

CITY COUNCIL**The City of Orange Township, New Jersey**DATE October 21, 2025NUMBER 450-2025**TITLE:**

RESOLUTION APPROVING THE NOTICE IN LIEU OF DEED NOTICE FOR THE SIDEWALK ALONG SOUTH JEFFERSON STREET ADJACENT TO THE FORMER PSE&G ORANGE VALLEY SUBSTATION AS SHOWN ON EXHIBIT B-1 OF THE NOTICE IN LIEU OF DEED NOTICE, CITY OF ORANGE TOWNSHIP, ESSEX COUNTY; ACKNOWLEDGING THE USE RESTRICTIONS ON THE PROPERTY AND THE OBLIGATIONS IMPOSED ON THE CITY OF ORANGE TOWNSHIP DETAILED THEREIN; AND AUTHORIZING EXECUTION OF THE NOTICE IN LIEU OF DEED NOTICE, THE SOIL REMEDIAL ACTION PERMIT APPLICATION, AND RELATED DOCUMENTS FOR THE PROPERTY

WHEREAS, the City of Orange Township is the Owner of certain real property designated as the Sidewalk along South Jefferson Street adjacent to the former PSE&G Orange Valley Substation, City of Orange Township, Essex County ("Property") (as shown in Attachment A)]; and

WHEREAS, hazardous substances discharged at the real property located at 456 South Jefferson Street, City of Orange Township, Essex County ("Site"), which DEP has designated as Site Remediation Program Interest No. PI Number #1059602, have been identified at the Property; and

WHEREAS, the City of Orange Township is the Person Responsible for Conducting the Remediation ("PRCR") of the Site and the PRCR's Licensed Site Remediation Professional, Colin Childers, LSRP #714904 has approved a remedial action for the Site that will result in soil contamination remaining on the Property in concentrations that do not allow for the unrestricted use of the Property and which requires the use of engineering and/or institutional controls defined by the Administrative Requirements for the Remediation of Contaminated Sites, N.J.A.C. 7:26C-1.3, and the Technical Requirements for Site Remediation, N.J.A.C. 7:26E-1.8; and

WHEREAS, in accordance with N.J.A.C. 7:26C-7.2(b)(2), the PRCR has prepared the attached Notice in Lieu of Deed Notice which documents the required engineering and institutional controls; and

WHEREAS, a Soil Remedial Action Permit ("RAP") issued by the New Jersey Department of Environmental Protection is required to memorialize the operation, maintenance, and monitoring required by the PRCR/Owner for the Notice in Lieu of Deed Notice; and

WHEREAS, it is in the best interest of the citizens of City of Orange Township to agree to the use restriction(s) and maintenance and monitoring requirements on the Property and to execute the Notice in Lieu of Deed Notice and related documents.

NOW, THEREFORE BE, IT RESOLVED BY the City of Orange Township in the State of New Jersey, that:

1. The proper officials of the City of Orange Township are hereby authorized to execute a Notice in Lieu of Deed Notice, the Soil RAP Application, and all related documents required now and in the future for the Property and by attaching a copy of this Resolution to the document; and


H M I Z M A

2. The use restrictions on the Property detailed in the Notice in Lieu of Deed Notice and Soil RAP will be honored; and

3. Any operation, maintenance, and monitoring tasks assigned to the Owner in the Notice in Lieu of Deed Notice and/or Soil RAP will be performed in accordance with the Soil RAP and applicable statutes and requirements.

Adopted: October 21, 2025

Trisha Scipio
Assistant Deputy Clerk

Adrienne K. Wooten
Council President

NOTICE IN LIEU OF DEED NOTICE

Prepared by: Jeffrey Gazick
Jeffrey Gazick

This Notice in Lieu of Deed Notice is made as of the _____ day of _____, _____, by the City of Orange Township at 29 North Day Street, City of Orange, New Jersey 07050 (together with his/her/its/their successors and assigns, collectively "Owner").

1. THE PROPERTY. City of Orange Township at 29 North Day Street, City of Orange, New Jersey 07050 is the owner as depicted on Exhibit B-1, the restricted area map below; City of Orange Township, Essex County; the New Jersey Department of Environmental Protection Program Interest Number (Preferred ID) for the contaminated site which includes this property is 1054588; and the property is more particularly described in Exhibit A, which is attached hereto and made a part hereof (the "Property").

2. REMEDIATION.

i. Colin Childers, Licensed Site Remediation Professional #714904 has approved this Notice in Lieu of Deed Notice as an institutional control for the Property, which is part of the remediation of the Property.

ii. N.J.A.C. 7:26C-7 requires the Owner, among other persons, to obtain a soil remedial action permit for the soil remedial action at the Property. That permit will contain the monitoring, maintenance and biennial certification requirements that apply to the Property.

3. SOIL CONTAMINATION. Public Service Electric and Gas has remediated contaminated soil at the Property, such that soil contamination remains at certain areas of the Property that contains contaminants in concentrations that do not allow for the unrestricted use of the Property. Such soil contamination is described, including the type, concentration and specific location of such contamination, and the existing engineering controls on the site are described, in Exhibit B, which is attached hereto and made a part hereof. As a result, there is a statutory requirement for this Notice in Lieu of Deed Notice in accordance with N.J.S.A. 58:10B-13.

4. CONSIDERATION. In accordance with the remedial action for the site which included the Property, and in consideration of the terms and conditions of that remedial action, and other good and valuable consideration, Owner has agreed to subject the Property to certain statutory and regulatory requirements that impose restrictions upon the use of the Property, to restrict certain uses of the Property, and to provide notice to subsequent owners, lessors, lessees and operators of the Property of the restrictions and the monitoring, maintenance, and biennial certification requirements outlined in this Notice in Lieu of Deed Notice and required by law, as set forth herein.

5A. RESTRICTED AREAS. Due to the presence of contamination remaining at concentrations that do not allow for unrestricted use, the Owner has agreed, as part of the remedial action for the Property, to restrict the use of certain parts of the Property (the "Restricted Areas"); a narrative description of these restrictions is provided in Exhibit C, which is attached hereto and made a part hereof.

The Owner has also agreed to maintain a list of these restrictions on site for inspection by governmental officials.

5B. RESTRICTED LAND USES. The following statutory land use restrictions apply to the Restricted Areas:

i. The Brownfield and Contaminated Site Remediation Act, N.J.S.A. 58:10B-12.g(10), prohibits the conversion of a contaminated site, remediated to non-residential soil remediation standards that require the maintenance of engineering or institutional controls, to a childcare facility, or public, private, or charter school without the Department's prior written approval, unless a presumptive remedy is implemented; and

ii. The Brownfield and Contaminated Site Remediation Act, N.J.S.A. 58:10B-12.g(12), prohibits the conversion of a landfill, with gas venting systems and or leachate collection systems, to a single family residence or a childcare facility.

6A. CHANGE IN OWNERSHIP AND REZONING.

i. The Owner and the subsequent owners, lessors, and lessees, shall cause all leases, grants, and other written transfers of an interest in the Restricted Areas to contain a provision expressly requiring all holders thereof to take the Property subject to the restrictions contained herein and to comply with all, and not to violate any of the conditions of this Notice in Lieu of Deed Notice. Nothing contained in this Paragraph shall be construed as limiting any obligation of any person to provide any notice required by any law, regulation, or order of any governmental authority.

ii. The Owner and the subsequent owners shall provide written notice to the Department of Environmental Protection on a form provided by the Department and available at www.nj.gov/srp/forms within 30 calendar days after the effective date of any conveyance, grant, gift, or other transfer, in whole or in part, of the Owner's or subsequent owner's interest in the Restricted Area.

iii. The Owner and the subsequent owners shall provide written notice to the Department, on a form available from the Department at www.nj.gov/srp/forms, within thirty (30) calendar days after the owner's petition for or filing of any document initiating a rezoning of the Property to residential.

6B. SUCCESSORS AND ASSIGNS. This Notice in Lieu of Deed Notice shall be binding upon Owner and upon Owner's successors and assigns, and subsequent owners, lessors, lessees and operators while each is an owner, lessor, lessee, or operator of the Property.

7A. ALTERATIONS, IMPROVEMENTS, AND DISTURBANCES.

i. The Owner and all subsequent owners, lessors, and lessees shall notify any person, including, without limitation, tenants, employees of tenants, and contractors, intending to conduct invasive work or excavate within the Restricted Areas, of the nature and location of contamination in the Restricted Areas, and, of the precautions necessary to minimize potential human exposure to contaminants.

ii. Except as provided in Paragraph 7B, below, no person shall make, or allow to be made, any alteration, improvement, or disturbance in, to, or about the Property which disturbs any engineering control at the Property without first retaining a licensed site remediation professional.

Nothing herein shall constitute a waiver of the obligation of any person to comply with all applicable laws and regulations including, without limitation, the applicable rules of the Occupational Safety and Health Administration.

iii. A soil remedial action permit modification is required for any permanent alteration, improvement, or disturbance and the owner, lessor, lessee or operator shall submit the following within 30 days after the occurrence of the permanent alteration, improvement, or disturbance:

(A) A Remedial Action Workplan or Linear Construction Project notification and Final Report Form, whichever is applicable;

(B) A Remedial Action Report, if applicable; and

(C) A revised Notice in Lieu of Deed Notice with revised Exhibits, and Remedial Action Permit Modification or Remedial Action Permit Termination form and Remedial Action Report.

iv. No owner, lessor, lessee or operator shall be required to obtain a Remedial Action Permit Modification for any temporary alteration, improvement, or disturbance, provided that the site is restored to the condition described in the Exhibits to this Notice in Lieu of Deed Notice, and the owner, lessee, or operator complies with the following:

(A) Restores any disturbance of an engineering control to pre-disturbance conditions within 60 calendar days after the initiation of the alteration, improvement or disturbance;

(B) Ensures that all applicable worker health and safety laws and regulations are followed during the alteration, improvement, or disturbance, and during the restoration;

(C) Ensures that human exposure to contamination in excess of the remediation standards does not occur; and

(D) Describes, in the next biennial certification the nature of the temporary alteration, improvement, or disturbance, the dates and duration of the temporary alteration, improvement, or disturbance, the name of key individuals and their affiliations conducting the temporary alteration, improvement, or disturbance, the notice the Owner gave to those persons prior to the disturbance.

7B. EMERGENCIES. In the event of an emergency which presents, or may present, an unacceptable risk to the public health and safety, or to the environment, or an immediate environmental concern, see N.J.S.A. 58:10C-2, any person may temporarily breach an engineering control provided that that person complies with each of the following:

i. Immediately notifies the Department of Environmental Protection of the emergency, by calling the DEP Hotline at 1-877-WARNDEP or 1-877-927-6337;

ii. Hires a Licensed Site Remediation Professional (unless the Restricted Areas includes an unregulated heating oil tank) to respond to the emergency;

iii. Limits both the actual disturbance and the time needed for the disturbance to the minimum reasonably necessary to adequately respond to the emergency;

iv. Implements all measures necessary to limit actual or potential, present or future risk of exposure to humans or the environment to the contamination;

v. Notifies the Department of Environmental Protection when the emergency or immediate environmental concern has ended by calling the DEP Hotline at 1-877-WARNDEP or 1-877-927-6337;

vi. Restores the engineering control to the pre-emergency conditions as soon as possible; and

vii. Submits to the Department of Environmental Protection within 60 calendar days after completion of the restoration of the engineering control, a report including: (a) the nature and likely cause of the emergency; (b) the measures that have been taken to mitigate the effects of the emergency on human health and the environment; (c) the measures completed or implemented to restore the engineering control; and (d) any changes to the engineering control or site operation and maintenance plan to prevent reoccurrence of such conditions in the future.

8. SUPERSEDEANCE OR TERMINATION OF NOTICE IN LIEU OF DEED NOTICE.

i. This Notice in Lieu of Deed Notice may be superseded only upon issuing a revised Notice in Lieu of Deed Notice expressly superseding this Notice in Lieu of Deed Notice. The Soil RAP Modification Application with the revised Notice in Lieu of Deed Notice should be submitted immediately after completing the needed changes or remedial action pursuant to N.J.A.C. 7:26C-7.

ii. If the all soil contamination is remediated in the Notice in Lieu of Deed Notice area, then a Deed Notice Termination Form should be submitted requesting the termination of the Notice in Lieu of Deed Notice pursuant to N.J.A.C. 7:26C-7.

9. ACCESS. The Owner, and the subsequent owners, lessors, lessees, and operators agree to allow the Department, its agents and representatives access to the Property to inspect and evaluate the continued protectiveness of the remedial action that includes this Notice in Lieu of Deed Notice and to conduct additional remediation to ensure the protection of the public health and safety and of the environment if the subsequent owners, lessors, lessees, and operators, during their ownership, tenancy, or operation, and the Owner fail to conduct such remediation pursuant to this Notice in Lieu of Deed Notice as required by law. The Owner, and the subsequent owners, lessors, and lessees, shall also cause all leases, subleases, grants, and other written transfers of an interest in the Restricted Areas to contain a provision expressly requiring that all holders thereof provide such access to the Department.

10. ENFORCEMENT OF VIOLATIONS.

i. This Notice in Lieu of Deed Notice itself is not intended to create any interest in real estate in favor of the Department of Environmental Protection, nor to create a lien against the Property, but merely is intended to provide notice of certain conditions and restrictions on the Property and to reflect the regulatory and statutory obligations imposed as a conditional remedial action for this site.

ii. The restrictions provided herein may be enforceable solely by the Department against any person who violates this Notice in Lieu of Deed Notice. To enforce violations of this Notice in Lieu of Deed Notice, the Department may initiate one or more enforcement actions pursuant to N.J.S.A. 58:10-23.11, and N.J.S.A. 58:10C, and require additional remediation and assess damages pursuant to N.J.S.A. 58:10-23.11, and N.J.S.A. 58:10C.

11. SEVERABILITY. If any court of competent jurisdiction determines that any provision of this Notice in Lieu of Deed Notice requires modification, such provision shall be deemed to have been modified automatically to conform to such requirements. If a court of competent jurisdiction determines that any provision of this Notice in Lieu of Deed Notice is invalid or unenforceable and the provision is of such a nature that it cannot be modified, the provision shall be deemed deleted from this instrument as though the provision had never been included herein. In either case, the remaining provisions of this Notice in Lieu of Deed Notice shall remain in full force and effect.

12A. EXHIBIT A. Exhibit A should include a USGS Quad map with the Property location and names of roads depicted on it or a similar map with the Property location, roads, and other important geographical features on it.

12B. EXHIBIT B. Exhibit B includes the following descriptions of the Restricted Areas:

i. Exhibit B-1: Restricted Area Map -- A separate map for each restricted area that includes:

- (A) The Easting (X) and Northing (Y) Coordinates in NAD 83 New Jersey state plane feet for each vertex of the polygon that makes up the Notice of in Lieu of Deed Notice boundary;
- (B) Major surface topographical features such as railroads, buildings, roads, parking lots, etc. to facilitate locating the restricted area;
- (C) As-built diagrams of each engineering control, including caps, fences, slurry walls, (and, if any) ground water monitoring wells that may be required as part of a ground water engineering control in addition to the Notice in Lieu of Deed Notice;
- (D) As-built diagrams of any buildings, roads, parking lots and other structures that function as engineering controls; and
- (E) Designation of all soil and all upland sediment sample locations within the restricted areas that exceed any soil standard that are keyed into one of the tables described in the following paragraph.

ii. Exhibit B-2: Restricted Area Data Table - A separate table for each restricted area that includes either (A) or (B) through (F):

- (A) Only for historic fill extending over the entire site or a portion of the site and for which analytical data are limited or do not exist, a narrative that states that historic fill is present at the site, a description of the fill material (e.g., ash, cinders, brick, dredge material), and a statement that such material may include, but is not limited to, contaminants such as PAHs and metals;
- (B) Sample location designation from Restricted Area map (Exhibit B-1);
- (C) Sample elevation based upon depth below grade;
- (D) Name and chemical abstract service registry number of each contaminant with a concentration that exceeds the unrestricted use standard;
- (E) The restricted and unrestricted use standards for each contaminant in the table; and
- (F) The remaining concentration of each contaminant at each sample location at each elevation.

12C. EXHIBIT C. Exhibit C includes narrative descriptions of the institutional controls and engineering controls as follows:

- (i) Description of the Property and remedial activities;
- (ii) Description of the institutional and/or engineering controls; and
- (iii) Planned response in the event that the state of an institutional and/or engineering control is unacceptable.

13. SIGNATURES. IN WITNESS WHEREOF, Owner has executed this Notice in Lieu of Deed Notice as of the date first written above.

WITNESS:

OWNER

[Signature]

By: _____,

[Signature]

[Print name and title]

[Print name and Title]

[Print name]

Exhibit A

Site Location Map

SITE LOCATION
 LATITUDE N40° 45' 51.909"
 LONGITUDE W74° 14' 46.276"

LEGEND

□ APPROXIMATE SITE BOUNDARY



PSEG ORANGE VALLEY SUBSTATION
 539 & 541 NASSAU ST. AND
 456 S. JEFFERSON ST.
 BLOCK 5105, LOT 3, 4, 5
 TOWNSHIP OF ORANGE CITY
 ESSEX COUNTY, NEW JERSEY 07050

MATRIXNEWORLD
 Engineering Progress

Matrix New World Engineering, Land Surveying
 and Landscape Architecture, P.C.
 25 Columbia Turnpike
 Cloham Park, NJ 07022
 Tel: 973.240.1800
 Fax: 973.240.1818
 mnew.com

SITE LOCATION MAP

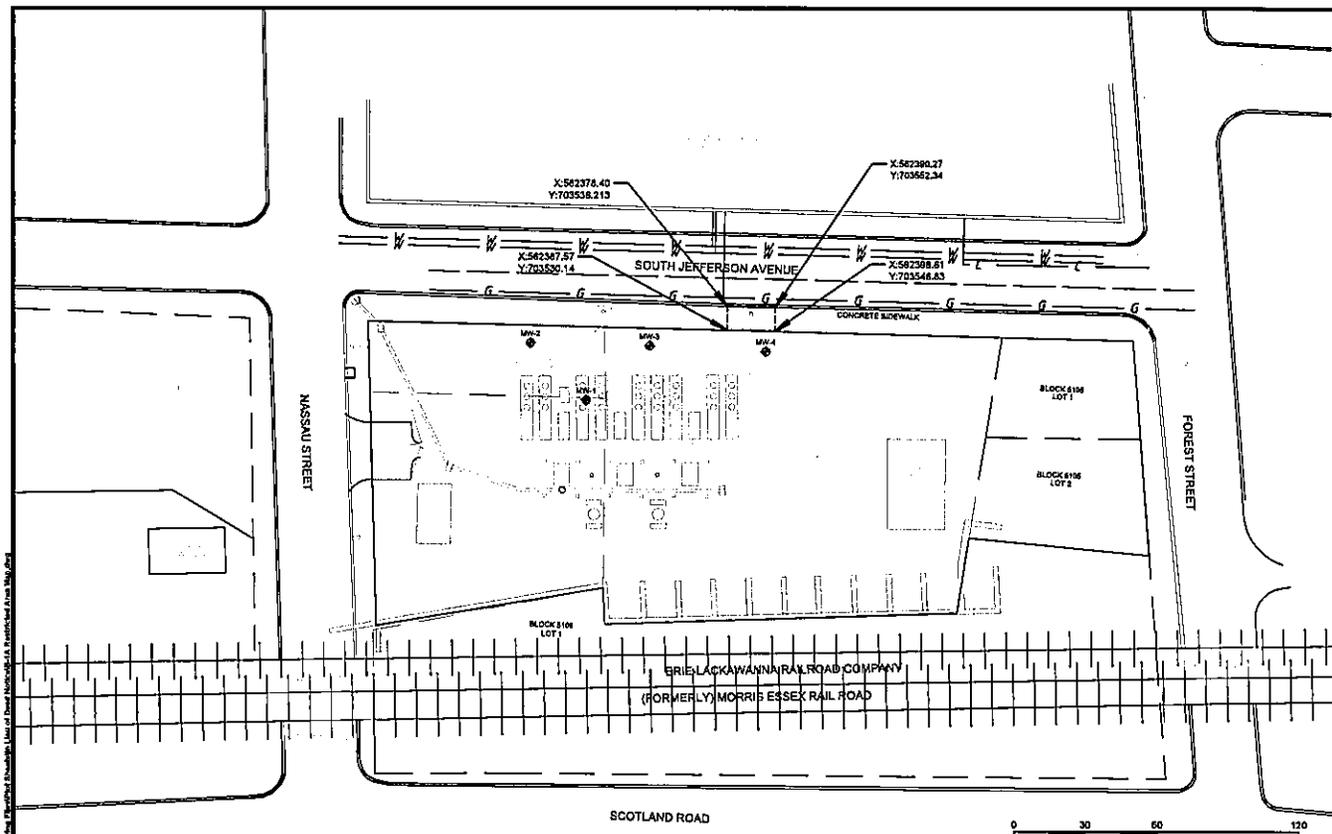
| | | |
|----------------------------|----------------------------|--------------------------------|
| DRAWN BY: MM | APPROVED BY: KP | PROJECT NO.: 23-0955 |
| DATE: 04-18-2024 | DATE: 04-18-2024 | SCALE: 1:24,000 |

EXHIBIT:

A

Exhibit B-1

Restricted Area Maps



| | |
|-------------|-----|
| DESIGNED BY | MEG |
| REVISION BY | CC |
| RELEASED BY | CC |

MATRIXNEWORLD
 A Matrix Environmental Company
 Matrix New World Engineering, Land Surveying
 408 South Jefferson Avenue
 4th Floor, Suite 408
 Orange, New Jersey 07067
 Tel: 973-246-1800
 Fax: 973-246-1818
 Matrix New World is a member of the Matrix Group
 NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 3004790200

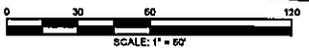
RESTRICTED AREA MAP
 PREG ORANGE VALLEY SUBSTATION
 METROPOLITAN DIVISION
 408 SOUTH JEFFERSON AVENUE
 BLOCK 5106, LOTS 1, 2 & 3
 CITY OF ORANGE, NEW JERSEY

| | |
|-----------------|------------|
| PROJECT NUMBER: | 23-0856 |
| DATE: | AS SHOWN |
| SCALE: | 3/8"=1'-0" |

B-1A

- LEGEND**
- APPROXIMATE PROJECT BOUNDARY
 - APPROXIMATE LOT BOUNDARY
 - - - RESTRICTED AREA:
200sf
20' L x 10' W
 - FENCE
 - ⊕ ELECTRIC MANHOLE
 - APPROXIMATE LOCATION OF EXISTING ELECTRICAL CONDUITS
 - APPROXIMATE LOCATION OF PROPOSED ELECTRICAL CONDUITS TO NEW SUBSTATION

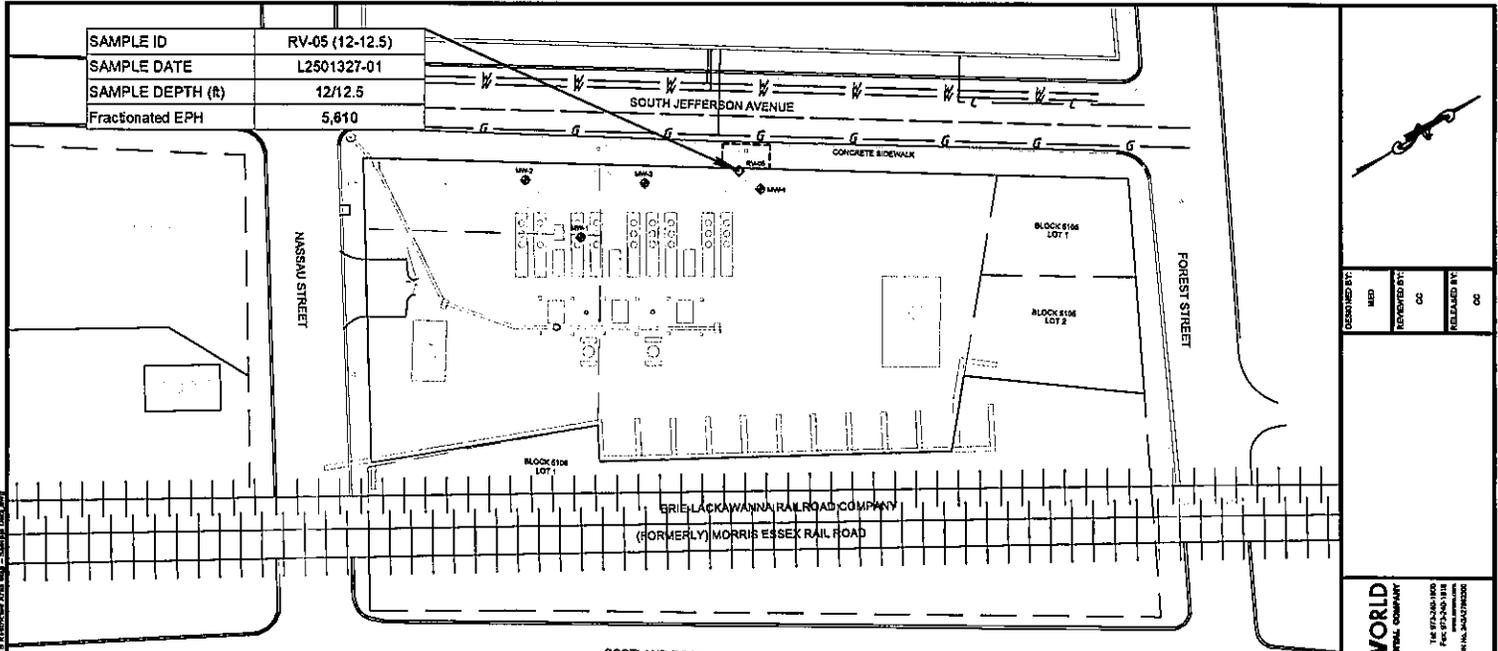
- APPROXIMATE LOCATION OF EXISTING WATER LINE
- APPROXIMATE LOCATION OF EXISTING SANITARY SEWER LINE
- APPROXIMATE LOCATION OF EXISTING GAS LINE
- APPROXIMATE LOCATION OF EXISTING COMMUNICATIONS LINE
- ⊕ MONITORING WELL LOCATION



NOTE: DEMOLITION AND REMOVAL OF THE STRUCTURES AND EQUIPMENT ASSOCIATED WITH THE ELECTRICAL SUBSTATION WAS COMPLETED IN JANUARY 2025

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| | |
|-------------------|-----------------|
| SAMPLE ID | RV-05 (12-12.5) |
| SAMPLE DATE | L2501327-01 |
| SAMPLE DEPTH (ft) | 12/12.5 |
| Fractionated EPH | 5,810 |



- LEGEND**
- APPROXIMATE PROJECT BOUNDARY
 - - - APPROXIMATE LOT BOUNDARY
 - - - RESTRICTED AREA:
200'±
20' L x 10' W
 - FENCE
 - ELECTRIC MANHOLE
 - APPROXIMATE LOCATION OF EXISTING ELEC. CONDUITS
 - APPROXIMATE LOCATION OF PROPOSED ELECTRICAL CONDUITS TO NEW SUBSTATION
 - APPROXIMATE LOCATION OF EXISTING WATER LINE
 - APPROXIMATE LOCATION OF EXISTING SANITARY SEWER LINE
 - APPROXIMATE LOCATION OF EXISTING GAS LINE
 - APPROXIMATE LOCATION OF EXISTING COMMUNICATIONS LINE
 - ⊕ MONITORING WELL LOCATION
 - REMEDIAL VERIFICATION SOIL SAMPLE LOCATIONS

- Bold** EXCEEDS THE EPH CATEGORY 1 DEFAULT PRODUCT LIMIT
- Bold and Italics** EXCEEDS THE EPH CATEGORY 1 CEILING LIMIT
- Bold** EXCEEDS CALCULATED EPH CATEGORY 1 OR CALCULATED CATEGORY 2 RIDSRs
- Bold and Underline** EXCEEDS CALCULATED EPH CATEGORY 1 OR CALCULATED CATEGORY 2 NRIDSRs

NOTES:
 SOIL CONCENTRATIONS IN MILLIGRAMS PER KILOGRAM (mg/kg)
 SAMPLE DEPTHS IN FEET BELOW GROUND SURFACE
 PCBs POLYCHLORINATED BIPHENYLS
 EPH CATEGORY 2 EXTRACTABLE PETROLEUM HYDROCARBONS
 NF NON-FRACTIONATED
 FRAC FRACTIONATED
 ND COMPOUND NOT DETECTED ABOVE THE LABORATORY REPORTING LIMIT

| PARAMETER | EPH Category 1 Residential Ingestion/Dermal Soil Remediation Standard | EPH Category 1 Non-Residential Ingestion/Dermal Soil Remediation Standard | EPH Default Product Limit | EPH Product Ceiling Limit |
|--------------------|---|---|---------------------------|---------------------------|
| Total EPH (CS-C40) | 5,300 | 75,000 | 8,000 | 30,000 |

| | |
|--------------|-----|
| DESIGNED BY: | MEB |
| APPROVED BY: | CC |
| RELEASED BY: | CC |

MATRIXNEWORLD
 A TRINITY ENVIRONMENTAL COMPANY
 14675 New York Engineering, Land Surveying & Environmental Consultants, P.C.
 200 Lakeside Corporate Center
 Fort Mill, South Carolina 29504
 Phone: 803.547.1232
 Fax: 803.547.1233
 NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. AOC-0079000

RESTRICTED AREA MAP SAMPLE DATA
 PEEB ORANGE VALLEY SUBSTATION
 METROPOLITAN DIVISION
 466 SOUTH JEFFERSON AVENUE
 BLOCK 5106, LOTS 1, 4 & 5
 CITY OF ORANGE, NEW JERSEY

| | |
|-----------------|------------|
| PROJECT NUMBER: | 23-0365 |
| DATE: | AS SHOWN |
| SCALE: | 3/8"=1'-0" |

B-1B

© MATRIXNEWORLD, INC. 2023-03-08 8:52 AM. Original Name: MatrixNewWorld\Projects\OrangeValleySubstation\Map\B-1B-RestrictedAreaMap_SampleData.dwg

Exhibit B-2

Restricted Area Tables

Exhibit B-2
 Restricted Area Data Table
 Notice In Lieu of Deed Notice
 Public Service Electric and Gas
 Orange Valley Substation
 539 Nassau Street
 Orange, Essex County, New Jersey 07050
 PI #1054588

| Sample ID: Lab ID: Date: Sample Depth: Sample Elevation | EPH Category 1 Residential Ingestion/Dermal Soil Remediation Standard | EPH Category 1 Non-Residential Ingestion/Dermal Soil Remediation Standard | EPH Category 1 Default Product Limit | EPH Product Ceiling Limit | Category 1 Non-Residential Soil Remediation Standard | RV-05 (12-12.5) | | | EPH Category 2 Ingestion/Dermal Residential Soil Remediation Standard | EPH Category 2 Ingestion/Dermal Non-Residential Soil Remediation Standard | |
|---|---|---|--------------------------------------|---------------------------|--|-----------------|----------|---------|---|---|--------|
| | | | | | | L2501327-01 | 1/9/2025 | 12/12.5 | | | |
| NJ EXTRACTABLE PETROLEUM HYDROCARBONS | | | | | | Conc | Q | RL | MDL | | |
| C9-C12 Aliphatics | NS | NS | NS | NS | NS | 514 | | 90.6 | 90.6 | NS | NS |
| C12-C16 Aliphatics | NS | NS | NS | NS | NS | 1,900 | | 60.4 | 60.4 | NS | NS |
| C16-C21 Aliphatics | NS | NS | NS | NS | NS | 1,150 | | 90.6 | 90.6 | NS | NS |
| C21-C40 Aliphatics | NS | NS | NS | NS | NS | ND | | 302 | 302 | NS | NS |
| C10-C12 Aromatics | NS | NS | NS | NS | NS | 108 | | 60.4 | 60.4 | NS | NS |
| C12-C16 Aromatics | NS | NS | NS | NS | NS | 806 | | 90.6 | 90.6 | NS | NS |
| C15-C21 Aromatics | NS | NS | NS | NS | NS | 1,130 | | 151 | 151 | NS | NS |
| C21-C36 Aromatics | NS | NS | NS | NS | NS | ND | | 242 | 242 | NS | NS |
| Total EPH | 5,300 | 75,000 | 8,000 | 30,000 | 54,000 | 5,610 | | 60.4 | 60.4 | 5,000 | 70,000 |

NOTES:

Sample depth provided in feet below ground surface

Sample elevation provided in feet above sea level

Results provided in milligrams per kilogram (mg/kg)

NS = No applicable Remediation Standard

ND = Compound analyzed for but Not Detected above the laboratory reporting limit

| | |
|---------------------------|---|
| Bold | Exceeds the EPH Category 1 Default Product Limit |
| Bold and Italic | Exceeds the EPH Product Ceiling Limit |
| Bold | Exceeds the EPH Category 1 or Calculated Category 2 RIDSRs |
| Bold and Underline | Exceeds the EPH Category 1 or Calculated Category 2 NRIDSRs |

NJDEP 2021 EPH Category 2 Ingestion/Dermal Nonresidential Calculator

Site Name: **PSEG Orange Valley Substation** Date: **1/21/2025**

Sample ID: **RV-05(12.0-12.5)NR** Evaluated by: **PC**

$$ECFV = \frac{THQ \cdot AT \cdot ED \cdot BW}{(EF \cdot ED \cdot 10^{-6} \text{ kg/mg}) \cdot \left[\left(\frac{1}{RfD_o} \cdot IR \right) + \left(\frac{1}{RfD_d} \cdot SA \cdot AF \cdot ABS_d \right) \right]}$$

$$ID_{nc} = \frac{THQ}{\frac{f_{(1)}}{ECFV_{(1)}} + \frac{f_{(2)}}{ECFV_{(2)}} + \frac{f_{(3)}}{ECFV_{(3)}} + \frac{f_{(4)}}{ECFV_{(4)}} + \frac{f_{(5)}}{ECFV_{(5)}} + \frac{f_{(6)}}{ECFV_{(6)}} + \frac{f_{(7)}}{ECFV_{(7)}} + \frac{f_{(8)}}{ECFV_{(8)}}}$$

| | AL 9-12 (PHC Mixture) | AL 12-16 (PHC Mixture) | AL 16-21 (Mineral Oil) | AL 21-40 (Mineral Oil) | AR 10-12 (Naphthalene) | AR12-16 (Acenaphthalene) | AR 16-21 (Fluorene) | AR 21-36 (Fluoranthene) |
|---|--------------------------|---------------------------|---------------------------|---------------------------|---------------------------|-----------------------------|------------------------|----------------------------|
| RfD _o | 0.1 | 0.1 | 2 | 2 | 0.041 | 0.06 | 0.04 | 0.04 |
| RfD _d | 0.1 | 0.1 | 2 | 2 | 0.041 | 0.06 | 0.04 | 0.04 |
| ABS _d | 0.1 | 0.1 | 0.1 | 0.1 | 0.13 | 0.13 | 0.13 | 0.13 |
| Adult ECFV | 91185 | 91185 | 1823695 | 1823695 | 34324 | 50230 | 33486 | 33486 |
| Concentration of fraction (mg/kg) | 514 | 1900 | 1150 | 0 | 108 | 806 | 1130 | 0 |
| f | 0.091654779 | 0.338801712 | 0.205064194 | 0 | 0.019258203 | 0.143723252 | 0.20149786 | 0 |

| Parameter | Definition | Units | Nonresidential Scenario |
|------------------|--|----------------------|-------------------------|
| THQ | Target Hazard Quotient | unitless | 1 |
| AT | Averaging Time | days/year | 365 |
| EF _a | Exposure Frequency - adult | days/year | 225 |
| ED _a | Exposure Duration - adult | years | 25 |
| RfD _o | Oral Reference Dose | mg/kg-day | see above |
| RfD _d | Dermal Reference Dose | mg/kg-day | see above |
| ABS _d | Dermal Absorption Fraction | unitless | see above |
| BW _a | Body Weight - adult | kg | 80 |
| IR _a | Soil Ingestion Rate - adult | mg/day | 100 |
| SA _a | Skin Surface Area - adult | cm ² /day | 3527 |
| AF _a | Soil Adherence Factor - adult | mg/cm ² | 0.12 |
| ECFV | Equivalent carbon fraction value | mg/kg-day | see above |
| f | EC Weight fraction = fraction concentration/total concentration | unitless | see above |
| ID _{nc} | Nonresidential Non-carcinogenic Health-Based Soil Criterion (Ingestion/dermal) | mg/kg | 70000 |

Total EPH:
5608 mg/kg
Allowable EPH in sample:
70000 mg/kg

PASS

These parameters are fixed at the default nonresidential values.

EPH Category 2 Ingestion/Dermal Nonresidential Soil Remediation Standard:
70000 mg/kg

NJDEP 2021 EPH Category 2 Ingestion/Dermal Residential Calculator

Site Name: PSEG Orange Valley Substation Date: 1/21/2025

Sample ID: RV-05(12.0-12.5) Evaluated by: PC

$$ECFV = \frac{THQ * AT * ED * BW}{(EF * ED * 10^{-6} \text{ kg/mg}) * \left[\left(\frac{1}{RfD_o} * IR \right) + \left(\frac{1}{RfD_d} * SA * AF * ABS_d \right) \right]}$$

$$ID_{nc} = \frac{THQ}{\frac{f_{(1)}}{ECFV_{(1)}} + \frac{f_{(2)}}{ECFV_{(2)}} + \frac{f_{(3)}}{ECFV_{(3)}} + \frac{f_{(4)}}{ECFV_{(4)}} + \frac{f_{(5)}}{ECFV_{(5)}} + \frac{f_{(6)}}{ECFV_{(6)}} + \frac{f_{(7)}}{ECFV_{(7)}} + \frac{f_{(8)}}{ECFV_{(8)}}$$

| | AL 9-12 (PHC Mixture) | AL 12-16 (PHC Mixture) | AL 16-21 (Mineral Oil) | AL 21-40 (Mineral Oil) | AR 10-12 (Naphthalene) | AR 12-16 (Acenaphthalene) | AR 16-21 (Fluorene) | AR 21-36 (Fluoranthene) |
|-----------------------------------|--------------------------|---------------------------|---------------------------|---------------------------|---------------------------|------------------------------|------------------------|----------------------------|
| RfD _o | 0.1 | 0.1 | 2 | 2 | 0.041 | 0.06 | 0.04 | 0.04 |
| RfD _d | 0.1 | 0.1 | 2 | 2 | 0.041 | 0.06 | 0.04 | 0.04 |
| ABS _d | 0.1 | 0.1 | 0.1 | 0.1 | 0.13 | 0.13 | 0.13 | 0.13 |
| Child ECFV | 6321 | 6321 | 126427 | 126427 | 2451 | 3586 | 2391 | 2391 |
| Concentration of fraction (mg/kg) | 514 | 1900 | 1150 | 0 | 108 | 806 | 1130 | 0 |
| f | 0.091654779 | 0.338801712 | 0.205064194 | 0 | 0.019258203 | 0.143723252 | 0.20149786 | 0 |

| Parameter | Definition | Units | Residential Scenario |
|------------------|---|----------------------|----------------------|
| THQ | Target Hazard Quotient | unitless | 1 |
| AT | Averaging Time | days/year | 365 |
| EF _c | Exposure Frequency - child | days/year | 350 |
| ED _c | Exposure Duration - child | years | 6 |
| RfD _o | Oral Reference Dose | mg/kg-day | see above |
| RfD _d | Dermal Reference Dose | mg/kg-day | see above |
| ABS _d | Dermal Absorption Fraction | unitless | see above |
| BW _c | Body Weight - child | kg | 15 |
| IR _c | Soil Ingestion Rate - child | mg/day | 200 |
| SA _c | Skin Surface Area - child | cm ² /day | 2373 |
| AF _c | Soil Adherence Factor - child | mg/cm ² | 0.2 |
| ECFV | Equivalent carbon fraction value | mg/kg-day | see above |
| f | EC Weight fraction = fraction concentration/total concentration | unitless | see above |
| ID _{nc} | Residential Non-carcinogenic Health-Based Soil Criterion (Ingestion/dermal) | mg/kg | 5000 |

Total EPH:
5608 mg/kg
Allowable EPH in sample:
5.00E+03 mg/kg

These parameters are fixed at the default residential values.

EPH Category 2 Ingestion/Dermal Residential Soil Remediation Standard:
5000 mg/kg

Exhibit C-1

Narrative description of Notice in Lieu of Deed Notice as Institutional Control

(i) Description of the Property and remedial activities;

The Property consists of the Sidewalk located along South Jefferson Street adjacent to the former PSE&G Orange Valley Substation. Remedial activities were performed to physically remove soil exhibiting contaminants of concern including Extractable Petroleum Hydrocarbons (EPH) at concentrations greater than the Residential Ingestion/Dermal Soil Remediation Standard (RIDSRS) and/or Category 1 Default Product Limit. Based on remedial verification sampling, soil containing EPH at concentrations greater than the RIDSRS remains along the western property boundary. As such, the Sidewalk along South Jefferson Street adjacent to the former Orange Valley Substation is identified as the Restricted Area.

(ii) Description of the institutional and/or engineering controls; and

The Restricted Area identified in this Notice in Lieu of Deed Notice is rectangular in shape and approximately 200 square feet in area. This Notice in Lieu of Deed Notice is intended to provide notification to interested parties regarding the presence of the residual soil contamination, document the associated restrictions on property use, and requirements related to changes in property use or ownership.

(iii) Planned response in the event that the state of an institutional and/or engineering control is unacceptable.

Annual inspections of the Restricted Area will be performed to evaluate this area for evidence of disturbance or deterioration as part of the associated Remedial Action Permit. If repairs or restoration are deemed necessary, the Person Responsible for Conducting Remediation will restore the Restricted Area to pre-disturbance conditions. In addition, if a change in property use or ownership is planned, this Notice in Lieu of Deed Notice will be amended accordingly.



New Jersey Department of Environmental Protection
 Contaminated Site Remediation & Redevelopment

REMEDIAL ACTION PERMIT INITIAL APPLICATION – SOIL

Date Stamp
 (For Department use only)

SECTION A. SITE NAME AND LOCATION

Site Name: Sidewalk along South Jefferson Street adjacent to the former Orange Valley Substation

List All AKAs: _____

Street Address: 456 South Jefferson Street

Municipality: City of Orange Township (Township Borough or City)

County: Essex Zip Code: 07050

Program Interest (PI) Number(s): _____

Case Tracking Number(s): _____

Municipal Block(s) and Lot(s) of the entire site: NA

Is this site a Federal case?..... Yes No

If "Yes," indicate the Federal Case Type:

RCRA GPRA 2020 CERCLA/NPL USDOD USDOE

Other (explain): _____

SECTION B. INITIAL SOIL REMEDIAL ACTION PERMIT APPLICATION

1. Reason for Initial Soil Remedial Action Permit (RAP) Application: (check one)

To support a Restricted or Limited Restricted Use Response Action Outcome (RAO)

To support a Post-No Further Action (NFA)

Note: This permit application will not be processed until all RAP annual fees and the Remedial Action Protectiveness/Biennial-Certification fee, including any past fees, have been paid in full.

Subdivision of an existing Soil RAP

Has the Soil RAP Modification or Termination Application also been submitted for the original parcel(s)?..... Yes No

If "No", please explain why in Section K below.

Other (provide reason - see instructions): As part of a Notice in Lieu of Deed Notice

2. The Initial Soil RAP Application fee must be enclosed with this application.

**Effective on or Before
 June 30, 2025**

**Effective
 July 1, 2025**

Soil RAP Fee – Initial\$1,380.00 \$1,100.00

SECTION C. FEE BILLING CONTACT PERSON

Business Name: Public Service Electric and Gas Company
First Name of Contact: Robert Last Name of Contact: Pollock
Title: Senior Director of Environmental Projects and Services
Phone Number: (908) 412-7262 Ext.: _____ Fax: _____
Mailing Address: 4000 Hadley Road
Municipality: South Plainfield State: NJ Zip Code: 07080
Email Address: robert.pollock@pseg.com

SECTION D. PERSON RESPONSIBLE FOR CONDUCTING THE REMEDIATION – CO-PERMITTEE

Addendum for additional Person Responsible for Conducting the Remediation has been completed.
Affiliation/Name of Organization: Public Service Electric and Gas Company
First Name of Contact: Robert Last Name of Contact: Pollock
Title: Senior Director of Environmental Projects and Services
Phone Number: (908) 412-7262 Ext.: _____ Fax: _____
Mailing Address: 4000 Hadley Road
Municipality: South Plainfield State: NJ Zip Code: 07080
Email Address: robert.pollock@pseg.com
 Check the box if the Person Responsible for Conducting the Remediation is the Primary Contact for Permit Compliance

SECTION E. CURRENT OWNER OF THE SITE – CO-PERMITTEE

Addendum for additional Owner of the Site has been completed.
Affiliation/Name of Organization: _____
First Name of Contact: _____ Last Name of Contact: _____
Title: _____
Phone Number: _____ Ext.: _____ Fax: _____
Mailing Address: _____
Municipality: _____ State: _____ Zip Code: _____
Email Address: _____
 Check the box if the owner is the Primary Contact for Permit Compliance

SECTION F. ATTACHED DOCUMENTS

Attach the following documents: *(Check all that apply)*

Note: All electronic copies should be provided in Adobe PDF file format on a compact disc (CD).

- Hard copy **and** electronic copy of the Soil RAP Application using the current form on the NJDEP Website.
- Electronic copy of the Filed Deed Notice document (must be a separate Adobe PDF file) with book and page numbers, which should include all associated attachments/exhibits.
- Remedial Action Report (RAR) submitted through the online portal unless this application is related to a Post-NFA Case. For Post-NFA Cases, submit an electronic copy of the RAR and any other pertinent reports/letters (e.g., Remedial Action Workplan (RAW) Approval Letters).

Provide the Licensed Site Document (LSD) Activity Number for the RAR online submission: 250004

- Electronic copy of a map or the location in the RAR (*Section #s/Figure #s*) of the map(s) showing area of concern/source and showing and/or explaining horizontal and vertical delineation of the soil contamination.

Location in the RAR (*Section #s/Figure #s*): Figure 6 and Figure 7

- Electronic copy of the NFA Letter, if applicable. (*Post-NFA Cases only*)
- Electronic copy of the completed Remediation Cost Review and RFS/FA Form with a detailed cost estimate, if applicable, including:

Only Check One:

- Original** Financial Assurance mechanism (*hard copy*), including any Amendments, attached.
- Date the original Financial Assurance mechanism was submitted to the NJDEP: _____
- An electronic copy of the Remediation Funding Source (RFS) mechanism, if using an existing RFS mechanism as the Financial Assurance, and the amendment to conform to the Financial Assurance format.
- Electronic copy of the homeowner or condominium association's annual budget that includes funds for the operation, maintenance, and monitoring of the engineering control(s) at the site, if applicable.

SECTION G. DEED NOTICE INFORMATION

1. Deed Notice filing date: _____
2. Name of County Office the Deed Notice was filed in: _____
3. Book Number the Deed Notice is filed in: _____ Page Numbers: First: _____ to Last: _____
4. Total Number of Pages filed: _____
5. Instrument/Control/File Number(s): _____
6. Block(s) and Lot(s) of the restricted area:
NA
7. Is the restricted area the entire site/property? Yes No
If "No", what percent of the site/property is restricted? _____ %
8. Is this Deed Notice for Historic Fill at the site? Yes No
If "Yes", is the Historic Fill impacting the ground water at the site? Yes No
If the Historic Fill is impacting the ground water at the site, has the CEA/WRA Fact Sheet Form been submitted to the NJDEP? Yes No
If the CEA/WRA Fact Sheet Form has not been submitted, **attach** the Form to this application.
If the Historic Fill is not impacting the ground water at the site, then check one of the boxes below to explain why:
 Ground water sampled as per the guidance and below GWQS
 Ground water not sampled because no trigger in SI/RI
9. Is this Deed Notice for Polychlorinated Biphenyl (PCB) soil contamination greater than 1 part per million (ppm) remaining at the site? Yes No
If "Yes", provide the location in the RAR (*Section #*) that documents compliance/approval with the federal Toxic Substances Control Act (TSCA) program: _____
10. Has the Deed Notice restricted area been accurately mapped on NJ-GeoWeb? Yes No
If "No", submit a GIS compatible map of the Deed Notice restricted area by email to srpgis_dn@dep.nj.gov and provide the date the email was sent: _____
11. Was a compliance option (e.g., compliance averaging) used to evaluate the data? Yes No
If "Yes", provide the location in the RAR (*Section #*) that describes the details of the compliance option used: _____

12. Is the AOC for the Soil RAP Application limited only to historic fill or historically applied pesticides (HAP)? Yes No

If "Yes", questions #13 and 14 below may be skipped as the SRS-MGW exposure pathway does not apply.

13. Has soil sampling in the unsaturated zone revealed exceedances of the default Soil Remediation Standards for the Migration to Ground Water (SRS-MGW) exposure pathway remaining with the AOC(s) for the Soil RAP Application? Yes No

If "Yes", indicate how the MGW exposure pathway was addressed:

Alternate Remediation Standard(s) (ARS) - MGW developed (e.g., SWPE, SPLP, etc.)

Narrative ARS-MGW - Site Soil and Ground Water Data Evaluation [Highest concentration of soil contamination is present at the water table and no impact to ground water above the GWRS (no remediation for the MGW exposure pathway is required)]

Narrative ARS-MGW - Immobile Chemical(s) Option

Compliance Averaging/Attainment Demonstration

Low Permeability/Impermeable Cap (See Question #14 below)

Other: _____

Provide the location in the RAR (Section #) that addresses this issue: _____

14. Is a low permeability cap being used to address the MGW exposure pathway at the site? Yes No

If "Yes", provide the location in the RAR (Section #) that describes the details of the low permeability cap used: _____

And check the appropriate box below and answer the corresponding questions:

VOCs with ground water contamination

Has a Ground Water Remedial Action Permit Application been submitted? Yes No

Has MNA been demonstrated while the site has been capped? Yes No

If "No", provide the location in the RAR (Section #) that justifies the deviation from the capping of volatile contaminants for the MGW exposure pathway guidance: _____

VOCs without ground water contamination

Are the soil vapor sample concentrations below the Impact to Ground Water Soil Vapor Screening Levels for the appropriate timeframe? Yes No

If "No", provide the location in the RAR (Section #) that justifies the deviation from the capping of volatile contaminants for the MGW exposure pathway guidance: _____

Inorganics/SVOCs with ground water contamination

Has a Ground Water Remedial Action Permit Application been submitted? Yes No

If "No", provide the location in the RAR (Section #) that justifies the deviation from the capping of inorganic and semi-volatile contaminants for the MGW exposure pathway guidance: _____

Inorganics/SVOCs without ground water contamination

Is there a minimum 2-foot clean soil buffer above the seasonal high-water table? Yes No

If "No", provide the location in the RAR (Section #) that justifies the deviation from the capping of inorganic and semi-volatile contaminants for the MGW exposure pathway guidance: _____

15. In the following table, list all contaminants **still present** at the site/property that require the use of a Deed Notice (*attach additional pages if needed*). For each contaminant indicate the highest concentration **remaining** at any depth, and the shallowest depth at which a concentration was detected above standards, as measured to include the thickness of the cap. Note that the highest concentration and the shallowest depth can be from two different sampling points. **Do not attach tables from reports.**

If Historic Fill is present, check the appropriate box below:

- Visually Characterized historic fill assumed to be contaminated but not sampled
- Historic fill sampled (*provide soil sample results below*)

| Contaminant | Highest Concentration* (mg/kg) | | Shallowest Depth (feet bgs) | Residential Soil Remediation Standard for the Ingestion-Dermal Exposure Pathway | Non-Residential Soil Remediation Standard for the Ingestion-Dermal Exposure Pathway | Residential Soil Remediation Standard for the Inhalation Exposure Pathway | Non-Residential Soil Remediation Standard for the Inhalation Exposure Pathway | Soil Remediation Standard/Alternative Remediation Standard for the Migration to Ground Water Exposure Pathway |
|------------------------------------|--------------------------------|--------------------------|-----------------------------|---|---|---|---|---|
| Extractable Petroleum Hydrocarbons | 5,610 | <input type="checkbox"/> | 12.0 | 5,300 | 75,000 | -- | -- | -- |
| | | <input type="checkbox"/> | | | | | | |
| | | <input type="checkbox"/> | | | | | | |
| | | <input type="checkbox"/> | | | | | | |
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| | | <input type="checkbox"/> | | | | | | |
| | | <input type="checkbox"/> | | | | | | |
| | | <input type="checkbox"/> | | | | | | |

* Check the box if the number entered is not the highest concentration, but was the result of a compliance option (e.g., compliance averaging to meet Non-Residential Remediation Standard).

SECTION I. FINANCIAL ASSURANCE

1. Does the remedial action/Deed Notice include an engineering control? Yes No

If "No", proceed to the next section.

2. Are any of the permittees exempt from establishing Financial Assurance pursuant to N.J.A.C. 7:26C-7.10(c)? Yes No

If "Yes", check the exemption(s) that applies:

- | | | |
|--|--|--|
| Person Responsible for Conducting the Remediation – <u>Co-Permittee</u> | Current Owner of the Site – <u>Co-Permittee</u> | |
| <input type="checkbox"/> | <input type="checkbox"/> | Government entity (e.g., departments, agencies, and public universities) |
| <input type="checkbox"/> | <input type="checkbox"/> | A person not liable pursuant to the Spill Act that purchased contaminated property before May 7, 2009 |
| <input type="checkbox"/> | <input type="checkbox"/> | A person that conducted remediation at their primary or secondary residence |
| <input type="checkbox"/> | <input type="checkbox"/> | Owner or operator of a child care center |
| <input type="checkbox"/> | <input type="checkbox"/> | Public school, private school, or charter school |
| | <input type="checkbox"/> | Owner or operator of a small business responsible for conducting remediation at the location of the site |

If all of the permittees are exempt, proceed to the next section.

3. Is the current owner of the site either a homeowner association or a condominium association pursuant to the New Jersey Common Interest Association Act, N.J.S.A. 46:8A-1 et seq.? Yes No

If "Yes" and the association is identified in Section E of this RAP Application, an electronic copy of the association's annual budget that includes funds for the operation, maintenance, and monitoring of the engineering control(s) at the site should be attached as indicated in Section F above.

4. Identify the estimated cost of the operation, maintenance, and monitoring of the engineering control(s) at the site: \$ _____

5. Are you using an existing RFS mechanism for the site as the Financial Assurance? Yes No

If "Yes", have all of the following criteria been met? Yes No

- The amount of funds needed to operate, maintain, and monitor the engineering control(s) at the site for 30 years (*minimum of \$30,000 for a 30-year time frame*);
- The amount of funds in the RFS equals the amount of funds required to be posted for RFS and Financial Assurance; and
- The RFS is not in the form of a self-guarantee.

Identify the full amount of the current RFS \$ _____

6. Identify the full amount established as a Financial Assurance: \$ _____

As indicated in Section F above, an electronic copy of the completed Remediation Cost Review and RFS/FA Form should be attached. Also, please be sure to provide one of the following as indicated in Section F above: attach the original Financial Assurance mechanism (hard copy), including any Amendments, to the Soil RAP Application; the date the original Financial Assurance mechanism was submitted to the NJDEP; or an electronic copy of the existing RFS mechanism that is being used as the Financial Assurance and the amendment to conform to the Financial Assurance format.

7. What is the Financial Assurance Mechanism? (*Check all that apply*)

- | | | |
|---|---|--------------------------------------|
| <input type="checkbox"/> Remediation Trust Fund | <input type="checkbox"/> Line of Credit | <input type="checkbox"/> Surety Bond |
| <input type="checkbox"/> Environmental Insurance Policy | <input type="checkbox"/> Letter of Credit | |

8. Contact information at the financial institution for the Financial Assurance:

Financial Institution: _____
First Name of Contact: _____ Last Name of Contact: _____
Title: _____
Phone Number: _____ Ext.: _____ Fax: _____
Mailing Address: _____
Municipality: _____ State: _____ Zip Code: _____
Email Address: _____

SECTION J. VAPOR INTRUSION SUMMARY

1. Are there any buildings with an Indeterminate Vapor Intrusion Pathway status as a result of this soil contamination and not ground water contamination? Yes No

If "Yes", provide the location in the RAR (*Section # and Figure #*) that documents this issue: _____

2. Is there sub-slab soil gas (SSSG) contamination above the NJDEP's Soil Gas Screening Levels (SGSLs) beneath any buildings that require a Vapor Intrusion (VI) Long-Term Monitoring (LTM) Plan or a VI Change in Use Evaluation Plan, or both, as a result of this soil contamination and not ground water contamination? Yes No

If "Yes", indicate the following (*check all that apply*)

- SSSG > SGSL and $\leq 10X$ NJDEP SGSL (VI LTM Plan pursuant to Table 6-2 of the VIT Guidance)
- SSSG > 10X NJDEP SGSL (VI LTM Plan pursuant to Table 6-2 of the VIT Guidance)
- SSSG > NJDEP Residential SGSL for Non-Residential Structure (VI Change in Use Evaluation Plan)

Attach an electronic copy of the VI LTM Plan or the VI Change in Use Evaluation Plan, or both (see RAP Application instructions for this question that includes the recommended VI LTM Plan). The VI LTM Plan and VI Change in Use Evaluation Plan should clearly identify the building(s) and/or structure(s), including the address and block and lot of each impacted property.

3. Are any vapor intrusion engineering controls/mitigation systems currently installed at any buildings as a result of this soil contamination (*and not ground water contamination*) that remain on the site/property and included in the Deed Notice? Yes No

If "Yes", indicate the type of engineering control that was implemented: (*check all that apply*)

- Subsurface Depressurization System
- Subsurface Ventilation System
- Soil Vapor Extraction System
- HVAC Positive Pressure
- Other (specify): _____

Attach an electronic copy of the Operation, Maintenance, and Monitoring (OMM) Plan for the vapor intrusion engineering control(s)/mitigation system(s). The OMM Plan should clearly identify the building(s) and/or structure(s) and vapor intrusion engineering control(s)/mitigation system(s) that are in place (*e.g., active or passive*), including the address and block and lot of each impacted property.

SECTION K. OTHER INFORMATION PROVIDED

List any other pertinent information to support the Initial Soil RAP Application.

This Remedial Action Permit Initial Application - Soil has been prepared to support the remediation of a Non-Deed Property owned by the City of Orange Township.

SECTION L. PERSON RESPONSIBLE FOR CONDUCTING THE REMEDIATION INFORMATION AND CERTIFICATION

Full Legal Name of the Person Responsible for Conducting the Remediation:

Public Service Electric and Gas Company

Representative First Name: Robert

Representative Last Name: Pollock

Title: Senior Director of Environmental Projects and Services

Phone Number: (908) 412-7262

Ext.: _____

Fax: _____

Mailing Address: 4000 Hadley Road

City/Town: South Plainfield

State: NJ

Zip Code: 07080

Email Address: robert.pollock@pseg.com

This certification shall be signed by the person responsible for conducting the remediation who is submitting this notification in accordance with Administrative Requirements for the Remediation of Contaminated Sites rule at N.J.A.C. 7:26C-1.5(a).

I certify under penalty of law that I have personally examined and am familiar with the information submitted herein, including all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, to the best of my knowledge, I believe that the submitted information is true, accurate and complete. I am aware that there are significant civil penalties for knowingly submitting false, inaccurate or incomplete information and that I am committing a crime of the fourth degree if I make a written false statement which I do not believe to be true. I am also aware that if I knowingly direct or authorize the violation of any statute, I am personally liable for the penalties.

Signature: _____

Date: _____

Name/Title: Robert Pollock/Sr. Dir. of Environmental Projects and Services

SECTION M. CURRENT OWNER OF THE SITE INFORMATION AND CERTIFICATION

Full Legal Name of the Person Responsible who owns the site:

Representative First Name: _____

Representative Last Name: _____

Title: _____

Phone Number: _____

Ext.: _____

Fax: _____

Mailing Address: _____

City/Town: _____

State: _____

Zip Code: _____

Email Address: _____

This certification shall be signed by the person who owns the site and is submitting this notification in accordance with Administrative Requirements for the Remediation of Contaminated Sites rule at N.J.A.C. 7:26C-1.5(a).

I certify under penalty of law that I have personally examined and am familiar with the information submitted herein, including all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, to the best of my knowledge, I believe that the submitted information is true, accurate and complete. I am aware that there are significant civil penalties for knowingly submitting false, inaccurate or incomplete information and that I am committing a crime of the fourth degree if I make a written false statement which I do not believe to be true. I am also aware that if I knowingly direct or authorize the violation of any statute, I am personally liable for the penalties.

Signature: _____

Date: _____

Name/Title: Robert Pollock/Sr. Dir. of Environmental Projects and Services

Completed forms should be sent to:

Bureau of Case Assignment & Initial Notice
Contaminated Site Remediation & Redevelopment
NJ Department of Environmental Protection
401-05H
PO Box 420
Trenton, NJ 08625-0420

SECTION N. LICENSED SITE REMEDIATION PROFESSIONAL INFORMATION AND STATEMENT

LSRP ID Number: 714904

First Name: Colin Last Name: Childers

Phone Numbers: (973) 585-5261 Ext.: _____ Fax: _____

Mailing Address: 442 Route 35

Municipality: Eatontown State: NJ Zip Code: 07724

Email Address: cchilders@mnwe.com

This statement shall be signed by the LSRP who is submitting this notification in accordance with N.J.S.A. 58:10C-14, and N.J.S.A. 58:10B-1.3b(1) and (2).

(1) I certify, as a Licensed Site Remediation Professional authorized pursuant to N.J.S.A. 58:10C-1 et seq. to conduct business in New Jersey, that for the remediation described in this submission, and all attachments included in this submission, I personally: Managed, supervised, or performed the remediation conducted at this site that is described in this submission, and all attachments included in this submission; and/or periodically reviewed and evaluated the work performed by other persons that forms the basis for the information in this submission; and/or completed the work of another site remediation professional, licensed or not, after having: (1) reviewed all available documentation on which I relied; (2) conducted a site visit and observed the then-current conditions and verified the status of as much of the work as was reasonably observable; and (3) concluded, in the exercise of my independent professional judgment, that there was sufficient information upon which to complete any additional phase of remediation and prepare workplans and reports related thereto.

(2) I certify:

- That I have read this submission and all attachments to this submission;
- That in performing the professional services as the licensed site remediation professional for the entire site or each area of concern, I adhered to the professional conduct standards and requirements governing licensed site remediation professionals provided in N.J.S.A. 58:10C-16;
- That the remediation conducted at the entire site or each area of concern, that is described in this submission and all attachments to this submission, was conducted pursuant to and in compliance with the remediation requirements in N.J.S.A. 58:10C-14.c;
- That the remediation described in this submission, and all attachments to this submission, was conducted pursuant to and in compliance with the regulations of the Site Remediation Professional Licensing Board at N.J.A.C. 7:26l; and
- That the information contained in this submission and all attachments to this submission is true, accurate, and complete.

(3) I certify, when this submission includes a response action outcome, that the entire site or each area of concern has been remediated in compliance with all applicable statutes, rules, and regulations and is protective of public health and safety and the environment.

(4) I certify that no other person is authorized or able to use any password, encryption method, or electronic signature that the Board or the Department have provided to me.

(5) I certify that I understand and acknowledge that:

- If I knowingly make a false statement, representation, or certification in any document or information I submit to the Department I may be subject to civil and administrative enforcement pursuant to N.J.S.A. 58:10C-17.a.1(a)through (f) by the Board, including but not limited to license suspension, revocation, or denial of renewal; and
- If I purposely, knowingly, or recklessly make a false statement, representation, or certification in any application, form, record, document or other information submitted to the Department or required to be maintained pursuant to the Site Remediation Reform Act, I shall be guilty, upon conviction, of a crime of the third degree and shall, notwithstanding the provisions of subsection b. of N.J.S.2C:43-3, be subject to a fine of not less than \$5,000 nor more than \$75,000 per day of violation, or by imprisonment, or both.

(6) I certify that I have read this certification prior to signing, certifying, and making this submission.

LSRP Signature: _____

Date: _____

LSRP Name: Colin Childers

Company Name: Matrix New World Engineering

ADDENDUM A

Additional Persons Responsible For Conducting Remediation

ADDENDUM TO SECTION D. PERSON RESPONSIBLE FOR CONDUCTING THE REMEDIATION – CO-PERMITTEE

Affiliation/Name of Organization: _____

First Name of Contact: _____ Last Name of Contact: _____

Title: _____

Phone Number: _____ Ext.: _____ Fax: _____

Mailing Address: _____

Municipality: _____ State: _____ Zip Code: _____

Email Address: _____

Check the box if the Additional Person Responsible for Conducting the Remediation is the Primary Contact for Permit Compliance

1. Does the remedial action/Deed Notice include an engineering control? Yes No

If "No", proceed to the next section.

2. Are you exempt from establishing Financial Assurance pursuant to N.J.A.C. 7:26C-7.10(c)? Yes No

If "Yes", check the exemption(s) that applies:

- Government entity (e.g., departments, agencies, and public universities)
- A person not liable pursuant to the Spill Act that purchased contaminated property before May 7, 2009
- A person that conducted remediation at their primary or secondary residence
- Owner or operator of a child care center
- Public school, private school, or charter school

3. Identify the estimated cost of the operation, maintenance, and monitoring of the engineering control(s) at the site: \$ _____

4. Are you using an existing RFS mechanism for the site as the Financial Assurance? Yes No

If "Yes", have all of the following criteria been met? Yes No

- a. The amount of funds needed to operate, maintain, and monitor the engineering control(s) at the site for 30 years (*minimum of \$30,000 for a 30-year time frame*);
- b. The amount of funds in the RFS equals the amount of funds required to be posted for RFS and Financial Assurance; and
- c. The RFS is not in the form of a self-guarantee.

Identify the full amount of the current RFS..... \$ _____

5. Identify the full amount established as a Financial Assurance: \$ _____

As indicated in Section F above, an electronic copy of the completed Remediation Cost Review and RFS/FA Form with a detailed cost estimate should be attached. Also, please be sure to provide one of the following as indicated in Section F above: attach the **original** Financial Assurance mechanism (*hard copy*), including any Amendments, to the Soil RAP Application; the date the original Financial Assurance mechanism was submitted to the NJDEP; or an electronic copy of the existing RFS mechanism that is being used as the Financial Assurance and the amendment to conform to the Financial Assurance format.

6. What is the Financial Assurance Mechanism? (*check all that apply*)

- Remediation Trust Fund
- Environmental Insurance Policy
- Line of Credit
- Letter of Credit
- Surety Bond

ADDENDUM A

7. Contact information at the financial institution for the Financial Assurance:

Financial Institution: _____
First Name of Contact: _____ Last Name of Contact: _____
Title: _____
Phone Number: _____ Ext: _____ Fax: _____
Mailing Address: _____
Municipality: _____ State: _____ Zip Code: _____
Email Address: _____

ADDENDUM TO SECTION L. PERSON RESPONSIBLE FOR CONDUCTING THE REMEDIATION INFORMATION AND CERTIFICATION

Full Legal Name of the Person Responsible for Conducting the Remediation:

Representative First Name: _____ Representative Last Name: _____
Title: _____
Phone Number: _____ Ext.: _____ Fax: _____
Mailing Address: _____
City/Town: _____ State: _____ Zip Code: _____
Email Address: _____

This certification shall be signed by the person responsible for conducting the remediation who is submitting this notification in accordance with Administrative Requirements for the Remediation of Contaminated Sites rule at N.J.A.C. 7:26C-1.5(a).

I certify under penalty of law that I have personally examined and am familiar with the information submitted herein, including all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, to the best of my knowledge, I believe that the submitted information is true, accurate and complete. I am aware that there are significant civil penalties for knowingly submitting false, inaccurate or incomplete information and that I am committing a crime of the fourth degree if I make a written false statement which I do not believe to be true. I am also aware that if I knowingly direct or authorize the violation of any statute, I am personally liable for the penalties.

Signature: _____ Date: _____
Name/Title: _____

ADDENDUM B
Additional Property Owners

ADDENDUM TO SECTION E. CURRENT OWNER OF THE SITE – CO-PERMITTEE

Affiliation/Name of Organization: _____

First Name of Contact: _____ Last Name of Contact: _____

Title: _____

Phone Number: _____ Ext.: _____ Fax: _____

Mailing Address: _____

Municipality: _____ State: _____ Zip Code: _____

Email Address: _____

Check the box if the owner is the Primary Contact for Permit Compliance

1. Does the remedial action/Deed Notice include an engineering control? Yes No

If "No", proceed to next section.

2. Are you exempt from establishing Financial Assurance pursuant to N.J.A.C. 7:26C-7.10(c)?..... Yes No

If "Yes", check the exemption that applies, and then proceed to the next section:

- Government entity (e.g., departments, agencies, and public universities)
- A person not liable pursuant to the Spill Act that purchased contaminated property before May 7, 2009
- A person that conducted remediation at their primary or secondary residence
- Owner or operator of a child care center
- Public school, private school, or charter school
- Owner or operator of a small business responsible for conducting remediation at the location of the site

3. Do you represent a homeowner association or a condominium association pursuant to the New Jersey Common Interest Association Act, N.J.S.A. 46:8A-1 et seq.? Yes No

If "Yes", an electronic copy of the association's annual budget that includes funds for the operation, maintenance, and monitoring of the engineering control(s) at the site should be attached as indicated in Section F above.

4. Identify the estimated cost of the operation, maintenance, and monitoring of the engineering control(s) at the site: \$ _____

5. Are you using an existing RFS mechanism for the site as the Financial Assurance? Yes No

If "Yes", have all of the following criteria been met? Yes No

- a. The amount of funds needed to operate, maintain, and monitor the engineering control(s) at the site for 30 years (*minimum of \$30,000 for a 30-year time frame*);
- b. The amount of funds in the RFS equals the amount of funds required to be posted for RFS and Financial Assurance; and
- c. The RFS is not in the form of a self-guarantee.

Identify the full amount of the current RFS..... \$ _____

6. Identify the full amount established as a Financial Assurance: \$ _____

As indicated in Section F above, an electronic copy of the completed Remediation Cost Review and RFS/FA Form should be attached. Also, please be sure to provide one of the following as indicated in Section F above: attach the **original** Financial Assurance mechanism (*hard copy*), including any Amendments, to the Soil RAP Application; the date the original Financial Assurance mechanism was submitted to the NJDEP; or an electronic copy of the existing RFS mechanism that is being used as the Financial Assurance and the amendment to conform to the Financial Assurance format.

ADDENDUM B

7. What is the Financial Assurance Mechanism? *(check all that apply)*

- Remediation Trust Fund Line of Credit Surety Bond
 Environmental Insurance Policy Letter of Credit

8. Contact information at the financial institution for the Financial Assurance:

Financial Institution: _____
First Name of Contact: _____ Last Name of Contact: _____
Title: _____
Phone Number: _____ Ext: _____ Fax: _____
Mailing Address: _____
Municipality: _____ State: _____ Zip Code: _____
Email Address: _____

ADDENDUM TO SECTION M. CURRENT OWNER OF THE SITE INFORMATION AND CERTIFICATION

Full Legal Name of the Person who owns the site:

Representative First Name: _____ Representative Last Name: _____
Title: _____
Phone Number: _____ Ext. _____ Fax: _____
Mailing Address: _____
City/Town: _____ State: _____ Zip Code: _____
Email Address: _____

This certification shall be signed by the person who owns the site and is submitting this notification in accordance with Administrative Requirements for the Remediation of Contaminated Sites rule at N.J.A.C. 7:26C-1.5(a).

I certify under penalty of law that I have personally examined and am familiar with the information submitted herein, including all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, to the best of my knowledge, I believe that the submitted information is true, accurate and complete. I am aware that there are significant civil penalties for knowingly submitting false, inaccurate or incomplete information and that I am committing a crime of the fourth degree if I make a written false statement which I do not believe to be true. I am also aware that if I knowingly direct or authorize the violation of any statute, I am personally liable for the penalties.

Signature: _____ Date: _____
Name/Title: _____

Beatrice Hackett

From: Colin Childers <cchilders@mnwe.com>
Sent: Friday, May 9, 2025 10:42 AM
To: Christopher Mobley
Cc: Gazick, Jeffrey A.
Subject: PSE&G Orange Valley Substation - Notice in Lieu of Deed Notice

Hello Mr. Mobley,

Thank you very much for your time this morning. As discussed, I am working on behalf of Public Service Electric and Gas to complete the site remediation activities associated with the former Orange Valley Substation located at 456 South Jefferson Street in the City of Orange Township. Based on the results of remedial activities, soil contamination was found to extend beyond the property boundary to an area under the sidewalk located along South Jefferson Street. Based on New Jersey Department of Environmental Protection regulations, a Notice in Lieu of Deed Notice is required for contaminated soil that will remain in place on properties that do not have a Deed associated with them.

I would like to request your assistance with review of the Draft Resolution, Notice in Lieu of Deed Notice and the Remedial Action Permit Application saved to the folder hyperlinked below. This property is also subject to a Redevelopment Agreement identified as Resolution #467-2021 which is also saved to this folder for reference.

[City of Orange Township](#)

I greatly appreciate your anticipated assistance with this matter. Please do not hesitate to contact me should you have any questions or need additional information.

Thank You,
Colin

Colin Childers, LSRP
Project Manger

Matrix New World Engineering
442 Route 35
Second Floor
P: 973.240.1800
D: 973.585.5261

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