



## State of New Jersey

CHRIS CHRISTIE  
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION

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Commissioner

KIM GUADAGNO  
Lt. Governor

Site Remediation Program  
P.O. Box 028  
Trenton, NJ 08625-0028  
Phone #: 609-292-1250  
Fax #: 609-777-1914

May 7, 2012

Honeywell International Inc.  
Attn: Mr. John Morris, Remediation Director  
101 Columbia Road  
Morristown, NJ 07962-1057

Re: **Area of Concern – Conditional No Further Action Letter**

Remedial Action Type: **Soils Only - Restricted Use for the CCPW Area of Concern Only as Defined Below**

Hudson County Chromate - Honeywell

Study Area 5, New Jersey City University – Former Baldwin Steel (Hudson County Chromate Site 090) and Former MI Holdings (Hudson County Chromate Site 184)

Route 440 and West Side Avenue, Jersey City, Hudson County

Program Interest #: Site 090 PI# 031779 and Site 184 PI# 000015

Activity Number: RPC 920001 (Site 090) RPC930001 (Site 184)

Document Title: Honeywell\_SA5\_090\_184\_AOC\_NFA\_050712

Blocks 1286, 1286.5, Lots 5&6D, 1&2

Dear Mr. Morris:

Pursuant to N.J.S.A. 58:10B-13.1 and N.J.A.C. 7:26C, the New Jersey Department of Environmental Protection (Department) issues this Conditional No Further Action Letter for the remediation of the Chromate Chemical Production Waste (CCPW) area of concern (AOC) specifically referenced above, so long as Honeywell International Inc. (Honeywell) did not withhold any information from the Department. This action is based upon information in the Department's case file and Honeywell's final certified report dated March 2012. In issuing this AOC - No Further Action (AOC-NFA) letter, the Department has relied upon the certified representations and information provided to the Department. To remain in compliance with the terms of this AOC-NFA letter, Honeywell, as well as each subsequent owner, lessee and operator must comply with the conditions noted below.

By issuance of this AOC-NFA letter, the Department acknowledges the completion of a Remedial Action pursuant to the Technical Requirements for Site Remediation (N.J.A.C. 7:26E), and the Consent Judgment dated September 7, 2011, for the CCPW AOC and no

other areas. CCPW is defined in the Consent Judgment as “the residual solid material produced by the processing of raw chromite bearing ore at a facility in Hudson County formerly owned or operated by one of the Companies or their predecessors. CCPW shall include COPR (chromite ore processing residue), and/or hexavalent chromium associated with COPR, and/or other metals associated with COPR and/or other material containing COPR.”

By operation of law, a Covenant Not to Sue pursuant to N.J.S.A. 58:10B-13.1 applies to this remediation. The Covenant Not to Sue is subject to any conditions and limitations contained herein. The Covenant Not to Sue remains effective only as long as the real property referenced above continues to meet the conditions of this AOC-NFA letter and applicable permits.

### **NO FURTHER ACTION CONDITIONS**

Pursuant to N.J.S.A. 58:10B-12o, Honeywell and any other person who was liable for the cleanup and removal costs, and remains liable pursuant to the Spill Act, shall inform the Department in writing within 14 calendar days whenever its name or address changes. Any notices submitted pursuant to this paragraph shall reference the above case numbers and shall be sent to: Bureau of Case Assignment and Initial Notice - Case Assignment Section, 401-05H, P.O. Box 420, Trenton, N.J. 08625-0420.

Honeywell, as well as each subsequent owner, lessee and operator (collectively Successors) shall comply with each of the following:

Honeywell has obtained all applicable permit(s) and authorization(s) to ensure that this remedial action remains protective of public health, safety and the environment into the future provided that Honeywell, as well as each subsequent owner, remains in full compliance with the terms and conditions of those permit(s) and authorization(s). The designation permit number for the Remedial Action Soil Permit is RAP120001 (effective May 4, 2012).

### **NOTICES**

#### Building Interiors Not Addressed

Please be advised that the remediation that is covered by this AOC-NFA letter does not address the remediation of hazardous substances that may exist in building interiors or equipment; including, but not limited to, radon, asbestos and lead. As a result, any risks to human health presented by any building interior or equipment remains. A complete building interior evaluation should be completed by the owner before any change in use or re-occupancy is considered.

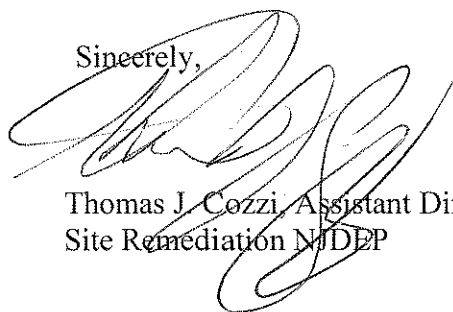
Soils-Only NFA when Ground Water Contamination remains from that Area(s) of Concern or Site

This AOC-NFA letter only applies to soils at the referenced site. By issuing this AOC-NFA letter, the Department has relied on the completion of remedial activities for soils and groundwater as per the NJDEP approved Remedial Action Work Plan (July 26, 2007). As per the referenced document, the implemented groundwater remedy includes a vertical hydraulic barrier, groundwater collection system with two extraction sumps, and a treatment system vault with connection to the local Publically-Owned Treatment Works. Three sentinel wells installed outside of the capped area will be monitored for groundwater levels and quality in accordance with provisions detailed in the Final Long Term Monitoring Plan. Results of the groundwater monitoring form the basis for need of any operation of the treatment system.

Please be advised that if changes in future ground water data no longer support the completed soils remedy, additional soil remediation may be necessary. Please note that there is an affirmative obligation to remediate the remaining contamination, within specific regulatory and mandatory timeframes, pursuant to the Spill Compensation and Control Act, N.J.S.A. 58:10-23.11 et seq. and the Site Remediation Reform Act, N.J.S.A. 58:10C-1 et seq.

Thank you for your attention to these matters. If you have any questions regarding this matter, please contact me at (609) 984-2905.

Sincerely,



Thomas J. Cozzi, Assistant Director  
Site Remediation NJDEP

- c: Honorable Jerramiah T. Healy, Mayor of Jersey City
- William Matsikoudis, Jersey City Corporation Counsel
- Joseph Castagna, Jersey City Division of Health
- Robert Ferraiuolo, Hudson Regional Health Commission
- David S. Doyle, Case Manager, NJDEP
- Teruo Sugihara, Section Chief, NJDEP- BEERA
- David Van Eck, NJDEP -BGWPA
- NJDEP-BOMM – Rob Hoch (as applicable for sites with Deed Notices)
- NJDEP- BISPS – Nick Sodano (CEA, Deed Notice and Historic Fill applicable)