



Health, Safety, Environmental, Product Stewardship and Sustainability
115 Tabor Road, 4-D4
Morris Plains, New Jersey 07950
www.honeywell.com

April 27, 2018

Stephen Fields
Jersey City Fields, LLC
521 NE Spanish Trl.
Boca Raton, FL NJ 33432

**Subject: Annual Update Regarding Utilities on Former Morris Canal and New Jersey City University West Side Campus
Jersey City, New Jersey**

Dear Mr. Fields:

Honeywell is providing this annual notice update regarding site conditions and activities at the New Jersey City University (NJDEP Sites 90 and 184) and the Former Morris Canal (NJDEP Site 153) Properties as part of its focus on preventing any subsurface work from disturbing the environmental remedies implemented at these sites, and in compliance with the requirements of two separate Consent Decrees. These are the Consent Decree Regarding Sites 079 and 153 South, Paragraph 81, and the Consent Decree Regarding Remediation of the New Jersey City University (NJCU) Redevelopment Area (which includes Site 153 North), Paragraph 104 (the Consent Decrees).

Under the referenced Consent Decrees, Honeywell must provide an annual update notice regarding Site conditions and activities related to the utilities in the area of the Morris Canal and NJCU Sites. The City of Bayonne Department of Public Works (DPW) has a sanitary sewer force main, manholes and associated structures located along Route 440 in Jersey City, within the Morris Canal and in close proximity to the NJCU Site. The previous annual notice was provided by Honeywell in a letter dated April 21, 2016. This letter covers calendar year 2016.

Honeywell completed remedial actions for chromium impacts at the Former Morris Canal and NJCU sites that are subject to the Consent Decrees. The remedial actions, approved by the New Jersey Department of Environmental Protection (NJDEP), are summarized below:

The Former Morris Canal

This property consists of a narrow strip of land that was originally a part of the Former Morris Canal. The property runs adjacent to the eastern side of Route 440 from Carbon Place to Danforth Avenue (see attached aerial location map). Soils on portions of this property contain hexavalent chromium above New Jersey's most stringent soil guideline of 20 milligrams/kilogram (mg/kg). Utility poles and various utility lines are located on the property.

Remediation at the Former Morris Canal has been implemented as per the requirements of the two Consent Decrees referenced above and consistent with the Sewer Protocol issued by the New Jersey Department of Environmental Protection. In the southern part of the Canal starting north of Danforth Avenue and running approximately 2,525 feet north, just past Home Depot, remediation consisted of either: (a) excavation of the top 3 feet of soil and replacement with clean fill; or (b) replacement of the existing asphalt cap and/or landscaped areas so as to ensure the integrity and

protectiveness of these engineering controls. The remedial actions in the southern portion of the Canal were conducted as two separate efforts, one at the end of 2009 and the second in the latter part of 2011.

Remedial actions in the northern part of the Canal, the section adjacent to NJCU, included the installation of a membrane cap and pavement in areas adjacent to the cap. The remedial actions in this section occurred in conjunction with the NJCU remedial actions, which, as per the detail provided below, were completed at the end of 2011.

Honeywell, as the owner of Morris Canal Property has placed a deed restriction on the entire Morris Canal Site. The deed restriction, among other things, requires Honeywell to maintain the integrity of the above remedial measures. The deed notice will be updated in 2018 to reflect NJDEP's current deed notice format, the completion of remedial actions as well as changes made by Jersey City to Block and Lot numbers.

The NJCU West Side Campus

The NJCU West Side Campus property, located between West Side Avenue and Route 440 (see attached aerial location map), will become the home of New Jersey City University's new "West Side Campus." The West Side Campus will give NJCU expanded academic facilities, including new classrooms, administrative offices and dormitories.

Honeywell and NJCU have worked and continue to work together to coordinate the NJCU West Campus redevelopment with the remedial actions for chromium, implemented between 2010 and 2011. The remedial actions, which were approved by NJDEP and conform with the requirements of the Consent Decree Regarding Remediation of the New Jersey City University, included soil excavation in the area of the Site referred to as the Residential Area of Concern (Residential Area) and capping in the area of the Site referred to as the Commercial Area of Concern (Commercial Area). Soil excavation was conducted to New Jersey's residential soil guideline for hexavalent chromium of 20 mg/kg to a depth of 20 feet in the area of future Buildings 5 and 6, and to a level of 5 mg/kg in the top 4 feet across the Residential Area.

In the Commercial Area, Honeywell installed a state-of-the-art "RCRA-type" cap over chromium contaminated soils, consisting of a geosynthetic liner, a drainage layer, and 1 to 2 feet of clean fill, followed by paving and/or stone placement for future use to meet the University's parking needs. In addition to the cap, the remedy included the installation of underground barrier walls to isolate impacted groundwater from clean areas. Site remediation included construction of clean utility corridors for new utilities to be placed above the cap.

The NJDEP issued a Restricted Use No Further Action Letter and Remedial Action Permit for soils in May 2012. NJCU, as the owner of the property, recorded a deed restriction on the Commercial Area that requires the cap to be properly maintained. Honeywell is committed to maintaining the integrity of the cap in compliance with New Jersey law and its obligations under the Consent Decree.

In 2017, an extension to the underground barrier wall was installed on the eastern side of the Commercial AOC cap to create a fully contiguous barrier wall around the cap area. The new barrier wall tied in to existing sheet pile along the northern end of the cap and extended to the end of the sheet pile wing wall located on the southeastern side of the remedy, along Building 5. Following sheet pile installation, new liner was installed and welded to the existing liner, and laid over top of new sheeting and sealed along the sheet pile alignment with sand/bentonite. Also in 2017, NJCU initiated the Phase II Roadway work as part of the West Campus redevelopment, which is expected to be completed in the second half of 2018.

The utility maps including as-built drawings associated with the completed remedial actions at both the NJCU and Morris Canal sites were provided with the annual notification letters submitted on April 20, 2012. Updated as-builts including this additional remediation component at NJCU are attached. Similarly, updated utility maps will continue to be provided, as needed, based on any changes required following any further remediation in conjunction with sewer repair or replacement.

One of the key objectives of this letter is to make you aware that Honeywell has developed a Worker Training Manual that describes appropriate measures for coordination with Honeywell in addressing chromium contaminated soils. We, therefore, ask that if you have the need to do any work, either in the area of the Morris Canal or the Commercial Area of NJCU (please see attached map), that you please notify us prior to such work in these areas so that we can provide you copies of, and brief you on, the Worker Training Manual. To the extent, feasible, we request that you notify Honeywell at least 10 business days in advance of any activity you will be undertaking, so that we can provide you the information and properly coordinate. You can report any such pending work by calling 855-727-2658, a special number Honeywell has obtained in order to receive such notifications.

We appreciate your cooperation. If you have any questions or would like additional information, please feel free to call me at (973) 455-3302.

Sincerely,



Maria Kaouris
Remediation Manager

MK:jh/sg

Encl: Aerial Location Map
Updated As-Builts

cc: (electronic copy)
Joseph Clifford – Amec Foster Wheeler
Michael Daneker – Arnold & Porter Kaye Scholer LLP
Jeremy Karpatkin – Arnold & Porter Kaye Scholer LLP
William Hague – Honeywell
John Morris – Honeywell
Robert Wayne – LeClairRyan
Aaron Aska – New Jersey City University
Michael D'Aquila – New Jersey City University
Al Ramey – New Jersey City University

JERSEY CITY, NEW JERSEY

NEWARK BAY

FORMER MORRIS CANAL

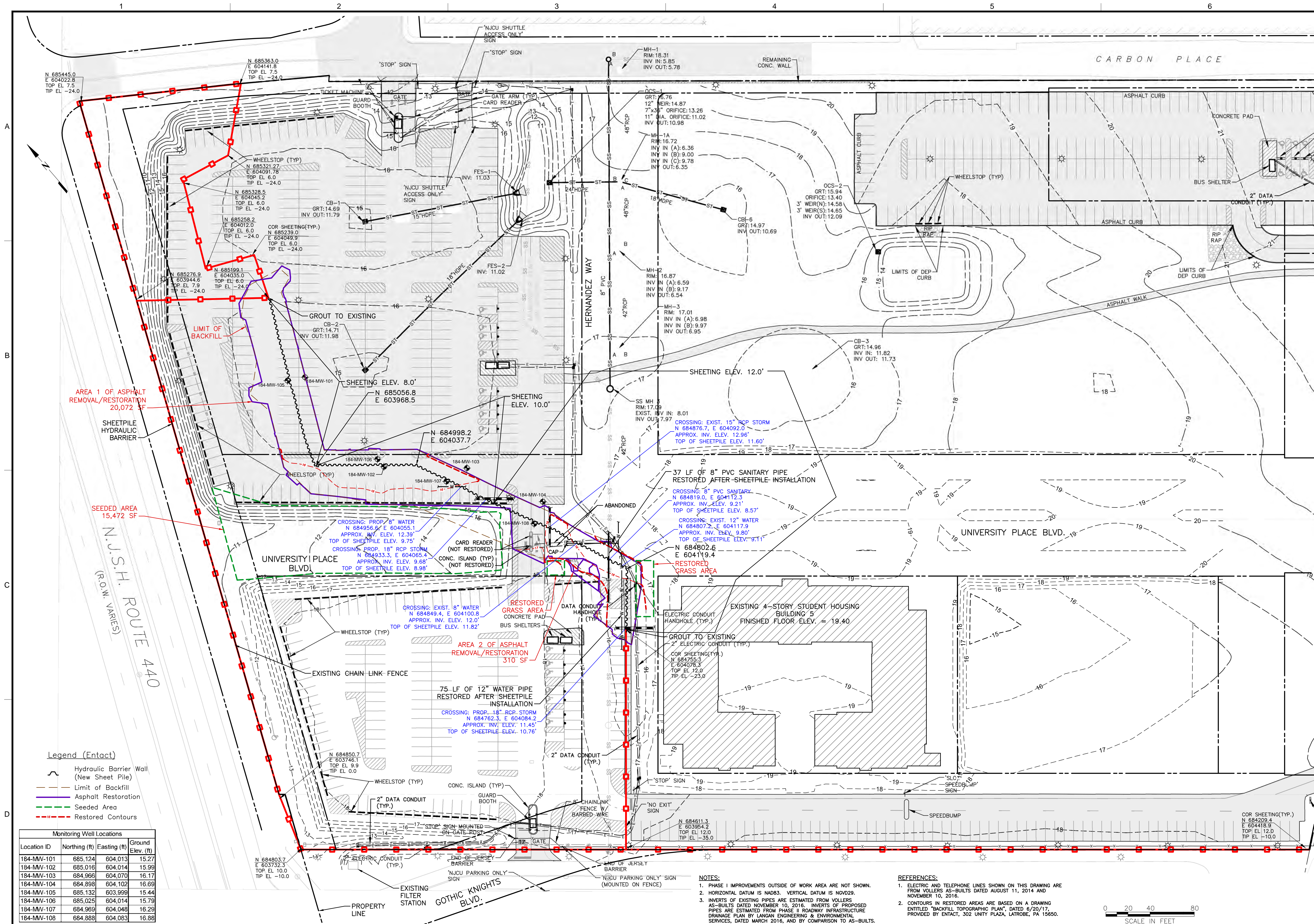
COMMERCIAL
AREA
OF
CONCERN

ROUTE 440

NJCU
WEST SIDE
CAMPUS

AERIAL LOCATION MAP
MORRIS CANAL
AND NJCU PROPERTIES





ENVIRONMENT & INFRASTRUCTURE, Inc.
200 AMERICAN METRO BLVD, SUITE 113
HAMILTON, NEW JERSEY 08619
TELEPHONE: (908) 688-2888
FAX: (908) 688-2889

NJ Certificate of Authorization
Number 24GA28010900

NO.	REVISION DESCRIPTION	DATE	BY	CHKD
1	ISSUED FOR BIDDING PURPOSES	11/03/16	SPM	NS
2	ISSUED FOR BIDDING PURPOSES	10/05/16	SPM	NS
3	ISSUED FOR BIDDING PURPOSES	09/05/16	SPM	NS
4	ISSUED FOR BIDDING PURPOSES	08/05/16	SPM	NS
5	ISSUED FOR BIDDING PURPOSES	07/05/16	SPM	NS
6	ISSUED FOR BIDDING PURPOSES	06/05/16	SPM	NS
7	ISSUED FOR BIDDING PURPOSES	05/05/16	SPM	NS
8	ISSUED FOR BIDDING PURPOSES	04/05/16	SPM	NS
9	ISSUED FOR BIDDING PURPOSES	03/05/16	SPM	NS
10	ISSUED FOR BIDDING PURPOSES	02/05/16	SPM	NS
11	ISSUED FOR BIDDING PURPOSES	01/05/16	SPM	NS
12	ISSUED FOR BIDDING PURPOSES	12/05/15	SPM	NS
13	ISSUED FOR BIDDING PURPOSES	11/05/15	SPM	NS
14	ISSUED FOR BIDDING PURPOSES	10/05/15	SPM	NS
15	ISSUED FOR BIDDING PURPOSES	09/05/15	SPM	NS
16	ISSUED FOR BIDDING PURPOSES	08/05/15	SPM	NS
17	ISSUED FOR BIDDING PURPOSES	07/05/15	SPM	NS
18	ISSUED FOR BIDDING PURPOSES	06/05/15	SPM	NS
19	ISSUED FOR BIDDING PURPOSES	05/05/15	SPM	NS
20	ISSUED FOR BIDDING PURPOSES	04/05/15	SPM	NS
21	ISSUED FOR BIDDING PURPOSES	03/05/15	SPM	NS
22	ISSUED FOR BIDDING PURPOSES	02/05/15	SPM	NS
23	ISSUED FOR BIDDING PURPOSES	01/05/15	SPM	NS
24	ISSUED FOR BIDDING PURPOSES	12/05/14	SPM	NS
25	ISSUED FOR BIDDING PURPOSES	11/05/14	SPM	NS
26	ISSUED FOR BIDDING PURPOSES	10/05/14	SPM	NS
27	ISSUED FOR BIDDING PURPOSES	09/05/14	SPM	NS
28	ISSUED FOR BIDDING PURPOSES	08/05/14	SPM	NS
29	ISSUED FOR BIDDING PURPOSES	07/05/14	SPM	NS
30	ISSUED FOR BIDDING PURPOSES	06/05/14	SPM	NS
31	ISSUED FOR BIDDING PURPOSES	05/05/14	SPM	NS
32	ISSUED FOR BIDDING PURPOSES	04/05/14	SPM	NS
33	ISSUED FOR BIDDING PURPOSES	03/05/14	SPM	NS
34	ISSUED FOR BIDDING PURPOSES	02/05/14	SPM	NS
35	ISSUED FOR BIDDING PURPOSES	01/05/14	SPM	NS
36	ISSUED FOR BIDDING PURPOSES	12/05/13	SPM	NS
37	ISSUED FOR BIDDING PURPOSES	11/05/13	SPM	NS
38	ISSUED FOR BIDDING PURPOSES	10/05/13	SPM	NS
39	ISSUED FOR BIDDING PURPOSES	09/05/13	SPM	NS
40	ISSUED FOR BIDDING PURPOSES	08/05/13	SPM	NS
41	ISSUED FOR BIDDING PURPOSES	07/05/13	SPM	NS
42	ISSUED FOR BIDDING PURPOSES	06/05/13	SPM	NS
43	ISSUED FOR BIDDING PURPOSES	05/05/13	SPM	NS
44	ISSUED FOR BIDDING PURPOSES	04/05/13	SPM	NS
45	ISSUED FOR BIDDING PURPOSES	03/05/13	SPM	NS
46	ISSUED FOR BIDDING PURPOSES	02/05/13	SPM	NS
47	ISSUED FOR BIDDING PURPOSES	01/05/13	SPM	NS
48	ISSUED FOR BIDDING PURPOSES	12/05/12	SPM	NS
49	ISSUED FOR BIDDING PURPOSES	11/05/12	SPM	NS
50	ISSUED FOR BIDDING PURPOSES	10/05/12	SPM	NS
51	ISSUED FOR BIDDING PURPOSES	09/05/12	SPM	NS
52	ISSUED FOR BIDDING PURPOSES	08/05/12	SPM	NS
53	ISSUED FOR BIDDING PURPOSES	07/05/12	SPM	NS
54	ISSUED FOR BIDDING PURPOSES	06/05/12	SPM	NS
55	ISSUED FOR BIDDING PURPOSES	05/05/12	SPM	NS
56	ISSUED FOR BIDDING PURPOSES	04/05/12	SPM	NS
57	ISSUED FOR BIDDING PURPOSES	03/05/12	SPM	NS
58	ISSUED FOR BIDDING PURPOSES	02/05/12	SPM	NS
59	ISSUED FOR BIDDING PURPOSES	01/05/12	SPM	NS
60	ISSUED FOR BIDDING PURPOSES	12/05/11	SPM	NS
61	ISSUED FOR BIDDING PURPOSES	11/05/11	SPM	NS
62	ISSUED FOR BIDDING PURPOSES	10/05/11	SPM	NS
63	ISSUED FOR BIDDING PURPOSES	09/05/11	SPM	NS
64	ISSUED FOR BIDDING PURPOSES	08/05/11	SPM	NS
65	ISSUED FOR BIDDING PURPOSES	07/05/11	SPM	NS
66	ISSUED FOR BIDDING PURPOSES	06/05/11	SPM	NS
67	ISSUED FOR BIDDING PURPOSES	05/05/11	SPM	NS
68	ISSUED FOR BIDDING PURPOSES	04/05/11	SPM	NS
69	ISSUED FOR BIDDING PURPOSES	03/05/11	SPM	NS
70	ISSUED FOR BIDDING PURPOSES	02/05/11	SPM	NS
71	ISSUED FOR BIDDING PURPOSES	01/05/11	SPM	NS
72	ISSUED FOR BIDDING PURPOSES	12/05/10	SPM	NS
73	ISSUED FOR BIDDING PURPOSES	11/05/10	SPM	NS
74	ISSUED FOR BIDDING PURPOSES	10/05/10	SPM	NS
75	ISSUED FOR BIDDING PURPOSES	09/05/10	SPM	NS
76	ISSUED FOR BIDDING PURPOSES	08/05/10	SPM	NS
77	ISSUED FOR BIDDING PURPOSES	07/05/10	SPM	NS
78	ISSUED FOR BIDDING PURPOSES	06/05/10	SPM	NS
79	ISSUED FOR BIDDING PURPOSES	05/05/10	SPM	NS
80	ISSUED FOR BIDDING PURPOSES	04/05/10	SPM	NS
81	ISSUED FOR BIDDING PURPOSES	03/05/10	SPM	NS
82	ISSUED FOR BIDDING PURPOSES	02/05/10	SPM	NS
83	ISSUED FOR BIDDING PURPOSES	01/05/10	SPM	NS
84	ISSUED FOR BIDDING PURPOSES	12/05/09	SPM	NS
85	ISSUED FOR BIDDING PURPOSES	11/05/09	SPM	NS
86	ISSUED FOR BIDDING PURPOSES	10/05/09	SPM	NS
87	ISSUED FOR BIDDING PURPOSES	09/05/09	SPM	NS
88	ISSUED FOR BIDDING PURPOSES	08/05/09	SPM	NS
89	ISSUED FOR BIDDING PURPOSES	07/05/09	SPM	NS
90	ISSUED FOR BIDDING PURPOSES	06/05/09	SPM	NS
91	ISSUED FOR BIDDING PURPOSES	05/05/09	SPM	NS
92	ISSUED FOR BIDDING PURPOSES	04/05/09	SPM	NS
93	ISSUED FOR BIDDING PURPOSES	03/05/09	SPM	NS
94	ISSUED FOR BIDDING PURPOSES	02/05/09	SPM	NS
95	ISSUED FOR BIDDING PURPOSES	01/05/09	SPM	NS
96	ISSUED FOR BIDDING PURPOSES	12/05/08	SPM	NS
97	ISSUED FOR BIDDING PURPOSES	11/05/08	SPM	NS
98	ISSUED FOR BIDDING PURPOSES	10/05/08	SPM	NS
99	ISSUED FOR BIDDING PURPOSES	09/05/08	SPM	NS
100	ISSUED FOR BIDDING PURPOSES	08/05/08	SPM	NS

PROJECT: SA-5 NJCU SITE 90/184
JERSEY CITY, NEW JERSEY
ADDENDUM 16 TO THE 100% DESIGN
PROPOSED SHEETPILE INSTALLATION

TITLE: GENERAL
RESTORATION PLAN

CLIENT: SEA-BRENT C. ODELL

DESIGNED BY: NS
CHECKED BY: BOD
SCALE: AS SHOWN
VERIFIED SCALE: D
THIS BAR MEASURES ONE INCH ON THE ORIGINAL DRAWING.
PROJECT NUMBER: 3480150481
DRAWING NUMBER: C-101
SHEET NUMBER: 1 OF 2

