



State of New Jersey

PHIL MURPHY
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION
Contaminated Site Remediation & Redevelopment Program
Remediation Review Element
Bureau of Remedial Action Permitting
401 E. State Street
P.O. Box 420
Mail Code 401-05S
Trenton, NJ 08625-0420
Phone: (609) 984-2990

SHAWN M. LATOURETTE
Commissioner

SHEILA OLIVER
Lt. Governor

September 19, 2022

Benny Dehghi, Global Remediation Director
HONEYWELL INTERNATIONAL INC
115 Tabor Road
Morris Plains, NJ 07950

Christopher Fiore, Assistant Executive Director
JERSEY CITY REDEVELOPMENT AGENCY
4 Jackson Square at 39 Kearney Avenue
Jersey City, NJ 07305

RE: Soil Remedial Action Permit Transfer/ Change of Ownership
Site: Study Area SA-6 South Deed Notice #4
A/K/A: Degen Oil & Chemical Company/
Hudson County Chromate Site 073 and 115
Address: Kellogg Street
City: Jersey City
County: Hudson
SRP Program Interest #: G000000927
Soil Remedial Action Permit #: RAP220001 (supersedes RAP190001)
Block: 21901.01 Lot: 8, 9

Dear Mr. Dehghi and Mr. Fiore:

Enclosed is a Soil Remedial Action Permit Transfer/ Change of Ownership issued pursuant to the Site Remediation Reform Act, 58:10C-1 et seq. and the Administrative Requirements for the Remediation of Contaminated Sites at N.J.A.C. 7:26C-1 et seq. This permit transfer becomes effective on 09/20/2022. Please note the referenced permit and program interest numbers and refer to them when corresponding with the Department.

The enclosed permit requires the permittee to conduct monitoring, maintenance and evaluation for compliance and effectiveness of the remedial action and its associated institutional control. The permit establishes requirements necessary for demonstrating that the remedial action and control continue to be protective of public health, safety and the environment.

Annual Fees

Please be aware that there are annual fees associated with this permit in accordance with N.J.A.C. 7:26C-4.6. These annual permit fees will be handled by invoicing the fee billing contact we have on record:

Eric Christodoulatos
Honeywell International Inc.
115 Tabor Road
Morris Plains, NJ 07950
Phone: (973) 455-2878
Email: eric.christodoulatos@honeywell.com

Any changes to this contact should be brought to the Department's attention. Changes to fee billing contacts are updates and are not considered modifications to the permit.

The Department looks forward to future continued cooperation in working together to provide a healthy environment for the citizens of New Jersey and to protect its resources. Going forward, questions or comments regarding this permit should be addressed to Robert Steinhagen with the Bureau of Remedial Action Permitting at Robert.Steinhagen@dep.nj.gov or (609) 633-1472.

Sincerely,



Lynne Mitchell, Assistant Director
Remediation Review Element

Enclosure

cc: Municipal Clerk, Jersey City
SeanG@jcnj.org

Jersey City Health and Human Services
healthierjc@jcnj.org

Hudson County Register
djennings@hcnj.us

Hudson Regional Health Commission
adequina@hudsonregionalhealth.org



Bureau of Remedial Action Permitting
 401 East State Street
 P.O. Box 420
 Mail Code 401-05S
 Trenton, NJ 08625-0420
 Phone: (609) 984-2990

SOIL REMEDIAL ACTION PERMIT TRANSFER/ CHANGE OF OWNERSHIP
Deed Notice with Engineering Control

The New Jersey Department of Environmental Protection hereby grants you a Remedial Action Permit Transfer/ Change of Ownership pursuant to N.J.S.A. 58:10C-1 et seq. and N.J.A.C. 7:26C-1 et seq. for the facility/activity named in this document. This permit transfer is the regulatory mechanism used by the Department to help ensure your remedial action will be protective of human health and the environment.

This permit transfer establishes the monitoring, maintenance, and evaluation requirements for determining the effectiveness of the deed notice's engineering control.

Site: Study Area SA-6 South Deed Notice #4
A/K/A: Degen Oil & Chemical Company/ Hudson County Chromate Site 073 and 115

<p><u>Facility Address:</u></p> <p>Kellogg Street Jersey City, NJ 07305 Hudson County</p>	<p><u>SRP PI #:</u> G000000927</p> <p><u>Permit #:</u> RAP220001 (supersedes RAP190001)</p> <p>Transfer Issuance Date: 09/19/2022</p> <p>Transfer Effective Date: 09/20/2022</p>
<p>Benny Dehghi, Global Remediation Director HONEYWELL INTERNATIONAL INC 115 Tabor Road Morris Plains, NJ 07950 Phone: (310) 512-2296 Email: benny.dehghi@Honeywell.com</p>	
<p><u>Property Owner - Co-Permittee:</u></p> <p>Christopher Fiore, Assistant Executive Director JERSEY CITY REDEVELOPMENT AGENCY 4 Jackson Square At 39 Kearney Avenue Jersey City, NJ 07305 Phone: (201) 761-0823 Email: marypat@jcnj.org</p>	

I. Authority

The Department is issuing this permit in accordance with N.J.S.A. 58:10C-1 et seq. and N.J.A.C. 7:26C-1 et seq.

II. Permit Requirements

A. MONITORING REQUIREMENTS

1. The permittee shall ensure that the remedial action remains protective of public health and safety and the environment, and to ensure compliance with the requirements of the Soil Remedial Action Permit. This includes but is not limited to site inspections, biennial submission of a Soil Remedial Action Protectiveness/Biennial Certification Form and Report, responding to any activities involving the institutional and/or engineering controls at the site, and responding to any public inquiries regarding the current status of the site. [N.J.A.C. 7:26C- 2.3(a and b)]
2. The permittee shall conduct monitoring and maintenance pursuant to Attachment A of the Soil Remedial Action Permit. [N.J.A.C. 7:26C- 7.8(a)]
3. The permittee shall conduct periodic inspections of each engineering control to determine its integrity, operability, and effectiveness. [N.J.A.C. 7:26C- 7.8(b)2]
4. The permittee shall conduct periodic inspections of any excavations or disturbances that have resulted in unacceptable exposure to the soil contamination. The permittee shall maintain a detailed maintenance and evaluation log. [N.J.A.C. 7:26C- 7.8(b)]

B. REMEDIAL ACTION PROTECTIVENESS/BIENNIAL CERTIFICATION FORM

1. Reporting Requirements

- a. The permittee shall prepare and submit to the Department a Remedial Action Protectiveness/Biennial Certification Form every two years following the anniversary of the date of the effective date of this permit. The certification shall be submitted on the required form provided by the Department. Submit a Remedial Action Protectiveness/Biennial Certification Form biennially from the effective date of this permit. [N.J.A.C. 7:26C- 7.7(a)1]

2. Evaluation Requirements

- a. The permittee shall hire a Licensed Site Remediation Professional to prepare and certify that the remedial action continues to be protective of the public health and safety and the environment. [N.J.A.C. 7:26C- 1.5(a)2]
- b. The permittee shall conduct the remediation in accordance with all applicable statutes, rules, and guidance. [N.J.A.C. 7:26C- 1.2(a)]
- c. The permittee shall provide the results of the periodic inspections required under the monitoring requirements of this permit. [N.J.A.C. 7:26C- 7.8(c)]
- d. The Remedial Action Protectiveness/Biennial Certification Form shall include an evaluation of any actual or pending zoning or land use changes to determine if these changes are consistent with the use restrictions contained in the attached deed notice/declaration of environmental restriction. If the evaluation finds that the engineering/institutional controls are no longer protective of the public health and safety and the environment, the permittee shall implement appropriate remedial action to ensure that the engineering/institutional controls are protective of the public health and safety and the environment. [N.J.A.C. 7:26C- 7.8(b)1]
- e. The Remedial Action Protectiveness/Biennial Certification Form shall include a comparison of the laws, Remediation Standards, and other regulations applicable at the time the engineering or

institutional control was established with any relevant subsequently promulgated or modified laws or regulations to determine whether the engineering or institutional control remains protective. The results shall be provided in table format, comparing of applicable laws, regulations, and standards. [N.J.A.C. 7:26C- 7.8(b)3]

C. FINANCIAL ASSURANCE REQUIREMENTS

1. Reporting Requirements - Letter of Credit

a. The permittee shall have the issuer of the Letter of Credit notify the Department, and the person providing the Letter of Credit by certified mail that, if the issuer of the Letter of Credit decides not to extend the letter of credit beyond the expiration date. Submit a written notification of lapse of Letter of Credit prior to 120 days before the letter of credit expiration date. [N.J.A.C. 7:26C-5.7(a)4]

b. The permittee shall prepare an estimate of the future costs to operate, maintain, and inspect all engineering controls subject to this permit, and submit it to the Department. Submit engineering controls maintenance cost estimate with the Protectiveness/Biennial Certification biennially from the effective date of this permit. [N.J.A.C. 7:26C- 7.10(a)1]

2. Financial Assurance - Maintenance

a. The permittee shall maintain financial assurance in an amount equal to or greater than the most recent estimated full cost to operate, maintain, and inspect all engineering controls that are part of any remedial action over the life of the permit. [N.J.A.C. 7:26C- 7.7(a)3]

D. FEES

1. For each year hereafter on the anniversary of the effective date of this permit, the Department shall invoice the permittees the amount of the annual Remedial Action Permit Fee. [N.J.A.C. 7:26C- 4.6]

E. PERMIT TRANSFERS

1. The permittee shall, no later than 60 days after the sale or transfer of the property, or transfer of the operation of the property, or termination of a lease, submit a Remedial Action Permit Transfer/Change of Ownership Application and pay the permit transfer fee to the Department. [N.J.A.C. 7:26C- 7.11(b)]

F. PERMIT MODIFICATIONS

1. Soil Permit Modifications

a. The permittee shall apply to have the Department modify a Remedial Action Permit after a change in the remedial action pursuant to N.J.A.C. 7:26C-6.4. [N.J.A.C. 7:26C- 7.12(b)1]

b. The permittee shall apply to have the Department modify a Remedial Action Permit after a modification of the engineering or institutional controls, which will result in changes to the exhibits in the deed notice or in the notice in N.J.A.C. 7:26C-7.2(c)2. [N.J.A.C. 7:26C- 7.12(b)2]

c. The permittee shall apply to have the Department modify a Remedial Action Permit after the permittee changes its address. [N.J.A.C. 7:26C- 7.12(b)3]

G. PERMIT TERMINATIONS

1. A request for a permit termination can be filed by submitting a Remedial Action Permit Application to terminate the permit to the Department when the remedial action meets all applicable remediation standards without the need for the Remedial Action Permit and the remedial action is protective of the public health and safety and of the environment without the presence of the Remedial Action Permit. [N.J.A.C. 7:26C- 7.13]

H. FORM SUBMITTAL

1. Any forms, applications or documents required by this chapter that can be submitted in an electronic format shall be submitted electronically 90 days after the date that the Department informs the public in the New Jersey Register that the relevant electronic application is functional. [N.J.A.C. 7:26C- 1.6(c)]
2. All submissions required pursuant to this permit shall be made on forms approved and available from the Department. These forms and instructions for completing these forms can be found at <http://www.nj.gov/dep/srp/srra/forms>. [N.J.A.C. 7:26C- 1.6]

I. RESTRICTED LAND USES

1. Contaminated sites remediated to non-residential soil remediation standards that require the maintenance of engineering and/or institutional controls cannot be converted to a childcare facility, public, private or charter school without the Department's prior approval, unless a presumptive remedy is implemented pursuant to the Presumptive Remedies for Soil Contamination at Schools, Child Care Centers, and Residences. [N.J.A.C. 7:26E- 5.3]

III. Permit Schedule

Permit Transfer Effective Date: 09/20/2022	
Submission Requirement	Due Date
Submit a Remedial Action Protectiveness/Biennial Certification Form	06/08/2024
Submit a Remedial Action Protectiveness/Biennial Certification Form	06/08/2026
Submit a Remedial Action Protectiveness/Biennial Certification Form	06/08/2028
Submit a Remedial Action Protectiveness/Biennial Certification Form	06/08/2030
Submit a Remedial Action Protectiveness/Biennial Certification Form	06/08/2032
Submit a Remedial Action Protectiveness/Biennial Certification Form	06/08/2034
Submit a Remedial Action Protectiveness/Biennial Certification Form	06/08/2036
Submit a Remedial Action Protectiveness/Biennial Certification Form	06/08/2038
Submit a Remedial Action Protectiveness/Biennial Certification Form	06/08/2040
Submit a Remedial Action Protectiveness/Biennial Certification Form	06/08/2042
Submit a Remedial Action Protectiveness/Biennial Certification Form	06/08/2044
Submit a Remedial Action Protectiveness/Biennial Certification Form	06/08/2046
Submit a Remedial Action Protectiveness/Biennial Certification Form	06/08/2048

Note: Remedial Action Protectiveness/Biennial Certification Forms are required to be submitted according to the schedule, and shall continue to be submitted until the Permit is terminated or modified.

Your Soil Remedial Action Permit under Administrative Requirements for the Remediation of Contaminated Sites, N.J.A.C. 7:26C-1 et seq. has been approved by the New Jersey Department of Environmental Protection.

Sincerely,

A handwritten signature in black ink, appearing to read 'L. Mitchell', with a long horizontal flourish extending to the right.

Lynne Mitchell, Assistant Director
Remediation Review Element

IV. Attachments:

- A. Monitoring and Maintenance Plan
- B. Deed Notice

Attachment A
Monitoring and Maintenance Plan for
Soil Remedial Action Permit

Case Information:

Preferred ID:	G000000927
RAP Number:	RAP220001
Case Name:	Study Area SA-6 South Deed Notice #4
Address:	200 Kellogg Street
City:	Jersey City
County:	Hudson County

Monitoring and Maintenance Schedule:

Deed Notice Area	Institutional /Engineering Control	Inspection Schedule
Tract 1 SA-7 TI Area	Soil	Quarterly
Tract 2 Site 073 Deferred	Signage	Quarterly
Tract 2 Site 073 Deferred	Asphalt Cap	Quarterly

Attachment B
Deed Notice