



**HEALTH, SAFETY, ENVIRONMENT, PRODUCT STEWARDSHIP AND SUSTAINABILITY**

**115 Tabor Road, 2-D1**

Morris Plains, New Jersey 07950

[www.honeywell.com](http://www.honeywell.com)

May 30, 2025

Alicia Alcorn  
Kathleen L. Millian  
Terris, Pravlik & Millian, LLP  
1816 12th Street NW, Suite 303  
Washington, D.C. 20009-44422

Via email

**Subject: Annual Notice to Stakeholders/Utilities  
SA-5 - Consent Decree**

Dear Ms. Alcorn and Ms. Millian:

This letter documents Honeywell's compliance with the obligation to provide an annual update notice to New Jersey One Call and other underground alert hotlines regarding site conditions and activities at Site 079 (Ciasulli Property), pursuant to paragraph 81 of the Consent Decree Regarding Sites 79 and 153 South. The update letters are being transmitted to New Jersey One Call as the appropriate underground utility hotline in New Jersey, and also to the individual utility companies with services in the area of the Ciasulli Property. Copies of the notification letters are attached for reference.

No remediation activities have occurred at the Site since our last annual notice on April 22, 2024. In 2024, post-remediation cap inspections and reporting continued under the existing Deed Notice, Remedial Action Soil Permit, and Long-Term Monitoring Plan.

The notification letters will also be posted on a web site, as specified in paragraph 81 of the Consent Decree Regarding Sites 79 and 153 South. Honeywell is currently using the following web site to provide information on the status of the chromium remedial actions: [www.jerseycitychromiumcleanup.com](http://www.jerseycitychromiumcleanup.com).

If you have any questions, please feel free to call me at 973-455-2877.

Sincerely,

Eric Christodoulatos  
Senior Remediation Manager

Attachment: copies of utility notification letters

cc: (electronic copy)  
Michael Daneker – Arnold & Porter LLP  
Jeremy Karpatkin – Arnold & Porter LLP  
Benny Dehghi – Honeywell  
George Pfeiffer – Honeywell  
Charles Anthony – Honeywell  
Resa Drasin – Woehling & Freeman  
Robert Woehling – Woehling & Freeman  
Dennis Nagg – WSP USA Environment & Infrastructure Inc.  
Natalie Warner – WSP USA Environment & Infrastructure Inc.  
Milena Cunningham – Groundwater & Environmental Services, Inc.  
CJ Minchoff – Groundwater & Environmental Services, Inc.

# JERSEY CITY, NEW JERSEY

Hackensack  
River

ROUTE 440

CIASULLI

**AERIAL LOCATION MAP**  
**CIASULLI PROPERTY**



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May 30, 2025

Jose Cunha  
Executive Director  
Jersey City Municipal Utilities Authority  
555 Route 440  
Jersey City, NJ 07305

Via email

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

Dear Mr. Cunha:

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 previous notices were 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. Honeywell has also implemented remedial actions at the former Morris Canal (Site 153). 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 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 property 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.

Pursuant to the NJDEP approved remedial plan, in 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 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.

If you are planning to conduct any work on or near the subject property (as shown on attached map), we request that you notify Honeywell at least 10 business days in advance or as soon as the work is known. You can 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

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May 30, 2025

Christopher Tomlin  
North Region Maintenance Manager  
New Jersey Department of Transportation  
200 Stierli Court  
Mt. Arlington, NJ 07856

Via email

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

Dear Mr. Tomlin:

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).

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Pursuant to the NJDEP approved remedial plan, in 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 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.

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Sincerely,



Eric Christodoulatos  
Senior Remediation Manager

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May 30, 2025

John Bridges  
Vice President, Electric Operations  
Public Service Electric and Gas Company  
80 Park Plaza  
Newark, NJ 07102

Via email

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

Dear Mr. Bridges:

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 previous notices were 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. Honeywell has also implemented remedial actions at the former Morris Canal (Site 153). 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 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 property 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.

Pursuant to the NJDEP approved remedial plan, in 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 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.

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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

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May 30, 2025

Scott Coronato  
Underground Transmission Supervisor  
PSE&G Transmission  
325 County Ave  
Secaucus, NJ 07094

Via email

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

Dear Mr. Coronato:

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).

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Pursuant to the NJDEP approved remedial plan, in 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

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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 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.

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Sincerely,



Eric Christodoulatos  
Senior Remediation Manager

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May 30, 2025

Michael Grygo  
Construction Dept.  
Comcast Cable  
3800 Horizon Blvd.  
Trevose, PA 19053

Via email

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

Dear Mr. Grygo:

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).

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Sincerely,



Eric Christodoulatos  
Senior Remediation Manager

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May 30, 2025

John Hroncich  
Operations Manager  
Veolia North America  
P.O. Box 103  
Lake Hiawatha, NJ 07034

Via email

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

Dear Mr. Hroncich:

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).

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Eric Christodoulatos  
Senior Remediation Manager

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Morris Plains, New Jersey 07950

[www.honeywell.com](http://www.honeywell.com)

May 30, 2025

Kim Clawson  
Verizon  
One Verizon Way  
Basking Ridge, NJ 07920

Via email

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

Dear Ms Clawson:

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).

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**The Ciasulli Property**

The Ciasulli Property, operating as 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 property 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.

Pursuant to the NJDEP approved remedial plan, in 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 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.

If you are planning to conduct any work on or near the subject property (as shown on attached map), we request that you notify Honeywell at least 10 business days in advance or as soon as the work is known. You can 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 Daneker – Arnold & Porter LLP  
Jeremy Karpatkin – Arnold & Porter LLP  
Benny Dehghi – Honeywell  
George Pfeiffer – Honeywell  
Charles Anthony – Honeywell  
Resa Drasin – Woehling & Freeman  
Robert Woehling – Woehling & Freeman  
Dennis Nagg – WSP USA Environment & Infrastructure Inc.  
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115 Tabor Road, 2-D1

Morris Plains, New Jersey 07950

[www.honeywell.com](http://www.honeywell.com)

May 30, 2025

Brad Gunn  
Verizon  
One Verizon Way  
Basking Ridge, NJ 07920

Via email

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

Dear Mr. Gunn:

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 previous notices were 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. Honeywell has also implemented remedial actions at the former Morris Canal (Site 153). 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 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 property 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.

Pursuant to the NJDEP approved remedial plan, in 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 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.

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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

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May 30, 2025

Joseph Forline  
Vice President, Gas Operations  
Public Service Electric and Gas Company  
80 Park Plaza  
Newark, NJ 07102

Via email

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

Dear Mr. Forline:

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).

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Pursuant to the NJDEP approved remedial plan, in 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.

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Eric Christodoulatos  
Senior Remediation Manager

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May 30, 2025

Louis Hahn  
Underground Transmission Supervisor  
PSE&G Transmission  
325 County Ave  
Secaucus, NJ 07094

Via email

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

Dear Mr. Hahn:

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).

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Eric Christodoulatos  
Senior Remediation Manager

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