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August 1, 2023

Via [Email-crutishauser@ridgewoodnj.net](mailto:Email-crutishauser@ridgewoodnj.net)  
Christopher J. Rutishauser, P.E., Village Engineer  
Village of Ridgewood  
131 N. Maple Avenue  
Ridgewood, New Jersey 07451

Re: **Les Dann, LLC**  
**246-264 South Broad Street**  
**Ridgewood, NJ 07450**  
**Block 3905, Lots 12, 13 and 14**

Dear Mr. Rutishauser:

As you are aware, we had previously forwarded you a report from Eikon Planning and Design, LLC relative to the environmental inspection of the property in question and at that point in time, you had inquired as to whether or not the environmentalist was an LSRP. Since that point in time, we have confirmed that that environmentalist was in fact, not an LSRP, but we have had an LSRP review their records and issue a January 20, 2023 letter adopting the same.

He specifically concludes that based upon the results and Eikon's review of previous reports and correspondence, the noted conditions were not identified as posing material impact to human health or the environment at the site.

Please confirm receipt of this document and that it meets with your satisfaction relative to the same.

Very truly yours,

*Mark J. Semeraro*

MARK J. SEMERARO

MJS/rb

Attachment

cc: Jane Wondergem, Board Secretary (via [email-jwondergem@ridgewoodnj.net](mailto:email-jwondergem@ridgewoodnj.net))  
Bruce E. Whitaker, Esq. (via [email-mcwhitelaw@optonline.net](mailto:email-mcwhitelaw@optonline.net))

#3306637

**David Pry, CPG, LSRP**  
**35 Charissa Court**  
**Hewitt, NJ 07421**  
**Cellphone: 862-377-1209**  
**Email: [dpry35@hotmail.com](mailto:dpry35@hotmail.com)**

January 20, 2023

**VIA EMAIL**

Mr. Michael Daniel  
Mountain View Auto  
76 Mountainview Boulevard  
Wayne, NJ 07470

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

Dear Mr. Daniel:

As per your request, I have reviewed the Targeted Site Investigation (SI) Summary prepared by Eikon Planning and Design, LLC (Eikon) related to their review of previous investigative work conducted on the referenced properties, as well as a discussion of results from samples they collected from select areas of potential environmental concern.

The areas of potential environmental concern included:

- a floor drain located in the car wash area of the Ridgewood Vehicle Company (RVC) building routed to a pit, which discharged to a drywell located west of the building;
- 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;
- 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' at 246 S. Broad Street shop;
- a drum collection pit/hazardous substance storage area located within the RVC building;
- a septic system for the E&G Motors facility; and
- potential onsite historic fill material.

Based on initial property assessment procedures, several of the areas listed above were not identified as posing a discharge condition. Eikon collected soil samples from the following locations:

- Drywell
- Septic System
- Surface Spillage
- Hydraulic Lifts

Soil borings were advanced in these areas and were field screened using visual, olfactory and a photoionization detector (PID), which are appropriate qualitative procedures for performing a SI. Samples were submitted for laboratory analyses of extractable petroleum hydrocarbons (EPH). In summary, none of the samples exceeded New Jersey's soil remediation standards (SRS) for EPH, with the exception of a limited area of diesel spillage in the western yard; however, subsequent assessment/testing in this area revealed this condition to be de minimis in nature. The Eikon findings summary also indicates no obvious visual evidence of historic fill material was identified during the SI procedures.

Based on these SI results and Eikon's review of previous reports and correspondence, the noted conditions were not identified as posing a material impact to human health or the environment at the site.

It should be noted that conditions should be monitored during any redevelopment of the site to confirm proper management of the soils and any subsurface structures that may be encountered and if any conditions of potential concern are identified that differ from the information generated for the site to date, same should be addressed in accordance with New Jersey Department of Environmental Protection (NJDEP) regulations.

Should you have any questions or comments regarding this matter, please contact me at 862-377-1209.

Very truly yours,



Mr. Michael Daniel

January 20, 2023  
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David Pry, CPG  
LSRP#573686