



HEALTH, SAFETY, ENVIRONMENT, PRODUCT STEWARDSHIP AND SUSTAINABILITY

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May 30, 2025

Suzanne Cavanaugh
Director of Municipal Services
City of Bayonne
630 Avenue C
Bayonne, NJ 07002

Via email

**Subject: Annual Update Regarding Utilities on the Ciasulli Property, Site 079
540 Route 440, Jersey City, New Jersey**

Dear Director Cavanaugh:

Honeywell is providing this annual notice update regarding site conditions and activities at the Ciasulli Property (Site) as part of its focus on preventing any subsurface work from disturbing the environmental remedies implemented at the site, and in accordance with Paragraph 81 of the Consent Decree Regarding Sites 79 and 153 South (Ciasulli Consent Decree).

Under the Ciasulli Consent Decree, Honeywell must provide an annual update notice regarding Site conditions and activities related to the utilities in the area of the Ciasulli Property. The City of Bayonne has a sanitary sewer force main, manholes, and associated structures located along Route 440 in Jersey City, in close proximity to the Site and within the Morris Canal (portions of Site 153 South addressed by the Ciasulli Consent Decree and of Site 153 North addressed by the New Jersey City University Consent Decree). The previous annual notice was provided by Honeywell in a letter dated April 22, 2024. No remediation activities have occurred at the Site since our last notice. Site information is provided below.

Honeywell completed remediation of chromium impacted soil at the Ciasulli Property during 2010. The remedial actions, approved by the New Jersey Department of Environmental Protection (NJDEP), included in-situ treatment in one part of the Site and limited excavation in another area. Information on the property is provided below.

Honeywell has also performed remedial actions at the Morris Canal. These actions are described in notice letters pertaining to the Morris Canal and New Jersey City University.

The Ciasulli Property

The Ciasulli Property, operating as a Metro Honda, is an automobile dealership that encompasses approximately 3 acres along Route 440 between Carbon Place and Fisk Street in Jersey City, New Jersey (see attached aerial location map). The Site consists of two parcels: the main car dealership facility and a separate vehicle parking lot located east of the main facility. Various utility lines are located on the Site. A remedial investigation showed that soils present on portions of the Site contained hexavalent chromium above New Jersey's most stringent residential soil guideline of 20 milligrams per kilogram.

During 2010, Honeywell implemented a remedial action involving excavation of a small portion of the Site along the sidewalk area near the corner of Fisk Street and Mortorano Way, and treatment of soils via in-situ injection of a reductant in the western part of the Site, between the car dealership building and Route 440. The deed notice area is covered with asphalt paving that prevents exposure to contaminants which may remain in soils.

The owner of the Ciasulli property has placed a deed restriction on the Site that requires Honeywell to maintain these remedial measures. Honeywell is committed to maintaining the integrity of the asphalt cap in compliance with New Jersey law and its obligations under the Ciasulli Consent Decree. Honeywell submitted a Remedial Action Report to the NJDEP during September 2011, which was approved by the NJDEP in February 2012. The NJDEP issued a Restricted Use No Further Action Letter and Remedial Action Permit for soils in May 2012. In 2014, post-remediation sampling was performed and results were included in a Post-Treatment Sampling Results Report that was submitted in February 2015 and approved by the NJDEP in December 2015. Based on the remedial actions completed and post-treatment sampling results, no further post-remediation soil or groundwater sampling is anticipated. Post-remediation cap inspections and reporting will continue under the existing Deed Notice, Remedial Action Soil Permit, and Long-Term Monitoring Plan.

With regard to any work that the City of Bayonne is planning in the future related to its force main sewer line, please refer to the Worker Training Presentation provided by Honeywell's consultants to the City of Bayonne on March 14, 2024 and report any such pending work by calling 855-727-2658, a special number Honeywell has obtained in order to receive such notifications.

As always, 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 Daneke – Arnold & Porter LLP
Jeremy Karpatkin – Arnold & Porter LLP
Benny Dehghi – Honeywell
George Pfeiffer – Honeywell
Charles Anthony – Honeywell
Resa Drasin – Woehling & Freeman
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CJ Minchoff – Groundwater & Environmental Services, Inc.

JERSEY CITY, NEW JERSEY

Hackensack
River

ROUTE 440

CIASULLI

AERIAL LOCATION MAP
CIASULLI PROPERTY

