

8/11/16 { Bldg Health

SDK Village Green, LLC

August 9, 2016

Re: **Response Action Outcome**

**Remedial Action Type: Unrestricted Use**

**Scope of Remediation: Area of Concern 1: Dry Cleaning Operations - Soil**

**Case Name: Sunrise Cleaners**

**Address: 100 Route 46**

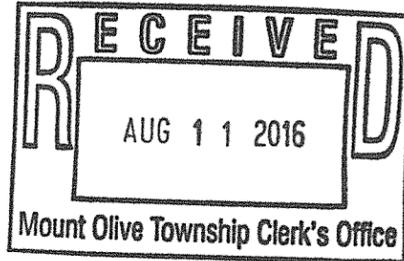
**Municipality: Mount Olive**

**County: Morris**

**Block: 102 Lot: 4**

**Preferred ID: 017144**

**Communication Center # 15-12-03-1219-10**



Dear Mr. Raman Khosla:

As a Licensed Site Remediation Professional authorized pursuant to N.J.S.A. 58:10C to conduct business in New Jersey, I hereby issue this Response Action Outcome for the remediation of the Area of Concern 1: Dry Cleaning Operations – Soil, specifically referenced above. I personally reviewed and accepted all of the referenced remediation and based upon this work, it is my professional opinion that this remediation has been completed in compliance with the Administrative Requirements for the Remediation of Contaminated Sites (N.J.A.C. 7:26C), that is protective of public health, safety and the environment. Also, full payment has been made for all Department fees and oversight costs pursuant to N.J.A.C. 7:26C-4.

This remediation includes the completion of a Site Investigation, Remedial Investigation, and Remedial Action as defined pursuant to the Technical Requirements for Site Remediation (N.J.A.C. 7:26E),

My decision in this matter is made upon the exercise of reasonable care and diligence and by applying the knowledge and skill ordinarily exercised by licensed site remediation professionals in good standing practicing in the State at the time these professional services are performed.

As required pursuant to N.J.A.C. 7:26C-6.2(b)2ii, a copy of all records related to the remediation that occurred at this location is being simultaneously filed with the New Jersey Department of Environmental Protection (Department). These records contain all information upon which I based my decision to issue this Response Action Outcome.

By operation of law a Covenant Not to Sue pursuant to N.J.S.A. 58:10B -13.2 applies to this remediation. The Covenant Not to Sue is subject to any conditions and limitations contained

herein. The Covenant Not to Sue remains effective only as long as the real property referenced above continues to meet the conditions of this Response Action Outcome.

#### CONDITIONS

Pursuant to N.J.S.A. 58:10B-12o, SDK Village Green, LLC and any other person who is liable for the cleanup and removal costs, and remains liable pursuant to the Spill Compensation and Control Act, N.J.S.A. 58:10-23.11 et seq. shall inform the Department in writing, on a form available from the Department, within 14 calendar days after its name or address changes. Any notices you submit pursuant to this paragraph shall reference the above case numbers and shall be sent to:

New Jersey Department of Environmental Protection  
Bureau of Case Assignment and Initial Notice  
Mail Code 401-05H  
401 East State Street, 5th floor  
PO Box 420  
Trenton, New Jersey 08625-0420

#### NOTICES

##### Building Interiors Not Addressed (Non-Child Care)

Please be advised that the remediation that is covered by this Response Action Outcome does not address the remediation of hazardous substances that may exist in building interiors or equipment, including, but not limited to, radon, asbestos and lead. As a result, any risks to human health presented by any building interior or equipment remains. The only exception to this building interior exclusion is the release of Tetrachloroethene from AOC 1: Dry Cleaning Operations – Soil. A complete building interior evaluation should be completed before any change in use or re-occupancy is considered.

##### Known Onsite Contamination Source Not Yet Remediated

This Response Action Outcome specifically does not address AOC 2: Dry Cleaning Operations - Vapor contaminated with Tetrachloroethene. This aspect of this site was reported to the Department and assigned the Department's Hotline incident number 15-12-03-1219-10. Please note that you may have an affirmative obligation, pursuant to the Brownfield and Contaminated Site Remediation Act, N.J.S.A. 58:10B-1.3, to remediate the remaining contamination, within specific regulatory and mandatory timeframes and within the statutory timeframe specified at N.J.S.A. 58:10C-27.

In concluding that this remediation has been completed, I am offering no opinions concerning whether either primary restoration (restoring natural resources to their pre-discharge condition) or compensatory restoration (compensating the citizens of New Jersey for the lost interim value of the natural resources) has been completed.

Pursuant to N.J.S.A. 58:10C-25, the Department may audit this Response Action Outcome and associated documentation up to three years following issuance. Based on a finding by the

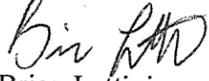


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Department that a Response Action Outcome is not protective of public health, safety and the environment, the Department can invalidate the Response Action Outcome. Other justifications for the Department's invalidation of this Response Action Outcome are listed in the Administrative Requirements for the Remediation of Contaminated Sites at N.J.A.C. 7:26C-6, including, but not limited to, a Department audit following issuance of this document may be initiated at any time if: a) undiscovered contamination is found that was not addressed by the Response Action Outcome, b) if the Site Remediation Professional Licensing Board conducts an investigation of the Licensed Site Remediation Professional issuing the Response Action Outcome or, c) if the license of that person is suspended or revoked.

Thank you for your attention to these matters. If you have any questions, please contact me at 610-387-6930 ext. 104.

Sincerely,

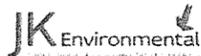


Brian Lettini,

Licensed Site Remediation Professional 628319

cc:

Mr. Raman Khosla, SDK Village Green, LLC  
County Environmental Health Act Agency and Regional Health Department(s)  
Trevor Weigle, Health Officer - Township of Mount Olive  
Robert Greenbaum, Mayor – Township of Mount Olive  
Lisa Lashway, Clerk – Township of Mount Olive  
Highlands Commission  
NJDEP Bureau of Case Assignment and Initial Notice



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New Jersey Department of Environmental Protection  
Site Remediation Program

RESPONSE ACTION OUTCOME FORM

Date Stamp  
(For Department use only)

SECTION A. SITE

Site Name: Sunrise Cleaners

Program Interest (PI) Number(s): 017144

Case Tracking Number(s) for this submission: 15-12-03-1219-10

**This form must be attached to the Cover/Certification Form**

**All Oversight Invoices and Annual Remediation Fees are Paid in Full.**

SECTION B. SCOPE OF THE RESPONSE ACTION OUTCOME

1. Indicate the extent of remediation covered by the Response Action Outcome.

Check only 1 box:

- Unrestricted RAO
- Limited Restricted RAO
- Restricted RAO

2. Check only 1 box:

- Area(s) of Concern Only
- Entire Site
- ISRA Subject Industrial Establishment (leasehold portion only)

3. Total number of contaminated AOCs associated with the case: 2

4. Total number of contaminated AOCs addressed in this submission: 1

5. Are there any outstanding contaminated AOCs associated with the case where an RAO has not been filed? .....  Yes  No

6. Does this RAO address a discharge/release from a federally regulated UST? .....  Yes  No

SECTION C. RESPONSE ACTION OUTCOME PREPARATION CHECKS

1. Was the RAO issued only to the "Person(s) that conducted the Remediation"? .....  Yes  No

2. Does the language in the issued RAO document conform to the RAO shell document? .....  Yes  No

3. Were all the applicable individuals/agencies noted in the shell document copied on the RAO? .....  Yes  No

4. Are there electronic copies of all remediation related records included with this submission? .....  Yes  No

5. Did the remedial action render the property unusable for future redevelopment or recreation use? .....  Yes  No

6. Have any NJDEP-documented deficiencies been addressed in this or prior submission? .....  Yes  No  N/A

SECTION D. RESPONSE ACTION OUTCOME NOTICES (check all the apply and were used in the RAO document)

1. General Notices

- Well Decommissioning
- Building Interiors Not Addressed (Non-Child Care)
- Building Interiors Addressed

**2. Contamination Remaining Onsite**

- Regional Natural Background Levels (above Direct Contact Standards) of Materials in Soil
- Existing Classification Exception Area or Deed Notice from Prior Remediations
- Soils Only RAO when Ground Water Contamination remains from that Area(s) of Concern or Site
- Ground Water Contamination Not Yet investigated
- Ground Water Contamination Due to Regional Historic Fill
- Contamination Remaining Onsite Due to Off-site Contamination
- Known Onsite Contamination Source Not Yet Remediated
- Order of Magnitude Change to a Remediation Standard after approval of a Remedial Action Workplan
- Order of Magnitude Change to a Remediation Standard after Approval of a Final Remediation Document

**3. ISRA Specific Notices**

- ISRA Specific – RCRA Situations - Bureau of Case Assignment and Initial Notice Referral
- ISRA Specific – Multi-Tenant Situations - Bureau of Case Assignment and Initial Notice Referral
- ISRA Specific – Landfill Situations - Bureau of Case Assignment and Initial Notice Referral

**4. Additions to Model Document**

- In-Service Railroad Line, Spurs and Sidings Not Remediated
- Known Onsite Contamination Source Not Remediated - Historic Fill (RAO-A)
- Soil Contamination From an Off-Site Source Not Remediated- General
- Soil Contamination From an Off-Site Source Not Remediated - Diffuse Anthropogenic Pollution
- Naturally Occurring Levels of Constituents in Ground Water
- Historically Applied Pesticides not Addressed

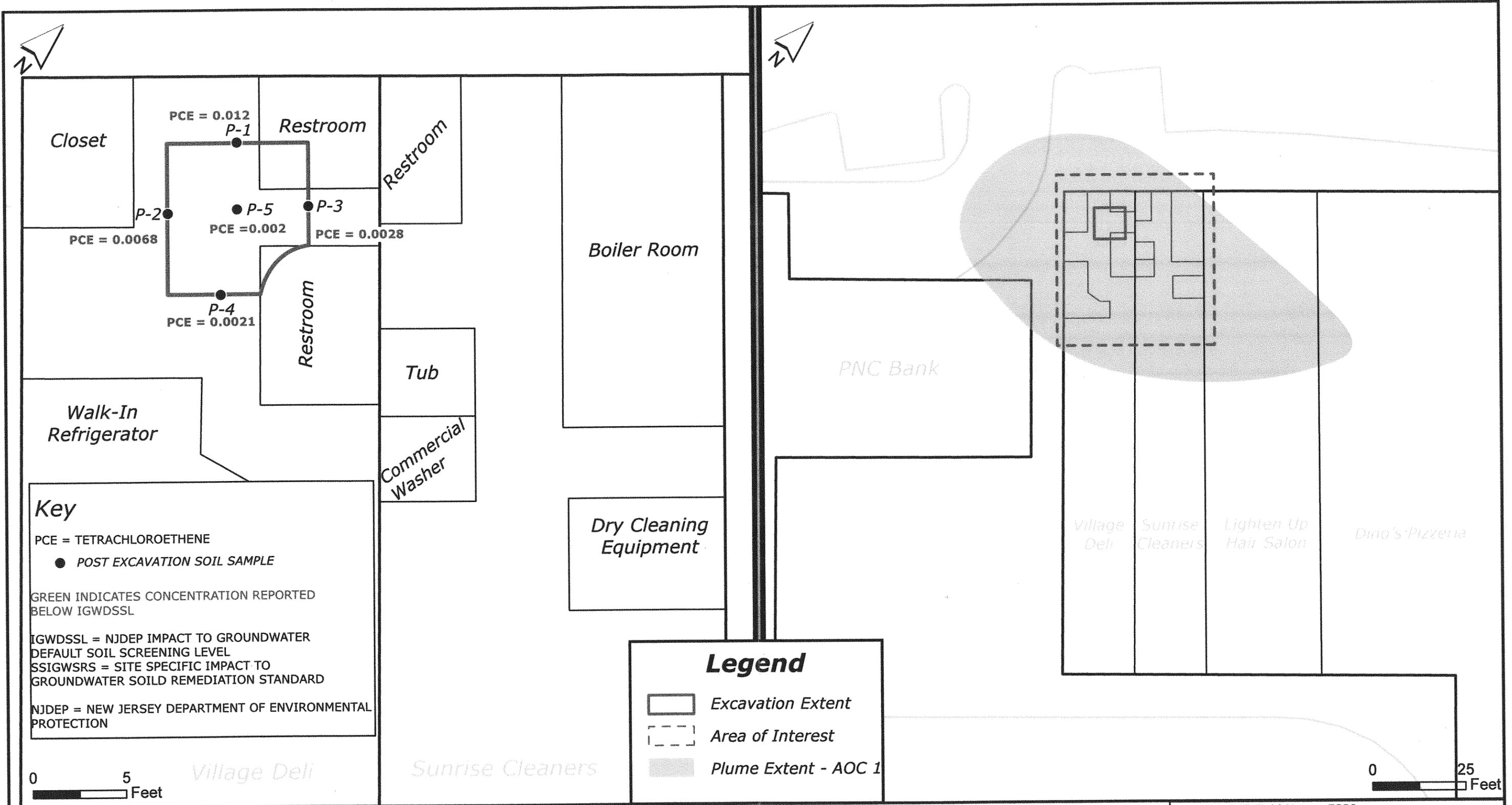
**SECTION E. REMEDIATION FUNDING SOURCE**

1. Has a Remediation Funding Source been posted for this site pursuant to N.J.A.C. 7:26C-5? ....  Yes  No

If "Yes, check a. or b. below as applicable:

- a.  This RAO is for the entire site and serves as notice to the NJDEP to return the Remediation Funding Source posted for this site\*.
- b.  This RAO is for an Area of Concern only and (check one below):
  - Serves as notice to the NJDEP to decrease the Remediation Funding Source posted for this site\*.
  - No adjustments to the Remediation Funding Source are requested at this time.

**Note:** If any box in a. or b. above identified with an asterisk (\*) is checked, be sure to include the completed "Remediation Cost Review and RFS-FA Form" available at <http://nj.gov/dep/srp/srra/forms>.



**Key**

PCE = TETRACHLOROETHENE

● POST EXCAVATION SOIL SAMPLE

GREEN INDICATES CONCENTRATION REPORTED BELOW IGWDSSL

IGWDSSL = NJDEP IMPACT TO GROUNDWATER DEFAULT SOIL SCREENING LEVEL

SSIGWSRS = SITE SPECIFIC IMPACT TO GROUNDWATER SOILD REMEDIATION STANDARD

NJDEP = NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION

**Legend**

▭ Excavation Extent

- - - Area of Interest

■ Plume Extent - AOC 1

0 5 Feet

0 25 Feet

**JK Environmental**  
 PROFESSIONAL ENVIRONMENTAL ENGINEERING  
 P.O. Box 509  
 LAFAYETTE HILL, PA 19444  
 610-387-6930

POST-EXCAVATION SOIL ANALYTICAL RESULTS  
 VILLAGE GREEN  
 100 ROUTE 46  
 BUDD LAKE, NEW JERSEY

Sources: JKE Field Notes, ESRI

Notes: Detail is approximate.

Figure: 1  
 Drawn: MB  
 Checked: BL  
 7/27/2016

	A	B	D	E	F	H	I	J	K	L	O	P	R	U	V
1	Case Name: Sunrise Cleaners														
2	PI #: 017144														
3	IMPORTANT: Do not copy and paste into more than 1 cell at a time because it can disrupt hidden equations														
4	Case Inventory Document Version 1.3 06/25/14														
5	AOC ID	AOC Type	AOC Details	Confirmed Contamination	AOC Status	Status Date	Incident #	DEP AOC Number	Contaminated Media	Contaminants of Concern	Applicable Remediation Standard	Exposure Route	RA Type	Was an Order of Magnitude Evaluation Conducted?	Activity
6	1	Discharge and disposal area - Area of discharge pursuant to N.J.A.C. 7:1E	Dry Cleaning Operations - Soil	Yes	RAO-A (Unrestricted Use)	8/9/2016	15-12-03-1219-10	1	Soil	VO	AOC Specific ARS and Remediation Standards	Ingestion/Dermal	Excavation	No	June 2016 S/RIR - Impacted soil was identified beneath the dry cleaner and adjacent properties. All impacts are below MSSRS. Soil delineated to default IGWSSL. Site-specific IGWSRS generated. Groundwater not impacted. August 2016 RAR/RAW - Soil above Site-Specific IGWSRS was excavated and properly disposed of offsite. A total of 12.35 tons of impact soil were taken offsite for disposal. The excavation was backfilled with clean fill. All post-excavation soil samples are below the Site-specific IGWSRS. RAO Issued 8/9/2016.
7	2	Discharge and disposal area - Area of discharge pursuant to N.J.A.C. 7:1E	Dry Cleaning Operations - Vapor	Yes	RAW	8/3/2016	15-12-03-1219-10	2	Mixed Media	VO	Remediation Standards	Inhalation	No Remedial Action	No	June 2016 S/RIR - Impacted soil gas and indoor air have been identified at the dry cleaner and adjacent properties. Vapor Concern Mitigation Plan submitted on 02/18/2016. Vapor Concern RAR submitted 06/16/2016. Receptors have been removed, as store will remain vacant. August 2016 RAR/RAW - A soil vapor extraction (SVE) system will be installed at the property to remediate elevated concentrations of PCE in the soil gas and indoor air. Six-sampling points will be placed into the concrete slab to monitor the effectiveness of the SVE system.