☒ No

10. Provide the following information for any on-site and/or off-site surface water body, which is potentially impacted by the site related discharges:

Surface Water Body Name	Stream Classification	Antidegradation Designation	Trout Production	Trout Maintenance
East Branch of the Rahway River	FW2-NT		☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐

11. Has a Program Interest (PI) or Permit number been issued for any regulated areas by the Division of Land Use Regulation? (e.g. wetlands, transition areas, flood hazard areas, coastal areas, tidelands, etc.) ☐ Yes ☒ No

If "Yes,"

Identify the type(s) of regulated areas: _____

Provide the Land Use Regulation Program (LURP) PI or Permit number(s) for the site: _____

12. Are there any **pending** applications for LURP jurisdiction letters or approvals under review by the NJDEP for the remediation? ☐ Yes ☒ No
13. Are there any **valid** LURP jurisdiction letters or approvals issued for the remediation? ☐ Yes ☒ No

Completed forms should be sent to the municipal clerk, designate health department, and:

Bureau of Case Assignment & Initial Notice
 Site Remediation Program
 NJ Department of Environmental Protection
 401-05H
 PO Box 420
 Trenton, NJ 08625-0420

Appendices

Appendix 1: Sensitive Populations

Appendix 2: Site Contamination Summary

Appendix 3: Area Well Search

Appendix 1: Sensitive Populations

The subject of this Initial Receptor Evaluation is 7-11 W Parker Avenue, Maplewood, New Jersey 07040.

A search of properties within 200 feet of the Site showed the following properties:

#	Address	Block	Lot	Use
2	489-91 Valley St + Rear	16.01	82	Pizzeria
3	477 Valley Street	16.01	31.01	Parking
4	475 Valley Street	16.01	30	Parking
5	477 Valley St Rear	16.01	31	Parking
6		16.01	25	Apartments
7		50	2	Tracks
8	493-495 Valley Street	16.02	84	Chiropractor / Pickers
9	15 Parker Avenue	16.01	41	Parking (BOE)
10	17 Parker Avenue	24.05	1	School (BOE)
11	17 Parker Avenue	16.01	49	Parking (BOE)
12	479 Valley Street	16.01	37	Lot (former polluting)
13	20 Parker Ave W	16.02	51	Parking (BOE)
14	483-485 Valley Street	16.01	36	Residential
15	10 Parker Avenue W	16.02	76	YMCA
16	487 Valley St	16.01	35	Barber
17	494 Valley Street	24.04	122	Shell Gas
18		50		Tracks
19	465-73 Valley Street	16.01	25	Apartments
20	465-73 Valley Street	16.01	25	Apartments

**** Remainder of results were all the same parcel: Block 16.01, Lot 25 (apartment building).****

The majority of the area around the subject site is commercial, with a few residential properties as well as a high school. Multiple sensitive populations exist within a 200 foot radius of the site. An aerial photograph depicting the tax lots and the 200 foot buffer is included.

Appendix 2: Site Contamination Summary

Site History

The subject site is located in a mixed commercial-residential area of Maplewood, Essex County, NJ.

The Site is currently being utilized by Gleason Cleaners.

During the remediation of the neighboring property at 179 Valley Street, trichloroethene (TCE) and tetrachloroethene (PCE) were found in on-site monitoring wells (TCE at 1.5 ppb and PCE at 83 ppb). The contamination was called in by the neighboring site's LSRP and incident #18-02-20-1412-48 was assigned. Both contaminants were reportedly unrelated to the use of the underground storage tanks formerly at the neighboring site and also had no known historical use at the neighboring site.

In February 2018 temporary well points were installed on the Subject Site, detecting TCE at 810 ppb and PCE at 7,200 ppb. Based on this, NJDEP collected sub-slab samples at Gleason Cleaners and identified PCE at 540,000 ug/m. Incident #18-10-12-1056-30 was assigned to the subject site.

Appendix 3: Well Search

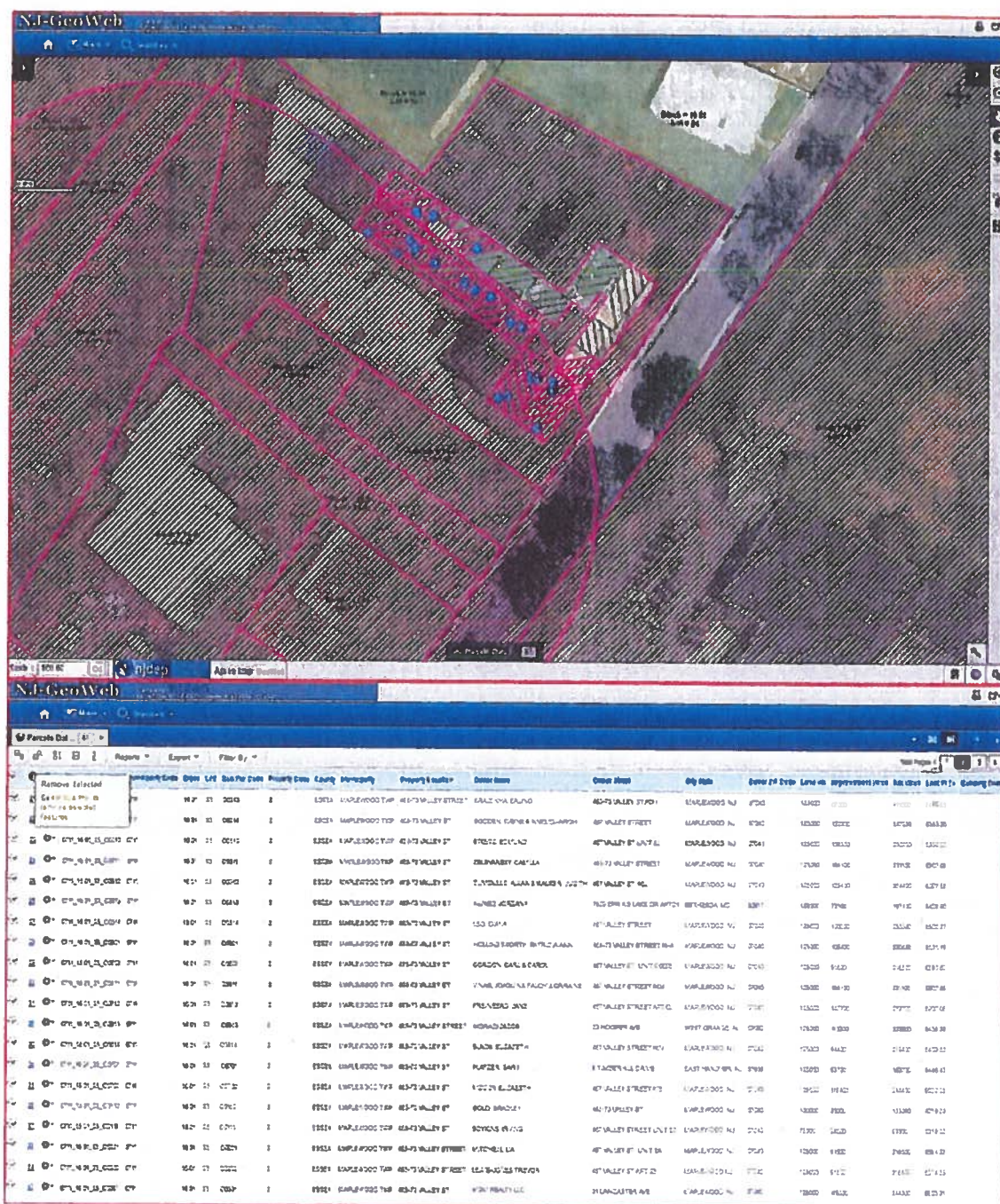
Given the presence of groundwater contamination at the property, C&H performed an online radial well search using the NJDEP web-based well search database. The well search was conducted for the area around the property as per NJDEP 7:26-1.17. The NJDEP online well search summary page along with a copy of the well search spreadsheet and a map has been enclosed in this appendix.

Review of database findings found 49 potentially potable wells within a 1 mile radius. 25 of those wells are listed as Industrial, 8 are listed as Irrigation, 14 are listed as Domestic, 1 is listed as Domestic Replacement, and 1 is listed as Public Non-Community. None of the wells are located within 100 feet of the site.

The Receptor Evaluation Well Search spreadsheet has been included with this appendix and has been submitted electronically to the NJDEP GIS at srpgis_wrs@dep.state.nj.us

Sensitive Population Maps

Map 1. Map of properties within 200 feet of Site boundary

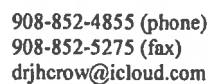


Map 2. Close up of properties within 200 feet.



Map 4. Close up of properties within 200 feet.

Well Search Map



A		B	C	D	E	F	G	H	I	J	K	L	M	N
1	Download Document	Permit Number	Well Use	Potentially Publishable	Document Record	Date (dd/mm/yyyy)	Physical Address	County	Municipality	Block	Lot	Location Method	Existing X	Running Y
2		Contract	Industrial	Yes	Record	Location (dd/mm/yyyy)	800 Valley Street	Union	Union Twp	4801	20.02	PS	31.40	87440
3		620311889	Industrial	Yes	Permit	02/02/2012	800 Valley Street	Union	Union Twp	4801	20.02	PS	31.40	87440
4		770202147	Domestic Replacement	Yes	Record	04/02/2012	381 Jackson Mills Rd	Monmouth	Freehold Twp	105	25.05	PS	53.11	84997
5		770202149	Domestic	Yes	Permit	02/02/2012	31 North Crescent	Essex	Maplewood Twp	23-03	18.0	PS	53.11	84997
6		26000181754	Domestic	Yes	Permit	02/02/2012	975 South Orange Ave	Essex	Maplewood Twp	23-03	18.0	PS	53.11	84997
7		770202148	Industrial	Yes	Permit	02/02/2012	907 South Orange Ave	Essex	East Orange City	458	25.0	PS	53.11	84997
8		770202149	Industrial	Yes	Record	02/02/2012	405 Central Ave	Essex	East Orange City	500	25.0	PS	53.11	84997
9		770202150	Industrial	Yes	Record	02/02/2012	405 Central Ave	Essex	East Orange City	500	25.0	PS	53.11	84997
10		770202151	Industrial	Yes	Record	02/02/2012	145-150 Central Ave	Essex	East Orange City	182	25.0	PS	53.11	84997
11		770202152	Industrial	Yes	Record	02/02/2012	618 Scotland Rd	Essex	East Orange City	182	25.0	PS	53.11	84997
12		770202153	Industrial	Yes	Record	02/02/2012	618 Scotland Rd	Essex	East Orange City	182	25.0	PS	53.11	84997
13		770202154	Industrial	Yes	Record	02/02/2012	618 Scotland Rd	Essex	East Orange City	182	25.0	PS	53.11	84997
14		770202155	Industrial	Yes	Record	02/02/2012	618 Scotland Rd	Essex	East Orange City	182	25.0	PS	53.11	84997
15		770202156	Industrial	Yes	Record	02/02/2012	618 Scotland Rd	Essex	East Orange City	182	25.0	PS	53.11	84997
16		770202157	Industrial	Yes	Record	02/02/2012	618 Scotland Rd	Essex	East Orange City	182	25.0	PS	53.11	84997
17		770202158	Industrial	Yes	Record	02/02/2012	618 Scotland Rd	Essex	East Orange City	182	25.0	PS	53.11	84997
18		770202159	Industrial	Yes	Record	02/02/2012	618 Scotland Rd	Essex	East Orange City	182	25.0	PS	53.11	84997
19		770202160	Industrial	Yes	Record	02/02/2012	618 Scotland Rd	Essex	East Orange City	182	25.0	PS	53.11	84997
20		770202161	Industrial	Yes	Record	02/02/2012	618 Scotland Rd	Essex	East Orange City	182	25.0	PS	53.11	84997
21		770202162	Industrial	Yes	Record	02/02/2012	618 Scotland Rd	Essex	East Orange City	182	25.0	PS	53.11	84997
22		770202163	Industrial	Yes	Record	02/02/2012	618 Scotland Rd	Essex	East Orange City	182	25.0	PS	53.11	84997
23		770202164	Industrial	Yes	Record	02/02/2012	618 Scotland Rd	Essex	East Orange City	182	25.0	PS	53.11	84997
24		770202165	Industrial	Yes	Record	02/02/2012	618 Scotland Rd	Essex	East Orange City	182	25.0	PS	53.11	84997
25		770202166	Industrial	Yes	Record	02/02/2012	618 Scotland Rd	Essex	East Orange City	182	25.0	PS	53.11	84997
26		770202167	Industrial	Yes	Record	02/02/2012	618 Scotland Rd	Essex	East Orange City	182	25.0	PS	53.11	84997
27		770202168	Industrial	Yes	Record	02/02/2012	618 Scotland Rd	Essex	East Orange City	182	25.0	PS	53.11	84997
28		770202169	Industrial	Yes	Record	02/02/2012	618 Scotland Rd	Essex	East Orange City	182	25.0	PS	53.11	84997
29		770202170	Industrial	Yes	Record	02/02/2012	618 Scotland Rd	Essex	East Orange City	182	25.0	PS	53.11	84997
30		770202171	Industrial	Yes	Record	02/02/2012	618 Scotland Rd	Essex	East Orange City	182	25.0	PS	53.11	84997
31		770202172	Industrial	Yes	Record	02/02/2012	618 Scotland Rd	Essex	East Orange City	182	25.0	PS	53.11	84997

	O	P	Q	R	S	T	U	V	W
	Distance (feet)	Depth (feet)	Capacity (gallons)	Capacity (gallons)	TOP OPEN INT	BOT OPEN INT	STATIC LEVEL	STATUS	WELL SAMPLED?
1	2,292.02	300	10						
2	2,292.02	300	10						
3	2,292.02	300	10						
4	2,292.02	300	10						
5	2,292.02	300	10						
6	2,292.02	300	10						
7	2,292.02	300	10						
8	2,292.02	300	10						
9	2,292.02	300	10						
10	2,292.02	300	10						
11	2,292.02	300	10						
12	2,292.02	300	10						
13	2,292.02	300	10						
14	2,292.02	300	10						
15	2,292.02	300	10						
16	2,292.02	300	10						
17	2,292.02	300	10						
18	2,292.02	300	10						
19	2,292.02	300	10						
20	2,292.02	300	10						
21	2,292.02	300	10						
22	2,292.02	300	10						
23	2,292.02	300	10						
24	2,292.02	300	10						
25	2,292.02	300	10						
26	2,292.02	300	10						
27	2,292.02	300	10						
28	2,292.02	300	10						
29	2,292.02	300	10						
30	2,292.02	300	10						
31	2,292.02	300	10						
32	2,292.02	300	10						
33	2,292.02	300	10						
34	2,292.02	300	10						
35	2,292.02	300	10						
36	2,292.02	300	10						
37	2,292.02	300	10						
38	2,292.02	300	10						
39	2,292.02	300	10						
40	2,292.02	300	10						
41	2,292.02	300	10						
42	2,292.02	300	10						
43	2,292.02	300	10						
44	2,292.02	300	10						
45	2,292.02	300	10						
46	2,292.02	300	10						
47	2,292.02	300	10						
48	2,292.02	300	10						
49	2,292.02	300	10						
50	2,292.02	300	10						

Enter no information
beyond column B

SITE NAME	
SITE STREET ADDRESS	7-11 W Parker Avenue
SITE COUNTY (select)	Essex
SITE MUNICIPALITY (select)	Maplewood Twp
PROGRAM INTEREST (PI) ID # :	024065
SOURCE COORDINATE X	556340
SOURCE COORDINATE Y	693194
GROUNDWATER FLOW DIRECTION USED (If any)	W
WERE APPLICABLE WELL TYPES FOUND? (Yes/No)	Yes
IS THIS SUBMISSION AN UPDATE? (Yes/No)	No
AUTHOR (name of company)	C&H Environment
AUTHOR STREET ADDRESS (Include town and zip code)	224 Stiger Street Hackettstown NJ 07840
LSRP LICENSE NUMBER OVERSEEING WORK	573644
LSRP NAME OVERSEEING WORK	Andrew Robinson
PROFESSIONAL WHO PREPARED SUBMISSION	Liam Tansey
EMAIL CONTACT	liam@candhenvironmental.com
PHONE CONTACT	9088524855



State of New Jersey

Department of Environmental Protection
Site Remediation & Waste Management Program
Office of Community Relations
P.O. Box 420, Mail Code 401-06
Trenton, NJ 08625-0420
Tel: (609) 984-3081 / Fax: (609) 633-1439

PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

cc: P. Kithner ✓
L. Mendola
C. Bell
M. Dingelstedt
CATHERINE R. MCCABE
Commissioner

July 9, 2018

Richard Rubin
7 West Parker Avenue
Maplewood, NJ 07040

Re: Vapor Intrusion Testing at:
Gleason Cleaners
7 West Parker Avenue
Maplewood, Essex County
Block 16.01, Lot 32

For: Valley Street & Parker Avenue Ground Water Contamination Site
Maplewood, Essex County
NJDEP Program Interest (PI) #: 778963

Dear Mr. Rubin:

The New Jersey Department of Environmental Protection (NJDEP) is investigating ground water contamination at the Valley Street & Parker Avenue Ground Water Contamination site. During the investigation, elevated levels of tetrachloroethene (also known as perchloroethylene or PCE), trichloroethene (TCE), and vinyl chloride were detected in the ground water. These contaminants belong to a class of chemicals known as volatile organic compounds (VOCs).

NJDEP will soon be evaluating nearby buildings to determine whether the occupants of these buildings are at risk for exposure to VOCs due to vapor intrusion. Enclosed are two fact sheets that explain how vapor intrusion occurs, how the testing is conducted, and how vapor intrusion can be addressed.

We would like to evaluate your building for vapor intrusion as part of this investigation. As part of this process, NJDEP representatives will collect samples of the soil gas beneath your slab or basement floor for analysis of VOCs. The sampling will be conducted at no cost to you and a summary of the analytical results will be provided to you. All sampling will be performed in accordance with our Vapor Intrusion Technical Guidance document, which is available for review on our web page at <http://www.nj.gov/dep/srp/guidance/vaporintrusion/index.html>.

We expect to conduct the sampling Wednesday, August 29, 2018. We will need access to your building for a brief period of time to perform the testing. Please contact Shana Shepherd at 609-

292-1923 or Shana.Shepherd@dep.nj.gov no later than **August 17, 2018** to discuss this matter further and arrange a sampling appointment.

Additional vapor intrusion sampling may be needed depending on the results of this round of testing. If testing of the soil gas beneath your building reveals elevated levels of VOCs that are not related to the Valley Street & Parker Avenue Ground Water Contamination site, this information will be provided to our Communication Center for possible future investigation.

Please also note that pursuant to New Jersey's Open Public Records Act, all building surveys and vapor intrusion sampling results obtained by NJDEP during this investigation become part of the public record for the Valley Street & Parker Avenue Ground Water Contamination site. We are obligated to make this information available to any interested party that requests access to it through our Office of Record Access.

Thank you for your assistance in this matter. If you have any questions about the vapor intrusion investigation or NJDEP's activities at the Valley Street & Parker Avenue Ground Water Contamination site, please contact Shana Shepherd at the number or e-mail address provided above.

Sincerely,

Shana Shepherd
Community Relations Coordinator

Enclosures: Evaluating Indoor Air near VOC-Contaminated Sites fact sheet
Subsurface Depressurization Systems fact sheet

c: Elizabeth J. Fritzen, Municipal Clerk, 574 Valley Street, Maplewood, NJ 07040
Robert D. Roe, M.P.A., Health Officer, 574 Valley Street, Maplewood, NJ 07040
Renee Wright, NJDEP Case Manager, Immediate Concern Unit



Joint Meeting of Essex & Union Counties

Industrial Pretreatment Program

500 South First Street □ Elizabeth □ NJ 07202

908-353-1313 □ FAX: 908-354-4287

CM RRR
7011 3500 0000 3350 0424

March 27, 2014

Mr. Richard Rubin
Gleason Cleaners
7 West Parker Avenue
Maplewood, NJ 07040

Re: Industrial User Permit No Longer Required
(Response No. 20086.1)

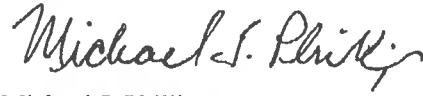
Dear Mr. Rubin,

A recent review of our files and sampling data pertaining to your facility located at 7 West Parker Avenue, Maplewood NJ, has determined that your Industrial User Permit JM3020 for said facility is no longer required. Please make note of the following conditions:

1. Gleason Cleaners is no longer required to submit monthly monitoring reports and copies of the continuous pH monitoring charts to the Joint Meeting. **However, copies of the facility's monthly water bills must be submitted to the Joint Meeting.**
2. Gleason Cleaners is no longer required to remain certified by NJDEP for Continuous pH Monitoring. However, the facility must maintain the process wastewater pH adjustment system in good working order. The system must be fully operational during times of wastewater discharge.
3. Joint Meeting reserves the right to perform sampling and analysis of the wastewater discharge at Gleason Cleaners. All wastewater discharges from the facility must comply with all applicable laws, regulations, standards and requirements contained in the JMEUC Rules and Regulations and any applicable local, State and Federal laws, regulations, standards and requirements.
4. Joint Meeting reserves the right to perform inspections of the facility, including the pH adjustment system, to insure the system is operating properly and that all applicable pretreatment standards and regulations are being met. Please be reminded that the Clean Water Enforcement Act provides for the assessment of penalties for failure to properly operate and maintain equipment and for violations of effluent limitations.
5. Joint Meeting reserves the right to issue an Industrial User Permit, including monitoring and reporting requirements, should the need arise (i.e. violations of local limits, spills, significant increase in flow and loadings, etc.).

If you have any questions or require any further information regarding this matter, please do not hesitate to contact Mr. Steven Mercandetti of my staff.

Sincerely,



Michael J. Phillips
Manager
Industrial Pretreatment

MJP/scm

cc: Samuel T. McGhee, Executive Director,
Elnardo J. Webster, Esq.,
Thomas Malavasi, Maplewood Township Engineer

