

EIKON PLANNING AND DESIGN, LLC

ENVIRONMENTAL CONSULTING • LAND DEVELOPMENT
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September 9, 2021

VIA E-MAIL

Mr. Karl Montick
Ridgewood Vehicle Company
246 South Broad Street
Ridgewood, New Jersey 07450

**RE: TARGETED SITE INVESTIGATION SUMMARY
MIXED-USE PROPERTIES
246, 256 & 264 SOUTH BROAD STREET, RIDGEWOOD, NEW JERSEY**

Dear Mr. Montick:

As you are aware, historic assessments of the subject site identified various features of potential environmental concern at the various parcels, which included:

- a floor drain located in the car wash area of the Ridgewood Vehicle Company (RVC) building routed to a pit, which discharges to a drywell located west of the building, with no noted oil water separator system;
- several historic underground storage tanks (USTs) formerly removed from the site and one 550-gallon #2 heating oil UST located at Lot 14;
- various petroleum aboveground storage tanks (ASTs) noted within portions of the site;
- containers of automotive fluids/petroleum products, grease, paints and paint thinners, and the like, with some evidence of staining inside/outside of the buildings and some cracking of underlying concrete and/or pavement identified;
- debris and equipment staged both inside and outside of the buildings, some of which inhibited a complete visual reconnaissance of the areas;
- paint spray booths/air discharges;
- several sump structures;
- hydraulic lifts, two of which were described as 'partially buried' 246 S. Broad Street shop;
- a drum collection pit/hazardous substance storage area located within the RVC building (collection of automotive fluids for bulking/reclamation);
- a septic system for the E&G Motors facility; and
- potential onsite historic fill material.

Former/Removed USTs

Historically, one 550 gallon waste oil UST and one 5,000 gallon gasoline UST were removed from Lot 14 by Ridgewood Taxi in 2003, after which evidence of a discharge/stained soil was encountered (reportedly due to an overflow incident involving the tanks) and reported to the New Jersey Department of Environmental Protection (NJDEP; Case #03-08-11-1335-55). Remediation procedures were implemented in 2003 via excavation and disposal of approximately 139 tons of contaminated soil; however, the contractor at the time never fully documented the procedures nor submitted information to the NJDEP. Accordingly, soil borings were installed in each former UST grave location and sampling showed no impacts above NJDEP Soil Remediation Standards (SRS). Additionally, no groundwater or bedrock was encountered to depths of 20 feet below grade. A Response Action Outcome (RAO) letter was issued by a Licensed Site Remediation Professional (LSRP) on July 17, 2015 for the 2003 Case File (refer to **Attachment 1**).

A 550 gallon heating oil UST was removed from Lot 13 in 2011 by Van Der Wall, with no discharges reported at the time (Approval sticker issued by local inspector; refer to **Attachment 2**).

Site Investigation (SI) Summary/Findings

Initially, a geophysical/ground penetrating radar (GPR) survey of the property was performed by Geo-Graf to identify the location/configuration of underground structures (refer to **Attachment 3**). Based on same, a SI soil boring study was implemented at the property on March 25, 2021, with supplemental assessments performed on July 20, 2021 and August 25, 2021, as further detailed below. A diagram depicting the sample locations is provided as **Figure 1**, data summary spreadsheets are included as **Tables 1 to 3** and the data packages are provided as **Attachments 4 to 6**.

Drywell Two soil samples, B1 and B, were collected from the area of the drywell at depths of 8.0 to 8.5 feet below ground surface (bgs) for analysis of extractable petroleum hydrocarbons (EPH). No field indications of soil staining, odors or volatile vapors, as screened with a photoionization detector (PID), were recorded in either soil boring. EPH concentrations for B1 and B2 were reported at 90.1 parts per million (ppm) and Non-Detect (ND), respectively. Based on the nominal EPH level in B1, no further testing of the samples was requested by the Client.

Conditions in the area at the time of the assessment did not appear to denote a significant impact concern. As indicated, further assessment and testing could be performed, including testing for compounds that may not be readily field-verifiable, such as metals or PCBs. Additionally, please note that conditions in the area of the drywell could change, depending on what is introduced into the floor drain that discharges to this structure; therefore, precautions should be taken to prevent petroleum products or chemicals from entering the drain/drywell.

Septic System Two soil borings were installed in the area of the septic system. Samples SB3-A and SB4-A were collected from shallow intervals, at 0.5-1.0 feet bgs and 2.0-2.5 feet bgs, respectively, and samples SB-3 and SB-4 were both collected from 8.0-8.5 bgs. No substantive indications of impacts were identified and PID readings were fairly low, ranging from 2.5 to 15.4 ppm volatiles (ppm). The samples were analyzed for EPH and concentrations ranging from ND to 452 ppm were reported. No further testing of the samples was requested by the Client.

Conditions in the area at the time of the assessment did not appear to denote a significant impact concern. As indicated, further assessment and testing could be performed, including testing for compounds that may not be readily field-verifiable, such as metals or PCBs. Additionally, please note that conditions in the area of the septic system could change, depending on what is introduced into the system via sinks or other appurtenances; therefore, precautions should be taken to prevent petroleum products or chemicals from entering the system.

Surface Spillage Near the vicinity of the septic system was an area of staining measuring approximately 4 feet square that exhibited an odor of diesel fuel, presumably due to an incidental leak from a vehicle previously staged in this area. One soil sample, designated as B5, was collected from the area for EPH analysis and a concentration of 12,800 ppm was reported, which is elevated/above NJDEP limits. Please note that there is an exemption from reporting a condition like this to the NJDEP, as long as the condition is a "petroleum surface spill of less than 100 gallons that does not reach the waters of the State" and that appropriate corrective actions are implemented.

This area was revisited on August 25, 2021 and the spill was not readily identifiable. The area was located based on prior field measurements and the soil was checked via hand tools. There was a moderate odor and very slight soil discoloration encountered that extended down less than 6-inches. It seems that the localized spill dissipated since it was first noted at the property. One soil sample, designated as DS-1, was collected from the area for analysis of EPH and a concentration of 970 ppm was reported, which is below the NJDEP's limit of 5,100 ppm and also below the threshold of 1,000 ppm for contingent testing of select base neutral compounds.

In summary, although there is obviously evidence of some diesel residue in the soil, the concentrations do not currently warrant active remediation (i.e., the former 'hit' of EPH is now below regulatory standards). It is evident the former spill was fairly nominal/isolated and it would be anticipated the conditions will continue to improve, dissipate over time. Precautions should be taken, to the extent possible, to prevent future inadvertent petroleum discharges to the site (particularly exposed soil/gravel areas).

Hydraulic Lifts A total of 3 soil borings were completed within the auto repair shop located at 264 S. Broad Street. Two borings were sited near an inactive underground hydraulic lift system (portions of which are still in-place) and one boring was installed in the vicinity of 3 circular

(approximately 4-inch diameter) concrete patches, arranged linearly, in a garage bay floor (the source of the patches and any associated structure are unknown). No field indications of impacts were noted, including no staining, odors or detected PID readings. Soil samples designated L1 to L3 were collected from depths of 8.0-8.5 feet bgs, 8.5- 9.0 feet bgs and 2.5-3.0 feet bgs, respectively, for analysis of EPH. The EPH levels ranged from 14 ppm to 71.9 ppm, which are below NJDEP Soil Remediation Standards (SRS). Additionally, as all of the results are below 100 ppm, there is no requirement for any contingent testing, as per NJDEP guidance.

Conditions in the area at the time of the assessment did not appear to denote a significant impact concern. Ultimately, the inactive lift systems can be fully decommissioned and removed from the site to eliminate potential liability for a future spill, if the cylinders still contain residual hydraulic oil.

Ancillary Matters

Heating Oil UST - The heating oil UST at Lot 4 was decommissioned and removed by others, with no discharge conditions reported. Documentation of same (i.e., local permit, any liquid disposal manifest, tank scrap receipt, backfill receipt, etc.) should be kept on file for future reference.

Historic Fill Material - No significant historic fill conditions were identified (i.e., no substantive non-native debris encountered in the soil during the SI procedures); therefore, no testing for historic fill was performed by our firm.

Housekeeping - As indicated herein, there are automobiles staged throughout the property, in addition to various petroleum ASTs, equipment, materials and some debris. Good housekeeping practices should be implemented to reduce the potential of an environmental impact at the site, including, but not limited to:

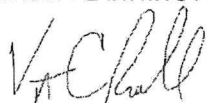
- properly disposing of any unused equipment or wastes in a timely manner;
- periodically inspecting the property/buildings for evidence of spillage or other conditions of concern;
- maintaining Spill Kits onsite to allow for immediate response to any inadvertent discharge incidents; and
- staging equipment, materials and/or wastes on impervious surfaces, where practical.

Please note, this document and any other documents, material and work pertaining to any and all services performed by Eikon Planning and Design, LLC for this project are subject to the conditions and limitations outlined in our firm's enclosed *Work Product Limitations* statement, provided in **Attachment 7**.

Mr. Karl Montick
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Upon review, please contact our office if you have any questions or require additional information regarding the matters noted above.

EIKON PLANNING AND DESIGN, LLC

A handwritten signature in black ink, appearing to read "V. Pappalardo", written in a cursive style.

Vincent C. Pappalardo

Attachments

J6387/Letters