



HEALTH, SAFETY, ENVIRONMENT, PRODUCT STEWARDSHIP AND SUSTAINABILITY

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May 30, 2025

Stephen and Kim Fields
Jersey City Fields, LLC
521 NE Spanish Trail
Boca Raton, FL 33432

Via email

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

Dear Mr. and Mrs. 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 Amended 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 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 22, 2024.

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 per 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 NJDEP. 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 geosynthetic membrane cap and pavement in areas adjacent to the cap. The remedial actions 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. An updated deed notice was filed on November 12, 2019 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. A Remedial Action Soil Permit Application for the Morris Canal was submitted to the NJDEP in March 2020 and received on June 10, 2021.

The NJCU West Side Campus

The NJCU West Side Campus property is located between West Side Avenue and Route 440 (see attached aerial location map), and includes expanded academic facilities, 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 NJCU Redevelopment Area, 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 Building 5 and future Building 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. A modified deed notice was recorded in April 2018 to reflect completion of the barrier wall extension. NJDEP issued a Remedial Action Soil Permit for the remedy in May 2012, and the permit was modified for the inclusion of the barrier wall extension on January 4, 2019. The Phase II Roadway work, initiated in 2017 as part of the West Campus redevelopment, is substantially complete in the Residential and Commercial Areas with final grading/paving remaining along University Boulevard.

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 and updated as-builts were

provided with the utility letters submitted on April 27, 2018. 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 973-455-2877.

Sincerely,



Eric Christodoulatos
Senior Remediation Manager

Attachment: Aerial Location Map

cc: (electronic copy)
Michael Daneker – Arnold & Porter LLP
Jeremy Karparkin – Arnold & Porter LLP
Benny Dehghi – Honeywell
George Pfeiffer – Honeywell
Charles Anthony – Honeywell
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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

