



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 16, 2022

Christopher Fiore, Assistant Executive Director  
JERSEY CITY REDEVELOPMENT AGENCY  
4 Jackson Square (39 Kearny Ave.)  
Jersey City, NJ 07305

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

RE: Soil Remedial Action Permit Transfer/ Change of Ownership  
Site: Study Area SA-6 North Deferred Area (Deed Notice Area 9)  
A/K/A: Hudson Co Chromate Site 087  
Address: 555 and 575 Route 440  
City: Jersey City  
County: Hudson  
SRP Program Interest #: G000008710  
Soil Remedial Action Permit #: RAP220003 (supersedes RAP190003)  
Block: 21901 Lot: 4

Dear Mr. Fiore and Mr. Dehghi:

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 09/17/2022. Please note the referenced permit and program interest numbers and refer to them when corresponding with the Department.

The enclosed transfer 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 RD  
Morris Plains, NJ 07950  
Phone: (973) 455-2877  
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](mailto:Robert.Steinhagen@dep.nj.gov) or (609) 633-1472.

Sincerely,



Lynne Mitchell, Assistant Director  
Remediation Review Element

Enclosure

c: Municipal Clerk, Jersey City  
[SeanG@jcnj.org](mailto:SeanG@jcnj.org)

Jersey City Health and Human Services  
[healthierjc@jcnj.org](mailto:healthierjc@jcnj.org)

Hudson County Register  
[djennings@hcnj.us](mailto:djennings@hcnj.us)

Hudson Regional Health Commission  
[adequina@hudsonregionalhealth.org](mailto: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 North Deferred Area (Deed Notice Area 9)  
**A/K/A:** Hudson Co Chromate 087

<p><b><u>Facility Address:</u></b></p> <p>555 and 575 Route 440                  Jersey City, NJ 07305                  Hudson County</p>	<p><b><u>SRP PI #:</u></b> G000008710</p> <p><b><u>Permit #:</u></b> RAP220003 (supersedes RAP190003)</p> <p><b>Issuance Date:</b> 09/16/2022</p> <p><b>Effective Date:</b> 09/17/2022</p>
<p><b><u>Person Responsible for Conducting the Remediation - Co-Permittee:</u></b></p> <p>Benny Dehghi, Global Remediation Manager                  HONEYWELL INTERNATIONAL INC                  115 Tabor Road                  Morris Plains, NJ 07950                  Phone: (310) 512-2296                  Email: benny.dehghi@honeywell.com</p>	
<p><b><u>Property Owner - Co-Permittee:</u></b></p> <p>Christopher Fiore/ Assistant Executive Director                  JERSEY CITY REDEVELOPMENT AGENCY                  4 Jackson Square (39 Kearny Ave.)                  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 operate, maintain, and monitor the institutional and/or engineering controls at the site, to 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 child care 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**

<b>Permit Modification Effective Date: 09/17/2022</b>	
<b>Submission Requirement</b>	<b>Due Date</b>
Submit a Remedial Action Protectiveness/Biennial Certification Form	07/09/2022
Submit a Remedial Action Protectiveness/Biennial Certification Form	07/09/2024
Submit a Remedial Action Protectiveness/Biennial Certification Form	07/09/2026
Submit a Remedial Action Protectiveness/Biennial Certification Form	07/09/2028
Submit a Remedial Action Protectiveness/Biennial Certification Form	07/09/2030
Submit a Remedial Action Protectiveness/Biennial Certification Form	07/09/2032
Submit a Remedial Action Protectiveness/Biennial Certification Form	07/09/2034
Submit a Remedial Action Protectiveness/Biennial Certification Form	07/09/2036
Submit a Remedial Action Protectiveness/Biennial Certification Form	07/09/2038
Submit a Remedial Action Protectiveness/Biennial Certification Form	07/09/2040
Submit a Remedial Action Protectiveness/Biennial Certification Form	07/09/2042
Submit a Remedial Action Protectiveness/Biennial Certification Form	07/09/2044
Submit a Remedial Action Protectiveness/Biennial Certification Form	07/09/2046
Submit a Remedial Action Protectiveness/Biennial Certification Form	07/09/2048

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.

SRP PI #: G000008710      Soil Remedial Action Permit #: RAP220003

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 stylized flourish at the end.

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:**

<b>Preferred ID:</b>	G000008710
<b>RAP Number:</b>	RAP220003
<b>Case Name:</b>	Study Area 6 North Deferred Area
<b>Address:</b>	555 and 575 Route 440
<b>City:</b>	Jersey City
<b>County:</b>	Hudson County

**Monitoring and Maintenance Schedule:**

<b>Deed Notice Area</b>	<b>Institutional /Engineering Control</b>	<b>Inspection Schedule</b>
Northern parcel	Soil	Quarterly
Southern parcel	Lining	Quarterly
Southern parcel	Permeable Cover	Quarterly



Attachment B  
Deed Notice