



State of New Jersey

PHILIP D. MURPHY
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION
Division of Waste & UST Compliance & Enforcement
Bureau of Solid Waste Compliance & Enforcement
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SHAWN M. LATOURETTE
Commissioner

TAHESHA L. WAY
Lt. Governor

On 4/3/24 Transmitted Via Email to: Keith Kazmark: kkazmark@ridgewoodnj.net
: crutishauser@ridgewoodnj.net

**RE: Conditional Approval of Sampling and Analysis Plan dated April, 2024
Addressing imported fill at 460 West Saddle River Road, Ridgewood**

Dear Messrs. Kazmark and Rutishauser,

The Bureau of Solid Waste Compliance & Enforcement (BSWC&E) has completed reviewing the referenced Sampling and Analysis Plan (SAP) and herein approves same in accordance with the following conditions:

1. The BSWC&E's review of the subject SAP is limited to facilitating the determination of compliance with the Solid Waste Management Act. Accordingly, should the results of this investigation indicate that the definition of solid waste at N.J.A.C. 7:26-1.6(a)6 has not been chemically triggered, the BSWC&E will acknowledge same. It should be noted, however, that the surficial observations of discarded plastic, steel, asphalt, concrete and other solid wastes observed amongst the trees north of the site access driveway would still need to be addressed. As the BSWC&E understands that such area is proposed to be developed with an artificial turf, it stands to reason that, regardless of the results of this investigation, such solid wastes would need to be removed in order to provide sufficient geotechnical support.
2. Although the investigation regarding the presence or absence of solid waste and any necessary corrective actions that may be deemed necessary to address solid waste as a result of this investigation are under the direct oversight of the BSWC&E, the conditions noted in this letter should not be construed to limit or replace any data collection needs that a Licensed Site Remediation Professional (LSRP) retained for this site pursuant to N.J.A.C. 7:26C may require in order to pursue a Response Action Outcome (RAO). Accordingly, it is up to such LSRP to collect any additional data necessary to support their conclusion.
3. For the purpose of clarity, the BSWC&E understands the information provided in Tables 1 and 2 do not mean to convey that samples will be composited, rather, that one discrete sample will be collected for laboratory analyses from each boring.

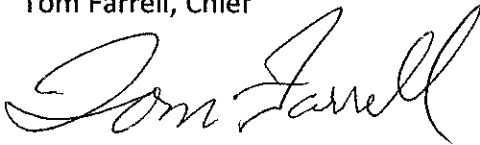
4. It would be appropriate to remove Target Compound List Volatile Organic Compounds (TCL-VOCs) provided the field soil gas screening does not indicate significant responses on a properly calibrated photoionization detector (PID). Depending on the site, the BSWC&E typically considers a PID response of greater than 10 parts per million above background ambient air conditions as warranting TCL-VOC analysis. If no such significant PID readings are encountered, to confirm the accuracy of the PID, at least one sample collected from the boring indicating the highest non-significant PID reading shall be analyzed for TCL-VOC.
5. The sampling proposed outside of the berm area does not address the major site disturbances evident in historical aerial photographs. Please see the aerials attached to the email transmission for this conditional approval. As noted therein, aerials from March 2019 show a path traversing north from the site entrance road with piles of materials along its sides. The aerial from March 2023 shows some of the imported fill was likely extended to the southern part of the property. Accordingly, the fill areas outside of the berm for this site can be addressed in either of the following two ways:
 - a.) At 10,000 square feet spacing, grid out the remainder of the entire site (save for the lawn around the historic home). Within each grid, advance borings to no less than 1.5 feet below surface grade and collect one discrete sample within the most suspicious area of the fill and analyze same for EPA's Target Analyte List (hexavalent chromium can be substituted for total chromium) and EPA's Target Compound List compounds (in the event PID readings are less than 10 ppm above ambient background, TAL-VOCs can be omitted); or,
 - b.) Perform the tasks in "a" above except that removal of suspicious fill could first be conducted followed by post-excavation sampling and analyses as above. The removed fill would then need to be sampled and analyzed as in "a" above. Should the removed fill indicate the definition of solid waste has been triggered, additional investigation would be required to delineate at least the horizontal extent of the contamination and, depending upon the results of the post-excavation analyses, the vertical extent would need to be determined as well.
6. Please be advised that prior to development, the site should be free of solid waste. While this is academic to chemically discern based upon the Residential soil remediation standards at N.J.A.C. 7:26D, the visual solid waste at this property, such as the metal, asphalt, concrete, plastic etc. (spread mostly in the northern part of the site), shall be removed as well. The Department has established a policy that a site should not contain more than 1% by volume of visual solid waste.
7. To minimize the potential for loss of soil gas, the prescribed PID readings shall be collected immediately upon opening the direct push recovery sleeves or soil boring cores.
8. A copy of the PID calibration log shall be provided with the completed SAP report.

9. Depending upon the results of the subject SAP, additional site characterization may be warranted.
10. A letter of interpretation of the usability of the data, based on a review of the findings in the Non-Conformance Summary, shall be provided. Please note that the laboratory should denote the specific compounds that may be outside of Quality Control limits.
11. The analytical results of compounds over the soil remediation standards at N.J.A.C. 7:26D shall be plotted on a scaled site map noting the locations of the corresponding samples.
12. As there may be aspects of the conditions herein that may benefit from clarification, the BSWC&E recommends that the parties discuss same before implementation of the plan.
13. The BSWC&E shall be given at least five (5) business days notice prior to the commencement of field work as a representative from this bureau is required to observe the work.

Should you have any questions regarding this conditional SAP approval, please contact the undersigned.

Regards,

Tom Farrell, Chief



Bureau of Solid Waste Compliance & Enforcement

C: G. Lugo, D. Ongaro, BSWC&E