

State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

CATHERINE R. MCCABE Commissioner

PHILIP D. MURPHY Governor

SHEILA Y. OLIVER *Lt. Governor*

Site Remediation and Waste Management 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

July 18, 2018

Steven Fields, Owner JERSEY CITY FIELDS LLC 521 NE Spanish Trail Boca Raton FL 33432

Maria Kaouris, Remediation Manager HONEYWELL INTERNATIONAL INC 115 Tabor Road Morris Plains NJ 07950

William Hague, Director Remediation Design and Construction BAYFRONT REDEVELOLPMENT LLC 115 Tabor Road Morris Plains NJ 07950

RE: Ground Water Remedial Action Permit Site: Hudson County Chromate 117 A/K/A: Study Area 5 – Site 117, Former Ryerson Steel, Joseph T Ryerson & Son, Inc. Address: 440 State Route 440 City: Jersey City County: Hudson SRP Program Interest #: 008809 Ground Water Remedial Action Permit #: RAP170001

Dear Mr. Fields and Ms. Kaouris and Mr. Hague:

Enclosed is a Ground Water Remedial Action Permit issued pursuant to the Site Remediation Reform Act, 58:10C-1 <u>et seq</u>. and the Administrative Requirements for the Remediation of Contaminated Sites at N.J.A.C. 7:26C-1 <u>et seq</u>. This permit becomes effective on 07/25/2018. 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.

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:

Maria Kaouris, Remediation Manager Honeywell International, Inc. 115 Tabor Road Morris Plains, NJ 07950 Phone: (973) 455-4003 Email: maria.kaouris@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 the Bureau of Remedial Action Permitting at 609-984-2990, attention Robert Soboleski, Bureau Chief.

Sincerely,

William S. Hose, Assistant Director Remediation Review Element

Enclosure

c: Municipal Clerk, Jersey City rbyrne@jcnj.org

Jersey City Division of Health smithv@jcnj.org

Hudson County Register Isenerchia@hcnj.us

Hudson County Regional Health Commission cnawrocki@hudsonregionalhealth.org

Dennis Nagg Dennis.nagg@woodplc.com



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

GROUND WATER REMEDIAL ACTION PERMIT Monitored Natural Attenuation

The New Jersey Department of Environmental Protection hereby grants you a Remedial Action Permit pursuant to N.J.S.A. 58:10C-1 <u>et seq</u>. and N.J.A.C. 7:26C-1 <u>et seq</u>. for the facility/activity named in this document. This permit 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 establishes the monitoring, maintenance, and evaluation requirements for determining the effectiveness of an on-going ground water remediation. The monitoring program for this site shall be consistent with the attached Ground Water Monitoring Plan. A Classification Exception Area/Well Restriction Area (CEA/WRA) has been established for the site and is consistent with the attached CEA/WRA Fact Sheet.

Site: Hudson County Chromate 117

A/K/A: Study Area 5 – Site 117. Former Ryerson Steel, Joseph T Ryerson & Son, Inc.

Facility Address:		
	Program Interest#	<u>:</u> 008809
440 State Route 440		
Jersey City, NJ 07302	Permit#:	RAP170001
Hudson County		
Block: 26101 Lots: 1.01, 1.02		
Person Responsible for Conducting the Remediati	on - Co-Permittee:	
Maria Kaauria, Domodiation Managar		
Maria Kaouris, Remediation Manager HONEYWELL INTERNATIONAL INC		
115 Tabor Road		
Morris Plains, NJ 07950		
Phone: (973) 455-4003		
Email: maria.kaouris@honeywell.com		
☑ Primary Responsibility for Permit Compliance		
Property Owner - Co-Permittee:		
William Hague, Director		
Remediation Design and Construction		
BAYFRONT REDEVELOLPMENT LLC		
115 Tabor Road		
Morris Plains, NJ 07950		
Phone: (973) 455-4003		
Email: william.hague@honeywell.com		

Steven Fields, Owner JERSEY CITY FIELDS LLC 521 Ne Spanish Trail Boca Raton, FL 33432 Phone: (561) 465-3140 Email: steve@fields-realty.com

Issuance Date: 07/18/2018

Effective Date: 07/25/2018

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-1et seq.

II. Permit Requirements

A. GROUND WATER MONITORING REPORTING AND REQUIREMENTS

1. Reporting Requirements

a. The permittee shall submit a monitoring report in accordance with the schedule in the attached Ground Water Monitoring Plan. Submit the monitoring report with the Remedial Action Protectiveness/Biennial Certification Form biennially from the effective date of this permit. [N.J.A.C. 7:26C- 7.9(a)]

b. 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 Ground Water Remedial Action Permit. This includes but is not limited to site inspections, ground water sampling, biennial submission of a Ground Water 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. Sampling and Analysis

a. Sampling is to occur according to the applicable method(s) obtained from the Field Sampling Procedures Manual (the sampling method is noted in the site-specific Quality Assurance Performance Plan). [N.J.A.C. 7:26E- 2.1]

b. Samples are to be analyzed for the parameters listed in the attached Ground Water Monitoring Plan using the method or most recent revision of the method noted in the site-specific Quality Assurance Performance Plan. The method chosen must have adequate sensitivity to meet all applicable remediation standards/screening levels. The permittee shall collect and analyze samples pursuant to the attached Ground Water Monitoring Plan. [N.J.A.C. 7:26E-2.1]

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 Remedial Action Protectiveness/Biennial Certification Form shall include a comparison of the laws, Ground Water Quality Standards, and other regulations applicable at the time the Department established the ground water classification exception area, with any relevant subsequently promulgated or modified laws or regulations to determine whether the classification exception area remains protective. The results shall be provided in table format, comparing of applicable laws, regulations, and standards. [N.J.A.C. 7:26C- 7.9(b)2]

d. The Remedial Action Protectiveness/Biennial Certification Form shall include an evaluation of whether there are any planned changes within a 25-year water use planning horizon for the aquifer(s) in which the ground water classification exception area is located since the Department established the ground water classification exception area or the last completed biennial review, whichever is more recent. [N.J.A.C. 7:26C- 7.9(b)3]

e. The Remedial Action Protectiveness/Biennial Certification Form shall include an evaluation of whether there have been any actual changes in the ground water use since the Department established the ground water classification exception area or the last completed biennial review. The results of the evaluation of the changes in ground water use include a scaled map identifying all wells and/or waterlines found within one mile from any part of the boundaries of the ground water classification exception area. [N.J.A.C. 7:26C- 7.9(b)4]

f. The permittee shall maintain a maintenance and evaluation log for each monitoring well used to establish the ground water classification exception area. The log shall include a description of any well damage or vandalism identified or repairs completed. If any of the damage resulted in the decommissioning of a well, provide a copy of the Well Abandonment Report. [N.J.A.C. 7:26C- 7.9(b)5]

g. The Remedial Action Protectiveness/Biennial Certification Form shall include an evaluation of any land use disturbance that may intercept the water table within the area of the ground water classification exception area that could result in a contaminated discharge to surface water. If any such disturbances are identified, sample the ground water/surface water down-gradient and proximate to the land use disturbance to determine whether the ground water meets the more stringent of either: (1) The New Jersey Surface Water Quality Standards, N.J.A.C. 7:9B; or (2) The Federal Surface Water Quality Criteria, 40 CFR Part 131. [N.J.A.C. 7:26C- 7.9(b)6]

h. The Remedial Action Protectiveness/Biennial Certification Form shall include an evaluation of the fate and transport of the ground water contamination plume, including any additional remediation conducted, modification of the remedial action, or proposed revision of the ground water classification exception area, and apply for a modification of the Ground Water Remedial Action Permit to ensure that the remedial action remains protective of the public health and safety and the environment. [N.J.A.C. 7:26C- 7.9(b)7i and (d)2]

i. Within 180 calendar days after the anticipated expiration date of the ground water classification exception area, the permittee shall collect at least two rounds of ground water samples such that the time between sampling events accounts for seasonal fluctuations in the ground water table and the number of ground water samples collected is representative of the entire horizontal and vertical extent of the ground water classification exception area. If ground water samples indicate that contaminant concentrations have decreased to or below the applicable ground water quality standards throughout the ground water classification exception area, then the permittee may request that the Department remove the ground water classification exception area pursuant to N.J.A.C. 7:26C-7.3(g) and terminate the Ground Water Remedial Action Permit pursuant to N.J.A.C. 7:26C-7.13. If ground water samples indicate that contaminant concentrations have not decreased to or below the applicable ground water guality standards throughout the ground water classification exception area. then the permittee shall modify the remedial action by re-modeling the fate and transport of the ground water contaminant plume, proposing a revision to the ground water classification exception area, and applying for a modification of the Ground Water Remedial Action Permit pursuant to N.J.A.C. 7:26C-7.12. [N.J.A.C. 7:26C-7.9(f)]

C. FINANCIAL ASSURANCE REQUIREMENTS

1. No Engineering Control

a. Financial Assurance is not required since an engineering control is not in place for this site. [N.J.A.C. 7:26C- 7.10]

- 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, at least 60 days prior to 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. Ground Water Permit Modifications

a. The permittee shall apply to have the Department modify a Remedial Action Permit within 30 days after a statement that the permittee has completed a protectiveness evaluation required in its permit and has determined that the remedial action is not adequately protective of the public health and safety and of the environment, and stating the reasons for coming to this conclusion. [N.J.A.C. 7:26C- 7.12(b)1]

b. The permittee shall apply to have the Department modify a Remedial Action Permit within 30 days after the size, duration, or contaminants of a classification exception area need to be modified. [N.J.A.C. 7:26C- 7.12(b)2]

c. The permittee shall apply to have the Department modify a Remedial Action Permit within 30 days after the person responsible for conducting the remediation modifies the remedial action. [N.J.A.C. 7:26C- 7.12(b)4]

d. The permittee shall apply to have the Department modify a Remedial Action Permit within 30 days after the permittee changes its address. [N.J.A.C. 7:26C- 7.12(b)6]

G. PERMIT TERMINATIONS

 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]

III. Permit Schedule

Permit Effective Date: 07/25/2018	
Submission Requirement	Due Date
Submit a Remedial Action Protectiveness/Biennial Certification Form	07/25/2020
Submit a Remedial Action Protectiveness/Biennial Certification Form	07/25/2022
Submit a Remedial Action Protectiveness/Biennial Certification Form	07/25/2024
Submit a Remedial Action Protectiveness/Biennial Certification Form	07/25/2026
Submit a Remedial Action Protectiveness/Biennial Certification Form	07/25/2028
Submit a Remedial Action Protectiveness/Biennial Certification Form	07/25/2030
Submit a Remedial Action Protectiveness/Biennial Certification Form	07/25/2032
Submit a Remedial Action Protectiveness/Biennial Certification Form	07/25/2034
Submit a Remedial Action Protectiveness/Biennial Certification Form	07/25/2036

07/25/2038
07/25/2040
07/25/2042
07/25/2044
07/25/2046
07/25/2048

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

Sincerely,

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Date: July 18, 2018

William S. Hose, Assistant Director Remediation Review Element

IV. Attachments:

A. CEA/WRA Fact Sheet
B. Ground Water Monitoring Plan
CEA ID: CEA167476
Block: 26101 Lots: 1.01, 1.02

Attachment A

Classification Exception Area/Well Restriction Area Fact Sheet

Case Information:

Preferred Id:	008809
RAP Number:	RAP170001
Case Name:	Hudson County Chromate 117
Address:	440 Route 440
	Jersey City
County:	Hudson

Facility Contacts:

Co-Permittees:		
Person Responsible for	Maria Kaouris, Remediation Manager	
Conducting the	Honeywell International Inc.	
Remediation:	115 Tabor Road	
	Morris Plains NJ 07950	
	Phone: (973) 455-2175	
	Email: william.hague@honeywell.com	
	Primary Responsibility for Permit Compliance	
Property Owner:		
	Steven Fields, Owner	
	Jersey City Fields LLC	
	521 Ne Spanish Trail	
	Boca Raton FL 33432	
	Phone: (561) 465-3140	
	Email: steve@fields-realty.com	
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---Site Location: Refer to Exhibit A ---

Block and Lot of the Case:

 Block
 Lot

 21601
 1

Blocks and Lots of the CEA:

<u>Subject Item</u>	<u>Block</u>	Lot	<u>Municipality</u>	<u>Off-</u> <u>Site</u>
CEA100167476	21901	5	Jersey City	Yes
CEA100167476	21901	6	Jersey City	No
CEA100167476	21901	7	Jersey City	No
CEA100167476	21901	8	Jersey City	No
CEA100167476	21901	9	Jersey City	Yes
CEA100167476	21991	10	Jersey City	Yes
CEA100167476	21902	1	Jersey City	Yes
CEA100167476	21902	13.01	Jersey City	Yes
CEA100167476	21902	14.01	Jersey City	Yes
CEA100167476	21902	14.02	Jersey City	Yes
CEA100167476	21902	2.01	Jersey City	Yes
CEA100167476	21902	2.02	Jersey City	Yes
CEA100167476	21902.01	1	Jersey City	Yes
CEA100167476	21902.03	1	Jersey City	Yes
CEA100167476	21902.04	1	Jersey City	Yes
CEA100167476	22001	4	Jersey City	Yes
CEA100167476	24601	1	Jersey City	Yes
CEA100167476	24601	2	Jersey City	Yes
CEA100167476	24601	3	Jersey City	Yes
CEA100167476	24601	4	Jersey City	Yes
CEA100167476	24601	5	Jersey City	Yes
CEA100167476	24601	6	Jersey City	Yes
CEA100167476	24601	7	Jersey City	Yes
CEA100167476	24601	8	Jersey City	Yes
CEA100167476	24602	1	Jersey City	Yes
CEA100167476	26101	1.01	Jersey City	No
CEA100167476	26101	1.02	Jersey City	Yes
CEA100167476	26101	3	Jersey City	Yes
CEA100167476	26101	9	Jersey City	Yes

CEA Information:

Subject Item	<u>Description</u>
CEA100167476	Shallow Fill Layer

Subject Item	<u>Affected Aquifer</u>	Vertical Depth
CEA100167476	Fill	20

Subject Item	<u>Classification</u>
CEA100167476	II-A

Contaminants:

This CEA/WRA applies only to the contaminants listed in the table below. All constituent standards (N.J.A.C. 7:9C-1.6) apply at the designated boundary.

<u>Subject Item</u>	<u>Contaminant</u>	<u>Concentration (1)</u>	<u>GWQS (2)</u>
CEA100167476	Chromium	229,000 Micrograms Per Liter	70 Micrograms Per Liter
CEA100167476	Chromium (VI)	115,000 Micrograms Per Liter	70 Micrograms Per Liter

(1) Maximum concentration detected at the time of CEA establishment(2) Ground Water Quality Standards

--- CEA Boundaries: Refer to Exhibit B ---

Projected Term of CEA:

Subject Item	Date Established
CEA100167476	2/16/2012

Subject Item	Duration in Years
CEA100167476	Indeterminate

Subject Item	Expected Expiration Date		
CEA100167476	Indeterminate		

Note: Since ground water quality data indicates exceedance of contaminants above the Primary Drinking Water Standards, and the designated uses of Class II-A aquifers include potable use, the CEA established for this site is also a Well Restriction Area. The extent of the Well Restriction Area shall coincide with the boundaries of the CEA.

Well Restrictions set within the boundaries of the CEA

Subject Item	<u>Restriction</u>
CEA100167476	Double Case Wells: With the exception of monitoring wells installed
	into the first water bearing zone, any proposed well to be installed within the CEA/WRA boundary shall be double cased to an
	appropriate depth in order to prevent any vertical contaminant migration pathways. This depth is either into a confining layer or 50
	Ingration pattways. This deput is cluter into a comming layer of 50

	feet below the vertical extent of the CEA.
CEA100167476	Evaluate Production Wells: Any proposed high capacity production wells in the immediate vicinity of the CEA/WRA should be pre- evaluated to determine if pumping from these wells would draw a portion of the contaminant plume into the cone of capture of the production wells or alter the configuration of the contaminant plume.
CEA100167476	Sample Potable Wells: Any potable well to be installed within the footprint of the CEA/WRA shall be sampled annually for the parameters of concern. The first sample shall be collected prior to using the well. If contamination is detected, contact your local Health Department. If the contamination is above the Safe Drinking Water Standards, then the NJDEP Hot Line should be called. Treatment is required for any well that has contamination above the Safe Drinking Water Standards.

Exhibit A (Site Location)

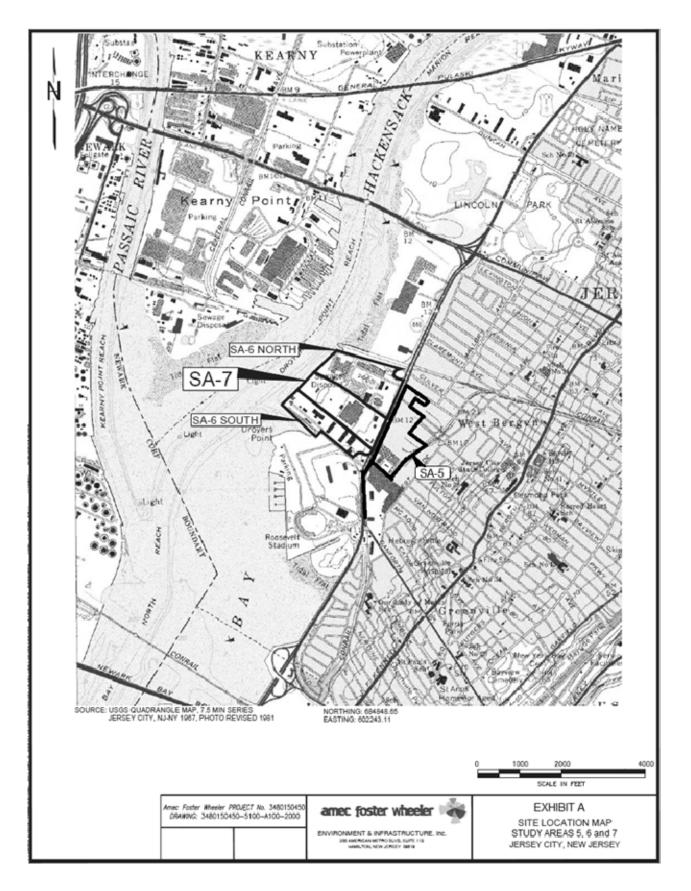


Exhibit B (CEA Boundaries)



Honeywell Main Facility Shallow Overburden Aquifer - PI #008809; Subject Item ID 167476



<u>Attachment B</u> <u>Ground Water Monitoring Plan for</u> <u>Ground Water Remedial Action Permit</u>

Case Information:

Preferred ID:	008809 (shallow zone)
RAP Number:	RAP170001
Case Name:	Hudson County Chromate 117
Address:	440 Route 440
City:	Jersey City
County:	Hudson County
Block and Lot of the Site:	Block: 26101 Lot: 1.01

Monitoring Schedule:

Well to be	Type of	Easting	Northing	Sampling	Reporting	Sampling parameters for
sampled	Well	-	-	Schedule	Schedule	each well
117-MW-A05	Plume fringe	604116.02	684005.396	Biennially	Biennially	Chromium (Total)
117-MW-A14	Plume fringe	603651.33	683698.66	Biennially	Biennially	Chromium (Total)
117-MW-A85	Plume sampling point	603558.09	684201.186	Biennially	Biennially	Chromium (Total)
117-MW-A89	Sentinel	603352.69	683955.18	Biennially	Biennially	Chromium (Total)
117-MW-A99	Plume sampling point	603761.91	684664.22	Biennially	Biennially	Chromium (Total)
117-MW-A05	Plume fringe	604116.02	684005.396	Biennially	Biennially	Chromium (Hexavalent)
117-MW-A05	Plume fringe	603651.33	683698.66	Biennially	Biennially	Chromium (Hexavalent)
117-MW-A14	Plume sampling point	603558.09	684201.186	Biennially	Biennially	Chromium (Hexavalent)
117-MW-A89	Sentinel	603352.69	683955.18	Biennially	Biennially	Chromium (Hexavalent)
117-MW-A99	Plume sampling point	603761.91	684664.22	Biennially	Biennially	Chromium (Hexavalent) Depth to Water Table from Top
117-MW-A05	Plume fringe	604116.02	684005.396	Yearly	Biennially	of Inner Well Casing (ft.)
117-MW-A14	Plume fringe	603651.33	683698.66	Yearly	Biennially	Depth to Water Table from Top of Inner Well Casing (ft.)
117-MW-A85	Plume sampling point	603558.09	684201.186	Yearly	Biennially	Depth to Water Table from Top of Inner Well Casing (ft.)
117-MW-A89	Sentinel	603352.69	683955.18	Yearly	Biennially	Depth to Water Table from Top of Inner Well Casing (ft.)
117-MW-A99	Plume sampling point	603761.91	684664.22	Yearly	Biennially	Depth to Water Table from Top of Inner Well Casing (ft)
117-MW-I4S	Plume sampling point	603839.6	684702.8	Yearly	Biennially	Depth to Water Table from Top of Inner Well Casing (ft)
117-MW-I4S	Plume sampling point	603839.6	684702.8	Biennially	Biennially	Chromium (Total)
117-MW-I4S	Plume sampling point	603839.6	684702.8	Biennially	Biennially	Chromium (Hexavalent)