

COMMUNITY SOLAR ENERGY PILOT PROGRAM

APPLICATION PERIOD YEAR 1, APPLICATION PERIOD 1

FOR: WEST BELMAR GATEWAY COMMERCIAL AREA 1

WALL TOWNSHIP, MONMOUTH COUNTY, NJ 07762



09/09/2019

West Belmar Gateway Community Solar Project

To: New Jersey Board of Public Utilities

South Clinton Avenue, 7th Floor

Post Office Box 350

Trenton, New Jersey 08625-0350

WEST BELMAR GATEWAY COMMUNITY SOLAR PROJECT

September 9, 2019

New Jersey Board of Public Utilities
44 South Clinton Avenue, 7th Floor
Post Office Box 350
Trenton, New Jersey 08625-0350
New Jersey Board of Public Utilities

RE: Program Year 1, Application Period 1 Community Solar Application

Dear Members of the Board of Public Utilities,

Advanced Solar Products, Inc. ("ASP") is pleased to submit this Community Solar application for Program Year 1, Application Period 1. ASP proposes to construct a 2.14 MW DC (1.64 MW AC) solar PV system at 1821 NJ-71, Belmar NJ 07719 to service customers in the JCP&L territory. The Community Solar facility will encompass 5.7 acres of the 9.6 acre property.

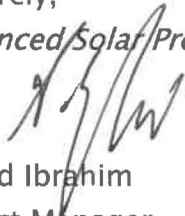
Since February 12, 2003, the Township of Wall has been seeking a qualified and experienced developer to be designated by the Township as the "Redeveloper" for the purpose of redeveloping a site on Route 71 in the Township known as Commercial Lot One of the West Belmar Gateway Redevelopment Area which has been designated as an area in need of redevelopment. ASP carefully evaluated the July 19, 2018 Request for Proposal issued by the Township seeking development proposals and the December 2003 West Belmar Gateway Area Redevelopment Plan which were provided to prospective bidders. Based on our evaluation of the RFP documents, several visits to the site, and a review of current market factors, ASP, along with our financing partner, Spano Partners Holdings, LLC ("SPH"), submitted a proposal response to install a solar PV system on this property as part of the community solar program. We believe that the addition of a solar photovoltaic system at the West Belmar Gateway site will provide the Township with substantial economic and societal benefits while posing no adverse impact on the community.

ASP meets and/or exceeds all of the evaluation criteria outlined in the Community Solar application with an estimated score of over 100 points. This former Auto Wrecker site will be sustainably redeveloped and incorporate all NJDEP guidelines and requirements. ASP is proposing to install low-height panels and additional landscaping on the portion of the

site bordering Route 71 to effectively screen the solar array from the surrounding properties. Further, the project economics has allowed \$50,000 for landscaping to be used in conjunction with the Township. The Township and ASP are proud to present this project to the NJ BPU which shows commitment to low- and moderate-income (LMI) subscriber inclusion, a 12% cost discount on electricity, educational opportunities and local job creation.

If you have any questions, please do not hesitate to contact me at (908) 751-5858 x 108. Thank you.

Sincerely,
Advanced Solar Products, Inc.

A handwritten signature in black ink, appearing to read 'Amjed Ibrahim', is written over the company name.

Amjed Ibrahim
Project Manager
Advanced Solar Products, Inc.
270 South Main Street, Suite 203
Flemington, NJ 08822

Community Solar Energy Pilot Program Application Form

Section A: Application Form Requirements, Instructions, Terms and Conditions

The following Application Form is intended only for entities submitting a community solar project for consideration by the New Jersey Board of Public Utilities (“Board” or “BPU”). Projects selected by the Board will be approved for participation in the Community Solar Energy Pilot Program, pursuant to the rules at N.J.A.C. 14:8-9.

This Application Form is valid only for the following Program Year and Application Period:

Program Year 1, Application Period 1

Application Period Opens: April 9, 2019 at 9:00 A.M.

Application Period Closes: September 9, 2019 at 5:00 P.M.

I. Minimum Qualification Requirements

The Community Solar Energy Pilot Program is open to projects that meet the following minimum requirements, and the full requirements defined in N.J.A.C. 14:8-9 (available for reference at the following link: [http://njcleanenergy.com/files/file/R_2019%20d_021%20\(51%20N_J_R_%20232\(a\)\).pdf](http://njcleanenergy.com/files/file/R_2019%20d_021%20(51%20N_J_R_%20232(a)).pdf)).

1. The proposed community solar project must be located in the electric service territory of an Electric Distribution Company (“EDC”) in the State of New Jersey.
2. Existing solar projects may not apply to requalify as a community solar project. An existing solar project, as defined in N.J.A.C. 14:8-9.2, means a solar project having begun operation and/or been approved by the Board for connection to the distribution system prior to February 19, 2019. Projects having received a subsection (t) conditional certification from the Board prior to February 19, 2019 should refer to section B. XIII. Special Authorizations and Exemptions for additional information.
3. The Board will not consider Applications for EDCs to develop, own, or operate community solar project(s).
4. The Board will not consider Applications for projects sited on preserved farmland, as defined in N.J.A.C. 14:8-9.2.
5. The Board will not consider Applications for projects exceeding the capacity limit for individual community solar projects, set at 5 MW as defined in N.J.A.C. 14:8-9.4(g).

II. Instructions for Completing the Community Solar Energy Pilot Program Application Form

1. Each solar project applying to participate in the Community Solar Energy Pilot Program requires the submission of an individual Application Form. Do not apply for more than one (1) project per Application Form. There is no limit to the number of Application Forms that can be submitted by any one Applicant (see the definition of an “Applicant” in section A. III. Terms and Conditions).

2. Complete sections B and C, and Appendix A in full. All questions are required to be answered, unless explicitly marked as optional. All attachments are required, unless explicitly marked as optional. All attachments must be attached to the end of the Application Form, therefore forming a complete application package. Note that attachments marked as optional will be considered if included, but their absence will not penalize an Application.
3. Original signatures on all forms and certifications of this Application Form are required. The certifications contained in section C must be notarized.
4. Specific exemptions are identified throughout the Application Form which apply only if: 1) the Applicant is a government entity (municipal, county, or state), AND 2) the community solar developer will be selected by the Applicant via a Request for Proposals ("RFP"), Request for Quotations ("RFQ"), or other bidding process. If this is the case, the Applicant must include a letter describing the proposed bidding process, and the Applicant should complete all sections of the Application Form based on the project as it will be designed in the bidding process. The Applicant must further commit to issuing said RFP, RFQ, or other bidding process within 90 days of the proposed project being approved by the Board for participation in the Community Solar Energy Pilot Program (see section B. XIII. Special Authorizations and Exemptions).

III. Terms and Conditions

General Terms and Conditions

1. The "Applicant" is defined as the entity that submits the Community Solar Energy Pilot Program Application Form (for example, an Applicant may be a project developer, project owner, project operator, property owner, contractor, installer, or agent thereof).
2. Prior to completing the Application Form, the Applicant must carefully review the rules at N.J.A.C. 14:8-9, and any other rules, regulations, and codes applicable to the design, construction, and operation of a community solar project in New Jersey. All Applications must be in compliance with all local, state and federal rules, regulations and laws. Furthermore, submission of an Application Form does not obviate the need for compliance with all applicable local, state, and federal laws and regulations at any time during the design, construction, operation, and decommissioning of a community solar project including, but not limited to, regulations by commissions such as the New Jersey Highlands Council and the New Jersey Pinelands Commission.
3. By submitting an Application, the Applicant acknowledges notice on behalf of all project participants that the information included in the Application is subject to disclosure under the Open Public Records Act, N.J.S.A. 47:1A-1 et seq. Aggregated information may be used by the Board and/or other state, federal, county, regional or local agencies in reports and evaluations, and the geographic location may be used to update Geographic Information System ("GIS") mapping. Applicants may identify sensitive and trade secret information that they wish to keep confidential by submitting them in accordance with the confidentiality procedures set forth in

N.J.A.C. 14:1-12.3. Furthermore, the Applicant understands that the list of approved community solar projects will be published on the Board of Public Utilities website.

4. Amendments or supplements to the Community Solar Energy Pilot Program Application Form will be made available via the New Jersey Clean Energy Program ("NJCEP") website at www.njcleanenergy.com. This Application Form may be modified for future Application Periods at any time without prior notification.

Evaluation of Applications and Approval of Projects

5. Only Applications that are administratively complete by the close of the Application Period will be considered for participation in the Community Solar Energy Pilot Program during that Program Year. An application will be deemed administratively complete if: 1) All questions are completed, except those explicitly marked as optional, 2) All required attachments are included (see Appendix B for a checklist of required attachments), and 3) All required signatures are included. Applicants will be notified if an Application is deemed administratively incomplete. An incomplete Application may be amended and resubmitted during the following Application Period without advantage or disadvantage.
6. The Applicant may be required to supplement the information provided in the Application Form upon request from the Board or Board Staff.
7. Following the close of the Application Period, each Application will be reviewed and evaluated by a dedicated Evaluation Committee.
8. In reviewing each application, Board Staff may consult with the New Jersey Department of Environmental Protection ("NJDEP"), the New Jersey Department of Agriculture, or other state agencies and consultants as are relevant to the Application. Any information marked and submitted as confidential will be treated as such by the receiving agency, and used for the sole purpose of evaluation.
9. The criteria for evaluation of Applications are presented in Appendix C (Evaluation Criteria). Projects must score a minimum 30 points total in order to be considered for participation in the Community Solar Energy Pilot Program. Projects that score above 30 points will be presented to the Board for approval for participation in the Community Solar Energy Pilot Program in order, starting with the highest-scoring project and proceeding to the lowest-scoring project, and until the allocated program capacity for that Program Year is filled.
The allocated program capacity for Program Year 1 is 75 MW. At least 40% of program capacity (i.e. at least 30 MW) will be allocated to LMI projects.
10. Board Staff may reject Applications that are incomplete at the close of the Application Period, that are not in compliance with the rules and regulations established in N.J.A.C. 14:8-9, or that do not meet a minimum standard for selection, as set forth in this Application Form.

Milestones and Follow-Up for Approved Projects

11. Should the proposed community solar project be approved by the Board for participation in the Community Solar Energy Pilot Program, such approval will be contingent on the project being constructed and operated as was proposed in its Application.

Furthermore, pursuant to the rules at N.J.A.C. 14:8-9.3(c), approved projects are expected to begin construction within 6 months of their approval by the Board, and are expected to become fully operational within 12 months of their approval by the Board. Extensions may be granted by Board Staff at its discretion, based on its assessment of the specific circumstances of each project approved.

In order to monitor compliance, approved projects will be required to submit updates to the Board:

- a. Prior to the beginning of construction, the Applicant must provide evidence that commitments in the following categories have been met: project location, community and environmental justice engagement, other benefits.
- b. Prior to applying for permission to operate ("PTO"), the Applicant must provide evidence that commitments in the following categories have been met: siting (other than location), all permits received.
- c. Prior to applying to the EDC for allocation of bill credits, the Applicant must provide evidence that commitments in the following categories have been met: product offering, subscriber type, geographic limit within EDC service territory.

If the approved project fails to be completed as proposed in the Application, and the Applicant fails to remediate the failure or provide an equivalent modification within a reasonable timeframe, the project may be penalized up to and including a withdrawal of the permission to operate in the Community Solar Energy Pilot Program.

Special Considerations for Project Siting

12. Unless the proposed community solar facility is located on a rooftop, parking lot, or parking structure, the Applicant must meet with the NJDEP's Office of Permit Coordination and Environmental Review ("PCER") to determine what permits may be required and to identify other potential issues. More information is available at: <http://www.nj.gov/dep/pcer>. The Applicant must have completed the NJDEP Permit Readiness Checklist and submitted said Checklist to NJDEP PCER prior to submitting the Application to the Board (see section B. VIII. Permits). The Permit Readiness Checklist is available at the following link: <https://www.nj.gov/dep/pcer/introchecklist.htm>.
13. Special attention should be paid when siting a project on a landfill, a brownfield, or an area of historic fill. For reference, NJDEP's *Guidance for Installation of Solar Renewable Energy Systems on Landfills in New Jersey* can be found at the following link: <https://www.nj.gov/dep/dshw/swp/solarguidance.pdf>.
14. The Applicant should review the environmental compliance history at the proposed site and the various operations that were conducted there. Satisfaction of all outstanding NJDEP regulatory

compliance obligations, if applicable, will be required prior to applying for permission to operate. The Applicant should identify any outstanding compliance and enforcement issues associated with the property on which the proposed project is to be sited and resolve them accordingly before submitting the Post Construction NJDEP Compliance Form, if applicable.

15. If the proposed project is sited on Green Acres preserved open space, as defined in N.J.A.C. 14:8-9.2, or on land owned by NJDEP, the Applicant must receive special approval for the project from NJDEP prior to submitting the Application to the Board, and attach proof of approval to their application package (see section B. VII. Community Solar Facility Siting).

Submitting an Application

Applications must adhere to all of the following instructions for submission. Applications must be received no later than 5:00 P.M. on the date of the close of the Application Period in order to be considered.

Mail or hand-deliver the original complete Application package plus three copies of the complete Application package to:

New Jersey Board of Public Utilities
44 South Clinton Avenue, 7th Floor
Post Office Box 350
Trenton, New Jersey 08625-0350
Attn: Office of Clean Energy
Community Solar Energy Pilot Program Application Package

In addition, submit an electronic version of the complete Application package to both of the following email addresses: communitysolar@njcleanenergy.com and board.secretary@bpu.nj.gov.

Questions and Further Information

Please address all questions pertaining to the Application Form to communitysolar@njcleanenergy.com.

Additional guidance and Frequently Asked Questions will be available on the NJCEP website at: <http://njcleanenergy.com/renewable-energy/programs/community-solar>.

Section B: Community Solar Energy Project Description

Instructions: Section B must be completed in its entirety. Any attachments should be placed at the end of the Application package.

I. Applicant Contact Information

Applicant Company/Entity Name: Advance Solar Products
 First Name: Lyle Last Name: Rawlings
 Daytime Phone: 908751-5818 Email: Lyle@advancedsolarproducts.com
 Applicant Mailing Address: 270 South Main Street, Suite 203
 Municipality: Flemington County: Hunterdon Zip Code: 08822

Applicant is: ☒ Community Solar Project Owner ☒ Community Solar Developer/Facility Installer
☐ Property/Site Owner ☐ Subscriber Organization
☐ Agent (if agent, what role is represented) _____

II. Community Solar Project Owner

Project Owner Company/Entity Name (complete if known): Advance Solar Products
 First Name: Lyle Last Name: Rawlings
 Daytime Phone: 908751-5818 Email: Lyle@advancedsolarproducts.com
 Mailing Address: 270 South Main Street, Suite 203
 Municipality: Flemington County: Hunterdon Zip Code: 08822

III. Community Solar Developer

This section, "Community Solar Developer," is optional if: 1) the Applicant is a government entity (municipal, county, or state), AND 2) the community solar developer will be selected by the Applicant via a RFP, RFQ, or other bidding process. In all other cases, this section is required.

Developer Company Name (optional, complete if applicable): Advance Solar Products
 First Name: Lyle Last Name: Rawlings
 Daytime Phone: 908751-5818 Email: Lyle@advancedsolarproducts.com
 Mailing Address: 270 South Main Street, Suite 203
 Municipality: Flemington County: Hunterdon Zip Code: 08822

The proposed community solar project will be primarily built by:
☐ the Developer ☐ a contracted engineering, procurement and construction ("EPC") company



If the proposed community solar project will be primarily built by a contracted EPC company, complete the following (optional, complete if known):

If the EPC company information is left blank and the proposed project is approved by the Board for participation in the Community Solar Energy Pilot Program, the Applicant must inform the Board of the information below once the EPC company becomes known.

EPC Company Name (optional, complete if applicable): Advanced Solar Products, Inc.
First Name: Lyle Last Name: Rawlings
Daytime Phone: (908) 751-5818 Email: _____
Mailing Address: 270 South Main Street, Suite 203,
Municipality: Flemington, County: _____ Zip Code: 08822

IV. Property/Site Owner Information

Property Owner Company/Entity Name: Wall Township
First Name: Jeff Last Name: Bertrand Town Administrator
Daytime Phone: 732-449-8444 x 2216 Email: jbertrand@townshipofwall.com
Applicant Mailing Address: 2700 Allaire Road
Municipality: Wall Township County: Monmouth Zip Code: 07719

V. Community Solar Subscriber Organization (optional, complete if known)

If this section, "Community Solar Subscriber Organization," is left blank and the proposed project is approved by the Board for participation in the Community Solar Energy Pilot Program, the Applicant must inform the Board of the information below once the Subscriber Organization becomes known.

Subscriber Organization Company/Entity Name (optional, complete if applicable): _____
First Name: _____ Last Name: _____
Daytime Phone: _____ Email: _____
Mailing Address: _____
Municipality: _____ County: _____ Zip Code: _____

VI. Proposed Community Solar Facility Characteristics

Community Solar Facility Size (as denominated on the PV panels):
1.64 MW AC 2.14 MW DC

Community Solar Facility Location (Address): Route 71
Municipality: Wall Township County: Monmouth Zip Code: 07762
Name of Property (optional, complete if applicable): _____
Property Block and Lot Number(s): Block 6, Lot 6,7 and 12

Community Solar Site Coordinates: -74.032390 Longitude 40.168082 Latitude

Total Acreage of Property Block and Lots: 9.6 acres

Total Acreage of Community Solar Facility: 5.7 acres

Attach a delineated map of the portion of the property on which the community solar facility will be located. In the electronic submission, two copies of the delineated map should be provided: 1) as a PDF document, and 2) as a design plan in drawing file format (.dwg) or as a shapefile (.shp), in order to facilitate integration with Geographic Information System (GIS) software.

EDC electric service territory in which the proposed community solar facility is located: *(select one)*

- ☐ Atlantic City Electric ☒ Jersey Central Power & Light
☐ Public Service Electric & Gas ☐ Rockland Electric Co.

Estimated date of project completion* *(The Applicant should provide a good faith estimate of the date of project completion; however, this data is being collected for informational purposes only.):* September (month) 2020 (year)

Project completion is defined pursuant to the definition at N.J.A.C. 14:8-9.3 as being fully operational, up to and including having subscribers receive bill credits for their subscription to the project.

The proposed community solar facility is an existing project* ☐ Yes ☒ No

If "Yes," the Application will not be considered by the Board. See section B. XIII. for special provisions for projects having received a subsection (t) conditional certification from the Board prior to February 19, 2019.

*Existing project is defined in N.J.A.C. 14:8-9.2 as a solar project having begun operation and/or been approved by the Board for connection to the distribution system prior to February 19, 2019.

VII. Community Solar Facility Siting

1. The proposed community solar project has site control* ☒ Yes ☐ No

If "Yes," attach proof of site control.

If "No," the Application will be deemed incomplete.

*Site control is defined as property ownership or option to purchase, signed lease or option to lease, or signed contract for use as a community solar site or option to contract for use as a community solar site.

2. The proposed community solar facility is located, in part or in whole, on preserved farmland* ☐ Yes ☒ No

If "Yes," the Application will not be considered by the Board.



*Preserved farmland is defined in N.J.A.C. 14:8-9.2 as land from which a permanent development easement was conveyed and a deed of easement was recorded with the county clerk's office pursuant to N.J.S.A. 4:1C-11 et seq.; land subject to a farmland preservation program agreement recorded with the county clerk's office pursuant to N.J.S.A. 4:1C-24; land from which development potential has been transferred pursuant to N.J.S.A. 40:55D-113 et seq. or N.J.S.A. 40:55D-137 et seq.; or land conveyed or dedicated by agricultural restriction pursuant to N.J.S.A. 40:55D-39.1.

3. The proposed community solar facility is located, in part or in whole, on Green Acres preserved open space* or on land owned by the New Jersey Department of Environmental Protection (NJDEP) ☐ Yes ☒ No

If "Yes," the Applicant must attach special authorization from NJDEP for the site to host a community solar facility. The Board will not consider Applications for projects located, in part or in whole, on Green Acres preserved open space or on land owned by NJDEP, unless the Applicant has received special authorization from NJDEP and includes proof of such special authorization in the Application package.

*Green Acres preserved open space is defined in N.J.A.C. 14:8-9.2 as land classified as either "funded parkland" or "unfunded parkland" under N.J.A.C. 7:36, or land purchased by the State with "Green Acres funding" (as defined at N.J.A.C. 7:36).

4. The proposed community solar facility is located, in part or in whole, on land located in the New Jersey Highlands Planning Area or Preservation Area ☐ Yes ☒ No

5. The proposed community solar facility is located, in part or in whole, on land located in the New Jersey Pinelands ☐ Yes ☒ No

6. The proposed community solar facility is located, in part or in whole, on land that has been actively devoted to agricultural or horticultural use and that is/has been valued, assessed, and taxed pursuant to the "Farmland Assessment Act of 1964," P.L. 1964, c.48 (C. 54:4-23.1 et seq.) at any time within the ten year period prior to the date of submission of the Application ☐ Yes ☒ No

7. The proposed community solar facility is located, in part or in whole, on a landfill ☐ Yes ☒ No
If "Yes," provide the name of the landfill, as identified in NJDEP's database of New Jersey landfills, available at www.nj.gov/dep/dshw/lrm/landfill.htm: _____

8. The proposed community solar facility is located, in part or in whole, on a brownfield ☒ Yes ☐ No
If "Yes," has a final remediation document been issued for the property? ☒ Yes ☐ No



If "Yes," attach a copy of the Response Action Outcome ("RAO") issued by the LSRP or the No Further Action ("NFA") letter issued by NJDEP. [See Documents 7.8](#)

9. The proposed community solar facility is located, in part or in whole, on an area of historic fill ☐ Yes ☒ No

If "Yes," have the remedial investigation requirements pursuant to the Technical Requirements for Site Remediation, N.J.A.C. 7:26E-4.7 been implemented? ☐ Yes ☐ No

Has the remediation of the historic fill been completed pursuant to the Technical Requirements for Site Remediation, N.J.A.C. 7:26E-5.4? ☐ Yes ☐ No

If the remediation of the historic fill has been completed, attach a copy of the Response Action Outcome ("RAO") issued by a Licensed Site Remediation Professional ("LSRP") or the No Further Action ("NFA") letter issued by NJDEP.

10. The proposed community solar facility is located on a parking lot ☐ Yes ☒ No

11. The proposed community solar facility is located on a parking deck ☐ Yes ☒ No

12. The proposed community solar facility is located on a rooftop ☐ Yes ☒ No

13. The proposed community solar facility is located on a canopy over an impervious surface (e.g. walkway) ☐ Yes ☒ No

14. The proposed community solar facility is located on the property of an affordable housing building or complex ☐ Yes ☒ No

15. The proposed community solar facility is located on a water reservoir or other water body ("floating solar") ☐ Yes ☒ No

16. The proposed community solar facility is located on an area designated in need of redevelopment [See Documents 7.16](#) ☒ Yes ☐ No

If "Yes," attach proof of the designation of the area as being in need of redevelopment from a municipal, county, or state entity.

17. The proposed community solar facility is located on land or a building that is preserved by a municipal, county, state, or federal entity ☐ Yes ☒ No

If "Yes," attach proof of the designation of the area as "preserved" from a municipal, county, or state entity.

18. The proposed community solar facility is located, in part or in whole, on forested lands [NJDEP response: 1 acre is identified as "not preferred"](#) ☒ Yes ☐ No



Construction of the proposed community solar facility will require cutting down one or more trees ☒ Yes ☐ No

If "Yes," estimated number of trees required to be cut for construction: 366

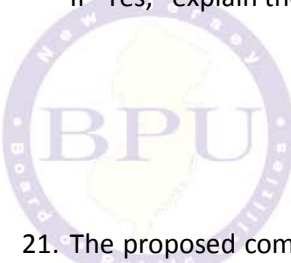
19. The proposed community solar facility is located on land or a building owned or controlled by a government entity, including, but not limited to, a municipal, county, state, or federal entity ☒ Yes ☐ No

20. Are there any use restrictions at the site? ☐ Yes ☒ No
If "Yes," explain the use restriction below and provide documentation that the proposed community solar project is not prohibited.

All required permits to construct the solar facility will be applied for and obtained.

Will the use restriction be required to be modified? ☐ Yes ☒ No

If "Yes," explain the modification below.



21. The proposed community solar facility has been specifically designed or planned to preserve or enhance the site (e.g. landscaping, land enhancements, pollination support, stormwater management, soil conservation, etc.) ☒ Yes ☐ No

If "Yes," explain below, and provide any additional documentation in an attachment.

The total height of the panels would be less than 30 inches off the ground. The Site is bordered by elevated railroad tracks and vegetation, and with the addition of landscaping on the portion of the Site bordering Route 71, the solar array will be effectively screened from surrounding properties. The project economics has allowed for \$50,000 for landscaping to be used in conjunction with the Township.

VIII. Permits

1. The Applicant has completed NJDEP Permit Readiness Checklist, and submitted it to NJDEP's PCER ☒ Yes ☐ No

If "Yes," attach a copy of the completed Permit Readiness Checklist as it was submitted to NJDEP PCER. Attached 8.1



If “No,” the Application will be deemed incomplete. Exception: Applications for community solar projects located on a rooftop, parking lot, or parking structure are exempt from this requirement.

Letter from NJDEP indicating email
response is sufficient

2. The Applicant has met with NJDEP’s PCER ☒ Yes ☐ No

If “Yes,” attach proof of a meeting with NJDEP PCER.

If “No,” the Application will be deemed incomplete. Exception: Applications for community solar projects located on a rooftop, parking lot, or parking structure are exempt from this requirement.

3. Please list all permits, approvals, or other authorizations that will be needed for the construction and operation of the proposed community solar facility pursuant to local, state and federal laws and regulations. Include permits that have already been received, have been applied for, and that will need to be applied for. The Applicant may extend this table by attaching additional pages if necessary. These include:

- Permits, approvals, or other authorizations from NJDEP (i.e. Land Use, Air Quality, New Jersey Pollutant Discharge Elimination System “NJPDES”, etc.) for the property.
- Permits, approvals, or other authorizations from NJDEP (i.e. Land Use, Air Quality, NJPDES, etc.) directly related to the installation and operation of a solar facility on this property.
- Permits, approvals, or other authorizations other than those from NJDEP for the development, construction, or operation of the community solar facility (including local zoning and other local and state permits)

An Application that does not list all permits, approvals, or other authorizations that will be needed for the construction and operation of the proposed community solar facility will be deemed incomplete.

If a permit has been received, attach a copy of the permit.

Permit Name & Description	Permitting Agency/Entity	Date Permit Applied for (if applicable) / Date Permit Received (if applicable)
CAFRA		
Industrial Development		
Electrical Permits		
Closure and Post-Closure Care Plan Permit		
Landfill Disruption Approval		
Amendment to Closure and Post-Closure Plan		
Utility Approval		
Soil Conservation District Approval		
County Planning Board Approval		
Municipal Zoning/Planning Board		
Municipal Tree Removal Permit		
Municipal Construction Office Permits		



4. The Applicant has consulted the hosting capacity map of the relevant EDC and determined that, based on the capacity hosting map as published at the date of submission of the Application, there is sufficient capacity available at the proposed location to build the proposed community solar facility ☒ Yes ☐ No
If "Yes," include a screenshot of the capacity hosting map at the proposed location, showing the available capacity.
If "No," the Application will be deemed incomplete.

IX. Community Solar Subscriptions and Subscribers

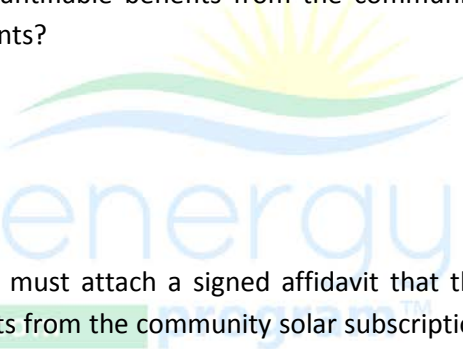
1. Estimated or Anticipated Number of Subscribers *(please provide a good faith estimate or range)*:
300
2. Estimated or Anticipated Breakdown of Subscribers *(please provide a good faith estimate or range of the kWh of project allocated to each category)*:
Residential: 90 % Commercial: 5%
Industrial: 5% Other: _____ (define "other": _____)
3. The proposed community solar project is an LMI project* ☒ Yes ☐ No
*An LMI project is defined pursuant to N.J.A.C. 14:8-9 as a community solar project in which a minimum 51 percent of project capacity is subscribed by LMI subscribers.
4. The proposed community solar project will allocate at least 51% of project capacity to residential customers ☒ Yes ☐ No
5. The proposed community solar project is being developed in partnership with an affordable housing provider: ☐ Yes ☒ No
If "Yes," attach a letter of support from the affordable housing provider.
6. An affordable housing provider is seeking to qualify as an LMI subscriber for the purposes of the community solar project ☐ Yes ☒ No
If "Yes," estimated or anticipated percentage of the project capacity for the affordable housing provider's subscription *(provide an estimate or range)*: _____

If "Yes," what specific, substantial, identifiable, and quantifiable long-term benefits from the community solar subscription are being passed through to their residents/tenants?



Additionally, the affordable housing provider must attach a signed affidavit that the specific, substantial, identifiable, and quantifiable long-term benefits from the community solar subscription will be passed through to their residents/tenants.

7. This project uses an anchor subscriber (*optional*) ☐ Yes ☒ No
If "Yes," name of the anchor subscriber (*optional*): _____
Estimated or anticipated percentage or range of the project capacity for the anchor subscriber's subscription: _____
8. Is there any expectation that the account holder of a master meter will subscribe to the community solar project on behalf of its tenants? ☐ Yes ☒ No
If "Yes," what specific, identifiable, sufficient, and quantifiable benefits from the community solar subscription are being passed through to the tenants?



Additionally, the account holder of the master meter must attach a signed affidavit that the specific, identifiable, sufficient, and quantifiable benefits from the community solar subscription will be passed through to the tenants.

If "No," please be aware that, if, at any time during the operating life of the community solar project the account holder of a master meter wishes to subscribe to the community solar project on behalf of its tenants, it must submit to the Board a signed affidavit that the specific, identifiable, sufficient, and quantifiable benefits from the community solar subscription will be passed through to its tenants.

9. The geographic restriction for distance between project site and subscribers is: (*select one*)
- ☐ No geographic restriction: whole EDC service territory
 - ☐ Same county OR same county and adjacent counties
 - ☒ Same municipality OR same municipality and adjacent municipalities

Note: The geographic restriction selected here will apply for the lifetime of the project, barring special dispensation from the Board, pursuant to N.J.A.C. 14:8-9.5(a).

10. Product Offering: *(The Applicant must also complete and attach one or more product offering form(s) found in Appendix A. See Appendix A for exemptions.)*

The subscription proposed offers guaranteed or fixed savings to subscribers ☒ Yes ☐ No

If "Yes," the guaranteed or fixed savings are offered as:

- ☒ A percentage saving on the customer's annual electric utility bill
- ☐ A percentage saving on the customer's community solar bill credit
- ☐ Other: _____

If "Yes," the proposed savings represent:

- ☐ 0% - 5% of the customer's annual electric utility bill or bill credit
- ☐ 5% - 10% of the customer's annual electric utility bill or bill credit
- ☒ 10% - 20% of the customer's annual electric utility bill or bill credit
- ☐ over 20% of the customer's annual electric utility bill or bill credit

The subscription proposed offers subscribers ownership or a pathway to ownership of a share of the community solar facility ☐ Yes ☒ No

If "Yes," include proof of a pathway to ownership of a share of the community solar facility offered to the subscribers in Appendix A.

11. The list of approved community solar projects will be published on the Board's website. Additionally, subscriber organizations have the option of indicating, on this list, that the project is currently seeking subscribers.

If this project is approved, the Board should indicate on its website that the project is currently seeking subscribers ☒ Yes ☐ No

If "Yes," the contact information indicated on the Board's website should read:

Company/Entity Name: SPH Contact Name: Joe SPano
Daytime Phone: (732) 713-9068 Email: Jspano@spanopartners.com

Note: it is the responsibility of the project's subscriber organization to notify the Board if/when the project is no longer seeking subscribers, and request that the Board remove the above information on its website.

X. Community Engagement

1. The proposed community solar project is being developed by or in collaboration* with the municipality in which the project is located ☒ Yes ☐ No

If "Yes," explain how and attach a letter of support from the municipality in which the project is located. [Please see letter of support from Wall Township 10.1](#)

*Collaboration with the municipality should include, at minimum, one or more meetings with relevant municipal authorities and clear evidence of municipal involvement and approval of the design, development, or operation of the proposed community solar project.



2. The proposed community solar project is being developed in collaboration* with one or more local community organization(s) ☐ Yes ☒ No

If "Yes," explain how and attach a letter of support from the local community organization(s).

*Collaboration with a local community organization should include, at minimum, one or more meetings with the relevant local community organization(s) and clear evidence of the local community organization's involvement and approval of the design, development, or operation of the proposed community solar project.

3. The proposed community solar project was developed, at least in part, through a community consultative process* ☒ Yes ☐ No

If "Yes," please describe the consultative process.

*A community consultative process should include, at minimum, one or more opportunities for public intervention and outreach to the municipality and/or local community organizations.

A change in the development plan was introduced to the governing body meeting on 8/28. The second step is to forward the plan to the Planning Board for review and comment. After that step the governing body is expected to adopt the change in the redevelopment plan.

XI. Project Cost

1. Provide the following cost estimates and attach substantiating evidence in the form of charts and/or spreadsheet models:

Applicants are expected to provide a good faith estimate of costs associated with the proposed community solar project, as they are known at the time the Application is filed with the Board. This information will not be used in the evaluation of the proposed community solar project.

Net Installed Cost (in \$)	
Net Installed Cost (in \$/Watt)	
Initial Customer Acquisition Cost (in \$/Watt)	
Annual Customer Churn Rate (in %)	

Annual Operating Expenses (in c/kWh)	
LCOE (in c/kWh)	

2. Pursuant to N.J.A.C. 14:8-9.7(q), "community solar projects shall be eligible to apply, via a one-time election prior to the delivery of any energy from the facility, for SRECs or Class I RECs, as applicable, or to any subsequent compensations as determined by the Board pursuant to the Clean Energy Act."

For indicative purposes only, please indicate all local, state and federal tax incentives which will be applied to if the proposed community solar project is approved for participation in the Community Solar Energy Pilot Program:

Modified Accelerated Cost Recovery System (MACRS), ITC, Solar Renewable Energy Certificates (SRECs)

XII. Other Benefits

1. The proposed community solar facility is paired with another distributed energy resource:
- a. Micro-grid project ☐ Yes ☒ No
 - b. Storage ☐ Yes ☒ No
 - c. Other (identify): ☐ Yes ☒ No
2. The proposed community solar facility provides grid benefits (e.g. congestion reduction) ☐ Yes ☒ No
- If "Yes" to any, please explain how and provide supporting documents.

4. The proposed community solar project will create temporary or permanent jobs in New Jersey ☒ Yes ☐ No
- If "Yes," estimated number of temporary jobs created in New Jersey: 12
- If "Yes," estimated number of permanent jobs created in New Jersey: 2

5. The proposed community solar project will provide job training opportunities for local solar trainees ☒ Yes ☐ No
- If "Yes," will the job training be provided through a registered apprenticeship? ☒ Yes ☐ No

Local union hall will be used for the electrical construction of the site. Our electrical Subcontractor has on many occasions brought in apprentices to train on such job sites.



If "Yes," identify the entity or entities through which job training is or will be organized (e.g. New Jersey GAINS program, partnership with local school):

International Brotherhood of Electrical Workers (IBEW) Local 400

XIII. Special Authorizations and Exemptions

1. Is the proposed community solar project co-located with another community solar facility (as defined at N.J.A.C. 14:8-9.2)? ☐ Yes ☒ No

If "Yes," please explain why the co-location can be approved by the Board, consistent with the provisions at N.J.A.C. 14:8-9.

2. Does this project seek an exemption from the 10-subscriber minimum? ☐ Yes ☒ No

If "Yes," please demonstrate below (and attach supporting documents as relevant):

- That the project is sited on the property of a multi-family building.
- That the project will provide specific, identifiable, and quantifiable benefits to the households residing in said multi-family building.

3. Specific sections throughout the Application Form are identified as optional only if: 1) the Applicant is a government entity (municipal, county, or state), and 2) the community solar developer will be selected by the Applicant via a RFP, RFQ, or other bidding process. Has the Applicant left those specific sections blank? ☐ Yes ☒ No

If "Yes," attach a letter describing the proposed bidding process. The Applicant must further commit to issuing said RFP, RFQ, or other bidding process within 90 days of the proposed project being approved by the Board for participation in the Community Solar Energy Pilot Program. The Applicant will be required to provide the information contained in those optional sections to the Board once it becomes known.

4. Has the proposed community solar project received, in part or in whole, a subsection (t) conditional certification from the Board prior to February 19, 2019? ☐ Yes ☒ No

If "Yes," the project may apply to participate in the Community Solar Energy Pilot Program if it commits to withdrawing the applicable subsection (t) conditional certification immediately if it is approved by the Board for participation in the Community Solar Energy Pilot Program. Attach a signed affidavit that the Applicant will immediately withdraw the applicable subsection (t)

conditional certification if the proposed project is approved by the Board for participation in the Community Solar Energy Pilot Program.



Section C: Certifications

Instructions: Original signatures on all certifications are required. All certifications in this section must be notarized.

Applicant Certification

The undersigned warrants, certifies, and represents that:

- 1) I, Lyle Rawlings (name) am the President and CEO (title) of the Applicant Advanced Solar Products (name) and have been authorized to file this Applicant Certification on behalf of my organization; and
- 2) The information provided in this Application package has been personally examined, is true, accurate, complete, and correct to the best of the undersigned's knowledge, based on personal knowledge or on inquiry of individuals with such knowledge; and
- 3) The community solar facility proposed in the Application will be constructed, installed, and operated as described in the Application and in accordance with all Board rules and applicable laws; and
- 4) The system proposed in the Application will be constructed, installed, and operated in accordance with all Board policies and procedures for the SREC Registration Program or subsequent revision to the SREC Registration Program, if applicable; and
- 5) My organization understands that certain information in this Application is subject to disclosure under the Open Public Records Act, N.J.S.A. 47-1A-1 et seq., and that sensitive and trade secret information that they wish to keep confidential should be submitted in accordance with the confidentiality procedures set forth in N.J.A.C. 14:1-12.3.; and
- 6) My organization acknowledges that **submission of false information may be grounds for denial of this Application, and if any of the foregoing statements are willfully false, they are subject to punishment to the full extent of the law, including the possibility of fine and imprisonment.**

Signature: _____

Date: 09/06/2019

Print Name: Lyle Rawlings

Title: President and CEO

Company: Advanced Solar Products

Signed and sworn to before me on this 4th day of September, 20 19

Kathleen Vandegrift

Signature

Kathleen Vandegrift

Name

KATHLEEN VANDEGRIFT
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 7/27/2020

Project Developer Certification

This Certification "Project Developer / Installer" is optional if: 1) the Applicant is a government entity (municipal, county, or state), AND 2) the community solar developer will be selected by the Applicant via a Request for Proposals (RFP), Request for Quotations (RFQ), or other bidding process. In all other cases, this Certification is required.

The undersigned warrants, certifies, and represents that:

- 1) I, Lyle Rawlings (name) am the President and CEO (title) of the Project Developer Advanced Solar Products (name) and have been authorized to file this Applicant Certification on behalf of my organization; and
- 2) The information provided in this Application package has been personally examined, is true, accurate, complete, and correct to the best of the undersigned's knowledge, based on personal knowledge or on inquiry of individuals with such knowledge; and
- 3) The community solar facility proposed in the Application will be constructed, installed, and operated as described in the Application and in accordance with all Board rules and applicable laws; and
- 4) The system proposed in the Application will be constructed, installed, and operated in accordance with all Board policies and procedures for the SREC Registration Program or subsequent revision to the SREC Registration Program, if applicable; and
- 5) My organization understands that certain information in this Application is subject to disclosure under the Open Public Records Act, N.J.S.A. 47-1A-1 et seq., and that sensitive and trade secret information that they wish to keep confidential should be submitted in accordance with the confidentiality procedures set forth in N.J.A.C. 14:1-12.3.; and
- 6) My organization acknowledges that **submission of false information may be grounds for denial of this Application, and if any of the foregoing statements are willfully false, they are subject to punishment to the full extent of the law, including the possibility of fine and imprisonment.**

Signature: _____

Date: 9/5/2019

Print Name: Lyle Rawlings

Title: President and CEO

Company: Advanced Solar Products

Signed and sworn to before me on this 5 day of Sept, 2019

 Signature

Signature

KATHLEEN HALLOCK

Name

NOTARY PUBLIC

STATE OF NEW JERSEY

ID # 2339732

MY COMMISSION EXPIRES JAN. 31, 2021

Page 21 of 28



Project Owner Certification

The undersigned warrants, certifies, and represents that:

- 1) I, Lyle Rawlings (name) am the President and CEO (title) of the Project Owner Advanced Solar Products (name) and have been authorized to file this Applicant Certification on behalf of my organization; and
- 2) The information provided in this Application package has been personally examined, is true, accurate, complete, and correct to the best of the undersigned's knowledge, based on personal knowledge or on inquiry of individuals with such knowledge; and
- 3) The community solar facility proposed in the Application will be constructed, installed, and operated as described in the Application and in accordance with all Board rules and applicable laws; and
- 4) The system proposed in the Application will be constructed, installed, and operated in accordance with all Board policies and procedures for the SREC Registration Program or subsequent revision to the SREC Registration Program, if applicable; and
- 5) My organization understands that certain information in this Application is subject to disclosure under the Open Public Records Act, N.J.S.A. 47-1A-1 et seq., and that sensitive and trade secret information that they wish to keep confidential should be submitted in accordance with the confidentiality procedures set forth in N.J.A.C. 14:1-12.3.; and
- 6) My organization acknowledges that **submission of false information may be grounds for denial of this Application, and if any of the foregoing statements are willfully false, they are subject to punishment to the full extent of the law, including the possibility of fine and imprisonment.**

Signature: _____

Date: 09/06/2019

Print Name: Lyle Rawlings

Title: President and CEO

Company: Advanced Solar Products

Signed and sworn to before me on this 6th day of September, 2019

Kathleen Vandegrift
Signature

Kathleen Vandegrift
Name

KATHLEEN VANDEGRIFT
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 7/27/2020



Property Owner Certification

The undersigned warrants, certifies, and represents that:

- 1) I, Jeffrey L. Bertrand (name) am the Township Administrator (title) of the Property owner, Wall Township (name) and have been authorized to file this Applicant Certification on behalf of my organization; and
- 2) The information provided in this Application package pertaining to siting and location of the proposed community solar project has been personally examined, is true, accurate, complete, and correct to the best of the undersigned's knowledge, based on personal knowledge or on inquiry of individuals with such knowledge; and
- 3) My organization or I understand that certain information in this Application is subject to disclosure under the Open Public Records Act, N.J.S.A. 47-1A-1 et seq., and that sensitive and trade secret information that they wish to keep confidential should be submitted in accordance with the confidentiality procedures set forth in N.J.A.C. 14:1-12.3.; and
- 4) My organization acknowledges that **submission of false information may be grounds for denial of this Application, and if any of the foregoing statements are willfully false, they are subject to punishment to the full extent of the law, including the possibility of fine and imprisonment.**

Signature: _____

Date: 8-29-19

Print Name: Jeffrey L. Bertrand

Title: Township Administrator Company: Township of Wall, NJ

Signed and sworn to before me on this 29 day of August, 2019

Signature _____

Name _____

ROBERTA M. LANG
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 10/11/2023



Subscriber Organization Certification (optional, complete if known)

The undersigned warrants, certifies, and represents that:

- 1) I, Jeffrey Mayer (name) am the CEO + General Mgr (title) of the Subscriber Organization Solomon Community Solar LLC and have been authorized to file this Applicant Certification on behalf of my organization; and
- 2) The information provided in this Application package has been personally examined, is true, accurate, complete, and correct to the best of the undersigned's knowledge, based on personal knowledge or on inquiry of individuals with such knowledge; and
- 3) The community solar facility proposed in the Application will be constructed, installed, and operated as described in the Application and in accordance with all Board rules and applicable laws; and
- 4) My organization understands that certain information in this Application is subject to disclosure under the Open Public Records Act, N.J.S.A. 47-1A-1 et seq., and that sensitive and trade secret information that they wish to keep confidential should be submitted in accordance with the confidentiality procedures set forth in N.J.A.C. 14:1-12.3.; and
- 5) My organization acknowledges that submission of false information may be grounds for denial of this Application, and if any of the foregoing statements are willfully false, they are subject to punishment to the full extent of the law, including the possibility of fine and imprisonment.

Signature: _____

Date: 9/9/19

Print Name: Jeffrey Mayer

Title: CEO + General Mgr

Company: Solomon Community Solar LLC

Signed and sworn to before me on this 9th day of September, 2019

Kathleen Vandegrift

Signature

Kathleen Vandegrift

Name

KATHLEEN VANDEGRIFT
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 7/17/2021

Subscriber Organization Certification (optional, complete if known)

The undersigned warrants, certifies, and represents that:

- 1) I, _____ (name) am the _____ (title) of the Subscriber Organization _____ (name) and have been authorized to file this Applicant Certification on behalf of my organization; and
- 2) The information provided in this Application package has been personally examined, is true, accurate, complete, and correct to the best of the undersigned's knowledge, based on personal knowledge or on inquiry of individuals with such knowledge; and
- 3) The community solar facility proposed in the Application will be constructed, installed, and operated as described in the Application and in accordance with all Board rules and applicable laws; and
- 4) My organization understands that certain information in this Application is subject to disclosure under the Open Public Records Act, N.J.S.A. 47-1A-1 et seq., and that sensitive and trade secret information that they wish to keep confidential should be submitted in accordance with the confidentiality procedures set forth in N.J.A.C. 14:1-12.3.; and
- 5) My organization acknowledges that **submission of false information may be grounds for denial of this Application, and if any of the foregoing statements are willfully false, they are subject to punishment to the full extent of the law, including the possibility of fine and imprisonment.**

Signature: _____ Date: _____

Print Name: _____

Title: _____ Company: _____

Signed and sworn to before me on this _____ day of _____, 20__

Signature

Name

Section D: Appendix

Appendix A: Product Offering Questionnaire

Complete the following Product Offering Questionnaire. If there are multiple different product offerings for the proposed community solar project, please complete and attach one Product Offering Questionnaire per product offering.

Applicants are expected to provide a good faith description of the product offerings developed for the proposed community solar project, as they are known at the time the Application is filed with the Board. If the proposed project is approved by the Board, the Applicant must notify the Board and receive approval from the Board for any modification or addition to a Product Offering Questionnaire.

Exception: This "Product Offering Questionnaire" is optional if: 1) the Applicant is a government entity (municipal, county, or state), AND 2) the community solar developer will be selected by the Applicant via a Request for Proposals (RFP), Request for Quotations (RFQ), or other bidding process.

This Questionnaire is Product Offering number 1 of 1 (total number of product offerings).

1. Community Solar Subscription Type (examples: kilowatt hours per year, kilowatt size, percentage of community solar facility's nameplate capacity, percentage of subscriber's historical usage, percentage of subscriber's actual usage):

percentage of subscriber's actual usage

2. Community Solar Subscription Price: (check all that apply)
 - ☐ Fixed price per month
 - ☐ Variable price per month, variation based on: _____
 - ☐ The subscription price has an escalator of 1.5 % every year (interval)
3. Contract term (length): _____ months, or _____ years OR ☒ month-to-month
4. Fees
 - ☐ Sign-up fee: Non
 - ☐ Early Termination or Cancellation fees: Non
 - ☒ Other fee(s) and frequency: no fees
5. Does the subscription guarantee or offer fixed savings or specific, quantifiable economic benefits to the subscriber? ☒ Yes ☐ No
If "Yes," the savings are guaranteed or fixed:



- ☒ As a percentage of monthly utility bill
- ☐ As a fixed guaranteed savings compared to average historic bill
- ☐ As a fixed percentage of bill credits
- ☐ Other: _____

6. Special conditions or considerations:



Appendix B: Required Attachments Checklist

Note that this list is for indicative purposes only. Additional attachments may be required, and are identified throughout this Application Form.

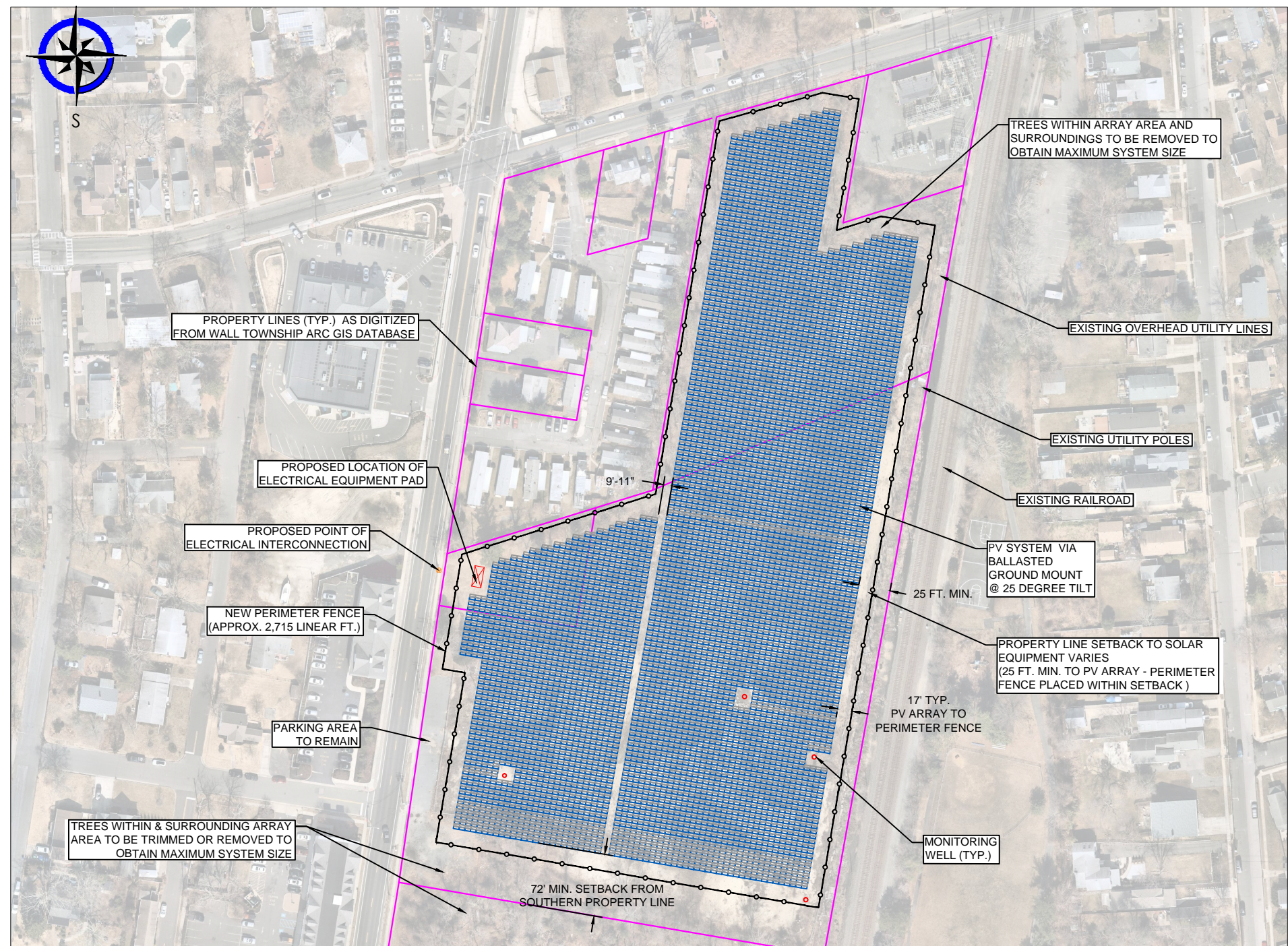
Required Attachments for all Applications	Page	Attached?
Delineated map of the portion of the property on which the community solar facility will be located.	p.7	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
For electronic submission only: copy of the delineated map of the portion of the property on which the community solar facility will be located as a PDF and in drawing file format (.dwg) or as a shapefile (.shp).	p.7	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proof of site control.	p.8	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Copy of the completed Permit Readiness Checklist as it was submitted to NJDEP PCER, if applicable.	p.11	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proof of a meeting with NJDEP PCER, if applicable.	p.12	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A screenshot of the capacity hosting map at the proposed location, showing the available capacity.	p.12	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Substantiating evidence of project cost in the form of charts and/or spreadsheet models.	p.16	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Certifications in Section C.	p.19-23	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Product Offering Questionnaire(s).	p.24	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Required Attachments for Exemptions	Page	Attached?
The Applicant is a government entity (municipal, county, or state), and the community solar developer will be selected by the Applicant via a Request for Proposals (RFP), Request for Quotations (RFQ), or other bidding process: ⇒ Attach a letter from the Applicant describing the bidding process	p.6, p.19	<input type="checkbox"/> Yes <input type="checkbox"/> No
The proposed community solar project is located, in part or in whole, on Green Acres preserved open space or on land owned by NJDEP. ⇒ Attach special authorization from NJDEP for the site to host a community solar facility.	p.8	<input type="checkbox"/> Yes <input type="checkbox"/> No
The proposed community solar project has received, in part or in whole, a subsection (t) conditional certification from the Board prior to February 19, 2019. ⇒ Attach a signed affidavit that the Applicant will immediately withdraw the applicable subsection (t) conditional certification if the proposed project is approved by the Board for participation in the Community Solar Energy Pilot Program.	p. 19	<input type="checkbox"/> Yes <input type="checkbox"/> No

Appendix C: Evaluation Criteria

The Evaluation Criteria chart below lists the various categories that the Board will consider in evaluating project Applications. Projects must score a minimum 30 points total in order to be considered for participation in the Community Solar Energy Pilot Program. Projects that score above 30 points will be awarded program capacity in order, starting with the highest-scoring project and proceeding to the lowest-scoring project.

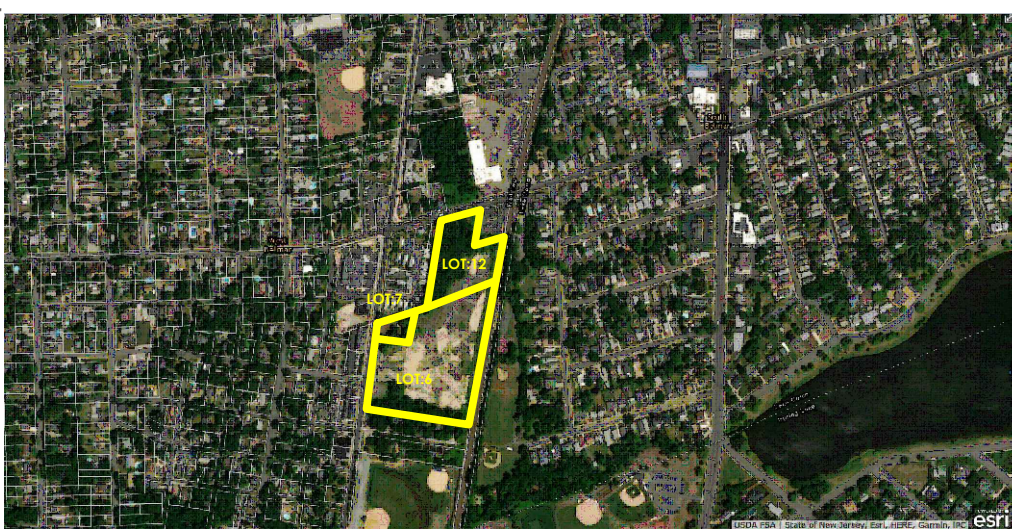
Evaluation Criteria	Max. Points
Low- and Moderate-Income and Environmental Justice Inclusion Higher preference: LMI project	30
Siting Higher preference: landfills, brownfields, areas of historic fill, rooftops, parking lots, parking decks Medium preference: canopies over impervious surfaces (e.g. walkway), areas designated in need of redevelopment No Points: preserved lands, wetlands, forested areas, farmland Bonus points for: landscaping, land enhancement, pollination support, stormwater management, soil conservation	20 Max. possible bonus points: 5
Product Offering Higher preference: guaranteed savings >10%, flexible terms* Medium preference: guaranteed savings >5% No Points: no guaranteed savings, no flexible terms* *Flexible terms may include: no cancellation fee, short-term contract	15
Community and Environmental Justice Engagement Higher preference: partnership with municipality, partnership with local community organization(s), partnership with affordable housing provider Medium preference: letter of support from municipality, project owner is a government and/or public and/or quasi-public entity, project owner is an affordable housing developer	10
Subscribers Higher preference: more than 51% project capacity is allocated to residential subscribers	10
Other Benefits Higher preference: Provides local jobs/job training, demonstrates co-benefits (e.g. paired with storage, micro-grid project, energy audit, EE measures)	10
Geographic Limit within EDC service territory Higher preference: municipality/adjacent municipality Medium preference: county/adjacent county No Points: any geographic location within the EDC service territory.	5



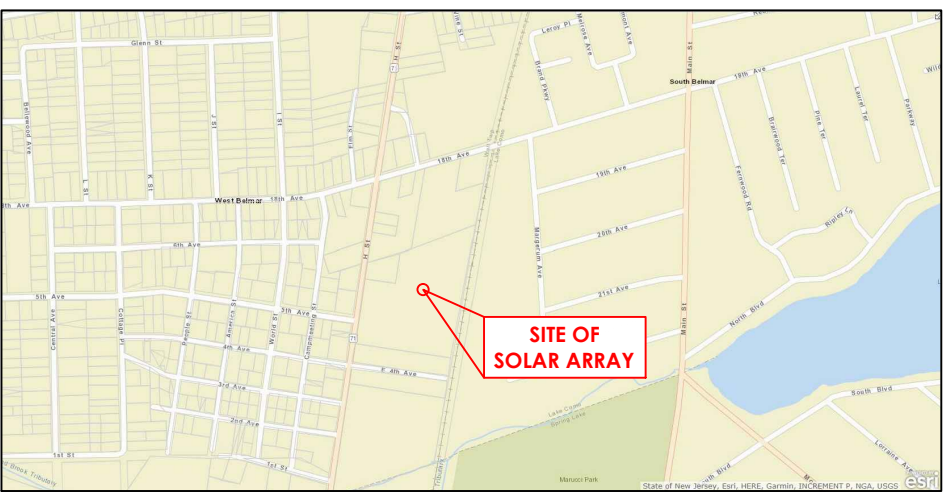
1 **SOLAR PV ARRAY - SITE PLAN**
(PLAN VIEW)
(GRAPHIC SCALE: SHOWN IN FEET)



2 **SAMPLE IMAGE - SOLSTICE BALLASTED GROUND MOUNT**
SCALE: N.T.S.



3 **SITE MAP - BLOCK 6**
SCALE: N.T.S.



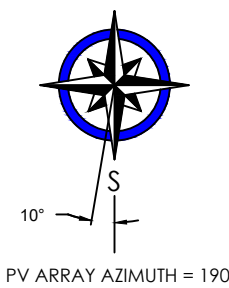
4 **SITE LOCATION MAP**
SCALE: N.T.S.

GROUND MOUNT SOLAR PHOTOVOLTAIC SYSTEM:
SYSTEM SIZE = 2,134.860 kW DC (@STC)
(6,188) LONGi SOLAR 345 WATT MODULES
221 PARALLEL STRING OF 28 MODULES PER STRING
BALLASTED GROUND MOUNT SYSTEM @ 25 DEGREE TILT



WALL TOWNSHIP, NJ

- NOTE:**
1. THE EXACT LOCATION OF THE SOLAR PANELS WILL BE MODIFIED TO ACCOMMODATE GROUND WATER MONITORING WELLS.
 2. PROPERTY LINES SHOWN ARE APPROXIMATE UNTIL SITE SURVEY HAS BEEN COMPLETED.



5 **COUNTY MAP**
MONMOUTH COUNTY, NJ

REVISIONS			
NO.	DESCRIPTION	BY	DATE

PROJECT TITLE:
WALL TOWNSHIP, NJ
GATEWAY REDEVELOPMENT AREA
SOLAR PHOTOVOLTAIC SYSTEM

SITE:
COMMERCIAL AREA ONE
1821 NJ-71
BELMAR, NJ 07719

Phone: Fax:

OWNER:

Phone: FAX:



270 SOUTH MAIN STREET
FLEMINGTON, NJ 08822
908-751-5818 (PHONE)
908-751-5819 (FAX)
lyle@advancedsolarproducts.com

NJ CERTIFICATE OF AUTHORIZATION
LICENSE NO.: 24GA28102500

DRAWN: RES	DATE: 07/30/2019
CHECKED:	DATE:

SCALE:
AS SHOWN

DWG. NO.:
E-2

DRAWING TITLE:
PRELIMINARY SITE PLAN

LYLE RAWLINGS, P.E.
NJ PROFESSIONAL ENGINEER LIC #28627

TOWNSHIP OF WALL

2700 Allaire Road
P.O. Box 1168
Wall, New Jersey 07719-1168

Kevin P. Orender, Mayor
George K. Newberry, Deputy Mayor
Dominick DiRocco
Timothy J. Farrell
Carl Braun



Jeffry L. Bertrand
Township Administrator

(732) 449-8444 Ext. 2216
FAX (732) 449-8996

September 9, 2019

To Whom It May Concern:

Please be advised that the Township Committee of the Township of Wall has endorsed the Community Solar Energy Pilot Program application by Advanced Solar Products and Spano Partners Holding and is prepared to provide the property located at Block 6, Lots 6, 7, and 12 (commonly known as 1822 Route 71). The property is currently owned by the Township and will be utilized for this public/private partnership upon program application approval.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Jeffry L. Bertrand
Township Administrator
Township of Wall
732-449-8444 ext. 2216
jbertrand@townshipofwall.com

JB/ll

Tax Account Maintenance

Block: 6
Lot: 12

Qualifier:
Owner: TOWNSHIP OF WALL
Prop Loc: 685 18TH AVE Account Id: 00000129 Tax Bill PTR Form

General | Assessed Value | Additional | Billing | Deductions | Balance | All Charges | Add/Omit | Notes

Owner Street 1: 2700 ALLAIRE RD
Street 2:
City/St: WALL TWP, NJ
Zip: 07719-
Country:
Phone: () -
Email: *****
Bank Code:

Additional Lot 1:
Additional Lot 2: GW
Property Class: 15C
Parcel Key:
Unpaid Interest: .00
Vendor:
User Msgs:

Municipal Lien: Assignment: Bankruptcy: APR 2: Exclude from Tax Sale: 1
Outside Lien: Sp Charges: Install. Plan: Do Not Accept Online Payment:

Tax Account Maintenance

Block: 6
Lot: 7

Qualifier:

Owner: TOWNSHIP OF WALL

Prop Loc: 1818 HWY 71 Account Id: 00000124 Tax Bill PTR Form

General Assessed Value Additional Billing Deductions Balance All Charges Add/Omit Notes

Owner Street 1: 2700 ALLAIRE RD Additional Lot 1:
Street 2: Additional Lot 2: CW
City/St: WALL TWP, NJ Property Class: 15C
Zip: 07719 Parcel Key:
Country: Unpaid Interest: .00
Phone: () Vendor:
Email: ***** User Msgs:
Bank Code:

Municipal Lien: ☐ Assignment: ☐ Bankruptcy: ☐ APR 2: ☐ Exclude from Tax Sale: ☐
Outside Lien: ☐ Sp Charges: ☐ Install. Plan: ☐ Do Not Accept Online Payment: ☐

1: Tax Account Maintenance

Auto Edit Close Delete Previous Next Detail Letter Help

Block: 6
Lot: 6
Qualifier: 1
Owner: TOWNSHIP OF WALL
Prop Loc: 1822 HWY 71 Account Id: 00000122 Tax Bill PTR Form

General Assessed Value Additional Billing Deductions Balance All Charges Add/Omit Notes

Owner Street 1: 2700 ALLAIRE RD Additional Lot 1:
Street 2: Additional Lot 2: GN
City/St: WALL TWP, NJ Property Class: 15C
Zip: 07719 Parcel Key:
Country: Unpaid Interest: .00
Phone: () - Vendor:
Email: ***** User Msgs:
Bank Code:

Municipal Lienc: Assignment: Bankruptcy: APR 2: Exclude from Tax Sale:
Outside Lienc: Sp Charges: Install. Plan: Do Not Accept Online Payment:



IBEW

ROBERT W. SHIMKO, *Business Manager*
 MICHAEL J. RICCA, *Assistant Business Manager*
 JAMES P. MORAN, *Business Agent/Organizer*
 ROBERT M. INGMAN, *Business Agent/Organizer*

LOCAL 400
 INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS
 POST OFFICE BOX 1256, WALL, NEW JERSEY 07719-1256
 Meets 4th Wednesday - 3301 Highway 138, Wall, New Jersey
 Telephone: (732) 681-7111 - 7112
 Fax: (732) 681-4759

August 12, 2019

To whom it may concern,

It has been brought to my attention that Advanced Solar Products and Lighton Industries are looking to build the West Gateway Solar project in West Belmar. I have a few reasons why Local 400 and myself are very excited to hear of this possibility.

Advanced Solar Products and Lighton Industries always uses local manpower to build their solar installations. They provide highly skilled and trained workers with good paying jobs to the surrounding communities. That job will enable them to pay their bills and shop locally in the small businesses that make up the communities' backbone.

The project has economic and environmental benefits to the community as well that will be seen for decades. The community will benefit from the Community Solar economic benefits have been vetted and will be a positive for the town. The environmental benefits of solar have been documented for decades. I am pleased with the direction N.J. has gone in the Solar industry; it is one of the leaders in the country for green energy initiatives.

Personally, I have lived in Wall Township for 50+ years and I remember the old junk yard that once stood on the property. That stretch of Rte. 71 has been need of redevelopment and to see that there is an actual use for a property that has many restrictions for building on it is a sight for sore eyes. This project has many benefits to the community that should be considered.

Please do not hesitate to contact me if you have any questions.
 Thank You.

A handwritten signature in blue ink that reads "Robert W. Shimko".

Robert W. Shimko
 Business Manager
 Local Union 400 IBEW



State of New Jersey

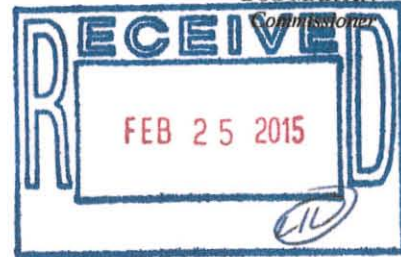
DEPARTMENT OF ENVIRONMENTAL PROTECTION

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

BOB MARTIN

Commissioner



Site Remediation Program
Remediation Oversight Element
Bureau of Remedial Action Permitting
401 E. State Street
P.O. Box 420
Mail Code 401-05S
Trenton, NJ 08625-0420
Phone: (609) 984-2990
Fax: (609) 777-4285

February 19, 2015

Jeffry Bertrand
Wall Township
2700 Allaire Road
Wall, NJ 07719

Anthony Derario
Wall Auto Wreckers
133 Comanche Drive
Oceanport, NJ 07757

RE: **Ground Water Remedial Action Permit**
Site Name: Former Wall Auto Wrecker's, Inc.
Address: 1822 Route 71
City: Wall Twp.
County: Monmouth
SRP Program Interest #: G000008813
Ground Water Remedial Action Permit #: RAP150002

Dear Co-Permittees:

Enclosed is a Ground Water Remedial Action Permit issued pursuant to the Site Remediation Reform Act, 58:10C-1 et seq. and the Administrative Requirements for the Remediation of Contaminated Sites at N.J.A.C. 7:26C-1 et seq. This permit becomes effective on 02/25/2015. Please note the referenced permit and program interest numbers and refer to them when corresponding with the Department.

The enclosed permit requires the permittee to conduct monitoring, maintenance and evaluation for compliance and effectiveness of the remedial action and its associated institutional control. The permit establishes all requirements necessary for demonstrating that the remedial action and control continue to be protective of public health, safety and the environment.

The Technical Requirements for Site Remediation (Technical Requirements) at N.J.A.C. 7:26E-1.8 define remediation to include a remedial action. The Technical Requirements further define remedial action such that "... A remedial action continues as long as an engineering control or an institutional control is needed to protect the public health and safety and the environment, and until all unrestricted use remediation standards are met."

Therefore, a person who is implementing a remedial action that includes an engineering or institutional control is conducting remediation, and that person is required to hire a licensed site remediation professional (LSRP) pursuant to the Administrative Requirements for the Remediation of Contaminated Sites (ARRCS; see N.J.A.C. 7:26C-2.3(a) and (b)).

At all times, an LSRP is required to be retained for a case that has a Deed Notice, Classification Exception Area, Soil Remedial Action Permit, and/or Ground Water Remedial Action Permit until the remedial action(s) is no longer needed to protect the public health and safety and the environment, and until all unrestricted use remediation standards are met. The LSRP must be retained to operate, maintain, and monitor the institutional and/or engineering controls at the site, to ensure that the remedial action(s) remains protective of public health and safety and the environment, and to ensure compliance with the requirements of the Deed Notice, Classification Exception Area, Soil Remedial Action Permit, and/or the Ground Water Remedial Action Permit. This includes but is not limited to site inspections, ground water sampling, biennial submission of a Soil and/or Ground Water Remedial Action Protectiveness/Biennial Certification Form and Report, responding to any activities involving the institutional and/or engineering controls at the site, and responding to any public inquiries regarding the current status of the site. It is the responsibility of the LSRP certifying the Remedial Action Permit application to inform the Responsible Entity of the requirement regarding LSRP retention for a case that has a Soil and/or Ground Water Remedial Action Permit.

An LSRP may be retained or dismissed for a case that has an approved Soil and/or Ground Water Remedial Action Permit through the New Jersey Department of Environmental Protection online portal (www.nj.gov/dep/online/) by choosing the "LSRP Retention" or "LSRP Release" submission type selection option within the "LSRP Notification of Retention or Dismissal" service, and choosing the "Remedial Action Permit" activity in the case selection page. Please note that the Bureau of Remedial Action Permitting records the LSRP Retention for pending Remedial Action Permit Applications so there is no need to perform this function online. Also note that the LSRP Comprehensive Report (datamine2.state.nj.us/DEP_OPRA/OpraMain/categories?category=SRRA) now includes information pertaining to approved Soil and Ground Water Remedial Action Permits to which the LSRP is assigned.

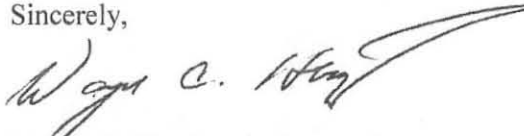
Please be aware that there are annual fees associated with this permit in accordance with N.J.A.C. 7:26C-4.6. These annual permit fees will be handled by invoicing the fee billing contact we have on record:

Jeffry Bertrand
Wall Township
2700 Allaire Road
Wall, NJ 07719
Phone: (732) 499-8444
Email: jbertrand@townshipofwall.com

Any changes to this contact should be brought to the Department's attention. Changes to fee billing contacts are updates and are not considered modifications to the permit.

The Department looks forward to future continued cooperation in working together to provide a healthy environment for the citizens of New Jersey and to protect its resources. Going forward, questions or comments regarding this permit should be addressed to the Bureau of Remedial Action Permitting at 609-984-2990, attention Robert Soboleski, Bureau Chief.

Sincerely,



Wayne C. Howitz, Assistant Director
Remediation Oversight Element

Enclosure

cc: Office of the Mayor
Wall Twp. Clerk
Wall Twp. Planning Board
Wall Twp. Bldg. Dept.
2700 Allaire Road
Wall, NJ 07719

Wall Township Board of Health
P.O. Box 1168
Wall, NJ 07719

Monmouth County Clerk
Market Yard
33 Mechanic Street
Freehold, NJ 07728

Monmouth County Regional Health Commission # 1
1540 West Park Avenue, Suite 1
Ocean Township, NJ 07712

Monmouth County Health Department
3435 Highway 9
Freehold, NJ 07728

Monmouth County Planning Board
Hall of Records Annex (2nd Floor)
1 East Main Street
Freehold, NJ 07728-1255

William DeStefano, LSRP
1340 Campus Parkway
Neptune, NJ 07753

Property Owner - Co-Permittee:

Jeffrey Bertrand
Wall Township
2700 Allaire Road
Wall, NJ 07719
Phone: (732) 499-8444
Email: jbertrand@townshipofwall.com

Primary Responsibility for Permit Compliance

Issuance Date:

02/19/2015

Effective Date:

02/25/2015

I. Authority

The Department is issuing this permit in accordance with N.J.S.A. 58:10C-1 et seq. and N.J.A.C. 7:26C-1 et seq.

II. Permit Requirements

A. GROUND WATER MONITORING REPORTING AND REQUIREMENTS

1. Reporting Requirements

a. The permittee shall submit a monitoring report in accordance with the schedule in the attached Ground Water Monitoring Plan. Submit the required monitoring report with the Remedial Action Protectiveness/Biennial Certification Form biennially from the effective date of this permit. [N.J.A.C. 7:26C- 7.9(a)]

2. Sampling and Analysis

a. Sampling is to occur according to the applicable method(s) obtained from the Field Sampling Procedures Manual (the sampling method is noted in the site-specific Quality Assurance Performance Plan). [N.J.A.C. 7:26E- 2.1]

b. Samples are to be analyzed for the parameters listed in the attached Ground Water Monitoring Plan using the method or most recent revision of the method noted in the site-specific Quality Assurance Performance Plan. The method chosen must have adequate sensitivity to meet all applicable remediation standards/screening levels. The permittee shall collect and analyze samples pursuant to the attached Ground Water Monitoring Plan. [N.J.A.C. 7:26E- 2.1]

B. REMEDIAL ACTION PROTECTIVENESS/BIENNIAL CERTIFICATION FORM

1. Reporting Requirements

a. The permittee shall prepare and submit to the Department a Remedial Action Protectiveness/Biennial Certification Form every two years following the anniversary of the date of the effective date of this permit. The certification shall be submitted on the required form provided by the Department. Submit a Remedial Action Protectiveness/Biennial Certification Form biennially from the effective date of this permit. [N.J.A.C. 7:26C- 7.7(a)1]

2. Evaluation Requirements

- a. The permittee shall hire a Licensed Site Remediation Professional to prepare and certify that the remedial action continues to be protective of the public health and safety and the environment. [N.J.A.C. 7:26C- 1.5(a)2]
- b. The permittee shall conduct the remediation in accordance with all applicable statutes, rules, and guidance. [N.J.A.C. 7:26C- 1.2(a)]
- c. The Remedial Action Protectiveness/Biennial Certification Form shall include a comparison of the laws, Ground Water Quality Standards, and other regulations applicable at the time the Department established the ground water classification exception area, with any relevant subsequently promulgated or modified laws or regulations to determine whether the classification exception area remains protective. The results shall be provided in table format, comparing of applicable laws, regulations, and standards. [N.J.A.C. 7:26C- 7.9(b)2]
- d. The Remedial Action Protectiveness/Biennial Certification Form shall include an evaluation of whether there are any planned changes within a 25-year water use planning horizon for the aquifer(s) in which the ground water classification exception area is located since the Department established the ground water classification exception area or the last completed biennial review, whichever is more recent. [N.J.A.C. 7:26C- 7.9(b)3]
- e. The Remedial Action Protectiveness/Biennial Certification Form shall include an evaluation of whether there have been any actual changes in the ground water use since the Department established the ground water classification exception area or the last completed biennial review. The results of the evaluation of the changes in ground water use include a scaled map identifying all wells and/or waterlines found within one mile from any part of the boundaries of the ground water classification exception area. [N.J.A.C. 7:26C- 7.9(b)4]
- f. The permittee shall maintain a maintenance and evaluation log for each monitoring well used to establish the ground water classification exception area. The log shall include a description of any well damage or vandalism identified or repairs completed. If any of the damage resulted in the decommissioning of a well, provide a copy of the Well Abandonment Report. [N.J.A.C. 7:26C- 7.9(b)5]
- g. The Remedial Action Protectiveness/Biennial Certification Form shall include an evaluation of any land use disturbance that may intercept the water table within the area of the ground water classification exception area that could result in a contaminated discharge to surface water. If any such disturbances are identified, sample the ground water/surface water down-gradient and proximate to the land use disturbance to determine whether the ground water meets the more stringent of either: (1) The New Jersey Surface Water Quality Standards, N.J.A.C. 7:9B; or (2) The Federal Surface Water Quality Criteria, 40 CFR Part 131. [N.J.A.C. 7:26C- 7.9(b)6]
- h. The Remedial Action Protectiveness/Biennial Certification Form shall include an evaluation of the fate and transport of the ground water contamination plume, including any additional remediation conducted, modification of the remedial action, or proposed revision of the ground water classification exception area, and apply for a modification of the Ground Water Remedial Action Permit to ensure that the remedial action remains protective of the public health and safety and the environment. [N.J.A.C. 7:26C- 7.9(b)7i and (d)2]

j. Within 180 calendar days after the anticipated expiration date of the ground water classification exception area, the permittee shall collect at least two rounds of ground water samples such that the time between sampling events accounts for seasonal fluctuations in the ground water table and the number of ground water samples collected is representative of the entire horizontal and vertical extent of the ground water classification exception area. If ground water samples indicate that contaminant concentrations have decreased to or below the applicable ground water quality standards throughout the ground water classification exception area, then the permittee may request that the Department remove the ground water classification exception area pursuant to N.J.A.C. 7:26C-7.3(g) and terminate the Ground Water Remedial Action Permit pursuant to N.J.A.C. 7:26C-7.13. If ground water samples indicate that contaminant concentrations have not decreased to or below the applicable ground water quality standards throughout the ground water classification exception area, then the permittee shall modify the remedial action by re-modeling the fate and transport of the ground water contaminant plume, proposing a revision to the ground water classification exception area, and applying for a modification of the Ground Water Remedial Action Permit pursuant to N.J.A.C. 7:26C-7.12. [N.J.A.C. 7:26C- 7.9(f)]

C. FINANCIAL ASSURANCE REQUIREMENTS

1. No Engineering Control

a. Financial Assurance is not required since an engineering control is not in place for this site. [N.J.A.C. 7:26C- 7.10]

D. FEES

1. For each year hereafter on the anniversary of the effective date of this permit, the Department shall invoice the permittees the amount of the annual Remedial Action Permit Fee. [N.J.A.C. 7:26C- 4.6]

E. PERMIT TRANSFERS

1. The permittee shall, at least 60 days prior to the sale or transfer of the property, or transfer of the operation of the property, or termination of a lease, submit a Remedial Action Permit Transfer/Change of Ownership Application and pay the permit transfer fee to the Department. [N.J.A.C. 7:26C- 7.11(b)]

F. PERMIT MODIFICATIONS

1. Ground Water Permit Modifications

a. The permittee shall apply to have the Department modify a Remedial Action Permit within 30 days after a statement that the permittee has completed a protectiveness evaluation required in its permit and has determined that the remedial action is not adequately protective of the public health and safety and of the environment, and stating the reasons for coming to this conclusion. [N.J.A.C. 7:26C- 7.12(b)1]

b. The permittee shall apply to have the Department modify a Remedial Action Permit within 30 days after the size, duration, or contaminants of a classification exception area need to be modified. [N.J.A.C. 7:26C- 7.12(b)2]

c. The permittee shall apply to have the Department modify a Remedial Action Permit within 30 days after the person responsible for conducting the remediation modifies the remedial action. [N.J.A.C. 7:26C- 7.12(b)4]

d. The permittee shall apply to have the Department modify a Remedial Action Permit within 30 days after the permittee changes its address. [N.J.A.C. 7:26C- 7.12(b)6]

G. PERMIT TERMINATIONS

1. A request for a permit termination can be filed by submitting a Remedial Action Permit Application to terminate the permit to the Department when the remedial action meets all applicable remediation standards without the need for the Remedial Action Permit and the remedial action is protective of the public health and safety and of the environment without the presence of the Remedial Action Permit. [N.J.A.C. 7:26C- 7.13]

H. FORM SUBMITTAL

1. Any forms, applications or documents required by this chapter that can be submitted in an electronic format shall be submitted electronically 90 days after the date that the Department informs the public in the New Jersey Register that the relevant electronic application is functional. [N.J.A.C. 7:26C- 1.6(c)]
2. All submissions required pursuant to this permit shall be made on forms approved and available from the Department. These forms and instructions for completing these forms can be found at <http://www.nj.gov/dep/srp/srra/forms>. [N.J.A.C. 7:26C- 1.6]

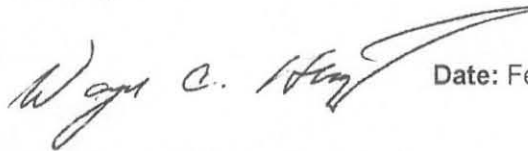
III. Permit Schedule

Permit Effective Date: 02/25/2015	
Submission Requirement	Due Date
Submit a Remedial Action Protectiveness/Biennial Certification Form	02/25/2017
Submit a Remedial Action Protectiveness/Biennial Certification Form	02/25/2019
Submit a Remedial Action Protectiveness/Biennial Certification Form	02/25/2021
Submit a Remedial Action Protectiveness/Biennial Certification Form	02/25/2023
Submit a Remedial Action Protectiveness/Biennial Certification Form	02/25/2025
Submit a Remedial Action Protectiveness/Biennial Certification Form	02/25/2027
Submit a Remedial Action Protectiveness/Biennial Certification Form	02/25/2029
Submit a Remedial Action Protectiveness/Biennial Certification Form	02/25/2031
Submit a Remedial Action Protectiveness/Biennial Certification Form	02/25/2033
Submit a Remedial Action Protectiveness/Biennial Certification Form	02/25/2035
Submit a Remedial Action Protectiveness/Biennial Certification Form	02/25/2037
Submit a Remedial Action Protectiveness/Biennial Certification Form	02/25/2039
Submit a Remedial Action Protectiveness/Biennial Certification Form	02/25/2041
Submit a Remedial Action Protectiveness/Biennial Certification Form	02/25/2043

Remedial Action Protectiveness/Biennial Certification Forms are required to be submitted according to the schedule, and shall continue to be submitted until the Permit is terminated or modified.

Your Ground Water Remedial Action Permit under Administrative Requirements for the Remediation of Contaminated Sites, N.J.A.C. 7:26C-1 et seq. has been approved by the New Jersey Department of Environmental Protection.

Sincerely,



Date: February 19, 2015

Wayne C. Howitz, Assistant Director
Remediation Oversight Element

IV. Attachments:

- A. CEA/WRA Fact Sheet
- B. Ground Water Monitoring Plan

CEA ID: CEA1112663
Block: 6 Lots: 6, 12

Attachment A

Classification Exception Area/Well Restriction Area Fact Sheet

Case Information

Preferred ID:	G000008813
RAP Number:	RAP150002
Case Name:	Former Wall Auto Wrecker's, Inc.
Address:	1822 Route 71 Wall Twp.
County:	Monmouth

Site Boundaries: Refer to Exhibit A (Site Location Map)

Block and Lot of the CEA:

<u>Subject Item</u>	<u>Block</u>	<u>Lot</u>	<u>Municipality</u>	<u>Off-Site</u>
CEA101112663	6	6	Wall Township	No
CEA101112663	6	12	Wall Township	No

Facility Contacts:

<u>Person Responsible for Conducting the Remediation:</u>	Anthony Derario Wall Auto Wreckers 133 Comanche Drive Oceanport, NJ 07757 Phone: (732) 496-0793 Email: aderario@comcast.net
<u>Property Owner:</u>	Jeffry Bertrand Wall Township 2700 Allaire Road Wall, NJ 07719 Phone: (732) 499-8444 Email: jbertrand@townshipofwall.com

CEA Information

<u>Subject Item</u>	<u>Description</u>
CEA101112663	The CEA boundary will coincide with the site boundary. The contaminants that are to remain on site are immobile metals. Ground water flow is to the East.

<u>Subject Item</u>	<u>Affected Aquifer</u>	<u>Vertical Depth</u>
CEA101112663	Kirkwood	50

<u>Subject Item</u>	<u>Classification</u>
CEA101112663	II-A

Contaminants:

This CEA/WRA applies only to the contaminants listed in the table below, the ground water quality criteria/primary drinking water standards for these contaminants are listed in micrograms per liter (µg/L). All constituents standards (N.J.A.C. 7:9C-1.6) apply at the designated boundary.

<u>Subject Item</u>	<u>Contaminant</u>	<u>Concentration (1)</u>	<u>GWQS (2)</u>
CEA101112663	Aluminum	606 Micrograms Per Liter	200 Micrograms Per Liter
CEA101112663	Arsenic	5.08 Micrograms Per Liter	3 Micrograms Per Liter
CEA101112663	Lead	353 Micrograms Per Liter	5 Micrograms Per Liter
CEA101112663	Manganese	418 Micrograms Per Liter	50 Micrograms Per Liter

Note: (1) Maximum concentration detected at the time of CEA establishment
(2) Ground Water Quality Standards

CEA Boundaries: Refer to Exhibit B (CEA/WRA Location Map)

Projected Term of CEA:

<u>Subject Item</u>	<u>Date Established</u>
CEA101112663	2/19/2015

<u>Subject Item</u>	<u>Duration in Years</u>
CEA101112663	Indeterminate

Note: Since ground water quality data indicates an exceedance of contaminants above the Primary Drinking Water Standards, and the designated uses of Class II-A aquifers include potable use, the CEA established for this site is also a Well Restriction Area. The extent of the Well Restriction Area shall coincide with the boundaries of the CEA.

Well Restrictions set within the boundaries of the CEA:



<u>Subject Item</u>	<u>Restriction</u>
CEA101112663	Double Case Wells: With the exception of monitoring wells installed into the first water bearing zone, any proposed well to be installed within the CEA/WRA boundary shall be double cased to an appropriate depth in order to prevent any vertical contaminant migration pathways. This depth is either into a confining layer or 50 feet below the vertical extent of the CEA.
CEA101112663	Evaluate Production Wells: Any proposed high capacity production wells in the immediate vicinity of the CEA/WRA should be pre-evaluated to determine if pumping from these wells would draw a portion of the contaminant plume into the cone of capture of the production wells or alter the configuration of the contaminant plume.
CEA101112663	Sample Potable Wells: Any potable well to be installed within the footprint of the CEA/WRA shall be sampled annually for the parameters of concern. The first sample shall be collected prior to using the well. If contamination is detected, contact your local Health Department. If the contamination is above the Safe Drinking Water Standards, then the NJDEP Hot Line should be called. Treatment is required for any well that has contamination above the Safe Drinking Water Standards.

Exhibit A:
Site Location Map



SOURCE: USGS 7.5 MINUTE SERIES
TOPOGRAPHIC QUADRANGLE 1989
ASBURY PARK, NEW JERSEY
CONTOUR INTERVAL = 5'



DRAFTED BY: B.J.S. (N.J.)	SITE LOCATION MAP		
CHECKED BY:	WALL AUTO WRECKERS 1822 ROUTE 71 BLOCK 6; LOTS 6 & 12 WALL TOWNSHIP, NEW JERSEY		
REVIEWED BY:	Groundwater & Environmental Services, Inc. 1340 CAMPUS PARKWAY, NEPTUNE, NJ 07753		
NORTH 	SCALE IN FEET  0 2000	DATE 1-27-05	FIGURE 1

LEGEND

- Buildings
- Parking Lots
- Other Structures

CLASSIFICATION EXISTING AREA MAP
 FORMER WALL AUTO TRUCKERS
 1822 ROUTE 71
 BLOCK 6, LOTS 6 & 12
 WALL TOWNSHIP, NEW JERSEY
 Groundwater & Environmental Services, Inc.
 201 JEFFERSON AVENUE, SUITE 100, NEWARK, NJ 07102

SCALE
 1 inch = 100 feet

5th Avenue
N.J. State Highway (Route 807)
RAILROAD

Attachment B
Ground Water Monitoring Plan for
Ground Water Remedial Action Permit

Case Information:

Preferred ID:	G000008813
RAP Number:	RAP150002
Case Name:	Former Wall Auto Wrecker's, Inc.
Address:	1822 Route 71
City:	Wall Twp.
County:	Monmouth County
Block and Lot of the Site:	Block: 6 Lot: 6, 12

Well to be sampled	Type of Well	Easting	Northing	Sampling Schedule	Reporting Schedule	Sampling parameters for each well	CASRN
Years 1-4							
MW-2	Sentinel	627189	485993	Annually	Biennially	PCBs (Polychlorinated biphenyls)	1336-36-3
						Lead (Total)	7439-92-1
MW-3	Area of concern	627190	485995	Annually	Biennially	PCBs (Polychlorinated biphenyls)	1336-36-3
MW-4	Area of concern	627189	485996	Annually	Biennially	PCBs (Polychlorinated biphenyls)	1336-36-3
MW-8	Area of concern	627190	485996	Annually	Biennially	PCBs (Polychlorinated biphenyls)	1336-36-3
						Lead (Total)	7439-92-1
MW-9	Plume	627190	485994	Annually	Biennially	PCBs (Polychlorinated biphenyls)	1336-36-3
MW-12	Sentinel	623038.3	486213	Annually	Biennially	PCBs (Polychlorinated biphenyls)	1336-36-3
						Lead (Total)	7439-92-1
MW-13	Sentinel	623078.9	486456.5	Annually	Biennially	PCBs (Polychlorinated biphenyls)	1336-36-3
						Lead (Total)	7439-92-1

AOC2-MW-1	Area of concern	627187	485995	Annually	Biennially	PCBs (Polychlorinated biphenyls)	1336-36-3
						Lead (Total)	7439-92-1
						Arsenic (Total)	7440-38-2
Years 4-8							
MW-2	Sentinel	627189	485993	Biennially	Biennially	PCBs (Polychlorinated biphenyls)	1336-36-3
						Lead (Total)	7439-92-1
MW-3	Area of concern	627190	485995	Biennially	Biennially	PCBs (Polychlorinated biphenyls)	1336-36-3
MW-4	Area of concern	627189	485996	Biennially	Biennially	PCBs (Polychlorinated biphenyls)	1336-36-3
MW-8	Area of concern	627190	485996	Biennially	Biennially	PCBs (Polychlorinated biphenyls)	1336-36-3
						Lead (Total)	7439-92-1
MW-9	Plume	627190	485994	Biennially	Biennially	PCBs (Polychlorinated biphenyls)	1336-36-3
MW-12	Sentinel	623038.3	486213	Biennially	Biennially	PCBs (Polychlorinated biphenyls)	1336-36-3
						Lead (Total)	7439-92-1
MW-13	Sentinel	623078.9	486456.5	Biennially	Biennially	PCBs (Polychlorinated biphenyls)	1336-36-3
						Lead (Total)	7439-92-1
AOC2-MW-1	Area of concern	627187	485995	Biennially	Biennially	PCBs (Polychlorinated biphenyls)	1336-36-3
						Lead (Total)	7439-92-1
						Arsenic (Total)	7440-38-2

Years 8-30							
MW-2	Sentinel	627189	485993	Every 4 years	Biennially	PCBs (Polychlorinated biphenyls)	1336-36-3
						Lead (Total)	7439-92-1
						Aluminum	7429-90-5
						Manganese	7439-96-5
MW-3	Area of concern	627190	485995	Every 4 years	Biennially	PCBs (Polychlorinated biphenyls)	1336-36-3
						Aluminum	7429-90-5
						Manganese	7439-96-5

MW-4	Area of concern	627189	485996	Every 4 years	Biennially	PCBs (Polychlorinated biphenyls)	1336-36-3
						Aluminum	7429-90-5
						Manganese	7439-96-5
MW-8	Area of concern	627190	485996	Every 4 years	Biennially	PCBs (Polychlorinated biphenyls)	1336-36-3
						Lead (Total)	7439-92-1
						Aluminum	7429-90-5
MW-9	Plume	627190	485994	Every 4 years	Biennially	PCBs (Polychlorinated biphenyls)	1336-36-3
						Aluminum	7429-90-5
						Manganese	7439-96-5
MW-12	Sentinel	623038.3	486213	Every 4 years	Biennially	PCBs (Polychlorinated biphenyls)	1336-36-3
						Lead (Total)	7439-92-1
						Aluminum	7429-90-5
MW-13	Sentinel	623078.9	486456.5	Every 4 years	Biennially	PCBs (Polychlorinated biphenyls)	1336-36-3
						Lead (Total)	7439-92-1
						Aluminum	7429-90-5
AOC2-MW-1	Area of concern	627187	485995	Every 4 years	Biennially	PCBs (Polychlorinated biphenyls)	1336-36-3
						Lead (Total)	7439-92-1
						Aluminum	7429-90-5
						Manganese	7439-96-5



State of New Jersey

CHRIS CHRISTIE
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION

BOB MARTIN
Commissioner

KIM GUADAGNO
Lt. Governor

Site Remediation Program
Remediation Oversight Element
Bureau of Remedial Action Permitting
401 E. State Street
P.O. Box 420
Mail Code 401-05S
Trenton, NJ 08625-0420
Phone: (609) 984-2990
Fax: (609) 777-4285

February 27, 2015

Jeffrey Bertrand, Township Administrator
Wall Township
2700 Allaire Road
Wall, NJ 07719

Anthony DeRario, President
Wall Auto Wreckers
133 Comanche Drive
Oceanport, NJ 07757

RE: **Soil Remedial Action Permit**

Site Name: Former Wall Auto Wrecker's Inc. Automotive Recycling Facility
Address: 1822 Hwy 71
City: Wall Township
County: Monmouth
SRP Program Interest #: G000008813
Soil Remedial Action Permit #: RAP150001

Dear Messrs. Bartrand & DeRario:

Enclosed is a Soil Remedial Action Permit issued pursuant to the Site Remediation Reform Act, 58:10C-1 et seq. and the Administrative Requirements for the Remediation of Contaminated Sites at N.J.A.C. 7:26C-1 et seq. This permit becomes effective on 03/04/2015. Please note the referenced permit and program interest numbers and refer to them when corresponding with the Department.

The enclosed permit requires the permittee to conduct monitoring, maintenance and evaluation for compliance and effectiveness of the remedial action and its associated institutional and engineering controls. The permit establishes all requirements necessary for demonstrating that the remedial action and controls continue to be protective of public health, safety and the environment.

The Technical Requirements for Site Remediation (Technical Requirements) at N.J.A.C. 7:26E-1.8 defines remediation to include a remedial action. The Technical Requirements further defines remedial action such that "... A remedial action continues as long as an engineering control or an institutional control is needed to protect the public health and safety and the environment, and until all unrestricted use remediation standards are met." Therefore, a person who is implementing a remedial action that includes an engineering or institutional control is conducting remediation, and that person is required to hire a Licensed Site Remediation Professional (LSRP) pursuant to the Administrative Requirements for the Remediation of Contaminated Sites at N.J.A.C. 7:26C-2.3(a) & (b).

At all times, an LSRP is required to be retained for a case that has a Deed Notice, Classification Exception Area, Soil Remedial Action Permit, and/or Ground Water Remedial Action Permit until the remedial action(s) is no longer needed to protect the public health and safety and the environment, and until all unrestricted use remediation standards are met. The LSRP must be retained to operate, maintain, and monitor the institutional and/or engineering controls at the site, to ensure that the remedial action(s) remains protective of public health and safety and the environment, and to ensure compliance with the requirements of the Deed Notice, Classification Exception Area, Soil Remedial Action Permit, and/or the Ground Water Remedial Action Permit. This includes but is not limited to site inspections, ground water sampling, biennial submission of a Soil and/or Ground Water Remedial Action Protectiveness/Biennial Certification Form and Report, responding to any activities involving the institutional and/or engineering controls at the site, and responding to any public inquiries regarding the current status of the site. It is the responsibility of the LSRP certifying the Remedial Action Permit Application to inform the Responsible Party of the requirement regarding LSRP retention for a case that has a Soil and/or Ground Water Remedial Action Permit.

A LSRP may be retained or dismissed for a case that has an approved Soil and/or Ground Water Remedial Action Permit through the Department's online portal (www.nj.gov/dep/online/) by choosing the "LSRP Retention" or "LSRP Release" submission type selection option within the "LSRP Notification of Retention or Dismissal" service, and choosing the "Remedial Action Permit" Activity in the case selection page. Please note that the Bureau of Remedial Action Permitting records the LSRP Retention for pending Remedial Action Permit Applications so there is no need to perform this function online. Also, please note that the LSRP Comprehensive Report (datamine2.state.nj.us/DEP_OPRA/OpraMain/categories?category=SRRA) now includes information pertaining to approved Soil and Ground Water Remedial Action Permits to which the LSRP is assigned.

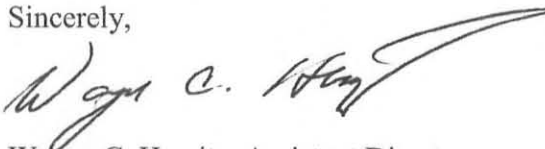
Please be aware that there are annual fees associated with this permit in accordance with N.J.A.C. 7:26C-4.6. These annual permit fees will be handled by invoicing the fee billing contact we have on record:

Jeffrey Bertrand, Township Administrator
Wall Township
2700 Allaire Road
Wall, NJ 07719
Phone: (732) 499-8444
Email: jbertrand@townshipofwall.com

Any changes to this contact should be brought to the Department's attention. Changes to fee billing contacts are updates and are not considered modifications to the permit.

The Department looks forward to future continued cooperation in working together to provide a healthy environment for the citizens of New Jersey and to protect its resources. Going forward, questions or comments regarding this permit should be addressed to the Bureau of Remedial Action Permitting at 609-984-2990, attention Robert Soboleski, Bureau Chief.

Sincerely,



Wayne C. Howitz, Assistant Director
Remediation Oversight Element

Enclosure

cc: Honorable Mayor/Wall Township Clerk
Monmouth County Clerk
Monmouth County Planning Board
Monmouth County Health Department
Monmouth County Regional Health Commission # 1
William DeStefano, Groundwater & Environmental Services, Inc.



New Jersey Department of Environmental Protection
Bureau of Remedial Action Permitting
401 East State Street
P.O. Box 420
Mail Code 401-05S
Trenton, NJ 08625-0420
Phone #: 609-984-2990
Fax #: 609-777-4285

SOIL REMEDIAL ACTION PERMIT DEED NOTICE WITH ENGINEERING CONTROL

The New Jersey Department of Environmental Protection hereby grants you a Remedial Action Permit pursuant to N.J.S.A. 58:10C-1 et seq. and N.J.A.C. 7:26C-1 et seq. for the facility/activity named in this document. This permit is the regulatory mechanism used by the Department to help ensure your remedial action will be protective of human health and the environment.

This permit establishes the monitoring, maintenance, and evaluation requirements for determining the effectiveness of the deed notice's engineering control.

Site Name:

Former Wall Auto Wrecker's Inc.
Automotive Recycling Facility

Program Interest ID #:

G000008813

Facility Address:

1822 Hwy 71
Wall Township, NJ 07719
Monmouth County
Block: 6, Lot: 6 & 12

RA PERMIT #:

RAP150001

Permit Type: Deed Notice with Engineering Control

Person Responsible for Conducting the Remediation - Co-Permittee:

Anthony DeRario, President
Wall Auto Wreckers
133 Comanche Drive
Oceanport, NJ 07757
Phone: (732) 496-0793
Email: aderario@comcast.net

Property Owner - Co-Permittee:

Jeffry Bertrand, Township Administrator
Wall Township
2700 Allaire Road
Wall, NJ 07719
Phone: (732) 499-8444
Email: jbertrand@townshipofwall.com
☒ Primary Responsibility for Permit Compliance

Soil Remedial Action Permit #: RAP150001
Site Name: Former Wall Auto Wrecker's Inc. Automotive Recycling Facility
PI #: G000008813

Issuance Date:
02/27/2015

Effective Date:
03/04/2015

I. Authority

The Department is issuing this permit in accordance with N.J.S.A. 58:10C-1 et seq. and N.J.A.C. 7:26C-1 et seq.

II. Permit Requirements

A. MONITORING REQUIREMENTS

1. The permittee shall conduct monitoring and maintenance pursuant to Exhibit C of the attached Deed Notice. [N.J.A.C. 7:26C- 7.8(a)2]
2. The permittee shall conduct periodic inspections of each engineering control to determine its integrity, operability, and effectiveness. [N.J.A.C. 7:26C- 7.8(b)2]
3. The permittee shall conduct periodic inspections of any excavations or disturbances that have resulted in unacceptable exposure to the soil contamination. The permittee shall maintain a detailed maintenance and evaluation log. [N.J.A.C. 7:26C- 7.8(b)]

B. REMEDIAL ACTION PROTECTIVENESS/BIENNIAL CERTIFICATION FORM

1. Reporting Requirements

- a. The permittee shall prepare and submit to the Department a Remedial Action Protectiveness/Biennial Certification Form every two years following the anniversary of the date of the effective date of this permit. The certification shall be submitted on the required form provided by the Department. Submit a Remedial Action Protectiveness/Biennial Certification Form biennially from the effective date of this permit. [N.J.A.C. 7:26C- 7.7(a)1]

2. Evaluation Requirements

- a. The permittee shall hire a Licensed Site Remediation Professional to prepare and certify that the remedial action continues to be protective of the public health and safety and the environment. [N.J.A.C. 7:26C- 1.5(a)2]
- b. The permittee shall conduct the remediation in accordance with all applicable statutes, rules, and guidance. [N.J.A.C. 7:26C- 1.2(a)]
- c. The permittee shall provide the results of the periodic inspections required under the monitoring requirements of this permit. [N.J.A.C. 7:26C- 7.8(c)]
- d. The Remedial Action Protectiveness/Biennial Certification Form shall include an evaluation of any actual or pending zoning or land use changes to determine if these changes are consistent with the use restrictions contained in the attached deed notice/declaration of environmental restriction. If the evaluation finds that the engineering/institutional controls are no longer protective of the public health and safety and the environment, the permittee shall implement appropriate remedial action to ensure that the engineering/institutional controls are protective of the public health and safety and the environment. [N.J.A.C. 7:26C- 7.8(b)1]

e. The Remedial Action Protectiveness/Biennial Certification Form shall include a comparison of the laws, Remediation Standards, and other regulations applicable at the time the engineering or institutional control was established with any relevant subsequently promulgated or modified laws or regulations to determine whether the engineering or institutional control remains protective. The results shall be provided in table format, comparing of applicable laws, regulations, and standards. [N.J.A.C. 7:26C- 7.8(b)3]

C. FINANCIAL ASSURANCE REQUIREMENTS

1. Government Entity

a. The person responsible for the remediation and the property owner(s) certified that the permittees are a government entity exempted from establishing financial assurance pursuant to N.J.S.A. 58:10C19.c(2). [N.J.A.C. 7:26C- 7.10(c)1]

D. FEES

1. For each year hereafter on the anniversary of the effective date of this permit, the Department shall invoice the permittees the amount of the annual Remedial Action Permit Fee. [N.J.A.C. 7:26C- 4.6]

E. PERMIT TRANSFERS

1. The permittee shall, at least 60 days prior to the sale or transfer of the property, or transfer of the operation of the property, or termination of a lease, submit a Remedial Action Permit Transfer/Change of Ownership Application and pay the permit transfer fee to the Department. [N.J.A.C. 7:26C- 7.11(b)]

F. PERMIT MODIFICATIONS

1. Soil Permit Modifications

a. The permittee shall apply to have the Department modify a Remedial Action Permit within 30 days after a statement that the permittee has completed a protectiveness evaluation required in its permit and has determined that the remedial action is not adequately protective of the public health and safety and of the environment, and stating the reasons for coming to this conclusion. [N.J.A.C. 7:26C- 7.12(b)1]

b. The permittee shall apply to have the Department modify a Remedial Action Permit within 30 days after any person proposes to change the engineering controls applicable to the site, as described in the deed notice filed for the property. [N.J.A.C. 7:26C- 7.12(b)3]

c. The permittee shall apply to have the Department modify a Remedial Action Permit within 30 days after the person responsible for conducting the remediation modifies the remedial action. [N.J.A.C. 7:26C- 7.12(b)4]

d. The permittee shall apply to have the Department modify a Remedial Action Permit within 30 days after the permittee changes its address. [N.J.A.C. 7:26C- 7.12(b)6]

G. PERMIT TERMINATIONS

1. A request for a permit termination can be filed by submitting a Remedial Action Permit Application to terminate the permit to the Department when the remedial action meets all applicable remediation standards without the need for the Remedial Action Permit and the remedial action is protective of the public health and safety and of the environment without the presence of the Remedial Action Permit. [N.J.A.C. 7:26C- 7.13]

H. FORM SUBMITTAL

1. Any forms, applications or documents required by this chapter that can be submitted in an electronic format shall be submitted electronically 90 days after the date that the Department informs the public in the New Jersey Register that the relevant electronic application is functional. [N.J.A.C. 7:26C- 1.6(c)]
2. All submissions required pursuant to this permit shall be made on forms approved and available from the Department. These forms and instructions for completing these forms can be found at <http://www.nj.gov/dep/srp/srra/forms>. [N.J.A.C. 7:26C- 1.6]

I. RESTRICTED LAND USES

1. Contaminated sites remediated to non-residential soil remediation standards that require the maintenance of engineering and/or institutional controls cannot be converted to a child care facility, public, private or charter school without the Department's prior approval, unless a presumptive remedy is implemented pursuant to the Department's Presumptive Remedies for Soil Contamination at Schools, Child Care Centers, and Residences. [N.J.A.C. 7:26E- 5.3].

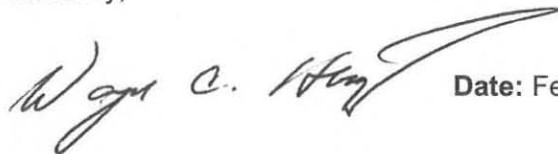
III. Permit Schedule

Permit Effective Date: 03/04/2015	
Submission Requirement	Due Date
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/04/2017
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/04/2019
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/04/2021
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/04/2023
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/04/2025
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/04/2027
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/04/2029
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/04/2031
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/04/2033
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/04/2035
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/04/2037
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/04/2039
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/04/2041
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/04/2043
Submit a Remedial Action Protectiveness/Biennial Certification Form	03/04/2045

Remedial Action Protectiveness/Biennial Certification Forms are required to be submitted according to the schedule, and shall continue to be submitted until the Permit is terminated or modified.

Your Soil Remedial Action Permit under Administrative Requirements for the Remediation of Contaminated Sites, N.J.A.C. 7:26C-1 et seq. has been approved by the New Jersey Department of Environmental Protection.

Sincerely,



Date: February 27, 2015

Wayne C. Howitz, Assistant Director
Remediation Oversight Element

IV. Attachments:

A. Deed Notice

Deed Notice ID: DER1113308

Filed Deed Notice in the Monmouth County Clerk's Office

Book Number the Deed Notice is filed in: OR-9077

Page Numbers: 3184-3219

Date Filed: 08/14/2014

Block: 6, Lot: 6 & 12

Soil Remedial Action Permit #: RAP150001

Site Name: Former Wall Auto Wrecker's Inc. Automotive Recycling Facility

PI #: G000008813

R-2 Douglas Schaefer P.E.
1340 Campus Pkwy. Ste B4
Alpharetta, GA 30203

36



DEED NOTICE

RECEIVED
08/14/2014 3:07:15 PM
H. CLAIRE FRENCH, CITY CLERK
MONMOUTH COUNTY, NJ

IN ACCORDANCE WITH N.J.S.A. 58:10B-13, THIS DOCUMENT IS TO BE
RECORDED IN THE SAME MANNER AS ARE DEEDS AND OTHER INTERESTS IN
REAL PROPERTY.

Prepared by: [Signature]
[Signature]

WILLIAM DE STEFANO
[Print name below signature]

Recorded by: _____
[Signature, Officer of County Recording Office]

[Print name below signature]

INSTRUMENT NUMBER 2014065044
RECORDED ON 08/14/2014 3:14:29 PM
BOOK: 08-9077 PAGE: 3184
Total Pages: 36
COUNTY RECORDING \$380.00
TAX PAID \$380.00
H. CLAIRE FRENCH, CITY CLERK
MONMOUTH COUNTY, NJ

DEED NOTICE

This Deed Notice is made as of the 14th day of AUGUST, 2014, by the Township of Wall, 2700 Allaire Road, Wall Township, NJ 07719 (together with his/her/its/their successors and assigns, collectively "Owner").

1. THE PROPERTY. *The Township of Wall, 2700 Allaire Road, Wall Township, NJ 07719* is the owner in fee simple of certain real property designated as Block(s) 6 Lot(s) 6 & 12, on the tax map of the Township of Wall, Monmouth County; the New Jersey Department of Environmental Protection Program Interest Number (Preferred ID) for the contaminated site which includes this property is G000008813; and the property is more particularly described in Exhibit A, which is attached hereto and made a part hereof (the "Property").

2. REMEDIATION.

i. William DeStefano (LSRP Number 573744) has approved this 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. Anthony DeRario has remediated contaminated soil at the Property, such that soil contamination remains in certain areas of the Property that contains contaminants in concentrations that do not allow for the unrestricted use of the Property; this soil contamination is described, including the type, concentration and specific location of such contaminants, in Exhibit B, which is attached hereto and made a part hereof. As a result, there is a statutory requirement for this Deed Notice and engineering controls 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, lessees and operators of the restrictions and the monitoring, maintenance, and biennial certification requirements outlined in this 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 child care 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 child care facility without the Department's prior written approval.

5C. ENGINEERING CONTROLS. Due to the presence and concentration of these contaminants, the Owner has also agreed, as part of the remedial action for the Property, to the placement of certain engineering controls on the Property; a narrative description of these engineering controls is provided in Exhibit C.

6A. CHANGE IN OWNERSHIP AND REZONING.

i. The Owner and the subsequent owners 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 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 thirty (30) calendar days after the effective date of any conveyance, grant, gift, or other transfer, in whole or in part, of the 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 Deed Notice shall be binding upon Owner and upon Owner's successors and assigns, and subsequent owners, lessees and operators while each is an owner, lessee, or operator of the Property.

7A. ALTERATIONS, IMPROVEMENTS, AND DISTURBANCES.

i. The Owner and all subsequent owners 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 obtaining a soil remedial action permit modification pursuant to N.J.A.C. 7:26C-7. 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. Notwithstanding subparagraph 7Aii., above, a soil remedial action permit modification is not required for any alteration, improvement, or disturbance provided that the owner, lessee or operator:

(A) Notifies the Department of Environmental Protection of the activity by calling the DEP Hotline, at 1-877-WARN-DEP or 1-877-927-6337, within twenty-four (24) hours after the beginning of each alteration, improvement, or disturbance;

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

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

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

(E) Describes, in the next biennial certification the nature of the alteration, improvement, or disturbance, the dates and duration of the alteration, improvement, or disturbance, the name of key individuals and their affiliations conducting the alteration, improvement, or disturbance, a description of 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 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; and

vi. Restores the engineering control to the pre-emergency conditions as soon as possible, and provides notification to the Department of Environmental Protection within sixty (60) calendar days after completion of the restoration of the engineering control, including: (a) the nature and likely cause of the emergency; (b) the potential discharges of or exposures to contaminants, if any, that may have occurred; (c) the measures that have been taken to mitigate the effects of the emergency on human health and the environment; (d) the measures completed or implemented to restore the engineering control; and (e) the changes to the engineering control or site operation and maintenance plan to prevent reoccurrence of such conditions in the future.

8. TERMINATION OF DEED NOTICE.

i. This Deed Notice may be terminated only upon filing of a Termination of Deed Notice, available at N.J.A.C. 7:26C Appendix C, with the office of the County Clerk of Monmouth County, New Jersey, expressly terminating this Deed Notice.

ii. Within thirty (30) calendar days after the filing of a Termination of Deed Notice, the owner of the property shall apply to the Department for termination of the soil remedial action permit pursuant to N.J.A.C. 7:26C-7.

9. ACCESS. The Owner, and the subsequent owners, 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 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, lessees and operators, during their ownership, tenancy, or operation, and the Owner fail to conduct such remediation pursuant to this Deed Notice as required by law. The Owner, and the subsequent owners 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 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 Deed Notice. To enforce violations of this 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 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 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 Deed Notice shall remain in full force and effect.

12A. EXHIBIT A. Exhibit A includes the following maps of the Property and the vicinity:

i. Exhibit A-1: Vicinity Map - A map that identifies by name the roads, and other important geographical features in the vicinity of the Property (for example, USGS Quad map, Hagstrom County Maps);

ii. Exhibit A-2: Metes and Bounds Description - A tax map of lots and blocks as wells as metes and bounds description of the Property, including reference to tax lot and block numbers for the Property;

iii. Exhibit A-3: Property Map - A scaled map of the Property, scaled at one inch to 200 feet or less, and if more than one map is submitted, the maps shall be presented as overlays, keyed to a base map; and the Property Map shall include diagrams of major surface topographical features such as buildings, roads, and parking lots.

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) As-built diagrams of each engineering control, including caps, fences, slurry walls, (and, if any) ground water monitoring wells, extent of the ground water classification exception area, pumping and treatment systems that may be required as part of a ground water engineering control in addition to the deed notice

(B) As-built diagrams of any buildings, roads, parking lots and other structures that function as engineering controls; and

(C) Designation of all soil and sediment sample locations within the restricted areas that exceed any soil or sediment 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 mean sea level;

(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. Exhibit C-1: Deed Notice as Institutional Control: Exhibit C-1 includes a narrative description of the restriction and obligations of this Deed Notice that are in addition to those described above, as follows:

(A) Description and estimated size of the Restricted Areas as described above;

(B) Description of the restrictions on the Property by operation of this Deed Notice;
and

(C) The objective of the restrictions.

ii. Exhibit C-2: Soil Cap: Exhibit C-2 includes a narrative description of Soil Cap as follows:

(A) Description of the engineering control;

(B) The objective of the engineering control; and

(C) How the engineering control is intended to function.

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

ATTEST:

Township of Wall

Kathleen E. Kohri

By Jeffrey L. Bertrand

Kathleen E. Kohri

[Print name and title]

[Signature]

STATE OF New Jersey
COUNTY OF Monmouth

[Signature]

SS.:

7



Acknowledgment

STATE OF NEW JERSEY, COUNTY OF Monmouth SS.

I CERTIFY that on July 31, 2014
Jeffery L. Bertrand

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached instrument; and
- (b) executed this instrument as his or her own act.



(Print name and title below signature)



I certify that on July 31, 2014, Jeffrey Bertrand personally came before me, and this person acknowledged under oath, to my satisfaction, that:

(a) this person is the Township Administrator of the Township of Wall, the corporation named in this document;

(b) this person is the attesting witness to the signing of this document by the proper corporate officer who is the ~~president/vice president~~ of the corporation;
Assistant Township Administrator

(c) this document was signed and delivered by the corporation as its voluntary act and was duly authorized;

(d) this person knows the proper seal of the corporation which was affixed to this document; and

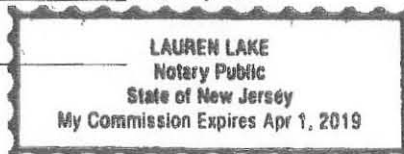
(e) this person signed this proof to attest to the truth of these facts.

Kathleen E. Kohri
[Signature]

Kathleen E. Kohri, Assistant Township Administrator
[Print name and title of attesting witness]

Signed and sworn before me on July 31, 2014
Lauren Lake, Notary Public

Lauren Lake
[Print name and title]



Acknowledgment

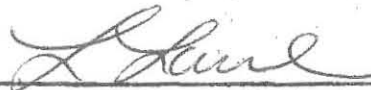
STATE OF NEW JERSEY, COUNTY OF *Monmouth*

SS.

I CERTIFY that on *July 31 2014*
Kathleen E. Kohri

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached instrument; and
- (b) executed this instrument as his or her own act.

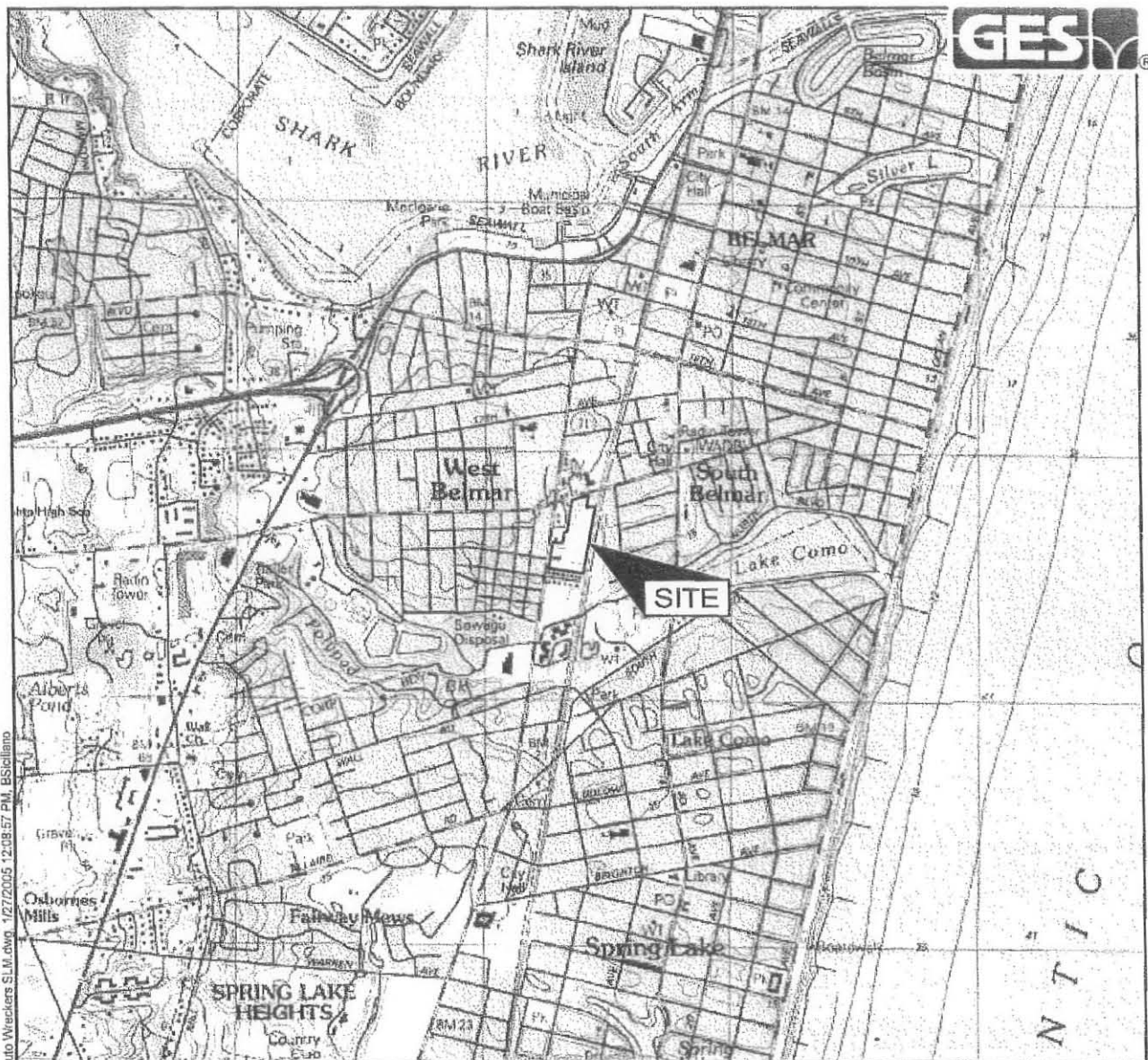


(Print name and title below signature)

LAUREN LAKE
Notary Public
State of New Jersey
My Commission Expires Apr 1, 2019

EXHIBIT A

9



SOURCE: USGS 7.5 MINUTE SERIES
TOPOGRAPHIC QUADRANGLE 1989
ASBURY PARK, NEW JERSEY
CONTOUR INTERVAL = 5'



DRAFTED BY: B.J.S. (N.J.)	SITE LOCATION MAP	
CHECKED BY:	WALL AUTO WRECKERS 1822 ROUTE 71 BLOCK 6; LOTS 6 & 12 WALL TOWNSHIP, NEW JERSEY	
REVIEWED BY:	Groundwater & Environmental Services, Inc. 1340 CAMPUS PARKWAY, NEPTUNE, NJ 07753	
NORTH 	SCALE IN FEET 	DATE 1-27-05
		FIGURE 1

M:\Graphics\0300-Wall\Auto Wreckers\Wall Auto Wreckers SLM.dwg 1/27/2005 12:08:57 PM BJSiliano

Borbas Surveying & Mapping, LLC

New Jersey Certificate of Authorization No. 24GA28056200 – A New York Foreign Service Corporation – A Pennsylvania Authorized Corporation

Environmental and Digital Mapping • Aerial Control and GPS Surveys • Remote Sensing • GIS • Topographic and Engineering Surveys •
ALTA/ACSM Boundary Surveys • Transportation and Right of Ways • Deformation and Structure Surveys

Deed Restriction / Classification Exemption Area across Tax Lots 6 and 12 in Block 6, Wall Township, Monmouth County, New Jersey

Beginning at a point in the easterly line of New Jersey State Highway Route 71, distant 100.18 feet northerly from its intersection with the northerly line of East Fourth Avenue. Said beginning point having NAD 83 New Jersey State Plane Grid Coordinates of North: 499111.13, East: 499976.72, U.S. Survey Feet, and runs thence:

1. Along the easterly Right of Way of said Route 71, North 03 degrees 45 minutes 55 seconds East 335.72 feet to a point in the same; thence
2. Leaving said sideline, and along adjoining Tax Lot 7, South 86 degrees 14 minutes 05 seconds East, 165.35 feet to a point; thence
3. North 03 degrees 45 minutes 55 seconds East, 163.93 feet to a point having NAD 83 New Jersey State Plane Grid Coordinates North 499598.80; East 500174.50, U.S. Survey Feet; thence
4. North 68 degrees 29 minutes 55 seconds East, 59.18 feet to a point; thence
5. North 53 degrees 08 minutes 45 seconds East, 59.42 feet to a point in the dividing line between Tax Lots 6 and 12 in Block 6; thence
6. South 66 degrees 43 minutes 28 seconds West, 49.64 feet to a point; thence
7. Along adjoining Tax Lot 8, North 03 degrees 49 minutes 28 seconds East, 421.48 feet to a point in the southerly Right of Way line of Eighteenth Avenue (A.K.A. Monmouth County Highway Route No. 30); thence
8. Along the southerly Right of Way line of Eighteenth Avenue (A.K.A. Monmouth County Highway Route No. 30) North 69 degrees 11 minutes 08 seconds East, 199.99 feet to a point; thence
9. Along adjoining Tax Lot 13 South 03 degrees 34 minutes 42 seconds West 175.06 feet to a point; thence
10. Along adjoining Tax Lot 13 North 69 degrees 10 minutes 42 seconds East 145.48 feet to a point in the westerly Right of Way line of New Jersey Transit – North Jersey Coast Line; thence
11. Along the westerly Right of Way line of New Jersey Transit – North Jersey Coast Line, South 05 degrees 02 minutes 37 seconds West, 931.40 feet to a point having NAD 83 New Jersey State Plane Grid Coordinates North 499077.37; East 500489.70 U.S. Survey Feet; thence
12. Along adjoining Tax Lot 4, North 86 degrees 14 minutes 04 seconds West, 514.14 feet to the point and place of BEGINNING.

Containing 376,049 square feet, 8.6329 acres.

Together with an additional area of land which has been described as an "area of unknown ownership" or "area of apparent gore" being located between Tax Lots 6, 12, 7, and 8, Block 6 being further described as followed:

Beginning at a point, being the terminus of the third course of the above description for Tax Lots 6 and 12, Block 6, having NAD 83 New Jersey State Plane Grid Coordinates North 499598.80; East 500174.50, and runs thence:

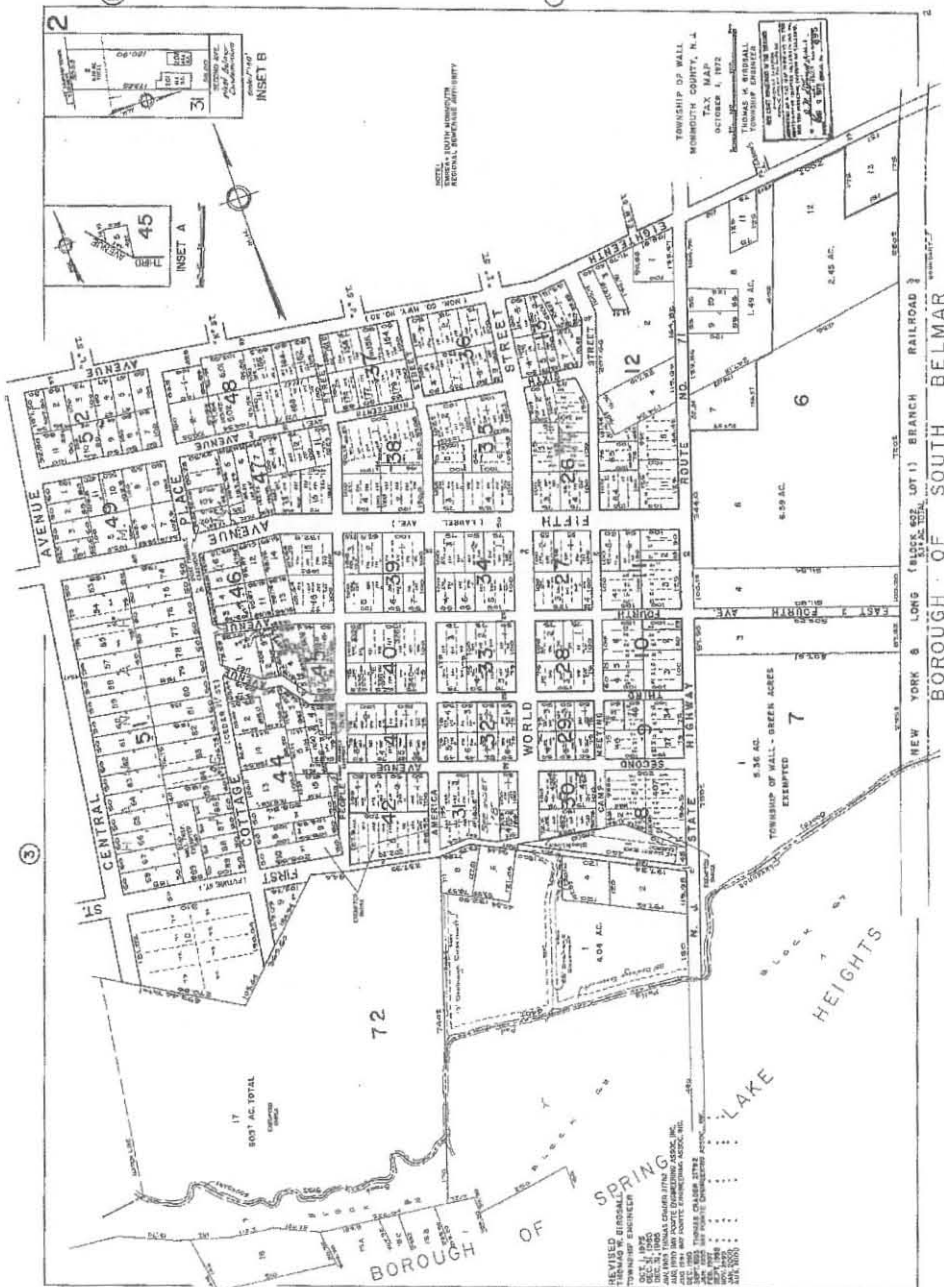
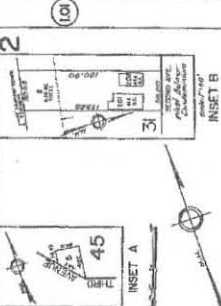
1. North 68 degrees 29 minutes 55 seconds East, 59.18 feet to a point, thence
2. North 53 degrees 08 minutes 45 seconds East, 59.42 feet to a point in the dividing line between Tax Lots 6 and 12 in Block 6; thence
3. South 66 degrees 43 minutes 28 seconds West, 49.64 feet to a point; thence
4. South 64 degrees 38 minutes 20 seconds West, 251.57 feet to a point; thence
5. North 69 degrees 17 minutes 52 seconds East, 177.97 feet to a point; thence
6. South 02 degrees 32 minutes 12 seconds West, 156.57 feet to a point; thence
7. North 03 degrees 45 minutes 55 seconds East, 163.93 feet to the point and place of BEGINNING.

Containing 2729 square feet, 0.0626 acres.

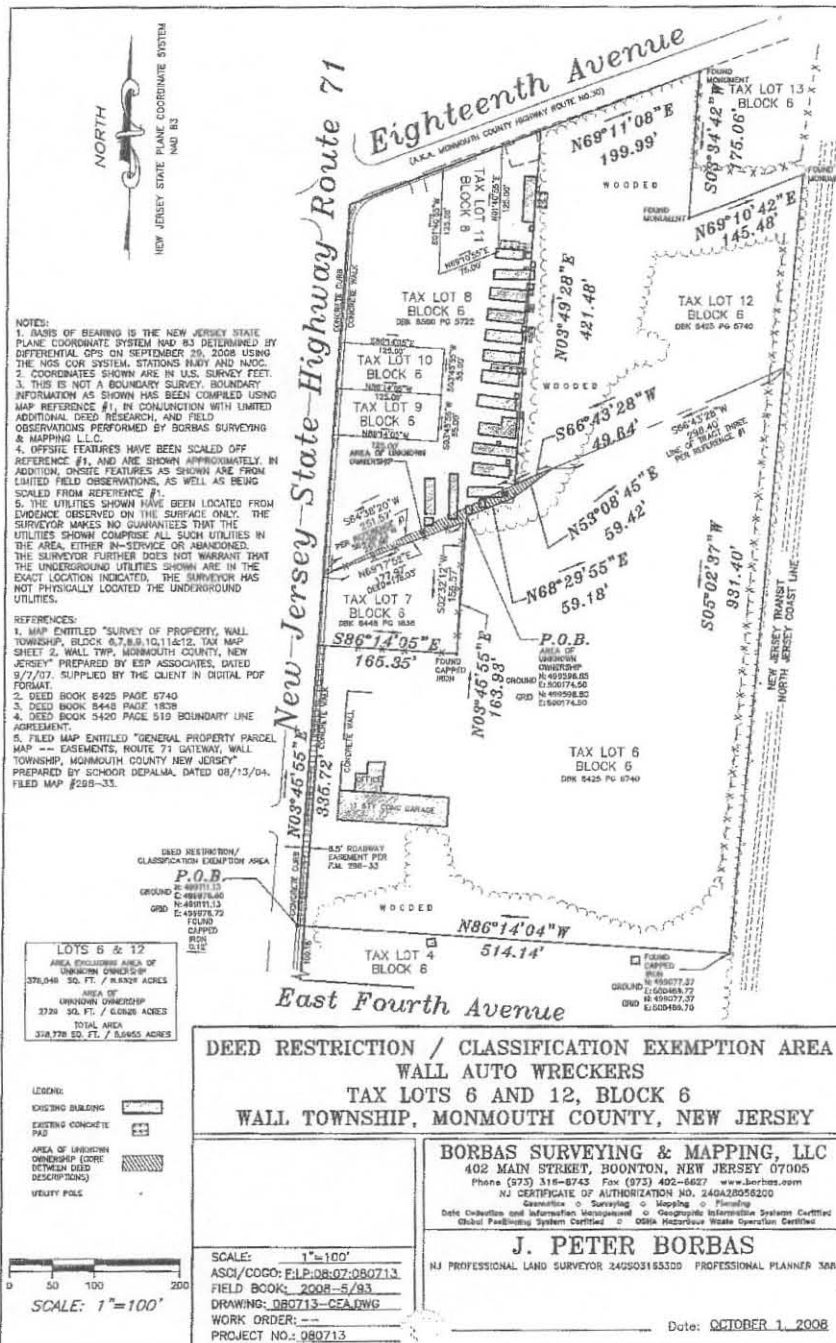
This description has been made in accordance with a map entitled "Deed Restriction / Classification Exemption Area, Wall Auto Wreckers, Tax Lots 6 and 12, Block 6, Wall Township, Monmouth County, New Jersey" prepared by Borbas Surveying & Mapping L.L.C. dated October 1, 2008.

J. Peter Borbas
NJGS 24GS03165300
October 2, 2008

GES



300' TO 1" =	TAX MAP (SHEET 2.00)
DECKED BY	WALL AUTO WHISKERS
DESIGNED BY	1822 ROUTE 71
	BLOCK 6, LOTS 6 & 12
	WALL TOWNSHIP, NEW JERSEY
	Groundwater & Environmental Services, Inc.
	1340 CAMPUS PARKWAY, HIGHTSTOWN, NJ 08520
NORTH	DATE
	5-5-2014
	SCALE AS INDICATED
	FIGURE
	A-7



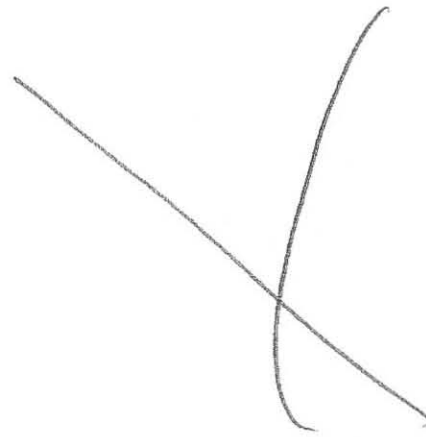
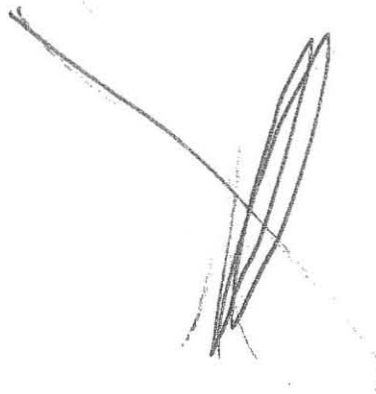


EXHIBIT B

10





NOTES:

1. BASIS OF BEARING IS THE NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD 83 DETERMINED BY DIFFERENTIAL GPS ON SEPTEMBER 20, 2008 USING THE NGS COR SYSTEM, STATIONS NJ01 AND NJ02.
2. COORDINATES SHOWN ARE IN U.S. SURVEY FEET.
3. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION AS SHOWN HAS BEEN COMPILED USING MAP REFERENCE #1, IN CONJUNCTION WITH LIMITED ADDITIONAL DEED RESEARCH, AND FIELD OBSERVATIONS PERFORMED BY BORBAS SURVEYING & MAPPING, LLC.
4. OFFSITE FEATURES HAVE BEEN SCALED OFF REFERENCE #1, AND ARE SHOWN APPROXIMATELY. IN ADDITION, ONSITE FEATURES AS SHOWN ARE FROM LIMITED FIELD OBSERVATIONS, AS WELL AS BEING SCALED FROM REFERENCE #1.
5. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM EVIDENCE OBSERVED ON THE SURFACE ONLY. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

REFERENCES:

1. MAP ENTITLED "SURVEY OF PROPERTY, WALL TOWNSHIP, BLOCK 6, 7, 8, 9, 10, 11 & 12, TAX MAP SHEET 2, WALL TWP, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY ESM ASSOCIATES, DATED 9/7/07, SUPPLIED BY THE CLIENT IN DIGITAL PDF FORMAT.
2. DEED BOOK 8425 PAGE 6740
3. DEED BOOK 8448 PAGE 183B
4. DEED BOOK 5420 PAGE 519 BOUNDARY LINE AGREEMENT.
5. FILED MAP ENTITLED "GENERAL PROPERTY PARCEL MAP -- EASEMENTS, ROUTE 71 GATEWAY, WALL TOWNSHIP, MONMOUTH COUNTY NEW JERSEY" PREPARED BY SCHOOR DEPALMA, DATED 08/13/04, FILED MAP #298-33.

DEED RESTRICTION / CLASSIFICATION EXEMPTION AREA

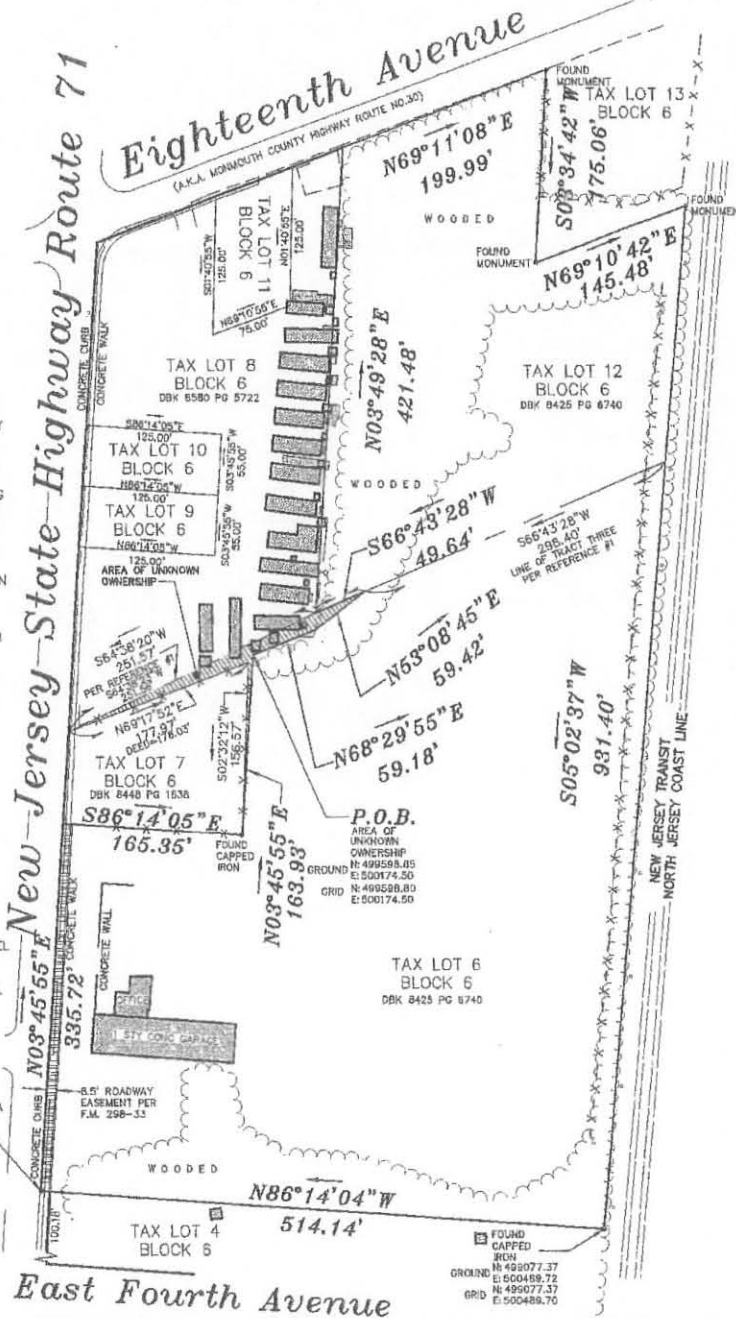
P.O.B.
 GROUND N: 490111.13
 E: 499978.89
 GRID N: 490111.13
 E: 499978.72
 FOUND CAPPED IRON
 0.12'

LOTS 6 & 12
 AREA EXCLUDING AREA OF UNKNOWN OWNERSHIP
 376,949 SQ. FT. / 8.5329 ACRES
 AREA OF UNKNOWN OWNERSHIP (CORE BETWEEN DEED DESCRIPTIONS)
 2729 SQ. FT. / 0.0026 ACRES
 TOTAL AREA
 379,778 SQ. FT. / 8.6055 ACRES

LEGEND:

- EXISTING BUILDING
- EXISTING CONCRETE PAD
- AREA OF UNKNOWN OWNERSHIP (CORE BETWEEN DEED DESCRIPTIONS)
- UTILITY POLE

SCALE: 1"=100'



**DEED RESTRICTION / CLASSIFICATION EXEMPTION AREA
 WALL AUTO WRECKERS
 TAX LOTS 6 AND 12, BLOCK 6
 WALL TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY**

BORBAS SURVEYING & MAPPING, LLC
 402 MAIN STREET, BOONTON, NEW JERSEY 07005
 Phone (973) 318-8743 Fax (973) 402-6627 www.borbas.com
 NJ CERTIFICATE OF AUTHORIZATION NO. 240A28056200
 Geomatics Surveying Mapping Planning
 Data Collection and Information Management Geographic Information Systems Certified
 Global Positioning System Certified OSHA Hazardous Waste Operation Certified

J. PETER BORBAS

NJ PROFESSIONAL LAND SURVEYOR 24GS03165300 PROFESSIONAL PLANNER 3854

SCALE: 1"=100'
 ASCI/COGO: E:LE:08:07:080713
 FIELD BOOK: 2008-5/93
 DRAWING: 080713-CEA.DWG
 WORK ORDER: --
 PROJECT NO.: 080713

Date: OCTOBER 1, 2008

Wall Auto Wreckers
Soil Cap Map



Wall Auto Wreckers
Route 71
Township of Wall, New Jersey



Cross-Section of Soil Cap



Notes:
Drawing Not to Scale

**Wall Auto Wreckers
Soil Cap GPS Points**

SW & SE		Latitude	Longitude
	SW & SE 1	40.16706812	-74.0325317
	SW & SE 2	40.16744362	-74.03245963
	SW & SE 3	40.16725345	-74.03236864
	SW & SE 4	40.16695917	-74.03232466
	SW & SE 5	40.16703702	-74.03220657
	SW & SE 6	40.16723652	-74.03188406
	SW & SE 7	40.16732267	-74.0318741
	SW & SE 8	40.16748372	-74.03212081
	SW & SE 9	40.16764734	-74.03237708
	SW & SE 10	40.16753761	-74.03278387
	SW & SE 11	40.16789344	-74.03259614
	SW & SE 12	40.16793383	-74.03302232
	SW & SE 13	40.16755306	-74.03308451
	SW & SE 14	40.16747086	-74.03296445
	SW & SE 15	40.16718091	-74.03293366
	SW & SE 16	40.1674025	-74.03253382
	SW & SE 17	40.16726655	-74.03224645
	SW & SE 18	40.16703849	-74.03236185
	SW & SE 19	40.16694175	-74.03219881
	SW & SE 20	40.1670767	-74.03191358
	SW & SE 21	40.16734183	-74.03204076
	SW & SE 22	40.16747057	-74.03192021
	SW & SE 23	40.1675363	-74.03217421
	SW & SE 24	40.1675552	-74.03265214
	SW & SE 25	40.16772304	-74.03274146
	SW & SE 26	40.16800471	-74.03274113
	SW & SE 27	40.16760249	-74.03301859
	SW & SE 28	40.1674958	-74.03303129
	SW & SE 29	40.1673018	-74.03301428
	SW & SE 30	40.16706812	-74.0325317
V1 & V2		Latitude	Longitude
	V1 & V2 1	40.16772261	-74.03181194
	V1 & V2 2	40.16793735	-74.03187612
	V1 & V2 3	40.16786097	-74.03184352
	V1 & V2 4	40.16772522	-74.03186206
	V1 & V2 5	40.16793571	-74.03177844
	V1 & V2 6	40.16787425	-74.03186796
	V1 & V2 7	40.16777996	-74.03183648
	V1 & V2 8	40.16772261	-74.03181194

**Wall Auto Wreckers
Soil Cap GPS Points**

Central & V9		Latitude	Longitude
	Central & V9 1	40.16779519	-74.03230075
	Central & V9 2	40.16792475	-74.03202392
	Central & V9 3	40.16790472	-74.03220554
	Central & V9 4	40.16811554	-74.03245472
	Central & V9 5	40.16765553	-74.03223228
	Central & V9 6	40.16779519	-74.03230075
	Central & V9 7	40.16786165	-74.03205576
	Central & V9 8	40.1680025	-74.03204934
	Central & V9 9	40.16817795	-74.03231154
	Central & V9 10	40.16774852	-74.03242323
	Central & V9 11	40.16772358	-74.03204041
E		Latitude	Longitude
	E 1	40.16814859	-74.03167641
	E 2	40.16835946	-74.03158442
	E 3	40.16842749	-74.03160407
	E 4	40.16849504	-74.03170852
	E 5	40.16844089	-74.03174895
	E 6	40.16816234	-74.03185378
	E 7	40.16814859	-74.03167641
	E 8	40.16835611	-74.03162708
	E 9	40.16839552	-74.03157965
	E 10	40.16873107	-74.0315385
	E 11	40.16847499	-74.03176042
	E 12	40.16828667	-74.03184533
	E 13	40.16810134	-74.03176504
N		Latitude	Longitude
	N 1	40.16904028	-74.0317916
	N 2	40.16916524	-74.03167858
	N 3	40.16920772	-74.03175912
	N 4	40.16893884	-74.03182077
	N 5	40.16904028	-74.0317916
	N 6	40.16914243	-74.03173923
	N 7	40.1692183	-74.03166051
	N 8	40.16903671	-74.03188369
	N 9	40.16900699	-74.03168131

Table 2. Summary of Target Analyte List Metals in Soil
Former Wall Auto Wreckers, 1822 Route 71, Wall Township (Monmouth County), New Jersey

Sample	Depth	Sample	Alum- inum	Anti- mony	Arsenic	Barium	Beryl- lium	Cad- mium	Cal- cium	Chrom- ium (Cr3+)	Cobalt	Copper	Iron	Lead	Mag- nesium	Mni- ganese	Mercury	Nickel	Pote- sium	Selen- ium	Silver	Sodium	Vanad- ium	Zinc	
ID	(feet)	Date	Concentrations in milligram/kilogram (dry weight)																						
AOC2-1	10.5-11.0	5/24/04	---	---	---	---	---	---	---	---	---	---	---	3.3	---	---	---	---	---	---	---	---	---	---	
AOC2-2	1.5-2.0	8/4/08	---	---	ND	---	---	---	---	---	---	7.08	---	50.7	---	---	---	---	---	---	---	---	---	28.5	
AOC3-3	1.5-2.0	8/4/08	---	---	1.64	---	---	---	---	---	---	141	---	1,240	---	---	---	---	---	---	---	---	---	203	
AOC3-3	5.0-5.5	9/11/08	---	---	ND	---	---	---	---	---	---	22	---	0.823	---	---	---	---	---	---	---	---	---	10.4	
AOC3-3.1	1.5-2.0	8/4/08	---	---	ND	---	---	---	---	---	---	8.87	---	14.2	---	---	---	---	---	---	---	---	---	ND	
AOC3-1	0.5-1.0	5/25/04	8,690	26.1	11.5	753	ND	23.5	2,160	31	7.4	8,510	36,600	3,870	616	217	2.9	58.9	ND	4	4.2	ND	15.9	2,290	
AOC3-1	4.0-4.5	8/13/08	---	---	ND	---	---	---	---	---	---	ND	---	1.06	---	---	---	---	---	---	---	---	---	7.05	
AOC3-1.1	0.0-0.5	8/4/08	---	---	2.58	---	---	---	---	---	---	11.7	---	239	---	---	---	---	---	---	---	---	---	172	
AOC3-1.2	0.0-0.5	8/13/08	---	---	ND	---	---	---	---	---	---	70.7	---	286	---	---	---	---	---	---	---	---	---	112	
AOC3-1.3	0.0-0.5	8/4/08	---	---	ND	---	---	---	---	---	---	ND	---	5	---	---	---	---	---	---	---	---	---	6.2	
AOC3-1.5	1.0-1.5	8/4/08	---	---	2.57	---	---	---	---	---	---	44.0	---	30.3	---	---	---	---	---	---	---	---	---	34.6	
AOC3-2/AOC10-1	1.5-2.0	6/8/04	4,100	8.2	5.3	221	ND	5.5	9,400	14.1	ND	607	16,900	944	737	109	2	38.3	ND	ND	ND	ND	8.7	959	
AOC3-2/AOC10-1	4.0-4.5	3/22/05	4,200	ND	1.2	4.0	0.06	62.9	ND	5.6	0.40	0.95	4,832	1.7	104	6.0	ND	2.0	84.5	ND	ND	ND	7.2	11.6	
AOC3-2/AOC10-1.1	1.5-2.0	8/18/08	---	---	2.81	---	---	---	---	---	---	95.0	---	121	---	---	---	---	---	---	---	---	---	180	
AOC3-3	1.5-2.0	6/8/04	4,130	6.3	8.2	347	ND	10.8	5,450	34.2	6.8	262	43,500	1,480	1,650	256	2.6	40.4	ND	1.6	ND	674	27.3	1,470	
AOC3-3	7.0-7.5	8/5/08	---	---	ND	---	---	---	---	---	---	ND	---	ND	---	---	---	---	---	---	---	---	---	ND	
AOC3-3.1	1.5-2.0	8/18/08	---	---	ND	---	---	---	---	---	---	ND	---	1.97	---	---	---	---	---	---	---	---	---	10.3	
AOC3A-1	7.5-8.0	3/22/05	1,470	ND	ND	5.4	ND	ND	47.6	3.6	ND	0.82	2,410	ND	98.0	5.6	ND	0.94	79.7	ND	ND	ND	3.6	38.3	
AOC3A-2	0.5-1.0	3/23/05	1,020	1.2	ND	15.6	ND	ND	713	2.6	ND	4.0	1,560	38.2	77.0	9.6	0.51	0.97	93.5	ND	ND	ND	3.2	31.3	
AOC3A-3	0.5-1.0	3/22/05	457	ND	ND	7.9	ND	ND	151	0.94	ND	1.2	931	7.5	20.9	9.4	0.05	ND	65.7	ND	ND	ND	2.0	9.0	
AOC3A-4	0.5-1.0	3/22/05	865	ND	ND	13.0	ND	1.4	215	1.8	ND	50.4	2,070	35.6	30.0	4.4	0.08	1.2	73.5	ND	ND	ND	4.0	106	
AOC3A-4	7.5-8.0	3/22/05	986	ND	ND	1.6	ND	ND	39.3	3.0	ND	2,680	ND	83.3	4.4	ND	0.79	91.0	ND	ND	ND	3.1	12.0		
AOC3A-5	0.5-1.0	3/22/05	1,630	4.1	1.8	123	ND	9.2	1,750	7.7	1.1	233	8,710	492	174	57.3	1.2	15.4	110	ND	0.75	ND	4.4	680	
AOC3A-6	0.5-1.0	3/22/05	1,940	1.4	2.5	14.0	0.08	0.29	393	7.2	ND	45.2	4,230	260	168	15.7	0.28	3.4	129	ND	ND	ND	6.3	69.2	
AOC3B-3	1.5-2.0	3/22/05	806	ND	1.4	18.0	ND	0.36	298	2.2	ND	32.9	3,840	38.9	41.4	20.3	0.94	0.74	ND	ND	ND	ND	3.0	324	
AOC3B-4	1.5-2.0	3/22/05	1,430	ND	ND	17.9	ND	ND	648	2.8	ND	292	2,640	44.9	75.1	5.4	0.08	1.1	124	ND	ND	ND	4.8	106	
AOC3B-5	7.5-8.0	3/23/05	1,230	ND	ND	1.2	ND	ND	135	2.5	ND	82.4	1,120	25.7	96.3	4.1	ND	0.59	86.7	ND	ND	ND	1.9	27.3	
AOC3B-6	1.5-2.0	3/22/05	3,750	ND	1.1	7.5	0.08	0.36	406	5.3	ND	4.0	5,670	8.8	123	7.0	0.05	2.4	105	ND	ND	ND	8.5	173	
AOC3C-1	1.5-2.0	3/24/05	2,610	ND	1.0	3.1	0.04	ND	126	5.0	ND	1.2	2,910	2.2	171	5.6	ND	1.7	135	ND	ND	88.8	5.4	9.1	
AOC3C-2	1.5-2.0	3/24/05	1,640	ND	0.89	2.0	0.04	ND	230	3.6	ND	ND	2,430	0.76	113	5.0	ND	1.1	93.4	ND	ND	ND	3.9	4.5	
AOC3C-4	1.5-2.0	3/24/05	1,370	29.6	3.0	137	0.05	2.3	6,160	15.3	1.9	124	11,900	1,320	600	65.5	0.79	15.7	141	ND	0.72	139	5.3	737	
AOC4-1	7.5-8.0	3/24/05	780	ND	0.78	1.6	0.04	ND	103	3.1	ND	ND	1,690	2	105	4.1	ND	0.39	70.5	ND	ND	ND	3.2	6.0	
AOC4-1	2.5-3.0	6/8/04	4,440	5.5	5	140	ND	5.2	7,430	24.6	ND	180	21,600	664	1,970	128	2	25.8	ND	ND	1	ND	11.7	1,650	
AOC4-1	7.5-8.0	8/13/08	---	---	ND	---	---	---	---	---	---	2.15	---	9.04	---	---	---	---	---	---	---	---	---	14.7	
AOC5-1	0.5-1.0	6/8/04	7,860	ND	3.3	55.6	ND	ND	1,030	9.2	ND	17.7	11,700	49.4	1,250	111	0.071	7.8	ND	ND	ND	ND	14.3	61.3	
AOC6-1	7.5-8.0	5/24/04	1,090	ND	ND	ND	ND	1.3	ND	4	ND	6.9	2,160	3	ND	7.2	ND	ND	ND	ND	ND	ND	ND	39.3	
AOC7-1	3.5-4.0	3/23/05	6,240	ND	2.0	17.8	0.03	0.21	583	6.7	0.793	8.0	7,700	36.8	153	30.1	0.20	3.8	148	ND	ND	176	10.5	127	
AOC7-3	3.5-4.0	3/23/05	6,400	44.7	27	1,470	0.37	34.9	15,900	156	35.4	764	130,200	6,400	3,700	970	13	320	1,510	ND	2.2	3,200	24.5	8,900	
AOC7-3	5.0-5.5	6/30/05	1,650	ND	ND	ND	ND	ND	ND	5.1	ND	3.1	2,810	1.1	ND	8.0	ND	ND	ND	ND	ND	ND	ND	8.0	
AOC7-4	4.5-5.0	3/23/05	4,340	ND	0.96	1.9	ND	ND	190	6.3	ND	0.67	2,850	3.1	61.2	3.0	ND	ND	30.4	ND	ND	ND	11.8	3.7	
AOC7-5	4.5-5.0	3/23/05	2,980	ND	1.3	0.97	ND	ND	43.4	4.7	ND	ND	1,850	1.1	103	4.0	ND	ND	58.0	ND	ND	ND	6.3	2.7	
Residential Soil Cleanup Criteria			NCE	14	30	700	2	39	NCE	120,000	NCE	600	NCE	400	NCE	NCE	14	250	NCE	63	110	NCE	370	1,500	
Non-residential Soil Cleanup Criteria			NCE	340	20	47,000	2	180	NCE	NCE	NCE	600	NCE	600	NCE	NCE	270	2,400	NCE	3,100	4,100	NCE	7,100	1,500	
Impact to Ground Water Soil Cleanup Criteria			NCE	55	55	55	55	55	NCE	NCE	NCE	55	NCE	55	NCE	NCE	55	55	NCE	55	55	NCE	55	55	

Table 2. Summary of Target Analyte List Metals in Soil
Former Wall Auto Wreckers, 1822 Route 71, Wall Township (Monmouth County), New Jersey

Sample ID	Sample Depth (feet)	Sample Date	Aluminum	Antimony	Arsenic	Barium	Beryllium	Cadmium	Calcium	Chromium	Chromium (Cr+3)	Cobalt	Copper	Iron	Lead	Magnesium	Manganese	Mercury	Nickel	Potassium	Selenium	Silver	Sodium	Vanadium	Zinc	
Concentrations in milligrams/kilogram (dry weight)																										
AOC7-6	4.5-5.0	3/23/05	1,770	ND	ND	2.2	ND	ND	663	2.8	ND	0.85	724	1.9	61.4	5.0	ND	ND	ND	62.3	ND	ND	ND	2.5	5.2	
AOC7-7	4.5-5.0	3/23/05	3,140	3.0	4.1	166	ND	5.2	8,000	18.3	4.3	116	18,700	610	786	99	0.87	28.8	239	ND	0.52	105	9.6	879		
AOC7-7.1	7.5-8.0	8/19/08	---	---	ND	---	---	---	---	---	---	---	ND	---	2.01	---	---	---	---	---	---	---	---	---	534	
AOC7-7.1	4.5-5.0	8/5/08	---	---	ND	---	---	---	---	---	---	---	ND	---	0.708	---	---	---	---	---	---	---	---	---	405	
AOC7-8	7.5-8.0	5/24/05	662	ND	1.0	1.3	ND	ND	38.2	2.0	ND	ND	1,320	ND	82.2	3.5	ND	ND	43.6	ND	ND	ND	2.4	5.5		
AOC7-9	7.5-8.0	3/24/05	676	ND	0.78	1.0	0.03	ND	47.0	2.1	ND	ND	1,400	ND	89.7	3.4	ND	1.1	56.5	ND	ND	ND	2.1	3.3		
AOC7-10	4.0-4.5	5/28/05	2,810	ND	1.0	ND	ND	ND	ND	6.7	ND	4.1	3,310	7.5	ND	10.8	ND	ND	ND	ND	ND	ND	5.4	28.6		
AOC8-1	well pile	3/24/05	3,400	8.4	6.8	301	0.08	6.4	2,330	26.9	4.3	201	29,300	1,520	779	212	2.5	37.3	168	ND	1.5	119	12.7	1,420		
AOC9-1	2.5-3.0	5/24/04	4,420	5.8	5	175	ND	5.4	1,900	23.1	5.2	191	35,800	683	858	166	1.7	37.5	ND	3.1	1.1	ND	11.7	866		
AOC9-1	7.5-8.0	3/24/05	---	---	---	---	---	---	---	---	---	---	---	---	32.4	---	---	---	---	---	---	---	---	---	---	
AOC9-2	2.5-3.0	3/24/05	---	---	---	---	---	---	---	---	---	---	---	---	1,070	---	---	---	---	---	---	---	---	---	---	
AOC9-2	7.5-8.0	8/18/08	---	---	2.33	---	---	---	---	---	---	---	2.48	---	4.29	---	---	---	---	---	---	---	---	---	42.7	
AOC9-2.1	2.5-3.0	8/13/08	---	---	ND	---	---	---	---	---	---	---	110	---	255	---	---	---	---	---	---	---	---	---	834	
AOC9-2.4	2.5-3.0	9/2/08	---	---	ND	---	---	---	---	---	---	---	3.98	---	32.1	---	---	---	---	---	---	---	---	---	31.9	
AOC9-4	2.5-3.0	3/24/05	---	---	---	---	---	---	---	---	---	---	---	---	5.3	---	---	---	---	---	---	---	---	---	---	
AOC9-5	2.5-3.0	3/24/05	---	---	---	---	---	---	---	---	---	---	---	---	3.3	---	---	---	---	---	---	---	---	---	---	
AOC10-1	5.0-6.0	3/24/05	1,190	ND	ND	2.6	ND	85.9	ND	2.7	ND	2.5	2,120	6.7	125	6.2	0.06	1.5	108	ND	ND	ND	3.4	25.1		
AOC10-2	2.0-2.5	5/24/04	10,500	26	28.4	1,000	ND	27.8	25,300	448	30.1	1,440	74,100	6,600	6,260	968	6.1	527	2,750	5.3	2.9	703	22.2	6,980		
AOC10-2	4.0-4.5	3/24/05	2,460	ND	ND	3.2	0.06	62.5	ND	4.8	0.52	0.85	3,150	0.69	160	6.3	ND	2.0	113	ND	ND	ND	5.3	16.3		
AOC10-2	5.0-5.5	8/26/08	---	---	ND	---	---	---	---	---	---	---	---	---	5.69	---	---	---	---	---	---	---	---	---	13.4	
AOC10-2.3	2.0-2.5	8/26/08	---	---	1.80	---	---	---	---	---	---	---	9.40	---	23.1	---	---	---	---	---	---	---	---	---	47.4	
AOC10-2.3	2.0-2.5	8/18/08	---	---	2.23	---	---	---	---	---	---	---	243	---	125	---	---	---	---	---	---	---	---	---	158	
AOC10-2.4	2.0-2.5	8/18/08	---	---	20.3	---	---	---	---	---	---	---	743	---	3,070	---	---	---	---	---	---	---	---	---	4,480	
AOC10-2.5	2.0-2.5	8/18/08	---	---	6.27	---	---	---	---	---	---	---	369	---	1,210	---	---	---	---	---	---	---	---	---	2,010	
AOC10-2.6	2.0-2.5	8/18/08	---	---	22.7	---	---	---	---	---	---	---	448	---	3,800	---	---	---	---	---	---	---	---	---	3,430	
AOC10-2.7	2.0-2.5	8/26/08	---	---	2.59	---	---	---	---	---	---	---	18.2	---	47.1	---	---	---	---	---	---	---	---	---	55.4	
AOC10-2.8	2.0-2.5	8/26/08	---	---	4.20	---	---	---	---	---	---	---	238	---	671	---	---	---	---	---	---	---	---	---	917	
AOC10-3	7.5-8.0	3/24/05	1,050	ND	ND	4.8	ND	ND	199	3.4	0.49	2.2	2,320	13.7	114	7.5	0.07	4.5	96.6	ND	ND	ND	3.4	41.1		
AOC10-4	5.0-6.0	3/24/05	1,830	ND	0.70	23.7	ND	0.50	252	5.3	0.48	28.6	4,360	61.2	155	16.4	0.35	3.9	108	ND	ND	ND	4.9	157		
AOC10-4	10.0-10.5	3/24/05	1,630	ND	ND	8.7	0.03	0.29	105	3.5	ND	4.2	2,260	12.9	103	6.9	0.05	1.5	56.7	ND	ND	ND	3.4	31.6		
AOC10-4.1	18.0-18.5	3/24/05	2,100	ND	1.1	3.3	0.03	0.12	140	4.6	ND	1.5	3,330	2.5	135	6.7	ND	1.5	82.3	ND	ND	ND	4.8	46.3		
AOC10-4.1	1.0-1.5	8/19/08	---	---	21.2	---	---	---	---	---	---	---	810	---	3,400	---	---	---	---	---	---	---	---	---	4,170	
AOC10-4.1	5.0-5.5	9/1/08	---	---	ND	---	---	---	---	---	---	---	---	---	1.42	---	---	---	---	---	---	---	---	---	40.6	
AOC10-5	4.0-5.0	3/23/05	1,020	ND	ND	0.98	ND	ND	27.4	2.4	ND	1.1	1,990	1.0	104	4.2	ND	ND	71.6	ND	ND	ND	2.6	5.0		
AOC10-6	5.0-6.0	3/23/05	1,280	ND	ND	1.1	ND	ND	84.1	3.6	ND	1.3	2,940	3.6	135	4.6	ND	1.3	110	ND	ND	ND	4.1	6.9		
AOC10-7	5.0-6.0	3/23/05	730	ND	ND	0.91	ND	ND	578	1.0	ND	ND	49.8	0.94	97.7	0.73	ND	ND	25.9	ND	ND	ND	1.0	1.7		
AOC10-8	5.5-6.0	3/23/05	1,040	ND	ND	1.6	ND	ND	173	2.6	ND	1.6	780	2.8	92.7	3.4	ND	ND	62.7	ND	ND	ND	3.1	6.1		
AOC10-9	6.0-7.0	3/23/05	1,260	ND	ND	5.2	ND	ND	115	3.5	ND	2.7	894	12.6	68.3	4.7	ND	ND	62.4	ND	ND	ND	3.0	30.4		
AOC10-10	6.0-7.0	3/23/05	878	ND	ND	1.4	ND	ND	22.2	1.7	ND	ND	1,432	ND	102	4.1	ND	1.1	46.4	ND	ND	ND	2.3	5.2		
AOC10-11	3.0-4.0	3/23/05	2,750	ND	0.72	3.2	ND	ND	123	5.6	0.44	3.8	4,029	6.0	161	6.7	0.03	15.3	137	ND	ND	ND	6.2	32.1		
AOC10-12	6.0-6.5	3/23/05	1,830	ND	ND	0.8	ND	ND	229	2.9	ND	ND	1,650	0.93	112	5.4	ND	ND	62.5	ND	ND	ND	2.4	12.4		
Residential Soil Cleanup Criteria			NCE	14	20	700	2	39	NCE	120,000	NCE	600	NCE	400	NCE	NCE	14	250	NCE	63	110	NCE	370	1,500		
Non-residential Soil Cleanup Criteria			NCE	340	20	47,000	2	100	NCE	NCE	NCE	600	NCE	600	NCE	NCE	270	2,400	NCE	3,100	4,100	NCE	7,100	1,500		
Impact to Ground Water Soil Cleanup Criteria			NCE	SS	SS	SS	SS	SS	NCE	NCE	NCE	SS	NCE	SS	NCE	NCE	SS	SS	NCE	SS	SS	NCE	SS	SS	SS	

Table 2. Summary of Target Analyte List Metals in Soil
Former Wall Auto Wreckers, 1822 Route 71, Wall Township (Monmouth County), New Jersey

Sample ID	Sample Depth (feet)	Sample Date	Aluminum	Antimony	Arsenic	Barium	Beryllium	Cadmium	Calcium	Chromium	Cobalt	Copper	Iron	Lead	Magnesium	Manganese	Mercury	Nickel	Potassium	Selenium	Silver	Sodium	Vanadium	Zinc
Concentrations in milligrams/kilogram (dry weight)																								
AOC10-13	6.0-6.5	3/23/05	1,660	ND	0.81	18.3	ND	0.47	514	5.0	ND	33.8	3,960	56.7	163	13.8	0.28	3.1	88.3	ND	ND	ND	5.3	103
AOC10-14	5.5-6.0	3/24/05	1,260	ND	ND	6.4	ND	ND	620	2.7	ND	13.9	453	31	78.3	5.8	0.04	0.96	44.3	ND	ND	ND	2.1	38
AOC10-15	7.0-7.5	3/24/05	1,650	ND	ND	1.3	ND	ND	133	2.8	ND	ND	972	ND	117	2.9	ND	ND	70.5	ND	ND	ND	3.7	3.9
AOC10-16	3.5-4.0	3/24/05	2,650	ND	0.98	5.3	ND	ND	146	4.0	ND	5.3	3,020	17.8	120	8.2	0.02	1.9	61.9	ND	ND	ND	5.7	30
AOC10-17	3.5-4.0	3/24/05	6,770	ND	1.9	2.2	0.04	ND	62.1	7.5	ND	ND	3,510	3.7	72.1	3.2	ND	1.3	26.6	ND	ND	ND	15.5	5.6
AOC10-18	5.5-6.0	3/24/05	1,410	ND	ND	1.3	ND	ND	658	2.7	ND	ND	526	2.4	78.3	3.2	ND	ND	37.1	ND	ND	ND	3.8	2.4
AOC10-19	4.5-5.0	3/24/05	1,300	ND	0.89	4.1	ND	ND	132	3.6	ND	4.0	667	8.5	152	5.1	ND	0.88	88.7	ND	ND	ND	3.5	12.8
AOC10-19.1	2.5-3.0	8/13/08	—	—	ND	—	—	—	—	—	—	ND	—	5.83	—	—	—	—	—	—	—	—	—	10.6
AOC10-20	6.5-7.0	3/24/05	983	ND	1.0	1.3	ND	ND	85.2	2.5	ND	0.66	2,330	0.71	88.1	3.4	ND	0.88	51.3	ND	ND	ND	3.2	7.9
AOC10-25	2.5-3.0	7/1/05	1,910	32.5	3.7	73.3	ND	1.8	ND	8.1	ND	102	6,520	2,430	ND	21.9	0.61	7.3	ND	ND	ND	ND	8.7	179
AOC10-25	5.5-6.0	7/1/05	1,280	ND	ND	ND	ND	ND	ND	3.0	ND	ND	1,790	2.3	ND	6.8	ND	ND	ND	ND	ND	ND	ND	12.1
AOC10-25.1	2.5-3.0	12/24/05	—	—	—	—	—	—	—	—	—	—	—	3.90	—	—	—	—	—	—	—	—	—	—
AOC10-25.1	2.5-3.0	8/4/08	—	—	4.62	—	—	—	—	—	—	747	—	1,230	—	—	—	—	—	—	—	—	—	1,350
AOC10-25.3	6.0-6.5	9/11/08	—	—	ND	—	—	—	—	—	—	5.94	—	8.76	—	—	—	—	—	—	—	—	—	53.9
AOC10-25.3	6.0-6.5	9/11/08	—	—	ND	—	—	—	—	—	—	4.00	—	2.76	—	—	—	—	—	—	—	—	—	11.4
AOC10-25.6	2.5-3.0	9/11/08	—	—	4.45	—	—	—	—	—	—	236	—	3,850	—	—	—	—	—	—	—	—	—	1,380
AOC10-25.6	6.0-6.5	9/11/08	—	—	ND	—	—	—	—	—	—	3.43	—	2.47	—	—	—	—	—	—	—	—	—	23.8
AOC10-25.7	2.5-3.0	9/11/08	—	—	11.1	—	—	—	—	—	—	599	—	3,530	—	—	—	—	—	—	—	—	—	6,810
AOC10-25.7	6.0-7.0	9/11/08	—	—	ND	—	—	—	—	—	—	8.53	—	19.5	—	—	—	—	—	—	—	—	—	24.7
AOC10-26	1.0-1.5	7/1/05	5,200	2.4	3.0	129	ND	6.9	845	12.0	ND	121	11,300	406	ND	73	1.8	19.4	ND	ND	ND	ND	10.2	682
AOC10-26	4.5-5.0	7/1/05	1,020	ND	ND	ND	ND	ND	ND	2.7	ND	4.2	1,550	4.3	ND	5.4	ND	ND	ND	ND	ND	ND	ND	151
AOC10-27	2.0-2.5	7/1/05	3,150	ND	1.3	ND	ND	ND	ND	6.9	ND	ND	4,480	2.5	ND	8.3	ND	ND	ND	ND	ND	ND	7.7	8.2
AOC10-27	4.0-4.5	7/1/05	2,490	ND	1.3	ND	ND	ND	ND	5.8	ND	ND	3,500	1.5	ND	6.8	ND	ND	ND	ND	ND	ND	5.7	6.3
AOC10-28	1.0-1.5	7/1/05	1,230	ND	2.3	166	ND	1.6	5,490	6.0	ND	42.4	9,710	132	ND	159	0.14	11.8	ND	ND	ND	ND	ND	770
AOC10-28	4.0-4.5	7/1/05	1,510	ND	ND	ND	ND	ND	ND	3.6	ND	ND	1,330	1.7	ND	6.7	ND	ND	ND	ND	ND	ND	ND	27.9
AOC10-29	1.5-2.0	7/1/05	4,440	8.8	9.9	531	ND	13.5	3,020	42.2	8.1	382	47,500	1,530	1,150	231	2.7	71.1	ND	1.2	1.1	ND	32.5	2,850
AOC10-29	5.0-5.5	7/1/05	1,360	ND	ND	ND	ND	ND	ND	6.1	ND	ND	1,630	3.0	ND	10.3	ND	ND	ND	ND	ND	ND	10.2	4.1
AOC10-29.1	1.5-2.0	12/24/05	—	—	—	—	—	—	—	—	—	—	—	85.5	—	—	—	—	—	—	—	—	—	152
AOC10-29.2	1.5-2.0	8/18/08	—	—	3.21	—	—	—	—	—	—	4.85	—	25.5	—	—	—	—	—	—	—	—	—	24.5
AOC10-29.3	1.5-2.0	8/18/08	—	—	3.0	—	—	—	—	—	—	41.2	—	89.1	—	—	—	—	—	—	—	—	—	336
AOC10-29.3	1.5-2.0	8/18/08	—	—	ND	—	—	—	—	—	—	3.23	—	7.30	—	—	—	—	—	—	—	—	—	227
AOC10-30	1.0-1.5	7/1/05	3,430	7.7	11.3	503	ND	6.6	5,560	31.4	7.8	373	62,400	1,130	1,230	317	2.6	53.3	ND	1.5	ND	ND	14.7	1,990
AOC10-30	4.5-5.0	7/1/05	905	ND	ND	ND	ND	ND	ND	4.3	ND	ND	657	5.0	ND	29.4	ND	ND	ND	ND	ND	ND	ND	4.3
AOC10-30.1	1.5-2.0	12/24/05	—	—	—	—	—	—	—	—	—	—	—	3,860	—	—	—	—	—	—	—	—	—	7,960
AOC10-30.2	1.5-2.0	8/18/08	—	—	7.41	—	—	—	—	—	—	27.5	—	33.6	—	—	—	—	—	—	—	—	—	142
AOC10-31	1.0-1.5	7/1/05	7,130	18.1	10.3	1,860	ND	21.0	15,200	37.7	23.9	687	41,730	1,280	3,720	255	0.54	868	609	ND	ND	ND	16.1	17,100
AOC10-31	4.0-4.5	7/1/05	4,700	ND	1.3	ND	ND	ND	1,110	9.3	ND	ND	1,670	4.8	ND	10.2	ND	ND	ND	ND	ND	ND	14.1	9.0
AOC10-31.1	1.5-2.0	12/24/05	—	—	—	—	—	—	—	—	—	514	—	1,890	—	—	—	—	—	—	—	—	—	3,680
AOC10-31.5	1.5-2.0	8/18/08	—	—	2.85	—	—	—	—	—	—	10.1	—	5,800	—	—	—	—	—	—	—	—	—	386
AOC10-31.6	1.5-2.0	9/11/08	—	—	ND	—	—	—	—	—	—	139	—	139	—	—	—	—	—	—	—	—	—	809
AOC10-31.6	4.0-4.5	9/11/08	—	—	ND	—	—	—	—	—	—	4.50	—	1.43	—	—	—	—	—	—	—	—	—	3.74
Residential Soil Cleanup Criteria			NCE	14	20	700	2	39	NCE	120,000	NCE	600	NCE	400	NCE	NCE	14	250	NCE	63	110	NCE	370	1,500
Non-residential Soil Cleanup Criteria			NCE	340	20	47,000	2	100	NCE	NCE	NCE	600	NCE	600	NCE	NCE	270	2,400	NCE	5,100	4,100	NCE	7,100	1,500
Input to Ground Water Soil Cleanup Criteria			NCE	55	35	35	35	35	NCE	NCE	NCE	35	NCE	35	NCE	NCE	35	35	NCE	35	35	NCE	35	35

Table 2. Summary of Target Analyte List Metals in Soil
Former Wall Auto Wreckers, 1822 Route 71, Wall Township (Monmouth County), New Jersey

Sample ID	Sample Depth (feet)	Sample Date	Aluminum (mg/kg)	Antimony (mg/kg)	Arsenic (mg/kg)	Barium (mg/kg)	Beryllium (mg/kg)	Cadmium (mg/kg)	Calcium (mg/kg)	Chromium (mg/kg)	Cobalt (mg/kg)	Copper (mg/kg)	Iron (mg/kg)	Lead (mg/kg)	Magnesium (mg/kg)	Manganese (mg/kg)	Mercury (mg/kg)	Nickel (mg/kg)	Phosphorus (mg/kg)	Selenium (mg/kg)	Silver (mg/kg)	Sodium (mg/kg)	Vanadium (mg/kg)	Zinc (mg/kg)	
Concentrations in milligrams/kilogram (dry weight)																									
AOC10-31.9	1.5-2.0	9/11/08	---	---	12.1	---	---	---	---	---	---	875	---	1,750	---	---	---	---	---	---	---	---	---	---	1,360
	5.0-5.5	9/11/08	---	---	ND	---	---	---	---	---	---	ND	---	2.43	---	---	---	---	---	---	---	---	---	---	2.54
	10-15	6/20/05	1,370	ND	ND	ND	ND	ND	2.7	ND	7.8	380	2.8	ND	6.4	ND	ND	ND	ND	ND	ND	ND	ND	ND	137
AOC10-32	2.5-3.0	6/20/05	1,910	ND	ND	ND	ND	ND	4.4	ND	4.3	658	3.8	ND	8.6	ND	ND	ND	ND	ND	ND	ND	ND	ND	217
	1.5-2.0	8/13/08	---	---	5.84	---	---	---	---	---	---	198	---	3,660	---	---	---	---	---	---	---	---	---	---	2,900
	2.0-2.5	5/24/04	5,120	32	15.9	1,800	ND	33.9	4,100	88	5.9	439	36,300	4,860	1,040	182	36.9	27.9	779	4.5	3.5	1,480	10.1	5,470	
AOC12A	4.0-4.5	8/5/08	---	---	ND	---	---	---	---	---	---	2.40	---	2.37	---	---	---	---	---	---	---	---	---	---	7.48
	7.5-8.0	3/23/05	1,280	ND	6.7	0.74	ND	ND	50.9	3.8	ND	6.3	4,050	3.0	145	6.1	ND	ND	99	ND	ND	ND	ND	5.3	3.5
	3.5-4.0	3/24/05	1,610	12.0	4.8	528	0.05	5.4	1,720	11.3	2.4	200	14,600	1,620	545	65.3	23.9	15.6	235	ND	0.24	343	6.0	1,310	
AOC12B-1	7.5-8.0	6/20/05	---	---	---	---	---	---	---	---	---	---	---	1.1	---	---	---	---	---	---	---	---	---	---	---
	7.5-8.0	3/24/05	708	ND	ND	1.1	0.03	ND	54.6	2.6	ND	ND	1,580	0.52	88.7	3.7	ND	ND	50.6	ND	ND	ND	ND	3.4	6.9
	1.5-2.0	6/20/05	---	---	---	---	---	---	---	---	---	---	---	1.1	---	---	---	---	---	---	---	---	---	---	---
AOC12B-3	7.5-8.0	6/20/05	---	---	---	---	---	---	---	---	---	---	---	1,330	---	---	---	---	---	---	---	---	---	---	---
	8.5-9.0	8/13/08	---	---	ND	---	---	---	---	---	---	2.43	---	4.17	---	---	---	---	---	---	---	---	---	---	10.5
	1.5-2.0	6/20/05	---	---	---	---	---	---	---	---	---	---	---	2.7	---	---	---	---	---	---	---	---	---	---	---
AOC12B-4	7.5-8.0	6/20/05	---	---	---	---	---	---	---	---	---	---	---	5.8	---	---	---	---	---	---	---	---	---	---	---
	1.0-1.5	6/6/04	2,590	4.9	4.2	330	ND	8.1	1,240	17.1	ND	4,650	18,500	1,300	761	110	2.4	21.2	ND	ND	2	ND	8.7	1,140	
	4.0-4.5	8/19/08	---	---	1.41	---	---	---	---	---	---	3.07	---	7.74	---	---	---	---	---	---	---	---	---	---	17.3
AOC13-2.1	1.0-1.5	8/4/08	---	---	ND	---	---	---	---	---	---	5.60	---	4.03	---	---	---	---	---	---	---	---	---	---	16.3
	1.0-1.5	8/13/08	---	---	ND	---	---	---	---	---	---	79.6	---	3.18	---	---	---	---	---	---	---	---	---	---	417
	1.5-2.0	3/23/05	4,280	ND	1.6	4.0	0.05	ND	381	6.1	ND	1.5	4,900	2.3	178	6.2	ND	2.1	99.0	ND	ND	ND	7.3	27.2	
AOC13A-1	7.5-8.0	3/23/05	980	ND	0.94	0.78	0.02	ND	92.2	2.9	ND	0.84	1,900	ND	113	3.8	ND	ND	76.4	ND	ND	ND	2.8	9.7	
	7.5-8.0	3/23/05	917	ND	1.1	1.0	0.03	ND	60.9	3.1	ND	1.0	3,830	0.62	92.3	5.0	ND	ND	68.0	ND	ND	ND	3.4	6.3	
	4.0-4.5	6/20/05	2,270	ND	ND	ND	ND	ND	5.1	ND	3.4	2,820	1.4	ND	7.1	ND	ND	ND	ND	ND	ND	ND	ND	9.3	
AOC13A-3	1.5-2.0	3/23/05	3,850	ND	1.3	9.3	0.03	0.30	223	4.6	ND	3.6	5,510	10.1	135	15.7	0.08	1.5	121	ND	ND	220	8.4	119	
	1.5-2.0	8/13/08	---	---	ND	---	---	---	---	---	---	ND	---	2.71	---	---	---	---	---	---	---	---	---	---	69.7
	1.5-2.0	3/24/05	3,310	ND	1.0	3.5	0.05	ND	159	5.8	ND	1.4	4,550	2.9	143	7.1	ND	1.2	89.6	ND	ND	ND	6.5	14.2	
AOC13A-5	1.5-2.0	3/23/05	148	ND	ND	7.9	ND	0.14	35.5	ND	ND	0.90	465	2.7	ND	2.4	ND	ND	ND	ND	ND	ND	ND	1.9	116
	1.5-2.0	3/23/05	6,790	64	18.3	754	0.19	22.0	7,440	99.1	38.5	650	106,900	9,360	2,200	686	9.4	137	384	ND	2.3	516	19.1	7,560	
	4.0-4.5	6/20/05	899	ND	ND	ND	ND	ND	3.2	ND	2.8	1,480	ND	5.7	ND	ND	ND	ND	ND	ND	ND	ND	ND	36.3	
AOC13C-1.1	1.5-2.0	8/5/08	---	---	ND	---	---	---	---	---	---	ND	---	3.90	---	---	---	---	---	---	---	---	---	---	52.2
	1.5-2.0	12/24/05	---	---	---	---	---	---	---	---	---	5.20	---	4.12	---	---	---	---	---	---	---	---	---	---	19.4
	1.5-2.0	12/24/05	---	---	---	---	---	---	---	---	---	3.33	---	5.08	---	---	---	---	---	---	---	---	---	---	32.7
AOC13C-2	1.5-2.0	3/23/05	4,770	16.6	22.5	911	0.16	21.6	6,320	82.5	22.2	896	84,300	3,630	2,560	535	12.2	172	538	ND	3.2	952	25.2	7,910	
	4.0-4.5	6/20/05	1,210	ND	ND	ND	ND	ND	ND	6.3	ND	9.5	2,610	24.8	ND	9.0	0.067	ND	ND	ND	ND	ND	ND	87.9	
	1.5-2.0	8/18/08	---	---	17.2	---	---	---	---	---	---	986	---	4,930	---	---	---	---	---	---	---	---	---	---	6,200
AOC13C-3	1.5-2.0	3/23/05	3,910	5.5	4.6	213	0.04	4.5	2,049	18.7	7.8	118	26,300	501	611	139	1.6	62.4	221	ND	ND	404	9.2	1,050	
	2.0-2.5	12/14/05	---	---	---	---	---	---	---	---	---	---	---	8.91	---	---	---	---	---	---	---	---	---	---	---
	1.5-2.0	6/20/05	6,340	ND	1.7	21.4	ND	0.69	960	9.0	ND	46.5	7,380	136	ND	20.9	0.47	6.2	ND	1.1	1.1	ND	10.6	188	
AOC13C-4	4.0-4.5	6/20/05	1,620	ND	1.3	ND	ND	ND	ND	6.9	ND	35.7	4,100	26	ND	16.2	0.036	ND	ND	ND	ND	ND	ND	5.2	32.3
	4.0-4.5	6/24/05	2,180	ND	ND	ND	ND	ND	ND	5.1	ND	19.9	2,920	7	ND	6.6	ND	ND	ND	ND	ND	ND	ND	19.6	
	4.0-4.5	6/24/05	2,180	ND	ND	ND	ND	ND	ND	5.1	ND	19.9	2,920	7	ND	6.6	ND	ND	ND	ND	ND	ND	ND	19.6	
Residential Soil Cleanup Criteria			NCE	14	20	700	2	39	NCE	120,000	NCE	600	NCE	400	NCE	NCE	14	250	NCE	63	110	NCE	370	1,500	
Non-residential Soil Cleanup Criteria			NCE	340	20	47,000	2	100	NCE	NCE	NCE	600	NCE	600	NCE	NCE	270	2,400	NCE	3,100	4,100	NCE	7,100	1,500	
Impact to Ground Water Soil Cleanup Criteria			NCE	55	55	55	55	55	NCE	NCE	NCE	55	NCE	55	NCE	NCE	55	55	NCE	55	55	NCE	55	55	55

Table 2. Summary of Target Analyte List Metals in Soil
Former Wall Auto Wreckers, 1822 Route 71, Wall Township (Monmouth County), New Jersey

Sample ID	Sample Depth (ft)	Sample Date	Alum-	And-	Arsenic	Beryl-	Cad-	Cal-	Chrom-	Cobalt	Copper	Iron	Lead	Mg-	Man-	Mercury	Nickel	Potass-	Selen-	Silver	Sodium	Vanad-	Zinc	
			inum	rosy		berium	ium	mium	cium					ium (Cr3+)	gnesium			ganese	ium		ium			
Concentrations in milligrams/kilogram (dry weight)																								
AOC13C-6	2.5-3.0	6/28/05	6,000	6.0	13.6	775	ND	20.6	7,530	75	23.0	466	83,600	2,430	2,130	412	8.9	106	632	7.6	1.3	ND	18.6	8,360
	7.5-8.0	6/28/05	796	ND	ND	ND	ND	ND	ND	4.1	ND	3.6	1,480	4.3	ND	4.3	ND	ND	ND	ND	ND	ND	12.1	
AOC13C-7	4.0-4.5	6/28/05	5,540	11.7	11.3	448	ND	13.1	8,970	52.6	23.7	970	92,700	1,400	1,330	267	6.4	93.3	ND	4.5	1.2	657	11.8	2,590
AOC13C-8	2.0-2.5	6/28/05	5,260	15.0	16.7	1530	ND	12.8	5,310	42.6	14.0	441	62,800	3,960	1,290	276	5.0	65.6	1,040	5.5	2.4	2,940	14.7	5,760
	7.0-7.5	6/28/05	2,650	ND	1.0	ND	ND	ND	ND	7.3	ND	10.7	4,740	27.3	ND	14.7	0.048	ND	ND	ND	ND	ND	6.3	75.8
AOC13C-8.2	1.0-1.5	7/1/05	3,210	192	21	1,090	ND	27.5	5,900	62.2	14.7	1,250	87,200	27,600	1,780	365	9.6	77.7	542	2.7	2.2	634	27	4,820
AOC13C-8.3	3.5-4.0	7/1/05	2,550	ND	ND	ND	ND	ND	ND	4.6	ND	2.7	3,180	6.2	ND	7.2	ND	ND	ND	ND	ND	ND	5.3	9.7
AOC13C-8.3	1.0-1.5	8/13/08	—	—	18.5	—	—	—	—	—	—	—	1,010	—	6,250	—	—	—	—	—	—	—	—	7,700
AOC13C-8.4	2.0-2.5	8/13/08	—	—	ND	—	—	—	—	—	—	—	ND	—	4.79	—	—	—	—	—	—	—	—	51.9
AOC13C-8.7	2.0-2.5	8/19/08	—	—	ND	—	—	—	—	—	—	—	ND	—	7.36	—	—	—	—	—	—	—	—	12.4
AOC13C-8.8	5.0-5.5	9/11/08	—	—	ND	—	—	—	—	—	—	—	2.39	—	3.03	—	—	—	—	—	—	—	—	8.61
AOC13C-9	2.0-2.5	6/28/05	5,950	ND	4.3	151	ND	4.5	20,400	44.1	5.8	1,140	66,600	751	3,090	387	1.9	44.0	584	4.4	ND	ND	30.3	773
	7.0-7.5	6/28/05	3,830	ND	2.1	45.8	ND	4.0	4,530	25.0	ND	63.9	19,500	199	917	117	0.27	19.7	ND	ND	ND	ND	19.2	5,800
	9.0-9.5	6/29/05	1,210	ND	ND	ND	ND	ND	ND	6.3	ND	2.9	1,610	2.3	ND	6.7	ND	ND	ND	ND	ND	ND	ND	7.2
	10.0-10.5	8/19/08	—	—	ND	—	—	—	—	—	—	—	ND	—	3.83	—	—	—	—	—	—	—	—	10.8
AOC13C-9.2	7.0-7.5	8/13/08	—	—	ND	—	—	—	—	—	—	—	ND	—	20.7	—	—	—	—	—	—	—	—	26.5
AOC13C-9.3	2.0-2.5	8/13/08	—	—	ND	—	—	—	—	—	—	—	312	—	62.5	—	—	—	—	—	—	—	—	93.7
AOC13C-9.4	10.5-11.0	8/13/08	—	—	ND	—	—	—	—	—	—	—	2.32	—	2.43	—	—	—	—	—	—	—	—	12.8
	2.5-3.0	8/13/08	—	—	1.46	—	—	—	—	—	—	—	129	—	8.14	—	—	—	—	—	—	—	—	891
AOC13C-10	5.0-5.5	9/11/08	—	—	ND	—	—	—	—	—	—	—	2.47	—	1.44	—	—	—	—	—	—	—	—	5.86
	2.0-2.5	6/28/05	4,040	14.3	6.6	397	ND	11.2	4,040	33.8	12.5	488	42,700	2,760	984	248	3.8	303	ND	3.2	1.2	ND	9.2	8,870
	7.0-7.5	6/28/05	1,150	ND	ND	ND	ND	ND	ND	3.9	ND	ND	2,040	1.4	ND	4.7	ND	ND	ND	ND	ND	ND	ND	5.1
AOC13C-11	2.0-2.5	6/28/05	5,250	6.7	17.5	1,120	ND	29.4	15,200	95.8	27.9	917	104,000	4,110	3,660	536	10.6	111	757	9.1	1.5	883	ND	21.1
AOC13C-11.1	7.0-7.5	6/28/05	2,340	3.6	4.3	178	ND	3.4	1,840	15.6	ND	72.9	24,000	531	ND	109	0.68	17.1	ND	1.6	ND	ND	6.0	798
AOC13C-11.4	2.0-2.5	8/19/08	—	—	13.3	—	—	—	—	—	—	—	478	—	3,750	—	—	—	—	—	—	—	—	4,000
AOC13C-11.4	2.0-2.5	8/6/08	—	—	ND	—	—	—	—	—	—	—	21.5	—	27.7	—	—	—	—	—	—	—	—	389
AOC13C-12	2.0-2.5	6/09/05	2,020	2.1	1.7	153	ND	2.9	2,120	7.8	ND	60.4	8,730	316	ND	43	0.15	21.7	ND	ND	ND	ND	5.4	2,560
AOC13C-12	7.0-7.5	6/09/05	3,590	ND	ND	ND	ND	ND	ND	7.8	ND	3.3	4,690	1.9	ND	11.3	ND	ND	ND	ND	ND	ND	7.6	14.7
AOC13C-12.1	2.0-2.5	8/5/08	—	—	ND	—	—	—	—	—	—	—	4.89	—	17.4	—	—	—	—	—	—	—	—	83.8
AOC13C-12.2	2.0-2.5	8/5/08	—	—	ND	—	—	—	—	—	—	—	3.41	—	3.11	—	—	—	—	—	—	—	—	21.2
AOC13C-14.1	2.0-2.5	12/24/05	—	—	—	—	—	—	—	6.74	—	—	ND	—	1.88	—	—	—	—	—	—	—	—	—
AOC13C-18	2.0-2.5	6/28/05	8,250	1.2	4.8	284	ND	5.7	2,520	26.5	6.9	178	21,000	1,140	1,160	110	1.6	35.4	ND	1.8	ND	ND	19.0	1,150
AOC13C-18.4	7.0-7.5	6/28/05	970	ND	ND	ND	ND	ND	ND	4.7	ND	ND	2,850	2	ND	5.3	ND	ND	ND	ND	ND	ND	ND	6.2
AOC13C-18.4	2.0-2.5	9/2/08	—	—	1.11	—	—	—	—	—	—	—	39.2	—	125	—	—	—	—	—	—	—	—	127
AOC13C-18.5	2.0-2.5	9/2/08	—	—	1.29	—	—	—	—	—	—	—	17.1	—	65.4	—	—	—	—	—	—	—	—	98.9
AOC13C-18.6	2.0-2.5	8/26/08	—	—	ND	—	—	—	—	—	—	—	ND	—	5.64	—	—	—	—	—	—	—	—	46.1
AOC16-1	0.0-0.5	6/8/04	8,560	ND	3.9	55.8	ND	ND	1,840	10.8	ND	16.6	12,300	66.1	1,510	129	0.07	7.7	560	ND	ND	ND	16	55.4
SB1	0.0-0.5	12/7/00	—	31.5	9.91	—	<0.22	43.4	—	69.6	—	—	3,970	—	5,140	—	—	3.34	89.5	—	<2.75	<2.75	—	2,480
	1.0-1.5	8/13/08	—	—	ND	—	—	—	—	—	—	—	ND	—	3.08	—	—	—	—	—	—	—	—	5.99
	4.0-4.5	8/13/08	—	—	ND	—	—	—	—	—	—	—	ND	—	0.857	—	—	—	—	—	—	—	—	5.57
SB1.1	0.0-0.5	8/4/08	—	—	ND	—	—	—	—	—	—	—	23.4	—	136	—	—	—	—	—	—	—	—	78.4
SB3	0.0-0.5	12/7/00	—	<2.66	3.52	—	<0.266	3.70	—	24.3	—	—	195	—	603	—	—	4.28	16.0	—	<2.58	<3.09	—	662
	4.0-4.5	8/13/08	—	—	ND	—	—	—	—	—	—	—	3.98	—	9.09	—	—	—	—	—	—	—	—	16.4
SB3.2	0.0-0.5	8/4/08	—	—	2.43	—	—	—	—	—	—	—	50.1	—	353	—	—	—	—	—	—	—	—	250

Table 2. Summary of Target Analyte List Metals in Soil
Former Wall Auto Wreckers, 1822 Route 71, Wall Township (Monmouth County), New Jersey

	Sample	Sample	Alum-	Anti-		Beryl-	Cad-	Cal-	Chrom-		Mag-	Mn-		Potas-	Selen-		Vanad-								
Sample	Depth	Sample	inum	mony	Arsenic	Barium	litium	mium	clan-	ium(Cr3+)	Cobalt	Copper	Iron	Lead	esium	ganese	Mercury	Nickel	atium	ium	Silver	Sodium	ium	Zinc	
ID	(feet)	Date																							
Concentrations in milligrams/kilogram (dry weight)																									
Residential Soil Cleanup Criteria			NCE	14	20	700	2	39	NCE	120,000	NCE	600	NCE	400	NCE	NCE	NCE	14	250	NCE	63	110	NCE	370	1,500
Non-residential Soil Cleanup Criteria			NCE	340	20	47,000	2	100	NCE	NCE	NCE	600	NCE	600	NCE	NCE	NCE	270	2,400	NCE	3,100	4,100	NCE	7,100	1,500
Impact to Ground Water Soil Cleanup Criteria			NCE	SS	SS	SS	SS	SS	NCE	NCE	NCE	SS	NCE	SS	NCE	NCE	NCE	SS	SS	NCE	SS	SS	NCE	SS	SS
SB3.3	0.0-0.5	8/4/08	---	---	4.54	---	---	---	---	---	---	249	---	1,640	---	---	---	---	---	---	---	---	---	1,020	
	4.5-5.0	9/11/08	---	---	ND	---	---	---	---	---	---	322	---	2.12	---	---	---	---	---	---	---	---	---	5.45	
SB3.6	1.0-1.5	8/13/08	---	---	ND	---	---	---	---	---	---	178	---	67.4	---	---	---	---	---	---	---	---	---	82.9	
	0.0-0.5	8/4/08	---	---	5.65	---	---	---	---	---	---	310	---	836	---	---	---	---	---	---	---	---	---	955	
SB3.7	4.5-5.0	9/11/08	---	---	ND	---	---	---	---	---	---	3.58	---	4.60	---	---	---	---	---	---	---	---	---	6.38	
	0.0-0.5	8/18/08	---	---	9.75	---	---	---	---	---	---	804	---	2,100	---	---	---	---	---	---	---	---	---	1,510	
SB3.8	4.5-5.0	9/11/08	---	---	ND	---	---	---	---	---	---	15.9	---	2.40	---	---	---	---	---	---	---	---	---	26.8	
	1.5-2.0	9/11/08	---	---	9.18	---	---	---	---	---	---	946	---	3,030	---	---	---	---	---	---	---	---	---	3,450	
SB3.9	4.5-5.0	9/11/08	---	---	1.24	---	---	---	---	---	---	6.36	---	9.45	---	---	---	---	---	---	---	---	---	7.07	
	0.5-1.0	12/7/00	---	<2.18	1.88	---	<0.218	<0.218	---	---	---	8.11	---	7.7	---	---	3.27	6.45	---	<2.73	<3.27	---	---	32.2	
SB5	0.0-0.5	12/7/00	---	33.7	8.89	---	<0.223	5.76	---	---	---	215	---	1,200	---	---	0.749	34.2	---	<2.78	<3.33	---	---	1,620	
	8.0-8.5	8/5/08	---	---	ND	---	---	---	---	---	---	2.70	---	4.88	---	---	---	---	---	---	---	---	---	36.3	
SB8.1	0.0-0.5	8/19/08	---	---	1.45	---	---	---	---	---	---	88.9	---	390	---	---	---	---	---	---	---	---	---	392	
	2.0-2.5	8/19/08	---	---	10.7	---	---	---	---	---	---	727	---	2,430	---	---	---	---	---	---	---	---	---	4,250	
SB14	3.0-4.0	12/8/00	---	<2.08	1.54	---	<0.208	<0.208	---	---	---	2.27	---	7.8	---	---	<0.688	<0.52	---	<2.6	<3.12	---	---	17.6	
	1.5-2.0	7/1/05	3,820	2.4	2.4	127	ND	2.6	876	13.8	ND	102	9,159	369	ND	38.6	1.9	14.0	ND	ND	ND	ND	10.1	438	
TP7-11.3	4.5-5.0	7/1/05	1,400	ND	ND	ND	ND	ND	3.8	ND	ND	2,210	2.1	ND	6.9	ND	ND	ND	ND	ND	ND	ND	ND	13.5	
	3.0-3.5	3/24/05	554	1.9	2.7	83.6	ND	1.4	1,240	3.6	1.6	37.1	3,195	188	429	33	0.32	6.6	124	ND	ND	102	2.1	291	
TT-3	8.0-8.5	3/24/05	1,100	ND	ND	2.4	ND	ND	84.6	2.9	ND	1.9	1,640	3.0	122	4.9	ND	1.2	63.3	ND	ND	ND	3.6	9.9	
	Residential Soil Cleanup Criteria			NCE	14	20	700	2	39	NCE	120,000	NCE	600	NCE	400	NCE	NCE	NCE	14	250	NCE	63	110	NCE	370
Non-residential Soil Cleanup Criteria			NCE	340	20	47,000	2	100	NCE	NCE	NCE	600	NCE	600	NCE	NCE	NCE	270	2,400	NCE	3,100	4,100	NCE	7,100	1,500
Impact to Ground Water Soil Cleanup Criteria			NCE	SS	SS	SS	SS	SS	NCE	NCE	NCE	SS	NCE	SS	NCE	NCE	NCE	SS	SS	NCE	SS	SS	NCE	SS	SS

Explanation of notes

---: not analyzed; NCE: No criteria established; ND: not detected; ss: criteria established on case-by-case basis.

Highlighted concentrations exceed the Non-residential Soil Cleanup Criteria.

Table 4. Summary of PCBs in Soil
Former Wall Auto Wreckers, 1822 Route 71, Wall Township (Monmouth County), New Jersey

Sample Identification	Sample Depth (feet)	Sample Date	Total PCBs	Aroclor-1016	Aroclor-1221	Aroclor-1232	Aroclor-1242	Aroclor-1248	Aroclor-1254	Aroclor-1260	Aroclor-1262	Aroclor-1268
Concentrations in milligrams/kilogram (dry weight)												
AOC3-1	0.5-1.0	3/24/04	0.778	ND	ND	ND	ND	ND	0.778	ND	ND	ND
AOC3-1.1	0.5-1.0	8/4/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC3-1.2	0.5-1.0	8/13/08	0.324	ND	ND	ND	ND	ND	0.324	ND	—	—
AOC3-1.3	0.5-1.0	8/4/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC3-2/AOC-10	1.5-2.0	6/8/04	2.33	ND	ND	ND	ND	ND	2.33	ND	ND	ND
	4.0-4.5	3/22/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC3-3	1.5-2.0	6/8/04	11.89	ND	ND	ND	4.31	5.49	ND	2.09	ND	ND
	7.5-8.0	8/5/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC3-4	3.5-4.0	8/26/08	0.099	ND	ND	ND	ND	ND	0.099	ND	—	—
	5.0-5.5	8/26/08	0.313	ND	ND	ND	ND	0.123	0.100	0.090	—	—
AOC3A-1	7.5-8.0	3/22/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC3A-2	0.5-1.0	3/22/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC3A-3	0.5-1.0	3/22/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC3A-4	0.5-1.0	3/22/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
	7.5-8.0	3/22/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC3A-5	0.5-1.0	3/22/05	2.30	ND	ND	ND	ND	ND	2.30	ND	ND	ND
	4.0-4.5	8/5/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC3A-6	0.5-1.0	8/5/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
	2.0-2.5	6/28/05	0.194	ND	ND	ND	ND	ND	0.194	ND	ND	ND
AOC3A-7	2.0-2.5	6/28/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC3B-5	2.0-2.5	8/18/08	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC3B-6	1.5-2.0	3/22/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC3C-1	1.5-2.0	3/24/05	0.49	ND	ND	ND	0.31	ND	0.18	ND	ND	ND
AOC3C-2	1.5-2.0	3/24/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC3C-4	1.5-2.0	3/24/05	8.40	ND	ND	ND	4.10	ND	3.10	1.20	ND	ND
	2.5-3.0	6/30/05	9.939	ND	ND	ND	5.84	ND	3.14	0.959	—	—
AOC3C-5.1	7.5-8.0	3/24/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
	1.5-2.0	3/24/05	4.0	ND	ND	ND	ND	ND	4.0	ND	ND	ND
AOC3C-6	1.5-2.0	6/29/05	3.66	ND	ND	ND	1.45	ND	1.44	0.77	—	—
	7.5-8.0	8/26/08	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC3C-6.1	1.5-2.0	8/5/08	1.97	ND	ND	ND	ND	ND	ND	1.97	—	—
AOC4-1	2.5-3.0	6/8/04	7.059	ND	ND	ND	3.42	ND	2.680	0.959	ND	ND
	7.5-8.0	8/19/08	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC5-1	0.5-1.0	6/8/04	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC6-1	7.5-8.0	5/24/04	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC7-1	3.5-4.0	3/23/05	1.85	ND	ND	ND	ND	0.87	0.65	0.33	ND	ND
	5.0-5.5	6/29/05	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC7-3	3.5-4.0	3/23/05	184	ND	ND	ND	ND	120	64	ND	ND	ND
	5.0-5.5	6/30/05	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC7-3.1	3.5-4.0	8/13/08	0.186	ND	ND	ND	ND	ND	0.186	ND	—	—
	5.0-5.5	8/26/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC7-3.5	3.5-4.0	8/26/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
	5.0-5.5	8/26/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC7-3.6	3.5-4.0	8/26/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
	5.0-5.5	8/26/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC7-7.1	2.0-2.5	8/5/08	0.271	ND	ND	ND	ND	ND	ND	0.271	—	—
	4.5-5.0	8/5/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC7-10	4.0-4.5	6/28/05	0.7587	ND	ND	ND	ND	ND	0.667	0.0917	—	—
AOC7-10.1	5.0-5.5	6/30/05	ND	ND	ND	ND	ND	ND	ND	ND	—	—
AOC7-11	5.0-5.5	6/28/05	0.2516	ND	ND	ND	0.198	ND	0.0536	ND	—	—
AOC7-11.1	3.0-3.5	6/30/05	26.110	ND	ND	ND	ND	12.8	8.76	4.55	—	—
AOC7-11.2	3.0-3.5	6/30/05	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC7-11.3	3.0-3.5	12/14/05	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC8-1	soil pile	3/24/05	11.8	ND	ND	ND	ND	ND	8.7	3.1	ND	ND
AOC9-1	7.5-8.0	3/24/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
	2.5-3.0	3/24/05	2.8	ND	ND	ND	ND	ND	1.4	1.4	ND	ND
AOC9-2	5.0-5.5	7/1/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
	2.5-3.0	8/13/08	5.51	ND	ND	ND	ND	ND	3.51	2.00	—	—
AOC9-2.1	2.5-3.0	8/13/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC9-2.2	2.5-3.0	8/13/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
Residential Soil Cleanup Criteria			0.49	NCE	NCE	NCE	NCE	NCE	NCE	NCE	NCE	NCE
Non-residential Soil Cleanup Criteria			2	NCE	NCE	NCE	NCE	NCE	NCE	NCE	NCE	NCE
Impact to Ground Water Soil Cleanup Criteria			50	NCE	NCE	NCE	NCE	NCE	NCE	NCE	NCE	NCE

Table 4. Summary of PCBs in Soil
Former Wall Auto Wreckers, 1822 Route 71, Wall Township (Monmouth County), New Jersey

Sample Identification	Sample Depth (feet)	Sample Date	Total PCBs	Aroclor-1016	Aroclor-1221	Aroclor-1232	Aroclor-1242	Aroclor-1248	Aroclor-1254	Aroclor-1260	Aroclor-1262	Aroclor-1268
Concentrations in milligrams/kilogram (dry weight)												
AOC9-2.3	2.5-3.0	8/13/08	80.70	ND	ND	ND	ND	ND	40.9	39.8	—	—
	7.5-8.0	8/13/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC9-4	2.5-3.0	3/24/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC9-5	2.5-3.0	3/24/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC10-1	5.0-6.0	3/24/05	0.37	ND	ND	ND	ND	0.25	0.12	ND	ND	ND
AOC10-2	2.0-2.5	5/24/04	48.6	ND	ND	ND	ND	ND	48.6	ND	ND	ND
	4.0-4.5	3/24/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
	5.0-5.5	8/26/08	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC10-2.2	2.0-2.5	8/26/08	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC10-2.3	2.0-2.5	8/18/08	214.1	ND	ND	ND	ND	164	50.1	ND	—	—
AOC10-2.6	2.0-2.5	8/18/08	219.1	ND	ND	ND	ND	168	51.1	ND	—	—
AOC10-3	7.0-8.0	3/24/05	1.52	ND	ND	ND	ND	0.96	0.44	0.12	ND	ND
AOC10-4	10.0-10.5	3/24/05	0.16	ND	ND	ND	ND	0.16	ND	ND	ND	ND
	18.0-18.5	3/24/05	0.28	ND	ND	ND	ND	0.18	0.10	ND	ND	ND
AOC10-5	4.0-5.0	3/23/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC10-6	5.0-6.0	3/23/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC10-7	5.0-6.0	3/23/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC10-8	5.5-6.0	3/23/05	0.26	ND	ND	ND	ND	0.26	ND	ND	ND	ND
AOC10-9	6.0-7.0	3/23/05	0.12	ND	ND	ND	ND	ND	0.12	ND	ND	ND
AOC10-10	6.0-7.0	3/23/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC10-11	3.0-4.0	3/23/05	0.30	ND	ND	ND	ND	0.12	0.18	ND	ND	ND
AOC10-12	6.0-6.5	3/23/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC10-13	6.0-6.5	3/23/05	1.94	ND	ND	ND	ND	0.84	0.73	0.37	ND	ND
AOC10-14	5.5-6.0	3/24/05	1.07	ND	ND	ND	ND	0.49	0.38	0.20	ND	ND
AOC10-15	2.0-2.5	8/26/08	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
	7.0-7.5	3/24/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC10-16	3.5-4.0	3/24/05	0.26	ND	ND	ND	ND	ND	0.26	ND	ND	ND
AOC10-17	3.5-4.0	3/24/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC10-18	5.5-6.0	3/24/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC10-19	4.5-5.0	3/24/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC10-20	6.5-7.0	3/24/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC10-21	3.0-3.5	6/30/05	0	ND	ND	ND	ND	ND	ND	ND	—	—
	4.0-4.5	6/30/05	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC10-22	4.0-4.5	6/30/05	0.394	ND	ND	ND	0.076	ND	ND	0.318	—	—
AOC10-23	3.0-3.5	6/30/05	13.99	ND	ND	ND	ND	ND	10.8	3.19	—	—
	4.0-4.5	6/30/05	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC10-23.1	3.0-3.5	8/18/08	2.71	ND	ND	ND	ND	ND	2.71	ND	—	—
AOC10-24	3.0-3.5	6/30/05	0	ND	ND	ND	ND	ND	ND	ND	—	—
	4.0-4.5	6/30/05	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC10-25	2.5-3.0	7/1/05	2.28	ND	ND	ND	ND	ND	1.82	0.46	—	—
	5.5-6.0	7/1/05	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC10-25.1	2.5-3.0	12/14/05	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC10-25.2	2.5-3.0	8/4/08	2.27	ND	ND	ND	ND	1.29	0.98	ND	—	—
AOC10-25.3	2.5-3.0	8/4/08	11.16	ND	ND	ND	ND	5.41	3.05	2.70	—	—
	6.0-6.5	9/11/08	0.047	ND	ND	ND	ND	ND	0.047	ND	—	—
AOC10-25.5	2.5-3.0	8/4/08	4.05	ND	ND	ND	ND	1.72	2.33	ND	—	—
	6.0-6.5	9/11/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC10-25.6	2.5-3.5	9/11/08	62.60	ND	ND	ND	ND	19.6	19.3	23.7	—	—
	6.0-6.5	9/11/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC10-25.7	2.5-3.0	9/11/08	299.4	ND	ND	ND	ND	136.0	109.0	54.4	—	—
	6.0-7.0	9/11/08	0.071	ND	ND	ND	ND	0.04	ND	0.029	—	—
AOC10-26	1.0-1.5	7/1/05	31.5	ND	ND	ND	ND	13.7	12.8	5.0	—	—
	4.5-5.0	7/1/05	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC10-26.1	1.0-1.5	8/4/08	75.0	ND	ND	ND	ND	53.4	21.6	ND	—	—
AOC10-26.2	1.0-1.5	8/4/08	190.5	ND	ND	ND	154	ND	36.5	ND	—	—
	2.5-3.0	8/4/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC10-27	2.0-2.5	7/1/05	0	ND	ND	ND	ND	ND	ND	ND	—	—
	4.0-4.5	7/1/05	0	ND	ND	ND	ND	ND	ND	ND	—	—
Residential Soil Cleanup Criteria			0.49	NCE	NCE	NCE	NCE	NCE	NCE	NCE	NCE	NCE
Non-residential Soil Cleanup Criteria			2	NCE	NCE	NCE	NCE	NCE	NCE	NCE	NCE	NCE
Impact to Ground Water Soil Cleanup Criteria			50	NCE	NCE	NCE	NCE	NCE	NCE	NCE	NCE	NCE

Table 4. Summary of PCBs in Soil
Former Wall Auto Wreckers, 1822 Route 71, Wall Township (Monmouth County), New Jersey

Sample Identification	Sample Depth (feet)	Sample Date	Total PCBs	Aroclor-1016	Aroclor-1221	Aroclor-1232	Aroclor-1242	Aroclor-1248	Aroclor-1254	Aroclor-1260	Aroclor-1262	Aroclor-1268
Concentrations in milligrams/kilogram (dry weight)												
AOC10-28	1.0-1.5	7/1/05	0.44	ND	ND	ND	ND	ND	0.299	0.141	—	—
	4.0-4.5	7/1/05	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC10-29	1.5-2.0	7/1/05	14.42	ND	ND	ND	ND	5.38	6.15	2.89	—	—
	5.0-5.5	7/1/05	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC10-29.1	1.5-2.0	12/14/05	0.632	ND	ND	ND	ND	5.38	6.15	0.632	—	—
AOC10-29.2	1.5-2.0	8/18/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC10-29.3	1.5-2.0	8/18/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC10-30	1.0-1.5	7/1/05	31.4	ND	ND	ND	ND	15.1	10.4	5.9	—	—
	4.5-5.0	7/1/05	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC10-30.1	1.5-2.0	12/14/05	201.0	ND	ND	ND	ND	120	57.5	23.5	—	—
AOC10-30.2	1.0-1.5	8/18/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
	1.5-2.0	8/18/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC10-30.6	1.5-2.0	8/19/08	35.98	ND	ND	ND	ND	17.9	10.8	7.28	—	—
AOC10-31	1.0-1.5	7/1/05	8.26	ND	ND	ND	ND	3.38	3.05	1.83	—	—
	4.0-4.5	7/1/05	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC10-31.1	1.5-2.0	12/14/05	1.32	ND	ND	ND	ND	ND	1.32	ND	—	—
AOC10-31.4	1.5-2.0	8/26/08	25.6	ND	ND	ND	ND	ND	14.0	11.6	—	—
AOC10-31.5	1.5-2.0	8/18/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC10-32	1.0-1.5	6/30/05	0	ND	ND	ND	ND	ND	ND	ND	—	—
	2.5-3.0	6/30/05	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC12-I/AOC13-3	2.0-2.5	5/24/04	3.02	ND	ND	ND	ND	ND	1.82	1.2	ND	ND
	4.0-4.5	8/5/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC12A	7.5-8.0	3/23/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC12B-1	3.5-4.0	3/24/05	2.5	ND	ND	ND	ND	ND	ND	2.50	ND	ND
	7.5-8.0	6/30/05	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC12B-2	7.5-8.0	3/24/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC12B-3	1.5-2.0	6/29/05	7.30	ND	ND	ND	ND	2.55	3.32	1.43	—	—
	7.5-8.0	6/29/05	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC12B-4	1.5-2.0	6/30/05	59.1	ND	ND	ND	38.6	ND	20.5	ND	—	—
	7.5-8.0	6/30/05	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC12B-4.1	1.5-2.0	8/13/08	0.396	ND	ND	ND	ND	0.205	0.191	ND	—	—
AOC12B-4.4	1.5-2.0	9/11/08	30.9	ND	ND	ND	ND	19.5	11.4	ND	—	—
	7.5-8.0	9/11/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC13-1	0.0-0.5	5/25/04	0.874	ND	ND	ND	ND	ND	0.874	ND	ND	ND
AOC13-2	1.0-1.5	6/8/04	17.82	ND	ND	ND	ND	ND	9.47	8.35	ND	ND
	4.0-4.5	8/19/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC13A-1	1.5-2.0	3/23/05	0.38	ND	ND	ND	ND	0.23	0.15	ND	ND	ND
	7.5-8.0	3/23/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC13A-2	7.5-8.0	3/23/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC13A-3	1.5-2.0	3/23/05	0.17	ND	ND	ND	ND	ND	0.17	ND	ND	ND
AOC13A-4	1.5-2.0	3/23/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC13A-5	1.5-2.0	3/23/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
	4.0-4.5	6/30/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC13A-6	2.0-2.5	6/28/05	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC13A-7	2.0-2.5	6/28/05	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC13A-8	2.0-2.5	6/28/05	12.72	ND	ND	ND	ND	ND	6.65	6.07	—	—
	4.0-4.5	8/13/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC13A-8.1	2.0-2.5	8/4/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
	4.0-4.5	8/4/08	0.053	ND	ND	ND	ND	ND	0.053	ND	—	—
AOC13A-8.2	2.0-2.5	8/18/08	0.246	ND	ND	ND	ND	0.155	0.091	ND	—	—
AOC13A-8.3	2.0-2.5	8/18/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC13A-9	2.5-3.0	6/29/05	71.97	ND	ND	ND	28.8	ND	34.8	8.37	—	—
	7.5-8.0	8/18/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC13A-9.1	3.0-3.5	7/1/05	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC13A-9.3	2.5-3.0	8/13/08	7.69	ND	ND	ND	ND	ND	7.69	ND	—	—
AOC13A-9.5	2.5-3.0	9/11/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
	7.0-7.5	9/11/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC13A-9.6	2.5-3.0	9/11/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
	7.0-7.5	9/11/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
Residential Soil Cleanup Criteria			0.49	NCE	NCE	NCE	NCE	NCE	NCE	NCE	NCE	NCE
Non-residential Soil Cleanup Criteria			2	NCE	NCE	NCE	NCE	NCE	NCE	NCE	NCE	NCE
Impact to Ground Water Soil Cleanup Criteria			50	NCE	NCE	NCE	NCE	NCE	NCE	NCE	NCE	NCE

Table 4. Summary of PCBs in Soil
Former Wall Auto Wreckers, 1822 Route 71, Wall Township (Monmouth County), New Jersey

Sample Identification	Sample Depth (feet)	Sample Date	Total PCBs	Aroclor-1016	Aroclor-1221	Aroclor-1232	Aroclor-1242	Aroclor-1248	Aroclor-1254	Aroclor-1260	Aroclor-1262	Aroclor-1268
Concentrations in milligrams/kilogram (dry weight)												
AOC13A-9.7	2.5-3.0	9/11/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
	7.0-7.5	9/11/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC13A-10	2.5-3.0	6/29/05	2.66	ND	ND	ND	ND	ND	2.66	ND	—	—
	7.5-8.0	8/18/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC13A-10.1	3.0-3.5	7/1/05	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC13A-10.2	3.0-3.5	7/1/05	0.331	ND	ND	ND	ND	ND	0.19	0.14	—	—
AOC13A-11	2.5-3.0	6/29/05	0.527	ND	ND	ND	ND	ND	0.527	ND	—	—
AOC13B-1	7.5-8.0	3/22/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC13B-2	1.5-2.0	3/22/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC13B-3	1.5-2.0	3/22/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC13B-4	1.5-2.0	3/22/05	33.7	ND	ND	ND	ND	14	11.00	8.70	ND	ND
	4.0-4.5	8/18/08	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC13B-4.1	1.5-2.0	8/4/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC13B-5	2.0-2.5	6/28/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC13C-1	1.5-2.0	3/23/05	170	ND	ND	ND	ND	40	ND	130	ND	ND
	7.5-8.0	3/24/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
AOC13C-1.1	1.5-2.0	3/24/05	1.5	ND	ND	ND	ND	ND	0.56	0.94	ND	ND
	1.5-2.0	3/23/05	118	ND	ND	ND	ND	58	34	26	ND	ND
AOC13C-2	4.0-4.5	6/29/05	0.649	ND	ND	ND	0.307	ND	0.202	0.14	—	—
	5.0-5.5	7/1/05	0	ND	ND	ND	ND	ND	ND	ND	—	—
	7.5-8.0	3/24/05	0.35	ND	ND	ND	ND	0.21	0.14	ND	ND	ND
AOC13C-1.2	1.5-2.0	12/14/05	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC13C-1.3	1.5-2.0	12/14/05	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC13C-1.4	1.5-2.0	9/2/08	2.63	ND	ND	ND	ND	ND	1.08	1.55	—	—
	5.5-6.0	9/2/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC13C-1.5	1.5-2.0	9/2/08	1.37	ND	ND	ND	ND	ND	ND	1.37	—	—
	5.5-6.0	9/2/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC13C-2.2	1.5-2.0	3/24/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
	4.0-4.5	3/24/05	0.92	ND	ND	ND	ND	0.47	ND	0.45	ND	ND
AOC13C-2.4	1.5-2.0	9/2/08	1,340	ND	ND	ND	ND	ND	1,340	ND	—	—
	3.5-4.0	9/2/08	0.565	ND	ND	ND	ND	0.47	0.095	ND	—	—
	6.5-7.0	9/2/08	0.101	ND	ND	ND	ND	0.058	0.043	ND	—	—
AOC13C-2.5	1.5-2.0	9/2/08	26.3	ND	ND	ND	ND	ND	26.3	ND	—	—
	5.5-6.0	9/2/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC13C-3	1.5-2.0	3/23/05	17.1	ND	ND	ND	ND	ND	13	4.1	ND	ND
	7.5-8.0	3/24/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
	9.0-9.5	6/29/05	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC13C-3.1	1.5-2.0	3/24/05	2.4	ND	ND	ND	0.70	ND	1.10	0.60	ND	ND
AOC13C-3.2	1.5-2.0	3/24/05	0.11	ND	ND	ND	ND	ND	0.11	ND	ND	ND
	4.0-4.5	3/24/05	0.45	ND	ND	ND	ND	ND	0.44	ND	ND	ND
AOC13C-3.3	1.5-2.0	9/2/08	66.8	ND	ND	ND	ND	47.0	19.8	ND	—	—
	5.5-6.0	9/2/08	0.080	ND	ND	ND	ND	ND	ND	0.080	—	—
AOC13C-3.4	1.5-2.0	9/2/08	48.4	ND	ND	ND	ND	31.7	16.7	ND	—	—
	5.5-6.0	9/2/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC13C-3.5	1.5-2.0	9/2/08	32.3	ND	ND	ND	ND	14.8	17.5	ND	—	—
	5.5-6.0	9/2/08	2.28	ND	ND	ND	ND	1.26	1.02	ND	—	—
AOC13C-4	1.5-2.0	6/28/05	82.96	ND	ND	ND	ND	44.4	31.6	6.96	—	—
	4.0-4.5	6/28/05	0.415	ND	ND	ND	ND	ND	0.415	ND	—	—
AOC13C-4.1	1.5-2.0	8/5/08	457	ND	ND	ND	ND	ND	ND	457	—	—
AOC13C-4.2	1.5-2.0	8/5/08	0.201	ND	ND	ND	ND	ND	0.097	0.104	—	—
AOC13C-4.3	1.5-2.0	9/2/08	102	ND	ND	ND	ND	ND	ND	102	—	—
	5.5-6.0	9/2/08	0.080	ND	ND	ND	ND	ND	ND	0.080	—	—
AOC13C-4.4	1.5-2.0	9/2/08	1.107	ND	ND	ND	ND	ND	0.643	0.464	—	—
	5.5-6.0	9/2/08	0.080	ND	ND	ND	ND	ND	ND	0.080	—	—
AOC13C-5	4.0-4.5	6/28/05	0.330	ND	ND	ND	ND	0.217	0.113	ND	—	—
AOC13C-6	2.5-3.0	6/28/05	145.8	ND	ND	ND	83.1	ND	91.6	11.1	—	—
	7.5-8.0	6/28/05	0	ND	ND	ND	ND	ND	ND	ND	—	—
AOC13C-6.1	2.5-3.0	8/13/08	2.68	ND	ND	ND	ND	ND	1.37	1.31	—	—
Residential Soil Cleanup Criteria			0.49	NCE	NCE	NCE	NCE	NCE	NCE	NCE	NCE	NCE
Non-residential Soil Cleanup Criteria			2	NCE	NCE	NCE	NCE	NCE	NCE	NCE	NCE	NCE
Impact to Ground Water Soil Cleanup Criteria			50	NCE	NCE	NCE	NCE	NCE	NCE	NCE	NCE	NCE

Table 4. Summary of PCBs in Soil
Former Wall Auto Wreckers, 1822 Route 71, Wall Township (Monmouth County), New Jersey

Sample Identification	Sample Depth (feet)	Sample Date	Total PCBs	Aroclor-1016	Aroclor-1221	Aroclor-1232	Aroclor-1242	Aroclor-1248	Aroclor-1254	Aroclor-1260	Aroclor-1262	Aroclor-1268
Concentrations in milligrams/kilogram (dry weight)												
SB-3	4.0-4.5	6/30/05	0	ND	ND	ND	ND	ND	ND	ND	—	—
	5.0-5.5	7/1/05	0	ND	ND	ND	ND	ND	ND	ND	—	—
SB3.1	0.0-0.5	8/4/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
	2.5-3.0	8/4/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
SB3.2	2.5-3.0	8/4/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
SB3.3	0.0-0.5	8/4/08	6.74	ND	ND	ND	ND	3.63	3.11	ND	—	—
SB3.4	0.0-0.5	8/4/08	4.82	ND	ND	ND	ND	2.90	1.92	ND	—	—
	2.5-3.0	8/4/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
SB3.5	2.5-3.0	8/4/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
SB3.6	0.0-0.5	8/4/08	1.45	ND	ND	ND	ND	0.714	0.731	ND	—	—
SB3.7	0.0-0.5	8/4/08	11.00	ND	ND	ND	ND	7.04	3.96	ND	—	—
SB3.8	0.0-0.5	8/4/08	5.15	ND	ND	ND	ND	1.82	1.82	1.51	—	—
	2.5-3.0	8/4/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
SB7	0.0-0.5	12/7/00	21.40	—	—	—	—	—	—	—	—	—
	0.5-1.0	12/7/00	11.00	ND	ND	ND	ND	7.04	3.96	ND	—	—
	4.0-4.5	8/5/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
SB8	0.5-1.0	12/7/00	0	—	—	—	—	—	—	—	—	—
SB12	1.5-2.0	8/19/08	28.80	ND	ND	ND	ND	15.6	8.56	4.64	—	—
	4.0-4.5	8/19/08	0	ND	ND	ND	ND	ND	ND	ND	—	—
SB14	0.5-1.0	12/8/00	1.700	—	—	—	—	—	—	—	—	1.700
TP7-11.3	1.5-2.0	7/1/05	12.14	ND	ND	ND	ND	6.38	4.54	1.22	—	—
	4.5-5.0	7/1/05	0	ND	ND	ND	ND	ND	ND	ND	—	—
TP7-11.4	1.5-2.0	9/2/08	0.107	ND	ND	ND	ND	ND	0.048	0.059	—	—
TT-3	3.0-3.5	3/24/05	2.09	ND	ND	ND	ND	0.69	1.4	ND	ND	ND
	8.0-8.5	3/24/05	0	ND	ND	ND	ND	ND	ND	ND	ND	ND
TT-3.1	3.0-3.5	8/18/08	0.049	ND	ND	ND	ND	0.049	ND	ND	—	—
TT-3.2	3.0-3.5	8/18/08	2.05	ND	ND	ND	ND	ND	2.05	ND	—	—
TT-3.3	2.5-3.0	9/11/08	0.158	ND	ND	ND	ND	ND	0.158	ND	—	—
Residential Soil Cleanup Criteria			0.49	NCE	NCE	NCE	NCE	NCE	NCE	NCE	NCE	NCE
Non-residential Soil Cleanup Criteria			2	NCE	NCE	NCE	NCE	NCE	NCE	NCE	NCE	NCE
Impact to Ground Water Soil Cleanup Criteria			50	NCE	NCE	NCE	NCE	NCE	NCE	NCE	NCE	NCE

Explanation of Notes

J: estimated concentration; —: not analyzed; NCE: no criterion established; ND: not detected

Highlighted concentrations exceed the Non-residential Soil Cleanup Criteria.

EXHIBIT C

11



DEED NOTICE

1822 Route 71, Wall, NEW JERSEY (BLOCK 6 LOT 6 & 12)

Exhibit C-1: Deed Notice as Institutional Control:

Exhibit C-1 includes a narrative description of the restriction and obligations of this Deed Notice that are in addition to those described above, as follows:

- (A) Description and estimated size of the Restricted Areas as described above;
The restricted area consists of the entire property. The property is comprised of Block 6, Lot 6 (6.59 acres) and Lot 12 (2.45 acres) for a total of 9.04 acres. The restricted area consists of vacant land with one vacant building.
- (B) Description of the restrictions on the Property by operation of this Deed Notice;
Use of the Restricted Area will be limited to non-residential activities.
- (C) The objective of the restrictions.
The deed restriction will serve as an administrative control to prevent potential residential use of the Restricted Area.

Exhibit C-2: Soil Cap:

Exhibit C-2 includes a narrative description of the Soil Cap as follows:

- (A) Description of the engineering control;
Approximately 2.5 acres of the Restricted Area is covered with a compacted soil cap. The soil cap consists of a minimum of 6 inches of compacted soil surrounded by a secondary fence with the required signage and a primary fence surrounding the entire property. The intent of the cap is to restrict direct contact exposure hazards from individuals entering the site prior to redevelopment. Once the site is redeveloped, this temporary cap is anticipated to be replaced by parking areas covered with asphalt. The soils comprising the cap material were certified clean by the LSRP through review of analytical results obtained from the quarry.
- (B) The objective of the engineering control;
The engineering control will prevent exposure of site personnel to impacted soil under a non-residential scenario.
- (C) How the engineering control is intended to function.
The engineering control will provide a physical barrier between site occupants and contaminated soil.

NJDEP PI# G000008813



**Groundwater
& Environmental Services, Inc.**

1340 Campus Parkway • Neptune, New Jersey 07753 • (800) 220-3068 • Fax (732) 919-0916

July 21, 2015

Anthony DeRario
133 Commanche Drive
Oceanport NJ, New Jersey 07757

Re: This correspondence amends and supplements the Response Action Outcome dated April 10, 2015

Remedial Action Type: *Restricted Use with Permit Requirements*

Scope of Remediation: *Entire Site*

Case Name: Former Wall Auto Wreckers

Address: 1822 Route 71

Municipality: Wall Township

County: Monmouth

Block: 6 **Lot:** 6 & 12

Preferred ID: G000008813

Communication Center #: 04-07-29-1012-39

Well Permit #:

MW1	Permit# 2900051776	MW2	Permit# 2900051777	MW3	Permit# 2900051778
MW4	Permit# 2900051779	MW5	Permit# 2900051780	MW6	Permit# 2900051781
MW7	Permit# 2900051782	MW8	Permit# 2900052224	MW-9	Permit# 2900052225
MWAOC2-MW1	Permit# 2900052225			MW-10	Permit# P200913347
MW-11	Permit# P200913346	MW-12	Permit# P200913344	MW-13	Permit# P200913345

Dear Mr. DeRario:

This correspondence amends the Response Action Outcome issued on April 10, 2015, which remains in full force and effect, by correcting the following administrative errors:

The Scope of Remediation from the original Response Action Outcome read:

Activity #: RAP150001 & RAP150002

Has been changed to:

The revised Response Action Outcome Does not include an Activity #

Please be advised this correspondence, with the above amendments and supplements, corrects administrative errors identified in the original Response Action Outcome issued on April 10, 2015. This correspondence should be attached to the original Response Action Outcome and be maintained as part of your environmental records for the above reference site.

Thank you for your attention to these matters. If you have any questions, please contact me at (800)220-3068 at extension 4099.



**Groundwater
& Environmental Services, Inc.**

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Sincerely,

A handwritten signature in black ink, appearing to read 'W. DeStefano', with a long horizontal line extending to the right.

William DeStefano

Licensed Site Remediation Professional #573744

Attachment(s): Original Response Action Outcome

- c: George K. Newberry - Mayor, Wall Township
- Jeffrey Bertrand – Administrator, Wall Township
- Roberta Lang – Clerk, Wall Township
- William Fisher - Construction Code Official, Township of Wall
- Monmouth County Health Department
- NJDEP Bureau of Case Assignment and Initial Notice



**Groundwater
& Environmental Services, Inc.**

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April 10, 2015

Anthony DeRario
133 Commanche Drive
Oceanport NJ, New Jersey 07757

Re: Response Action Outcome

Remedial Action Type: *Restricted Use with Permit Requirements*

Scope of Remediation: *Entire Site*

Case Name: Former Wall Auto Wreckers

Address: 1822 Route 71

Municipality: Wall Township

County: Monmouth

Block: 6 Lot: 6 & 12

Preferred ID: G000008813

Activity #: RAP150001 & RAP150002

Communication Center #: NA

Well Permit #:

MW1	Permit# 2900051776	MW2	Permit# 2900051777	MW3	Permit# 2900051778
MW4	Permit# 2900051779	MW5	Permit# 2900051780	MW6	Permit# 2900051781
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MWAOC2-MW1	Permit# 2900052225			MW-10	Permit# P200913347
MW-11	Permit# P200913346	MW-12	Permit# P200913344	MW-13	Permit# P200913345

Dear Mr. DeRario:

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 *site* 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 *Preliminary Assessment, 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



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& Environmental Services, Inc.**

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Environmental Protection (Department). These records contain all information upon which I based my decision to issue this Response Action Outcome (RAO).

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 Restricted Use RAO and applicable permits.

CONDITIONS

Pursuant to N.J.S.A. 58:10B-12o, Wall Auto Wreckers 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

Any such name or address change may also trigger a transfer or modification of the remedial action permit pursuant to N.J.A.C. 7:26C-7.11 and 7.12.

Restricted Use Response Action Outcome: Based on my professional opinion you have obtained all applicable permit(s) and authorization(s) to ensure this remedial action remains protective of public health, safety and the environment into the future provided that you, and any other persons responsible for conducting remediation, remain in full compliance with the terms and conditions of those permit(s) and authorization(s). The designated remedial action permit numbers are RAP150001 effective March 4, 2015 and RAP150002 effective February 25, 2015.

NOTICES

Well Decommissioning

Pursuant to N.J.A.C. 7:9D-3 any wells installed as part of this remediation that will no longer be used for remediation have been properly decommissioned. If any wells have been properly decommissioned, the well driller's well decommissioning report has been submitted to the Bureau of Water Allocation and Well Permitting. Pursuant to N.J.S.A. 58:4A, any monitoring wells remaining onsite shall be properly decommissioned prior to the termination of the applicable remedial action permit. A New Jersey licensed well driller shall decommission the well(s) in accordance with the requirements of N.J.A.C. 7:9D-3 and submit the decommissioning report on your behalf to the Bureau of Water Allocation and Well Permitting. More information about regulations regarding the maintenance and decommissioning of wells in New Jersey can be found at www.nj.gov/dep/watersupply. For a list of New Jersey licensed well drillers, click on the "reports" button in the left column and select "access the well permit reports." Questions can be emailed to wellpermitting@dep.state.nj.us.



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. A complete building interior evaluation should be completed before any change in use or re-occupancy is considered.

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 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 Licensed Site Remediation Professional 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 (800)220-3068 at extension 4099.

Sincerely,

William DeStefano

Licensed Site Remediation Professional #573744

- c: Jeffrey Foster - Mayor, Wall Township
Jeffrey Bertrand - Administrator, Wall Township
Roberta Lang - Clerk, Wall Township
Gabriella Siboni - Wall Township Health Department
Gary R. Burgin - Local Construction Code Official, Township of Pennsauken
NJDEP Bureau of Case Assignment and Initial Notice

WEST BELMAR GATEWAY AREA REDEVELOPMENT PLAN



**TOWNSHIP OF WALL
MONMOUTH COUNTY, NEW JERSEY**

DECEMBER 2003

Prepared For:

Wall Township Committee
2700 Allaire Road
Wall, New Jersey 07719

Prepared By:

Schoor DePalma, Inc.
200 State Highway Route 9
P.O. Box 900
Manalapan, New Jersey 07726-0900

Cheryl Bergailo, P.P., AICP
New Jersey License No. 05427

Plan adopted by the Wall Township Committee on _____, 2003. The original of this document was signed and sealed in accordance with the statute and is on file with the Clerk of the Township of Wall.

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INTRODUCTION

On October 3, 2001, the West Belmar Gateway Report was presented to the Wall Township Committee. The Gateway Report was prepared by the West Belmar Gateway Advisory Committee with the assistance of a planning consultant. Members of the Advisory Committee include area commercial and residential property owners, Township officials and members of the Township Planning Board. The Gateway Report presented an analysis of that portion of the Route 71 corridor between the Borough of Spring Lake Heights and the Borough of Belmar borders (see Redevelopment Area Map), including a market study, and made recommendations as to potential reuses of property as well as general physical improvements to the area.

On February 12, 2003, the Gateway Area was deemed “an area in need of redevelopment” per the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) by the Township Committee, and the Planning Board commenced the preparation of this redevelopment plan based on the vision and findings of the Gateway Report. This Redevelopment Plan furthers the work performed for the Gateway Report, and serves to fulfill the statutory requirements pursuant to the LRHL.

The West Belmar Gateway Area Redevelopment Plan:

- Will become the formal planning document for revitalization of the Area
- Is a collaborative effort of the West Belmar Gateway Advisory Committee, Township Committee and the Township Planning Board
- Presents the zoning districts and permitted uses and standards of the districts
- Sets forth the implementation strategy of the Plan
- Identifies potential funding sources for developers.

STATUTORY REQUIREMENTS

According to State statute, the Redevelopment Plan shall include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:

- Its relationship to definitive local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
- Proposed land uses and building requirements in the project area;
- Adequate provision for the temporary and permanent relocation as necessary of residents in the project area including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;
- An identification of any property within the Redevelopment Area which is proposed to be acquired in accordance with the Redevelopment Plan;
- Any significant relationship of the Redevelopment Plan to:
 - the Master Plans of contiguous municipalities;
 - the Master Plan of the County in which the municipality is located; and
 - the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act" PL 1985, C398 (C52:18A-196 et al.).

DESCRIPTION OF REDEVELOPMENT AREA

The West Belmar Gateway Redevelopment Area is generally comprised of the frontage lots on either side of Route 71 between the municipal borders of Spring Lake Heights and Belmar Borough (see Redevelopment Area Map). Specifically, the Area contains the following tax lots:

- Block 1, Lots 1-5
- Block 2, Lots 1-4, 27-30
- Block 3, Lots 1-4, and 24
- Block 4, Lots 1-6, 16-17, 19, 21-23 and part of 35
- Block 5, Lots 24-38
- Block 6, Lots 4, 6-13
- Block 7, Lots 1, 3
- Block 8, Lots 1-2
- Block 72, Lots 1-2 and 4
- Block 9, Lots 34, 37, 40, 43, 46
- Block 10, Lots 1-6
- Block 11, Lots 1-6
- Block 12, Lots 1-6, 11, 64, 68
- Block 16, Lots 1-5
- Block 17, Lots 1-5, 25
- Block 19, Lot 1

REDEVELOPMENT GOALS AND OBJECTIVES

The goals of the West Belmar Gateway Area Redevelopment Plan are:

1. To transform underutilized and non-conforming buildings and properties in the Route 71 Corridor into fully productive uses; and
2. To serve as the guiding document required for the Township Committee and Planning Board for the Area.

The objectives of the Plan are to:

1. Revitalize the Area by providing opportunities for existing property owners to continue to upgrade their properties as well as for redevelopment of properties by redevelopers.
2. Create land use and building requirements specific to the Redevelopment Area that will promote the development of a pedestrian-friendly, human-scale neighborhood commercial corridor with a cohesive, unified Colonial design theme.
3. Utilize high quality design standards in construction and reconstruction of buildings and improvements.
4. Create larger development parcels than those that currently exist that will accommodate buildings large enough for modern operations and on-site parking.
5. Limit the number of ingress/egress points onto Route 71.

6. Promote the redevelopment of the Wall Auto Wrecker's site into a commercial site that will provide retail goods and services to the neighborhood. What is specifically envisioned for this site is a grocery store and other smaller-scaled retail shops or offices that are integrated into the streetscape and fabric of the Route 71 corridor. What is not envisioned for the site is a big-box, single tenant, non-grocery retail store that is not human-scaled at the street and does not promote pedestrianism or enhance the Route 71 streetscape.

LAND USE PLAN

The permitted uses and design standards within the Redevelopment Area and the design standards that apply to the Area are detailed in the District Standards and Design Standards sections, below.

Relationship Of Plan To The Township Land Development Regulations

The standards contained within this redevelopment plan shall supercede the existing Zoning Districts in the Area and shall apply to any redevelopment or rehabilitation project designed to implement this Plan, whether by a designated redeveloper or by private property owners. Where regulations of this Plan conflict with the Zoning Ordinance or Design Standards, this Plan shall control. The continued use of existing properties made nonconforming by adoption of this Plan is permitted until the property is to be redeveloped or substantially rehabilitated, at which time the provisions of this Plan shall apply. In the case where a particular land use or site standard is not covered in this redevelopment plan, compliance with the Township of Wall Zoning Ordinance or other applicable Township of Wall codes or the Ordinance will be required.

Exceptions to Standards

Variation from the development requirements and design standards set forth by this redevelopment plan may be necessary in certain limited circumstances, such as the lot width standard. In such instances, the Planning Board may grant reasonable exceptions from certain bulk, parking or design requirements if the designated redeveloper demonstrates that such design exception(s) will not substantially impair the intent of the redevelopment plan, and will not present a substantial detriment to the public health, safety and welfare.

To gain approval of such modification or waiver of a development requirement or design standard, the applicant shall demonstrate that the resulting change will:

1. Generally satisfy the Redevelopment Plan's goals and objectives;
2. Be designed in accordance with the Township's normally acceptable engineering, planning and/or architectural practices;
3. Not have an adverse impact on the physical, visual or spatial characteristics of the overall development plan for the parcel or tract to be developed, or adjacent or nearby properties;
4. Generally enhance the overall development plan for the tract;

5. Not have an adverse impact on the physical, visual or spatial characteristics of the existing streetscape in which such development is located or of the Redevelopment Plan;
6. Not reduce the useful life or increase the cost of maintenance of the improvement to be modified or otherwise have an adverse impact on the long-term function of the development; and,

Deviations from the uses permitted in the Area shall be permitted only by means of an amendment of the Redevelopment Plan by the Township Committee, should the deviation be considered acceptable to the furtherance of the goals and objectives of this plan.

Provisions Related to Rehabilitation

Rehabilitation and redevelopment of all buildings and improvements in the redevelopment area shall be made by property owners and/or developers in accordance with the standards included in this Redevelopment Plan as well as all other applicable Township and State codes, regulations and standards.

However, this Plan does recognize the fact that there are pre-existing, non-conforming single-family, and possibly two-family, dwellings in the redevelopment area, the continued use, maintenance and minor improvement of which may be necessary and/or an improvement to the Area, although said maintenance and minor improvement may be inconsistent with the goals, objectives and design standards of the Area. In the case where deviations from bulk standards and/or design standards are sought for maintenance and minor improvements, such as small additions, porches, decks, garages or sheds, to a pre-existing, non-conforming single-family or two-family dwelling or property containing such, the authority for granting or denying deviations from the bulk and/or design standards herein shall be vested in the Wall Township Planning Board.

Provisions Related to Off-Site Improvements

The extent of the redeveloper's responsibility for any installation or upgrade of infrastructure related to their project, whether on-site or off-site, will be outlined in the redeveloper's agreement with the Township. Off-site responsibility for properties not covered under the redeveloper's agreement will be determined in the same manner as other development projects throughout the Township during the permit and/or site plan review phases.

All infrastructure improvements shall comply with applicable local, state and federal codes including the Americans With Disabilities Act. All streetscape improvements shall also comply with applicable standards found in this Redevelopment Plan. All utilities shall be placed underground, unless otherwise authorized by the Township Committee.

District Standards for West Belmar Gateway Redevelopment Area Zone

The following District Standards apply to the Area. They contain information pertaining to the permitted and accessory uses therein.

Principal Permitted Uses:

- Retail sales and service including but not limited to: food, restaurant, pharmaceuticals, personal care, florist, sporting goods, household supplies, stationery and gifts, but not including car wash or gasoline service station
- Personal service, not including automotive-related repair uses
- Office, including medical office and financial institution
- Public Use
- Parking lot, in accordance with standards herein

Accessory Uses:

Uses that are customary, incidental and accessory to the principal use, including, in the case of restaurants, outdoor dining.

Standards:

1. Minimum lot size: 15,000 square feet
2. Minimum lot frontage: 75 feet
3. Minimum lot depth: 100 feet
4. Setbacks:
 - Front yard: Minimum 10 feet; maximum 20 feet; in all instances shall comply with required sight triangles at intersections
 - Side yard: Minimum total 20 feet; minimum 10 feet one side
 - Rear yard: Minimum 35 feet
5. Maximum lot coverage: 80 percent
6. Minimum buffer to adjacent residential zone: 10 feet
7. Maximum building height: 35 feet/2.5 stories
8. Accessory buildings shall not be located in the front yard and shall have 10-foot minimum setbacks.
9. Required on-site parking:
 - Retail and personal services: 1 space per 300 square feet gross floor area.
 - General office: 1 space per 350 square feet gross floor area.
 - Medical office: 1 space per 300 square feet gross floor area.
 - Public use: The amount of required parking shall be determined by the Board.

Standards for Parking Lot Principal Use:

1. Minimum lot area: 15,000 square feet
2. Minimum lot frontage: 100 feet
3. Minimum lot depth: 100 feet
4. Maximum lot coverage: 85 percent
5. Sidewalk shall be provided along all public street frontages.
6. A landscaped strip 10 feet in width shall be planted along the perimeter of the parking lot.
7. Durable, attractive fencing shall be provided along all lot lines adjoining residential uses or residential zones.
8. The location and appearance of any planned kiosk shall be approved by the Board.

Design Standards for West Belmar Gateway Redevelopment Area Zone

The general design theme for the West Belmar Gateway Redevelopment Area shall be Colonial. Buildings, signage and all other improvements shall be designed to follow a Colonial theme to the extent possible. The following Design Standards shall apply to the Area, and shall be utilized to carry out the design theme of the Area.

Building Design and Architecture:



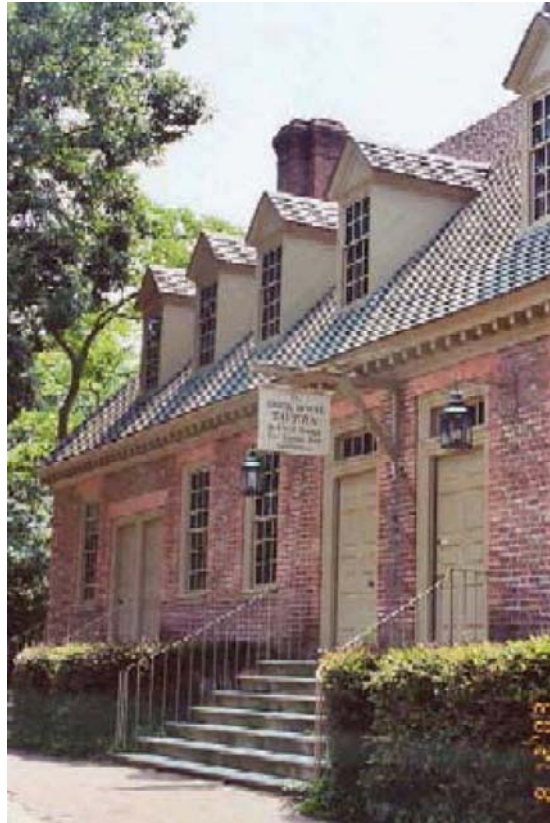
Model building proportion and building wall.



Modernized version of Colonial architecture.

Samples of Colonial Architecture and Building Materials.





- A. Applicability. These guidelines and standards shall apply to all applications for development within the Area. Where a development plan involves an existing building or a site upon which an existing building is located, the existing building shall be repaired, renovated and restored to comply with these guidelines.
- B. General Design Standards.
1. The building itself should be designed with an eye toward architectural detailing that can be unique, but should not detract from the appearance of adjacent structures. Innovative re-use of existing unique and/or attractive structures is encouraged, to the extent possible.
 2. Buildings shall have varied and interesting facades. Use of texture and window variations shall be encouraged.
 3. Pitched roofs shall be strongly encouraged.
 4. Buildings greater than 1 story in height shall be strongly encouraged.
 5. Entryways shall give orientation and add aesthetically pleasing character to the building. They shall be clearly defined, highly visible to the pedestrian.
 6. Entrances shall include such features as canopies or porticos; overhangs, arcades; recesses/projections; raised corniced parapets over the doors; peaked roof forms; arches; outdoor patios; and/or display windows. Architectural details, such as tile work or moldings, which are integrated into the building design; and/or

planters or wing walls that incorporate landscaping and provide places for sitting shall be encouraged.

- C. Continuity of Treatment. The architectural treatment of a facade or roof shall be completely continued around all visibly exposed sides of a building. All sides of a building shall be architecturally designed so as to be consistent with regard to style, materials, colors and details. In the instance of multi-story buildings, the architectural treatment and building materials of the first floor shall be compatible with upper stories.
- D. Roof. The type, shape, pitch, texture and color of a roof shall be considered as an integral part of the design of a building and shall be architecturally compatible with the style, materials, colors and details of such building. In order to effectuate the Colonial theme of the area, the use of pitched roofs shall be strongly encouraged. Roofs and rooflines shall conform to the following standards:
 - 1. No flat roof shall be permitted on a building with a building height less than eighteen (18) feet. A flat roof may only be permitted on a single story building provided that all visibly exposed walls shall have an articulated cornice, parapet wall or some other type of architectural detailing that projects out horizontally from the vertical building wall plane or projects vertically from the horizontal roof plane.
 - 2. Mansard roofs shall not be permitted.
 - 3. Architectural embellishments that add visual interest to roofs, such as dormers, belvederes, masonry chimneys, clock towers and such similar elements shall be permitted, provided that such are architecturally compatible with the style, materials, colors and details of the building.
 - 4. For all roofs other than flat roofs, the minimum permitted roof pitch shall be eight on 12, and all gables on a building shall be of the same pitch.
 - 5. Roofline offsets shall be provided along any roof measuring longer than seventy-five (75) feet in length in order to provide architectural interest and variety to the massing of a building and relieve the negative visual effect of a single, long roofline. The minimum height of a required roofline offset shall be ten (10) inches.
- E. Windows. Windows shall be architecturally compatible with the style, materials, colors and details of a building. Windows shall be vertically proportioned, wherever possible. The location of windows on the upper stories of a building shall be vertically aligned with the location of windows and doors on the ground level of such building. Permitted retail and personal service business uses located in business districts should have large-pane display windows on the ground level. All other windows shall be double-hung or casement types. A building designed of an architectural style that normally has windows with muntins or divided lights shall utilize them. Such muntin or divided light grids may be the snap-on type, if fitted on the exterior of the window or between the glazing of the window units.
- F. Doors and Entrances. All entrances to a building shall be defined and articulated by utilizing such elements as lintels, pediments, pilasters, porticoes, porches, overhangs, railings, balustrades and other such elements, where appropriate. Any such element utilized shall be architecturally compatible with the style, materials, colors and details of

- such building. Recessed doorways are encouraged; as they provide cover for pedestrians and patrons in bad weather and help identify the location of store entrances. A recessed doorway may be required when it is deemed necessary to provide a clear and safe area for out-swinging doors, thus reducing potential safety risks to pedestrians walking by an entrance. All recessed doorway areas shall have lighting installed and maintained that is sufficient to illuminate the entire recessed area. This lighting shall be lit from sunset to sunrise.
- G. Physical Plant. All air-conditioning units, HVAC systems, exhaust pipes or stacks and elevator housing shall be shielded from view. Such shielding shall be accomplished by utilizing the walls or roof of the building or a penthouse-type screening device that shall be designed to be architecturally compatible with the style, materials, colors and details of such building.
- H. Materials, Colors and Details. All materials, colors and details used on the exterior of a building shall be architecturally compatible with the style of such building, as well as with each other. The number of different materials on exterior facades should be limited to three types.
- I. Shutters. The use of shutters on building facades shall be encouraged.
- J. Awnings. The use of awnings and sidewalk canopies is prohibited.
- K. Lighting. Light fixtures attached to the exterior of a building shall be designed to be architecturally compatible with the style, materials, colors and details of such building and other lighting fixtures used on the site. Consideration shall also be given to the type of light source utilized and the light quality such produces. The type of light source used on buildings, signs, parking areas, pedestrian walkways and other areas of a site shall be the same or compatible. The use of low-pressure sodium or mercury vapor lighting either attached to buildings or to light the exterior of buildings shall be prohibited.
- L. Signage. All signs, affixed to the exterior of a building or freestanding, shall be architecturally compatible with the style, materials, colors and details of the buildings on the site and other signs used on the same site and/or building. All signage shall conform to the requirements herein.
- M. Multiple Uses. A building with multiple storefronts or other multiple uses, no matter whether such uses are the same type of use or located on the same floor level, shall be unified through the use of architecturally compatible styles, materials, colors, details, awnings, signage, lighting fixtures and other design elements for all such storefronts or uses.
- N. Corner Buildings. A building on a corner lot shall be considered a more significant structure from a design perspective since such building has at least two front facades visibly exposed to the street. Such building may be designed to have additional height and architectural embellishments relating to its location on a corner lot, if deemed appropriate by the Board.

- O. Multiple Buildings. A development plan that contains more than one building or structure shall be unified through the use of architecturally compatible styles, materials, colors, details, awnings, signage, lighting fixtures and other design elements for all such buildings or structures.
- P. Professional Office Design Standards. The following additional architectural design standards for professional offices shall apply:
 - 1. Dormers shall be encouraged to break up large roof masses.
 - 2. Windows should be double-hung sash types with the glass area divided by horizontal and vertical muntins.
 - 3. Exterior materials should be brick, stone, horizontal siding or wood shingle, or a combination of such materials.
- Q. Retail Sales and Service Design Standards. The following additional architectural design standards for retail sales and services (including financial institutions) shall apply:
 - 1. Retail stores oriented toward a street or parking lot shall have a minimum of 50% of the first floor building facade that faces a street or parking lot consist of glass display windows.
 - 2. Primary building entrances should be oriented toward the street.
 - 3. Common concrete block shall not be used on any elevation visible from a public or private street. Where permitted, common concrete block shall be painted or otherwise finished.
 - 4. In no instance shall a building elevation have a homogeneous facade without a variation in materials, textures or other design features.

Parking Design Standards:

- A. Provision of parking spaces. The number of parking space required per this Redevelopment Plan shall be provided by one of the following means:
 - 1. Providing the required number of spaces on-site in accordance with the design standards herein.
 - 2. Providing the required number of spaces through a shared parking agreement across one or more sites, in accordance with the standards herein.
 - 3. Providing the required spaces on properties owned by or under the control of the Township of Wall or other public entity, either contiguous with or within one thousand five hundred (1,500') feet walking distance to the site being developed.
 - 4. A combination of alternates (a) through (c), acceptable to the Township.
 - 5. For every space not provided on-site, an in-lieu contribution may be made to a capital improvement fund established by the Township for the purpose of constructing public parking facilities to serve the needs of the Area. The amount of the contribution shall be equivalent to the cost of constructing the parking spaces on-site, as calculated by the Township Engineer, or verified through submission of a binding estimate from a licensed contractor.
 - 6. On-site parking shall not exceed minimum requirements by more than twenty percent (20%).

- B. Location. The location of accessory on-site parking at the rear of the site behind the principal building shall be strongly encouraged.
- C. Screening. Where buffers are required in this Redevelopment Plan, there shall be provided along the lot line a continuous, year-round planting screen at least 6' feet in height.
- D. Interior driveways. Interior driveways widths shall be at least twenty four (24) feet wide where used with ninety degree angle parking. Where there is no parking, interior driveways shall be at least fifteen feet wide for one-way traffic movement and at least twenty-two feet wide for two-way traffic movement.
- E. Connection to the public right-of-way. Each off-street parking, loading or service area shall be connected to a public street by means of a driveway constructed in accordance with Township design standards. Such parking, loading or service areas may be connected to a public street through an adjacent property, provided the adjacent property is also in the Redevelopment Area.
- F. The off-street parking requirements for two or more neighboring uses of the same or different types may be satisfied by the allocation of the required number of spaces for each use in a common parking facility, provided that the number of off-street parking spaces is not less than the sum of individual requirements. Shared parking between uses shall be encouraged, and the amount of required on-site parking may be reduced if an alternative parking arrangement is deemed acceptable by the Township and the Board.
- G. Sharing of parking facilities. Off-street parking facilities for one use shall not be considered as providing the required facilities for any other use, except that one-half of the off-street parking space required by any use whose peak attendance will be at night or on Sundays (such as but not limited to churches, theatres and assembly halls) may be assigned to a use which will be closed at night or on Sundays.

Streetscape/Landscape Design Standards:

- A. Streetscape elements including sidewalk, lampposts, benches, trash receptacles and planters shall be provided in accordance with the Township's plan for streetscape improvements in the Area.
- B. Street trees shall be provided in accordance with applicable Township standards, and shall be planted in a continuous trench covered by tree grates.
- C. All other Township landscaping design standards shall be adhered to.

Signage Standards:

It is expected that the sign designs for the businesses that are to be encouraged to locate in the Area will be balanced so that they are effective in attracting customers without being inappropriate in size and scale. If the West Belmar Gateway Area is going to be perceived as a cohesive district, it is important that the identification signage be coordinated as to size, location, materials and type.

- A. General Design Standards. In addition to adhering to the general standards contained in Chapter 140 of the Township Code, all signs shall be subject to the following design standards:
1. Every sign shall be in good scale and proportion in design and visual relationship to structures, buildings and other surroundings.
 2. Every sign shall be designed as an integral architectural element of the structure, building and site to which it principally relates. As an architectural element, a sign shall be in harmony with the structure, building or site's character and use.
 3. The colors, materials and lighting of every sign shall be harmonious with the structure, building and site to which it principally relates.
 4. The number of graphic elements on a sign shall be limited to a minimum needed to convey the sign's main message, and shall be composed in proportion to the area of the sign face.
 5. The content or advertising which may be displayed on signs shall be limited to the identification and location of the premises, identification of its owners or occupants and information concerning the activities conducted on the premises or the goods and services offered in connection therewith.
 6. All sign graphics shall be prepared by a qualified professional.
 7. The base of a freestanding sign shall be liberally landscaped with a combination of shrubs, ground cover, flowers or other plant material.
 8. Freestanding signs shall be skirted to enclose the supporting pole or pylon of the sign. The skirting shall extend the full dimensions of the sign at its lower edge from ground to sign. The skirting shall not be included in the sign size calculation unless it displays a sign message.
 9. No signs, illustrations or symbols shall be placed so as to interfere with the opening of an existing door of any building, or to obstruct any window opening, except for window signs as regulated herein. No sign shall be placed to interfere with the use of any fire escape or to create a hazard to pedestrians.
 10. No wall sign may project more than nine (9) inches from the outer face of a wall and shall not extend over any public right-of-way, unless otherwise provided for in this Plan. Any desired wall sign which projects more than nine (9) inches from the outer wall face shall be considered a projecting sign and must conform to all applicable provisions for projecting signs set forth herein.
- B. Sign Illumination Standards. All signs shall be externally illuminated only. All illumination shall be subject to the following:
1. All lighting sources shall be completely shielded from the view of vehicular traffic.

2. Such illumination shall not project light above the highest elevation of the front wall of the building for wall-mounted signs.
 3. No sign shall contain blinking, flashing, flickering, tracer or sequential lighting.
 4. All signs shall remain stationary and constant in intensity and color at all times.
 5. All wiring for permanent illuminated signs shall be installed and maintained so that it is not within public view. The running of wiring or conduit along the exterior wall of a building to access a sign is specifically prohibited unless in the judgment of the Construction Official there is no practical way to run the conduit so that it is not within public view.
 6. No illuminated sign shall be of such a color or located in such a manner as to be confused with, or to diminish or detract in any way from, the effectiveness of any traffic signal or similar official safety or warning device.
 7. Any other outdoor lighting such as building and sidewalk illumination, driveways with no adjacent parking, the lighting of signs and ornamental lighting, shall be shown on a lighting plan in sufficient detail to allow a determination of the effects upon adjacent properties, traffic safety and overhead sky glow. The objective of these items is to minimize undesirable off-premises effects.
- C. Street Address Required. All buildings shall display street address numbers and/or text in a manner that is clearly legible from the public street. Signs displaying a street address shall be regulated as follows:
1. Individual characters identifying a street address for non-residential properties must be at least six (6) inches high—larger if deemed necessary due to visibility circumstances—however shall not exceed 6 square feet in area.
 2. Street address numbers may be placed on any permitted sign or directly on the building face. The sign area devoted to street address numbers shall not be considered in calculating sign area.
- D. Wall-Mounted Building-Attached Sign. One (1) wall sign is permitted for each ground floor business use maintaining street frontage and shall be regulated as follows:
1. The sign shall be located on the wall at the main public entrance or centered along the street frontage.
 2. The maximum height from ground-level to uppermost portion of the sign shall not exceed the height of the sill or bottom of any second story window or sixteen (16) feet, whichever is less. In the case of single-story buildings, the maximum height shall not exceed fourteen (14) feet or the top-of-wall, whichever is less.
 3. The minimum height from ground-level to lowermost portion of the sign shall be no less than eight (8) feet.
 4. Maximum permitted sign area shall be no greater than one and two-tenths (1.2) square-feet per lineal foot of building frontage occupied by the use on that particular building face, not to exceed sixty (60) square feet.
 5. Maximum permitted horizontal sign dimension shall be no greater than seventy-five percent (75%) of the width of the building frontage occupied by the use on that particular building face, not to exceed thirty (30) feet.
 6. Maximum vertical sign dimension shall not exceed five (5) feet.
 7. The sign may be internally or indirectly illuminated.

E. Secondary Wall-Mounted Signs

1. Ground floor business uses located on corner lots and having a second facade with a display window fronting on a public street, shall be permitted to have one (1) additional sign on the facade of the building facing the side street. The secondary wall-mounted sign shall meet all of the standards for the primary wall sign with the following exceptions:
 - (a) The maximum permitted sign area shall be no greater than twenty-four (24) square feet.
 - (b) All sign elements shall be placed in a position directly above the display window facing the secondary frontage (the maximum horizontal dimension shall be no greater than the width of the display window).
2. Ground floor business uses having a side or rear public entrance fronting on a parking lot shall be permitted to have one (1) additional sign on the facade of the building facing the parking lot, provided that such sign meets all of the following standards:
 - (a) The sign shall be centered above the secondary public entrance.
 - (b) The maximum height from ground-level to uppermost portion of the sign shall not exceed the height of the sill or bottom of any second story window or sixteen (16) feet, whichever is less. In the case of single-story buildings, the maximum height shall not exceed fourteen (14) feet or the top of the wall, whichever is less.
 - (c) The minimum height from ground-level to lowermost portion of the sign shall be no less than eight (8) feet.
 - (d) Maximum sign area shall not exceed nine (9) square feet.
 - (e) Maximum horizontal sign dimension shall not exceed five (5) feet.
 - (f) Maximum vertical sign dimension shall not exceed three (3) feet.
 - (g) The sign may be internally or indirectly illuminated.

F. Freestanding Signs. Freestanding signs shall be prohibited.



Sample Projecting Sign.

- G. Projecting Sign. The use of projecting signs shall be required by ground-floor businesses in order to carry out the Colonial theme of the area.
1. Single-ground-floor-tenant buildings. Where there is one ground-floor tenant in a building, one (1) projecting sign shall be provided for the ground floor use in accordance with the standards herein.
 2. Multiple-ground-floor-tenant buildings. Where there is more than one ground-floor tenant in a building, one (1) projecting sign for one or more of the ground floor uses shall be provided in accordance with the standards herein. The Board may approve the location of more than one (1) projecting sign if the sign is shown to not detract from the aesthetics of the building.
 3. Standards for projecting signs are as follows:
 - (a) The sign shall be attached to the front wall of the building.
 - (b) Such sign face and all signage shall be oriented in a position that is perpendicular to the front façade of the business establishment being identified.
 - (c) No such sign shall have a thickness that exceeds nine (9) inches.
 - (d) Maximum size of each sign face shall not exceed eight (8) square feet in area.
 - (e) Minimum height from ground level to lowermost portion of sign shall be eight (8) feet.
 - (f) Maximum height from ground level to uppermost portion of sign shall not exceed the height of the sill or bottom of any second story window or sixteen (16) feet, whichever is less. In the case of single-story buildings, said maximum height shall not exceed fourteen (14) feet or the top of the wall, whichever is less.
 - (g) Maximum horizontal projection from the building wall, including any sign appurtenances, shall not exceed six (6) feet. Such sign may project over a public sidewalk only and shall not extend over any other portion of any other public right-of-way.

- (h) Maximum horizontal dimension of sign shall not exceed four (4) feet.
 - (i) Maximum vertical dimension of sign shall not exceed six (6) feet.
 - (j) Maximum height of letters, individual numbers or other characters or images on the signboard shall not exceed eighteen (18) inches.
 - (k) Maximum width of letters, individual numbers or other characters or images on the signboard shall not exceed eighteen (18) inches.
- H. Wall-Mounted Directory Sign. For buildings containing more than one (1) non-residential tenant, one (1) wall-mounted directory sign for each ground floor entrance to a building shall be permitted whether such entrance fronts on a street or parking lot.
- 1. The maximum size of the directory sign shall not exceed six (6) square feet in area.
 - 2. The maximum size of the directory sign shall not exceed six (6) square feet in area.
 - 3. Such sign may identify all building occupant names and their addresses, however, no individual business shall occupy greater than one (1) square foot in area of such sign.
 - 4. A wall-mounted directory sign shall not be illuminated.

PROPERTY ACQUISITION AND RELOCATION

Property To Be Acquired

This Redevelopment Plan authorizes the Township to exercise its condemnation powers on all properties in the Redevelopment Area, to acquire property or to eliminate any restrictive covenants, easements or similar property interests which may undermine the implementation of the Plan.

The Township currently has no intention of broadly exercising its powers of condemnation throughout the Area. The Township does believe, however, that the redevelopment of certain properties in the area is critical to the success of the Redevelopment Plan. The Township had identified the following properties as critical to the success of the West Belmar Redevelopment Area, and considers the properties as potentially suitable for condemnation for the purposes of implementing the Plan:

- Block 6, Lots 6, 7 and 12
- Block 7, Lots 3 and 4

Relocation

The Township of Wall will provide all displaced tenants and landowners with the appropriate relocation assistance, pursuant to applicable State and Federal law, should relocation be necessary. Such assistance will be provided through an appropriately designated office which will assist in any relocation of persons, businesses or other entities. The local housing market, including Wall and surrounding communities, contains an ample supply of comparable replacement housing to absorb the small number of residents, if any, who may be displaced by the redevelopment process. Further, Wall and the surrounding area contain sufficient land and

buildings which would be appropriate for relocation of existing businesses from the Redevelopment Area. If relocation is not directly caused by the Redevelopment Plan, the Township assumes no responsibility for relocation of people and businesses.

If necessary, a Workable Relocation Assistance Plan (WRAP) will be prepared and filed with the New Jersey Department of Community Affairs (NJDCa) upon the execution of redeveloper agreements for identified redevelopment parcels. The WRAP will be prepared in accordance with the applicable relocation statutes. The responsibility for paying the cost of relocation shall be negotiated between the Township and the designated redeveloper within the redeveloper agreement. A relocation officer may be designated by the Township to facilitate the WRAP process.

It is important to note that some buildings may become vacant or existing vacant space may become occupied between the adoption of this Plan and the execution of a redeveloper agreement. Ultimately, the WRAP will be specific regarding the relocation of any households or businesses within the redevelopment area at the time of any acquisition by Eminent Domain pursuant to a redeveloper agreement.

PLAN RELATIONSHIP TO DEFINITIVE LOCAL OBJECTIVES

The redevelopment of the Route 71 Corridor was not specifically discussed in the 1999 Township Master Plan, however is consistent with the Land Use Plan objectives and principles stated on Page 6-2 of the Master Plan, and is not a significant departure from the Land Use Plan Map.

RELATIONSHIP TO OTHER PLANS

The proposed Redevelopment Plan is substantially consistent with the Master Plans of municipalities that are contiguous to the Redevelopment Area, the Monmouth County Growth Management Plan and the State Development and Redevelopment Plan.

Adjacent Municipalities

The Redevelopment Area lies adjacent to the Boroughs of Spring Lake Heights, South Belmar and Belmar. The uses and intensity of uses in the West Belmar Gateway Area Redevelopment Plan are consistent with the current Master Plans or Master Plan Reexamination Reports of the adjacent municipalities in relation to the Area.

Monmouth County Growth Management Plan

The Monmouth County Growth Management Plan provides expansive goals and objectives, without specificity toward any geographic area in the county. This plan, adopted by the County Planning Board, is considered the master plan for the county and provides a framework indicating the desired future growth patterns for Monmouth County. The general policies of the county plan are in conformity with the Redevelopment Plan.

State Development and Redevelopment Plan (SDRP)

The State Development and Redevelopment Plan (SDRP) places the Redevelopment Area in the Metropolitan Planning Area 1 (PA1). The Redevelopment Plan is consistent with the planning

goals and objectives of the SDRP as a whole (“to revitalize the State’s urban centers and areas”) and of PA1 in particular, which encourages infill development and redevelopment of areas containing existing infrastructure.

ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS

Amending The Redevelopment Plan

Upon compliance with the requirements of applicable law, the Township Committee of the Township of Wall may amend, revise or modify this Redevelopment Plan, as circumstances may make such changes appropriate.

Duration Of Redevelopment Plan

The Redevelopment Plan, as amended, shall be in full force and effect for a period of thirty (30) years from the date of approval of this Plan by the Township Committee.

Application for Development/Redevelopment

No application for development or redevelopment in the Area may be filed with the Planning Board until such time as the applicant has applied for and received a designation as a redeveloper from the Township Committee and has executed a Redevelopment Agreement with the Township Committee providing for the proposed application.

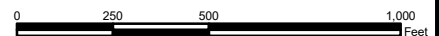
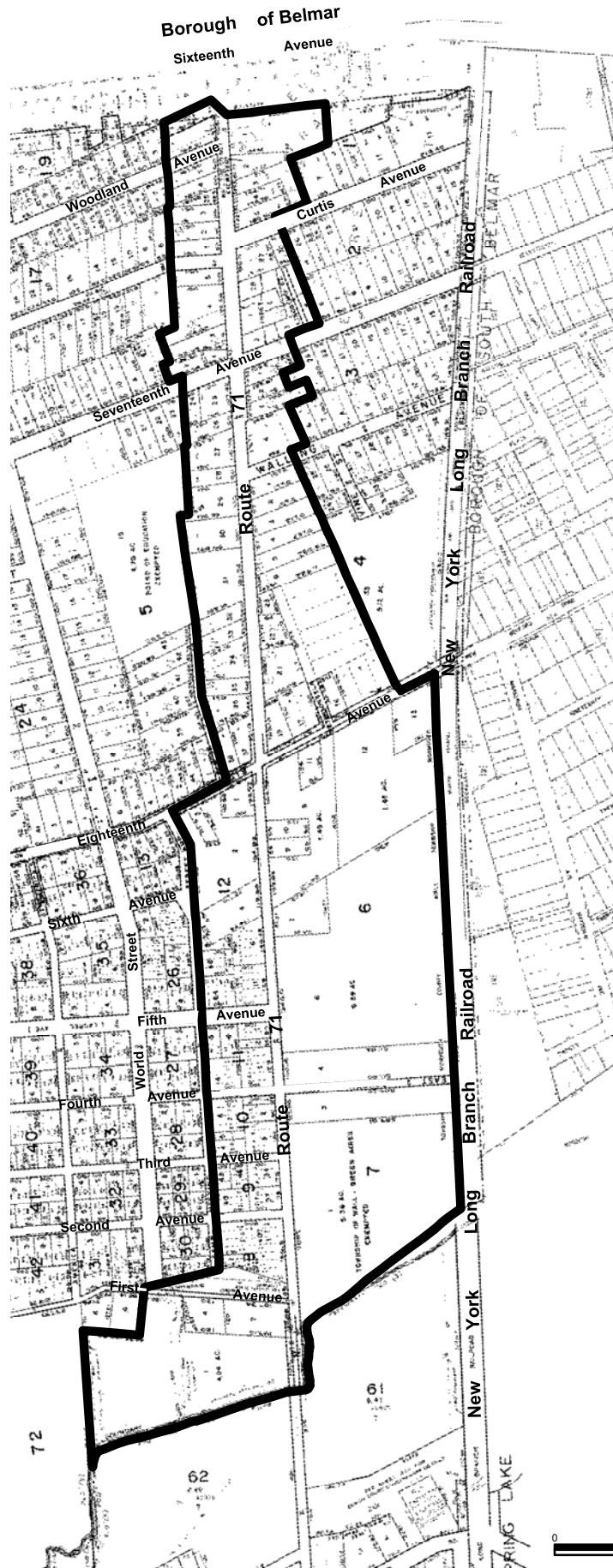
Conveyance Of Land

The Township Committee may sell, lease, or otherwise convey to a redeveloper for redevelopment, subject to the restrictions, controls and requirements of this Redevelopment Plan, all or any portion of the land within the Redevelopment Area which becomes available to disposal by the municipality as a result of public action under this Plan. The Township reserves the right to formulate an agreement under any of the above-referenced arrangements and to enforce resale covenants.

Redevelopment Entity

The Township Committee shall serve as the redevelopment entity hereunder.

Proposed West Belmar Gateway Redevelopment Area



**TOWNSHIP OF WALL
QUALIFIED DEVELOPER FOR REDEVELOPMENT SOUGHT FOR
ROUTE 71 SITE**

The Township of Wall is seeking a qualified and experienced developer for the purposes of purchasing and redeveloping a site on Route 71 in Wall, New Jersey. It is the intention of this Request for Proposals (“RFP”) and the Township Committee to actively pursue a purchase agreement and a redeveloper agreement that will set forth a practical strategy for sale and redevelopment consistent with the Township’s Redevelopment Plan, as well as other goals and objectives that are set forth in the Township’s Master Plan.

The primary goal of this solicitation is to identify a qualified developer to purchase the site and to participate with the Township in a redevelopment initiative. A Redevelopment Plan has been adopted in order to provide both the Township Committee and a prospective redeveloper with the framework necessary to meet the needs of the Township.

The RFP is available from the Township Administrator, Jeffry Bertrand.

RFP proposals are due on or before 2:00 P.M. prevailing time on September 20, 2018. Each respondent shall deliver one (1) original and ten (10) copies of their response to the RFP to:

Jeffry Bertrand
Township Administrator
Township of Wall
2700 Allaire Road
PO Box 1168
Wall, NJ 07719-1168

For additional information, please contact Jeffry Bertrand at 732-449-8444 extension 2216 or email: jbertrand@townshipofwall.com

Posted: No later than July 19, 2018

REQUEST FOR PROPOSALS
FOR
PURCHASE AND
REDEVELOPMENT OF
COMMERCIAL AREA ONE
WEST BELMAR GATEWAY
REDEVELOPMENT AREA
BLOCK 6, LOTS 6, 7 and 12, ROUTE 71
WALL TOWNSHIP, NEW JERSEY

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INFORMATION TO RESPONDENTS

SECTION 1

INTRODUCTION AND GENERAL INFORMATION

1.1 Introduction

The Township of Wall, New Jersey (“Township”) is seeking a qualified and experienced developer to be designated by the Township as the “Redeveloper” for the purposes of purchasing and redeveloping a site on Route 71 in the Township known as Commercial Lot One of the West Belmar Gateway Redevelopment Area which has been designated as an area in need of redevelopment (“Redevelopment Area”). The Redevelopment Area is known as Block 6, Lots 6, 7 and 12 as shown on the tax map of the Township (the “Site”).

The Township currently owns the Redevelopment Area. The property will be consolidated into one (1) lot for purposes of sale and redevelopment. The Township seeks proposals to purchase and redevelop the property for commercial and office uses, including retail, personal service and office-type uses as specified in the West Belmar Gateway Redevelopment Plan, a copy of which is annexed hereto as Appendix B.

Prospective respondents should note that the West Belmar Gateway Redevelopment Plan does not currently provide for residential housing units. However, a respondent, at its option, may submit a proposal that includes a residential component in addition to commercial and office uses. In this instance the proposal shall clearly be marked as an “Alternative to the Current Redevelopment Plan”. No proposal that consists solely of residential uses will be considered. Please note, if a respondent wishes to submit two development versions (a Redevelopment Plan Compliant proposal and Alternative to the Redevelopment Plan) said proposals must be submitted separately.

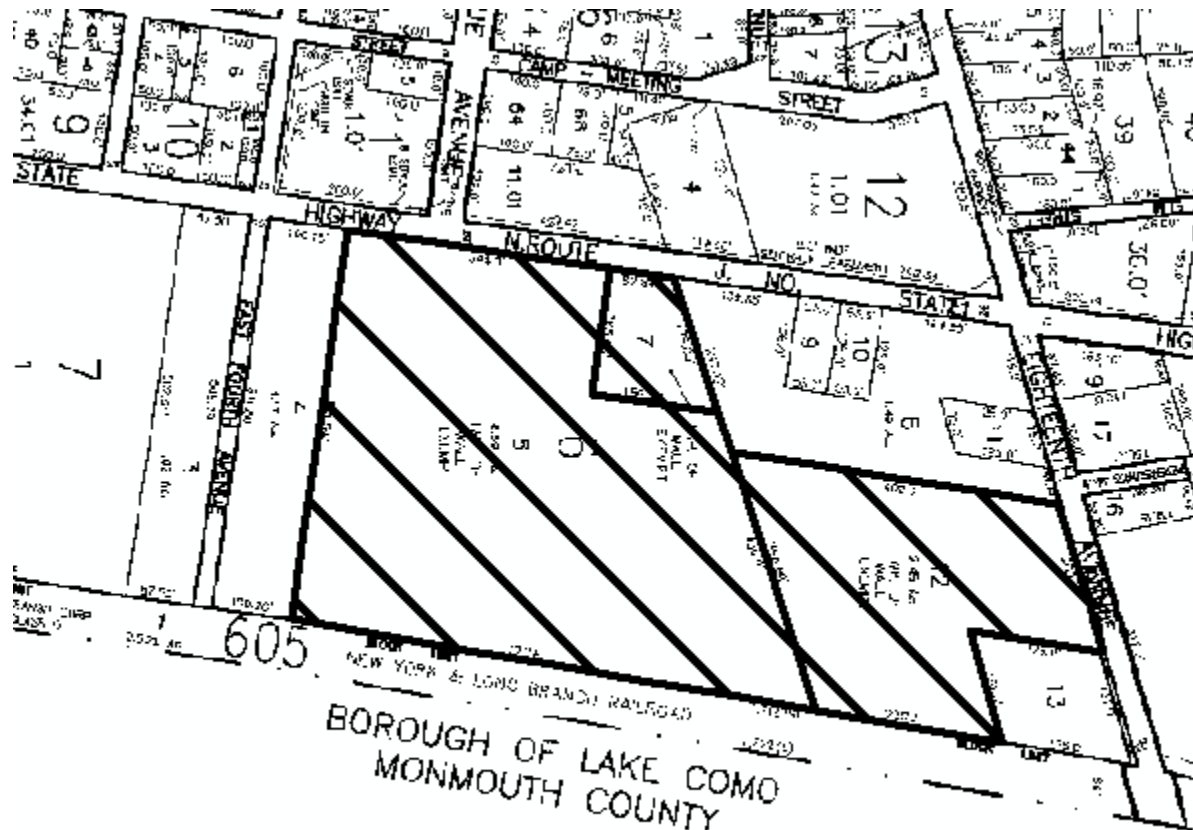
It is the intention of this Request for Proposals (“RFP”) and the Township Committee to actively pursue a redeveloper agreement that will set forth a practical strategy for redevelopment within the Redevelopment Area that is consistent with the Township’s Redevelopment Plan (Appendix C), as well as other goals and objectives that are set forth within the Township’s Master Plan. A written response to the RFP shall constitute a Proposal and shall consist of the components set forth in Section 3.1.

Relevant definitions are set forth in Appendix B.

1.2 Project Description

The Project Area has frontage on Route 71 and consists of approximately 9.3 acres. As part of the West Belmar Gateway Redevelopment Zone the Project Area is planned for retail, personal service, office, public or parking lot use, and will be redeveloped employing a unified, preferably colonial, architectural theme. The corridor will have a downtown atmosphere, which will be executed through both the unified, preferably colonial, theme and the bulk and design standards that require the location of buildings close to the street line.

PROJECT AREA
(Figure 1)



1.2.1 Redevelopment Objectives

The West Belmar Gateway Redevelopment Plan sets forth goals and objectives for the entire Redevelopment Area that form the foundation for future development. In particular, a Respondent to this RFP should ensure that the development plan set forth in a Response is consistent with, and wholly promotes, the following objectives articulated in the Redevelopment Plan that are most directly related to the Redevelopment Area.

1. Revitalize the area by providing opportunities for existing property owners to continue to upgrade their properties as well as for redevelopment of properties by redevelopers.

2. Create land use and building requirements specific to the Redevelopment Area that will promote the development of a pedestrian-friendly, human-scale neighborhood consisting of a commercial and office corridor with a cohesive, unified, preferably colonial, design theme.

WEST BELMAR GATEWAY REDEVELOPMENT AREA MAP

(Figure 2)



3. Utilize high quality design standards in construction and reconstruction of buildings and improvements.
4. Create larger development parcels than those that currently exist that will accommodate buildings large enough for modern operations and on-site parking.
5. Limit the number of ingress/egress points onto Route 71.
6. Promote the redevelopment of the Redevelopment Area into a commercial and office site that will provide retail goods and services to the neighborhood and the surrounding area. What is specifically envisioned for this site is a retail center, with or without an office component, which will integrate into the streetscape and aesthetic envisioned for the Route 71 corridor. What is not envisioned for the site is a big-box, single tenant, non-grocery retail store that is not human-scaled at the street and does not promote pedestrianism or enhance the Route 71 streetscape. However, a respondent, at its option, may submit a proposal that includes a residential component in addition to commercial and office uses. In this instance the proposal shall clearly be marked as an "Alternative to the Current Redevelopment Plan". No proposal that consists solely of residential uses will be considered. Please note, if a respondent wishes to submit two development versions (a Redevelopment Plan Compliant proposal and Alternative to the Redevelopment Plan) said proposals must be submitted separately.

At this time, the Township Committee is seeking an experienced redeveloper for the purpose of purchasing the Site creating retail and office uses (including the option of an "Alternative to the Redevelopment Plan") that will front on Route 71 and create a varied and interesting building wall along Route 71. Buildings may also be located elsewhere on the parcel; however, buildings shall be located at the property's Route 71 street line consistent with the standards contained in the Redevelopment Plan. Parking shall be located toward the rear of the property but may be relocated at the discretion of the Township. Streetscape amenities and architectural theme shall be consistent with a unified, preferably colonial, theme.

1.3 Parcel Location: Features and History¹

Site Data: The Redevelopment Area comprises three (3) tax lots that are contiguous.

Location: The parcels lie adjacent to the New York/Long Branch railroad right-of way and municipal boundary of the Borough of Lake Como. The parcel is in the southeast quadrant of State Highway Route 71 and Monmouth County Highway 30, a.k.a. 18th Avenue.

¹ The information set forth in this section is based on publicly available sources which have not been independently verified by the Township. The Township does not contend that this information is accurate and therefore, it does not warrant the accuracy of any of this information. A Respondent should not rely on this information and should make its own independent investigation.

Land Area: According to tax map records, the Redevelopment Area contains approximately 9.3 acres. Lot 6, fronting on Route 71, is 6.59 acres; Lot 12, fronting on 18th Avenue, is 2.46 acres; and Lot 7, fronting on Route 71, is 15,660 square feet.

Frontage: NJ State Highway Route 71: 432 feet
Monmouth County Highway 30, 18th Avenue: 200 feet

Topography: Generally level.

Wetlands: According to published maps, the property is not encumbered by freshwater wetlands.

Access: Ingress and egress is provided to the site from Route 71 and 18th Avenue.

Infrastructure: In this area, Route 71 and 18th Avenue are depicted on the Tax Map with 33-foot rights-of-way. Each roadway is bi-directional, two-lane asphalt-surfaced with narrow shoulders.

Flood Plain: The subject property is not located in a mapped floodplain area.

Utilities: All utilities are available to this area, specifically public water, sewer, gas, electric, cable service and telephone.

Railroad Service: The rear property line borders the New York/Long Branch railroad, a passenger train line with stations nearest the subject property in the Borough of Belmar to the north and Spring Lake to the south. There is no industrial or shipping service on this line.

Environmental Information: A portion of the Redevelopment Area had been utilized for at least fifty (50) years as an automobile junkyard known as “Wall Auto Wreckers”. All junk, debris and equipment has been removed from the property. Removal of any buildings will be the responsibility of the Redeveloper.

A Preliminary Assessment Report of Lots 6 and 12, dated July 2, 2004, was performed by PMK Group, Inc. of Farmingdale, New Jersey on behalf of the Township of Wall. In addition, a Limited Site Investigation Report, dated July 29, 2004, was also performed by PMK Group, Inc. Copies of those reports may be obtained from the Township Administrator upon payment of a fee for reproduction.

The PMK investigation found certain identified areas of concern with subsurface impacts presumably associated with the historic operation of the site as an automotive scrap and recycling facility. The performance of a remedial investigation was recommended to delineate the horizontal and vertical extent of the identified soil and groundwater impacts, including the installation of groundwater monitoring wells. The Township and the former owner of the

property, Wall Auto Wreckers, Inc. (“Prior Owner”), entered into an agreement pursuant to which funds had been deposited into an account to pay the cost of an expedited remedial investigation of the property.

Groundwater and Environmental Services, Inc. (“GES”) was retained by the Prior Owner to perform a remedial investigation and prepare a Remedial Investigation Report for the New Jersey Department of Environmental Protection (“NJDEP”). This work has been completed. The Prior Owner retained GES as its Licensed Site Remediation Professional (“LSRP”). GES filed with NJDEP the Response Action Outcome (“RAO”) letter. According to the RAO the remediation of the Redevelopment Area consisted of soil removal and controls to prevent human contact with the soil. A deed notice has been filed with the Monmouth County Clerk. The Remedial Action Permit Application-Ground Water and the Remedial Action Permit Application-Soil (collectively “NJDEP Applications”) have been filed with NJDEP. Documentation pertaining to the RAO and the NJDEP Applications are available from the Township Administrator upon payment of a fee for reproduction.

Independent review of the investigation and analysis that supported the RAO and the NJDEP Applications should be undertaken by Respondent.

1.4 Liquor License: No liquor license is available.

1.5 Project Team

Members of the Wall Township Committee

Timothy J. Farrell, Mayor
Kevin P. Orender, Deputy Mayor
Carl Braun
Dominick DiRocco
George K. Newberry

Township Administrator: Jeffery Bertrand (732-449-8444 ext. 2216)

Special Counsel: William J. Wolf, Esq. (732-363-0666)

Township Engineer: Matthew Zahorsky (732-449-8444 ext. 2247)

Township Planner: Nora Coyne (732-449-8444 ext. 2209)

Township Address: 2700 Allaire Road
PO Box 1168
Wall, NJ 07719-1168

1.6 Project Goals

The primary goal of this solicitation is to identify a qualified developer to participate with the Township in a redevelopment initiative for the Redevelopment Area (“Redevelopment Project”). A Redevelopment Plan has been adopted in order to provide both the Township Committee and prospective developer with the framework necessary to meet the needs of the Township.

1.7 Proposal Submission Date

Proposals are due on or before 2:00 P.M. prevailing time on September 20, 2018. Each Respondent shall deliver one (1) original and ten (10) copies of their response to the RFP to:

Jeffrey Bertrand
Township Administrator
2700 Allaire Road
PO Box 1168
Wall, NJ 07719-1168

All proposals should be submitted in accordance with the provisions in Section 3, Proposal Submission. Respondents are urged to read Section 3, Proposal Submission, as well as all other sections, carefully in order to obtain a complete understanding of the requirements for submission of a Proposal.

Respondents may be asked to supplement their Proposals subsequent to submission at the discretion of the Township Administrator. In addition, Respondents may be asked to make presentations to the Township Committee relative to the Proposal Submission.

1.8 Proposal Evaluation

Responses will be evaluated by the Project Team in accordance with Section 4, Evaluation Criteria. Generally, the Project Team will evaluate each Proposal with due regard to a Respondent’s past experience and financial strength. Respondents are urged to review Section 4, Evaluation Criteria carefully. Notwithstanding the evaluation criteria set forth herein, the Township reserves the right to select or reject a Proposal on any basis it deems fit, or to waive or amend any term or requirement set forth in this RFP.

1.9 Communication

All communication concerning this RFP, including any questions or requests for additional information, shall be submitted in writing and received no later than September 4, 2018, to Jeffrey Bertrand, Township Administrator with simultaneous copies provided to Special Counsel William J. Wolf, Esq. at the locations set forth below:

1. Jeffrey Bertrand
Township Administrator

2700 Allaire Road
PO Box 1168
Wall, NJ 07719-1168
Tel. 732-449-8444 ext. 2216 Fax 732-449-8966
Email: jbertrand@townshipofwall.com

2. William J. Wolf, Esq.
Special Counsel
Bathgate, Wegener & Wolf, PC
1 Airport Road
Lakewood, NJ 08701
Tel. 732-363-0666 Fax 732-363-9864
Email: wwolf@bathgweg.com

1.10 Proposal Documents

Each Respondent should inspect its copy of the RFP to ensure that a complete set of the Proposal Documents, including Appendices, are included. (See Appendix A for required forms). If a Respondent discovers that its copy of the RFP is incomplete, it should notify Jeffry Bertrand and William J. Wolf, Esq. pursuant to Section 1.6 above. The Project Team will make reasonable arrangements with the Respondent to provide any missing document(s). Each Respondent must prepare its Proposal using a complete set of proposal documents, including any addenda to this RFP issued prior to the date established for submission of all Proposals. Neither the Township nor its attorneys, consultants, agents, employees, including the members of the Project Team, or the Township Committee, shall be responsible for errors, omissions, incomplete submissions or misinterpretations resulting from a Respondent's use of an incomplete set of proposal documents in preparing or submitting its Proposal.

Proposal documents have been made available only for the purpose of soliciting Proposals for the specific purpose described in this RFP. No license or grant is conferred or implied to the Respondents or to any to any other person for any purpose.

1.11 Summary of Procurement Process

The Township is undertaking this RFP process in accordance with the provisions of N.J.S.A. 40A:12A et seq., the New Jersey Local Redevelopment and Housing Law (the "Redevelopment Law"). Pursuant to the Redevelopment Law, the Township has designated the Redevelopment Area to be in need of redevelopment; has prepared and adopted a Redevelopment Plan that sets forth guidelines for the planning, development, and redevelopment of the Redevelopment Area; and has designated the Township, acting through the Township Committee as the entity to oversee redevelopment ("Redevelopment Entity"). The proposals requested in this phase will require submission of certain limited cost and financial information. If a Respondent is invited to enter into negotiations with the Township, additional, more detailed information on the project cost and financing will be required.

Once Proposals have been received, the Project Team will make recommendations on the evaluation and/or ranking of Proposals. The Township will then determine which Respondent is the most suited to carry out the redevelopment of the Redevelopment Area (“Successful Respondent”). Thereafter, the Township may commence negotiations with the Successful Respondent.

Upon completion of negotiations, the Successful Respondent will be required to execute the Redevelopment Agreement and engage in negotiations for the acquisition of the Redevelopment Area. At that time, a Performance Letter of Credit will be required from the Successful Respondent.

1.12 General Conditions

By responding to this RFP, a Respondent acknowledges and consents to the following conditions relative to the submission, review and consideration of its Proposal:

1. The issuance of the RFP is not intended to, and shall not be construed to, commit the Township to execute a Redevelopment Agreement;
2. Neither the Township nor its attorneys, consultants, agents or employees including the members of the Project Team or the Township Committee, will be liable for any claims or damages resulting from the solicitation or collection of Proposals, nor will there be any reimbursement to a Respondent for the cost of preparing a Proposal or for participating in the RFP process.
3. By submitting a proposal in response to the RFP, a Respondent accepts and consents to the procurement process selected (and implemented) and the Respondent waives any and all claims to same;
4. All Proposals will become the property of the Township and will not be returned;
5. Information of a confidential or proprietary nature will be kept confidential during and after the procurement process as permitted by law when such information is properly identified by a Respondent;
6. Failure of a Respondent to submit a Proposal that completely addresses the requirements of this RFP (including submittal as part of such Proposal of all documents required to be submitted under the terms of this RFP), at the times and in the manner specified in this RFP, may result in the rejection of the Proposal at the sole discretion of the Township.
7. All activities related to the Proposal as contained herein shall be subject to compliance with all applicable federal, State and local laws, environmental regulations and/or requirements; and

8. Any and all Proposals not received by the time and date specified for such receipt may (at the Township's sole discretion) be returned, unopened, to the firm or person submitting such Proposal and may (at the Township's discretion) not be considered.

1.13 Rights of the Township

The Township reserves, holds, and may exercise, at its sole discretion, the following rights and options with regard to the RFP process.

1. To select any Proposal and to award the Redevelopment Agreement to the Successful Respondent;
2. To negotiate individually or simultaneously with one or more Respondents;
3. To award the Redeveloper Agreement subject to final adoption of all necessary statutory and/or other approvals deemed necessary, including, but not limited to, Township approval and, if necessary, amendment of the Redevelopment Plan;
4. To reject for any reason any and all responses and components thereof and to eliminate any and all Respondents responding to the RFP from further consideration for this matter;
5. To award all or any portion of the Redevelopment Project to one or more Respondents;
6. To eliminate any Respondent who submits incomplete or inadequate responses or is not responsive;
7. To reject any or all Proposals or any non-responsive Proposal;
8. To supplement, amend or otherwise modify the RFP through issuance of addenda to all known potential Respondents who have been issued a copy of the RFP;
9. To waive any technical, financial or other, non-conformance of the Proposals;
10. To change or alter the schedule for any events called for in the RFP upon the issuance of notice to all potential Respondents who have picked up a copy of the RFP;
11. To conduct investigations of any or all of the Respondents and their Proposals as may be deemed necessary or convenient, to clarify or verify the information provided as part of the Proposal, including discussions with contact persons of prior clients, regulatory agencies and visits to any facilities referenced in the

Proposal, and to request additional information to support the information included in any Proposal;

12. To decline to award a Redevelopment Agreement to any Respondent for any lawful purpose or without cause or to abandon this procurement process at any time, for any reason;
13. To accept the Proposal(s) that, in the judgment of the Township, best serves the interest of the Township;
14. To select any alternative proposals and to award a contract as part of such alternative proposals;
15. To negotiate the terms and conditions of the sale of the Site and Redevelopment Agreement(s); and
16. Depending upon the number and/or nature of the proposals submitted by Respondents the Township reserves the right to extend the RFP process, to reject all submissions, to ask Respondents to revise and resubmit their proposals and to solicit additional purchase and redevelopment proposals;
17. To amend the Redevelopment Plan.

1.14 Examination of RFP Documents

It is the responsibility of each Respondent before submitting a Proposal to (a) examine the RFP thoroughly, (b) become familiar with and consider all federal, state and local laws, regulations, ordinances, permits, approvals and orders that may affect the cost, performance or furnishing of the components of the proposed Project, and (c) notify the Township of all conflicts, errors or discrepancies in the RFP, or any other factors it deems material to its Proposal or to the development of the Redevelopment Area.

Before submitting a Proposal, each Respondent, at the Respondent's own expense, shall make or request or obtain any additional inspections, examinations, or studies to obtain any additional data and information that may affect its cost, progress, performance or furnishing of services the Respondent deems necessary to compile its Response for performing and furnishing all tasks associated with the Redevelopment Project. The failure or omission of the Respondent to receive and examine any form, instrument or document, or to make required inquiries, shall not relieve the Respondent from any obligation contained in its response.

Additional information and documentation not included in this RFP will be made available for inspection to each person or entity intending to submit a proposal in response to this RFP to the extent such information is available.

The submission of a Response will constitute a conclusive and binding representation by a Respondent, that it/he/she has agreed to and complied with every requirement of this RFP, that the procurement process chosen by the Township has been conducted and implemented in a

legally permissible manner and that without exception the Response is premised upon performing as required herein, and that the Proposal Documents are sufficient in scope and detail to indicate and convey the understanding of the Respondent as to all terms and conditions for performing as required herein. As part of Respondent's response to this RFP, a Letter of Intent, fully executed by Respondent's principals, must be included in the form of the Letter of Intent set forth in Appendix A of this RFP.

SECTION 2

REDEVELOPMENT AREA DESCRIPTION

2.1 Description

The Township has identified an area within its borders that is in need of redevelopment. The Redevelopment Area is known as Lot 6, 7 and 12, Block 6 as shown on the tax map of the Township and is located on Route 71, Wall, New Jersey. The Redevelopment Area consists of \pm 9.3 acres. The permitted uses in the Redevelopment Area are set forth in the Redevelopment Plan.

2.2 Access

The Township is serviced by several major highways including the Garden State Parkway, Route I-195, Route 18, Route 34, Route 35 and Route 71. This road access provides strategic advantages unique to the Township.

SECTION 3

PROPOSAL SUBMISSION

3.1 Submission Requirements and Proposal Content

The written response of a Respondent to the RFP shall constitute a Proposal. A Proposal submitted in response to the RFP shall consist of the following sections:

- | | |
|------------|--|
| Section 1. | Letter of Intent/Executive Summary/Proposal Security |
| Section 2. | Proposed Development and Management Team |
| Section 3. | Summary of Related Projects |
| Section 4. | Pending Litigation/Defaults |
| Section 5. | References |
| Section 6. | Evidence of Financial Capability |
| Section 7. | Supplemental Information |
| Section 8. | Proposal Documents |

A description of the requirements of each of the above-listed submissions is as follows:

3.1.1 Letter of Intent/Executive Summary/Proposal Security

Section 1 of the Proposal shall contain the Respondent's Letter of Intent, Respondent's Executive Summary and Respondent's Proposal Security.

Respondents shall supply security in the amount of \$10,000.00 ("Proposal Security"). A certified check or cashier's check in that amount payable to the Township must accompany each Response. The Proposal Security must be valid for a period of at least six (6) months. No Proposal will be considered unless accompanied by the required Proposal Security.

The Proposal Security shall be returned to all Respondents except the Successful Respondent within ten (10) business days after execution of the Redevelopment Agreement. The Proposal Security of the Successful Respondent will be returned upon submission of a Proposal Bond or Performance Letter of Credit, as appropriate.

Together with each Proposal, the Township must receive one (1) original Letter of Intent on the official letterhead of the Respondent (in form and content exactly as set forth in Appendix A) which acknowledges, among other things, that the Respondent has completely reviewed and understands and agrees to be bound by the requirements of this RFP, and such letter commits the Respondent, if selected, to carrying out the provisions of this RFP.

The cover letter must be signed by an officer of the Respondent who is authorized to sign the Proposal and to commit the Respondent to the obligations contained in this RFP. A certificate attesting to such authorization must be attached to the cover letter. If the Respondent is a partnership, the Proposal shall be signed in the name of the firm by one or more of the general partners. If the Respondent is a corporation, the authorized officer shall sign his name and his title beneath the full corporate name, and the Proposal shall also bear the seal of the corporation. If the Respondent is a joint venture, the joint venturer authorized to execute the Proposal by the terms of the joint venture agreement must execute the Proposal, and a copy of the joint venture agreement must be submitted as part of the Proposal. If the Respondent is a limited liability company ("LLC") the Proposal shall be signed in the name of the company by its managing member. Anyone signing the Proposal as agent must file with the Proposal legal evidence of his or her authority to execute the Proposal.

All forms that require signatures of the Respondent shall be signed by the same individual(s) signing the Letter of Intent/Cover Letter.

3.1.2 Development and Management Team

Section 2 of the Proposal shall contain the following information concerning the Respondent's development and management team:

- a. Address and telephone number of the Respondent's primary business office. If the Respondent's primary business office is located outside of the State of New Jersey, state the address and telephone number of its New Jersey office if one exists.

Identification of the contact person for Respondent's development and management team.

- b. Name, address and telephone number of the parent company(s) and/or any subsidiary(s) or affiliated companies of the Respondent.
- c. Brief history and description of each of the entities that will play a significant role in the development, financing, design, constructions, marketing, leasing, management or operation of the Redevelopment Project.
- d. Identification of all principals or officers of any entities, firms, arrangements, associations, joint ventures, partnerships, or involvements described above. Include the identity of each principal who holds ten percent (10%) or more of the ownership interests of the Respondent and all officers of all firms or entities so named.
- e. Development team and management team organization charts showing team members, reporting relationship and responsibilities of each team member as they relate to the Redevelopment Project.
- f. Resumes of key individuals assigned to the Redevelopment Project.
- g. List all other major projects and total project costs that Respondent is committed to or anticipates being committed to over the next three (3) years and the percentage of said project(s) currently completed and Respondent's plan for ensuring adequate resources are dedicated to the Redevelopment Project.

3.1.3 Summary of Related Projects

Section 3 of the Proposal shall include a description of prior projects, with particular emphasis on projects that are similar to the Proposal for the Redevelopment Project. For each project, the Respondent shall provide the following information:

- a. Type of development, current user if known, size, cost, time to complete, completion date and sources of funding;
- b. Brief description of projects previously undertaken by current members of the development and management team of the Respondent indicating capability to perform on the Redevelopment Project.

3.1.4 Pending Litigation/Defaults

Section 4 of the Proposal shall contain the following information:

- a. Brief description of any significant pending legal and administrative proceedings (other than ordinary routine litigation incidental to Respondent's business) in

which the Respondent, its officers, directors, employees or principals or any of its subsidiaries or parent(s), their officers, directors, employees or principals is a party or of which any of their property is subject. Include the name of the court or agency in which the proceedings are pending, the date instituted, and the principal parties thereto, a description of the factual basis alleged to underlie the proceedings known to be contemplated by a governmental entity shall be described. Notwithstanding the above, Respondents shall submit information if the claim or allegation brings into question Respondent's performance of, or failure to perform, contractual obligations.

- b. A brief description of any occasion in which Respondent, any officer or principal of Respondent with a proprietary interest therein, has ever been disqualified, removed or otherwise prevented from bidding on, participating in, or completing a federal, state or local governmental project because of a violation of law or a safety regulation.
- c. A brief description of any occasion in which Respondent has been in a position of default on a project, such that payment proceedings and/or execution on a payment, performance or bid bond have been undertaken.
- d. A list of all material threatened and/or pending claims, litigation, judgments, settlements or government enforcement actions.
- e. Whether the Respondent or any of its officers refused to testify before any state or federal grand jury relating to any public construction project within the last ten (10) years. If so, provide details.
- f. If multiple organizations are participating (e.g., subsidiaries, parent companies, joint ventures and/or subcontractors), the information requested herein must be provided regarding each of the anticipated participants.

3.1.5 References

Section 5 of the Proposal shall include both project and financial references. Specifically, the Proposal shall include three (3) project references of clients for whom Respondent has developed projects similar to the Redevelopment Project indicating whether the work was that of the Respondent and/or specific responsible staff and the client's name, address and telephone number. Respondent shall indicate whether any of these clients were public entities. In addition, the Proposal shall include two (2) financial references of lenders or other institutions from whom the Respondent has obtained financing for projects similar to the Redevelopment Project.

3.1.6 Evidence of Financial Capability

Section 6 of the Proposal shall contain the following information concerning the Respondent's financial capability:

- a. Copy of latest annual report, if any.
- b. Full information concerning any material changes in the mode of conducting business, bankruptcy proceedings, and mergers or acquisitions within the past three (3) years, including comparable information for related companies and principals of companies, and any actual, threatened, and pending litigation in which the Respondent is involved.
- c. Current information, if any, from a recognized ratings service concerning Respondent's credit rating.
- d. Copies of the latest prospectus or offering statements for financing in which the Respondent has been a financial participant.
- e. If available, financial statements for the past three (3) fiscal years, including, at a minimum, income statements, balance sheets, and statements of changes in financial position, notes to financial statements and the reports of certified public accountants. If the most recent year-end statement is more than six (6) months old, a current partial year-end statement must be submitted. The financial statements should demonstrate the ability to obtain the level of financing for the Redevelopment Project and to meet short and long-term operating requirements. Any changes in financial condition which are not reflected in the submitted statements as well as any anticipated events which may affect Respondent's financial condition in the next two (2) years should be acknowledged.
- f. A description of all major financial commitments presently outstanding and their bearing on the Respondent's financial ability to undertake the Redevelopment Project.
- g. If the Proposal is submitted by a partnership and/or joint venture, provide the following:
 - If available, a fully completed and executed form of partnership agreement or joint venture agreement (as applicable);
 - The date of the creation (or expected creation) of the joint venture or partnership;
 - The name of the entity that will guarantee contract performance; and
 - Statement as to whether the agreement between members comprising the partnership or joint venture make each jointly and severally liable for contractual obligations related to the Redevelopment Project.

3.1.7 Supplemental Information

Section 7 of the Proposal shall contain any other information Respondent feels may be useful in evaluating its Proposal.

3.1.8 Proposal Documents

Section 8 of the Proposal shall include a complete set of Proposal Documents which are itemized in Appendix A. Data from these forms will be used in the Proposal evaluations. Each Respondent must fill out all of the forms completely. Use N/A to specify items in the Proposal Documents that are not applicable to the Respondent. It should be noted, however, that the failure to fully complete all applicable Proposal Documents by incorrectly stating that certain Proposal Documents (or portions thereof) are not applicable to a Respondent may result in a determination that the Proposal is non-responsive. To provide additional information, use separate sheets of paper following the Proposal Form format.

In cases in which a written cost is used with a numeric cost, the written cost will govern. If a discrepancy exists between totals and itemized breakdowns, the totals will govern.

Where requested, the Proposal Documents must be signed by the appropriate individual representative of the Respondent authorized to commit the Respondent to undertake the Redevelopment Project.

The information contained in the Proposal Documents, including project cost, shall remain in effect for six (6) months after the Proposal submission date. During such time, and presumably well before the expiration of the six-month period, it is anticipated that the Redevelopment Agreement will be executed. The required Proposal Documents are outlined in Appendix A.

3.2 Time, Place and Format

3.2.1 Submission of Responses, Time and Place

Responses shall be delivered and enclosed in an opaque, sealed envelope or box, marked with the name and address of the Respondent, on or before 2:00 p.m. prevailing time on September 20, 2018 directed to:

Jeffrey Bertrand
Township Administrator
2700 Allaire Road
PO Box 1168
Wall, NJ 07719-1168

One (1) original and ten (10) copies of the Proposal shall be submitted and received by hand delivery, certified mail/return receipt requested or overnight mail on or prior to the above-referenced date and time. If color plates, tables or maps are provided in the original, color duplicates must also be provided in each of the copies. One edition of the Proposal shall be clearly marked as the original and must contain the original documents. (Respondents shall number each set of documents sequentially (numbers 1-11 with number 1 being the original). The first copy, document number 2, shall be unbound.

3.2.2 Form

Proposal documents and the narrative shall be typed or printed on 8 1/2" x 11" paper, bound as a single document, indexed and sectioned and shall be prefaced with a table of contents. Maps and drawings should be attached.

3.2.3 Addenda or Amendments to the RFP

During the period provided for the preparation of Proposals, addenda or amendments to the RFP may be issued. These addenda will be numbered consecutively and will be distributed to each of the persons/firms that have received a copy of the RFP. These addenda will be issued by, or on behalf of, the Township and will constitute a part of the RFP. Each Respondent is required to acknowledge receipt of all addenda at the time of submission of the Proposal by submitting an executed Acknowledgment of Addenda. All responses to the RFP shall be prepared with full consideration of the Addenda issued prior to the Proposal submittal date.

Each Respondent shall identify in writing one individual representative to whom all Addenda and/or correspondence relating to the RFP shall be sent.

3.2.4 Disclosure of Information

If a Respondent chooses to include material of a proprietary nature in the Proposal, the Township will attempt to keep such material confidential to the extent permitted by applicable law. A Respondent must specifically identify each section of its proposal that contains such information by properly marking the applicable pages. Preferably, any sections that contain material of a proprietary nature shall be removed from the Proposal to assist in protecting the information. The Respondent also shall include the following notice in the introduction of the Proposal:

“The data/information on pages ____ identified by ____ (symbol) and labeled ‘Proprietary Information’, contain information that is a trade secret and/or which, if disclosed, would cause substantial injury to (Respondent’s) competitive position. (Respondent) requests that such data be used only for the evaluation of the Proposal, and understands that disclosure will be limited only to the extent the Township determines it proper or, to the extent the Township deems disclosure necessary according to law. If a contract is awarded to (Respondent), the Township will have the right to use or disclose the data/information as provided in the applicable agreement executed with (Respondent).”

The Township will use its best efforts to prevent the unauthorized disclosure of this information in applying the proprietary standard to marked data. However, the Township, its attorneys, consultants, agents or employees including the members of the Project Team or the Township Committee assume no liability for any loss, damage, or injury that may result from any disclosure or use of the marked data or any disclosure of this or other information during the review and discussion of the Proposals. Respondents should be aware that, because the Township is a public

entity, certain discussions concerning the content of the Proposals will likely occur during one or more public meetings.

Notwithstanding the above, Proposal Documents (including cost information) will not, under any circumstances, be considered proprietary or confidential information. However, prior to the execution of the applicable agreement(s) relating to such Proposal, such information will be subject to a non-disclosure requirement.

3.3 Administrative Issues

3.3.1 Reimbursement of Procurement Costs

The Successful Respondent will be responsible for reimbursing the Township for all reasonable costs associated with this RFP. Payment shall be made within twenty (20) days of submission by the Township of an invoice.

3.3.2 Cost of Preparation

Each Proposal and all information required to be submitted pursuant to this RFP shall be prepared at the sole cost and expense of the Respondent. There shall be no claims whatsoever against the Township, its attorneys, consultants, agents or employees including the members of the Project Team or the Township Committee for reimbursement for the payment of costs or expenses incurred by a Respondent in the preparation of the Proposal or its submission of other information or documents required by this RFP.

3.3.3 Withdrawal

A Respondent may withdraw a Proposal prior to the date and time set for the opening of the Proposals provided a written request to withdraw the Proposal is hand delivered, by or on behalf of, an authorized representative of the Respondent, or the request is delivered by certified U.S. Mail. The request to withdraw the Proposal must be received prior to the commencement of Proposal opening. Once the proposals have been received, Respondents may not withdraw their Proposals for a period of six (6) months.

3.3.4 Disposal

All Proposals shall become the property of the Township and will not be returned. At the conclusion of the procurement process, the Township may dispose of any and all copies of Proposals received in whatever manner it deems appropriate. However, prior to such disposal, the Township will use its best efforts to prevent the unauthorized disclosure of proprietary information, provided same is properly identified in accordance with Section 3.2.4. In no event will the Township, its attorneys, consultants, agents or employees including the members of the Project Team or the Township Committee assume liability for any loss, damage or injury that may result from any disclosure or use of marked data, which occurs prior to the disposal of Proposals.

SECTION 4

RESPONSE, EVALUATION AND SELECTION

Generally, the Township will identify the Successful Respondent giving due regard to past experience as well as financial strength and other qualifications and experience which, in the sole discretion of the Township, are relevant. Only those Respondents that are deemed qualified by the Township will be considered. Notwithstanding anything else stated herein, the Township reserves the right to select or reject a Respondent on any basis it deems appropriate, or to waive any item or requirement set forth in this RFP.

4.1 Evaluation Criteria

All Proposals will first be evaluated to determine whether they meet all requirements and are fully responsive to this RFP. The Township, in its sole discretion, will decide whether a Respondent has met these requirements. All Proposals submitted in accordance with the requirements of this RFP will then be reviewed for completeness and responsiveness. The following criteria, not ranked in importance, will be used in both the initial project review as well as the subsequent negotiation phase.

4.1.1 Strength of Financial Plan

- Financial strength of the Respondent;
- Viability of marketing plan;
- Feasibility of achieving Respondent's Project Financing Plan; and
- Potential economic benefits to the local community.

4.1.2 Qualification/Previous Experience with Similar Projects

- Strength and experience of the development team;
- Strength and experience of individual members of the development team; and
- Previous experience and success with similar projects.

4.1.3 Site Plan/Architectural Elements

- Creative site design;
- Building design;
- Compliance with zoning/planning ordinances; and
- Compliance with Redevelopment Plan.

4.1.4 Overall Strength of Proposal

Overall, a Respondent must evidence, either directly or as part of an existing or proposed joint venture, partnership or other organization of firms or through the use of subcontractors, the technical ability and financial strength to undertake and complete the Redevelopment Project and the ability to provide the required performance-related guarantees for completion of the Redevelopment Project. A Respondent must also be able to establish proof of the economic viability of the Redevelopment Project with, among other factors, specific information on prospective tenants.

4.1.5 Project References

The Township reserves the right to communicate with those references identified in the Proposal as clients for whom the Respondent has completed or undertaken projects similar to the Redevelopment Project.

4.1.6 Interviews (optional)

Following a review of the Proposal documents and plans, the Township may, at its sole discretion, schedule interviews with, or presentations by, all, some or none of the persons/companies responding to this RFP for the purpose of further evaluation of the Respondents capabilities, qualifications and expertise to perform the work associated with the Redevelopment Project.

4.1.7 Additional Information

The Township reserves the right to request additional information and/or documentation from Respondents and to visit projects developed and/or operated by a Respondent and identified by a Respondent in its submission.

4.1.8 Condition Precedent

The Successful Respondent must, as a condition precedent to the execution of a Redevelopment Agreement between itself and the Township deposit a twenty-five thousand dollar (\$25,000) escrow fee, to be replenished if and when needed. Payment must be made by certified check or cashier's check. It is made a specific condition of this RFP that this fund shall be utilized to pay the reasonable professional fees, expenses and costs of the Redevelopment Project incurred by the Township, and/or other reasonable expenses the Township, in its sole discretion, deems appropriate in connection with the Redevelopment Project.

SECTION 5

MISCELLANEOUS PROVISIONS

5.1 Contractual Requirements

5.1.1 Insurance Requirements

The Successful Respondent will be required to provide at its cost and expense all insurance deemed necessary by the Township.

5.1.2 Indemnification

The Successful Respondent's indemnification shall include reimbursement to the Township of all fees and expenses reasonably incurred, by the Township, including, but not limited to legal, technical, financial and administrative costs and responsibility for all claims.

5.1.3 Non-Discrimination/Affirmative Action

As may be required by the Township, during the performance of the Redevelopment Agreement(s), the Successful Respondent shall agree as follows:

The Successful Respondent or subcontractor(s), where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation. The Successful Respondent will take affirmative action to ensure that such applicants are recruited and employed and that employees are treated during employment, without regarding to their age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination, rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Successful Respondent shall post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause;

The Successful Respondent or subcontractor, where applicable, shall, in all solicitations or advertisements for employees placed by, or on behalf of, the Successful Respondent, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation;

The Successful Respondent or subcontractor, where applicable, shall send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice advising the labor union or workers' representative of the Successful Respondent's commitment under P.L. 1975, c. 127 and shall post copies of this notice in conspicuous places to employees and applicants for employment.

The Successful Respondent or subcontractor, where applicable, shall comply with the regulations promulgated pursuant to P.L. 1975, c. 127, as amended and supplemented from time to time and the Americans with Disabilities Act.

The Successful Respondent or subcontractor, where applicable, shall attempt in good faith to employ minority and female workers consistent with the applicable county employment goals prescribed by N.J.A.C. 17:27-5.2 pursuant to P.L. 1975, c. 127, as amended and supplemented

from time to time or in accordance with a binding determination of the applicable county employment goals.

The Successful Respondent or subcontractor, where applicable, shall inform in writing appropriate recruitment agencies in the area, including employment agencies, placement bureaus, colleges, universities and labor unions, that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation, and that it will discontinue use of any recruitment agency which engages in direct or indirect discriminatory practices.

The Successful Respondent or subcontractor, where applicable, shall revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey, and applicable Federal statutes and court decisions.

The Successful Respondent and its subcontractor, where applicable, shall furnish such reports or other documents as may be requested by the Township from time to time in order to carry out the purposes of these regulations.

In accordance with Public Law 1975, Chapter 127, the Successful Respondent will be required to submit one of the following within seven (7) days after award of the Redevelopment Agreement:

- a. An existing federally approved or sanctioned affirmative action program; or
- b. A certificate of Employee Information Report approval; or
- c. If the Successful Respondent cannot provide (a) or (b) the Successful Respondent shall submit a completed Employee Information Report (Form AA302) to the Township and the State Affirmative Action Office. This form will be available from the State Affirmative Action Office.

The Successful Respondent's Proposal will be rejected as non-responsive if the Successful Respondent fails to submit (a), (b) or (c) above within the time specified after the Township submits the Redevelopment Agreement to the Successful Respondent for execution.

A Successful Respondent with fewer than 50 employees must submit an affidavit to that effect, which will be retained by the Township. A Successful Respondent with fewer than 50 employees is not required to submit a Certificate of Employee Information Report Approval and is not required to submit an Employee Information Report. The Successful Respondent must agree, however, to mandatory affirmative action language in the Redevelopment Agreement.

If the Successful Respondent refuses to sign a Redevelopment Agreement containing the mandatory affirmative action contract language at the time the Redevelopment Agreement is submitted for signing by the Township, then the Township shall reject the Successful Respondent's Proposal as non-responsive. When such a rejection occurs, the same affirmative

action requirements shall apply to any other Respondent selected by the Township, in accordance with contracting laws and procedures.

5.2 Performance and Financial Requirements

5.2.1 Security for Performance

In order to provide security to the Township for the performance by the Successful Respondent of its obligations under the Redevelopment Agreement, the Successful Respondent must provide an Irrevocable Performance Letter of Credit (“Letter of Credit”), as described below. If such Letter of Credit is to be issued on behalf of a company other than the Successful Respondent (e.g. an affiliate or parent), such affiliated company or parent must commit to guarantee the obligations of the Successful Respondent under the terms of the Redevelopment Agreement. In addition the Successful Respondent shall be required to provide a Labor and Materials Payment Bond in an amount equal to one year’s estimated cost of all subcontractor services and materials.

The Letter of Credit shall be an annually renewable Letter of Credit in effect for the term of the Redevelopment Agreement. The Letter of Credit shall be in a form satisfactory to the Township and shall be issued by a bank or financial institution having a credit rating for its long-term debt of at least “A”, or the equivalent thereof, from a nationally recognized credit rating agency.

The Letter of Credit will be drawn upon in accordance with its terms and only upon the occurrence of an Event of Default (as defined in the Redevelopment Agreement) by the Successful Respondent. If the Successful Respondent is a joint venture, a single Letter of Credit may be submitted in the name of the joint venture, or one joint venture may submit a Letter of Credit covering the performance obligations as set forth in the Redevelopment Agreement by the joint venture.

In addition, counsel to the issuing bank will be required to submit an opinion letter in a form satisfactory to the Township.

5.3 Termination

Upon the happening of any of the following events of default by the Successful Respondent, the Township shall have the right to terminate the Redevelopment Agreement or to pursue a cause of action for actual damages, all as more fully described in the Redevelopment Agreement.

- a. The failure by the Successful Respondent to perform, in accordance with the terms and provisions of the Redevelopment Agreement, its obligations and duties created thereunder, and thereafter and/or by applicable law;
- b. The failure of the Successful Respondent to perform or observe any of its covenants, agreements, obligations, and/or duties created by the Redevelopment Agreement;
- c. Downgrade by Standard & Poor’s or Moody’s of the issuers of the Letter of Credit;

- d. Materially adverse change in financial position of the Successful Respondent;
- e. If any representation and/or warranty made by the Successful Respondent in its Proposal submittal proves to be false and/or misleading in any material respect and the legality of the Redevelopment Agreement or the ability of the Successful Respondent to carry out its duties and obligations under the Redevelopment Agreement is thereby adversely affected;
- f. The commencement of any bankruptcy, insolvency, liquidation and/or similar proceeding against the Successful Respondent, its parent corporation and/or any of its subsidiaries and/or related companies which adversely affects the Successful Respondent's ability to perform its duties or obligations under the Redevelopment Agreement; the consent by the Successful Respondent, its parent corporation and/or any of its subsidiaries and/or related companies, to the appointment of and/or taking possession by a receiver, liquidator, assignee, trustee and/or custodian of the Successful Respondent its parent corporation and/or any of its subsidiaries and/or related companies, and/or any substantial part of the respective assets which adversely affects the Successful Respondent's ability to perform its duties or obligations under the Redevelopment Agreement; the making by the Successful Respondent, its parent corporation and/or any of its subsidiaries and/or related companies, of any assignment for the benefit of creditors which adversely affects the Successful Respondent's ability to perform its duties or obligations under the Redevelopment Agreement; and/or the failure by the Successful Respondent, its parent corporation and/or any of its subsidiaries and/or related companies, to generally pay its debts as they come due; or
- g. The failure by the Successful Respondent to make any payment required to be made by the Successful Respondent pursuant to the terms of the Redevelopment Agreement.

5.4 Governing Law.

This RFP shall be governed by the laws of the State of New Jersey, without giving effect to principles of conflict of laws. All disputes regarding the interpretation of this RFP shall be submitted to the Superior Court of New Jersey, Monmouth County.

5.5 Partial Invalidity.

If any term or condition of this RFP shall be deemed contrary to the laws of the State of New Jersey or the United States, then such term, condition or application shall not be deemed valid except to the extent permitted by law, but all other terms, conditions, or applications shall continue in full force and effect.

APPENDIX A

PROPOSAL DOCUMENTS

Sample Letter of Intent.....	Form A-1
Proposal Security.....	Form A-2
Form of Proposal Bond.....	Form A-3
Ownership Disclosure Statement.....	Form A-4
Non-Collusion Affidavit.....	Form A-5
Consent to Investigation.....	Form A-6
Political Contribution Disclosure Form.....	Form A-7

PROPOSAL FORM A-1

SAMPLE LETTER OF INTENT

(NOTE: TO BE TYPED ON RESPONDENT'S LETTERHEAD. THE TOWNSHIP WILL ACCEPT NO MODIFICATIONS OF THE LANGUAGE OF THIS LETTER OF INTENT.)

Date: _____, 2018

Mr. Jeffry Bertrand
Township Administrator
2700 Allaire Road
PO Box 1168
Wall, NJ 07719-1168

RE: Response to RFP, dated September 20, 2018, Related to the Prequalification of Redeveloper Candidates for the Route 71 Site

Dear Mr. Bertrand:

The undersigned, as Respondent, has (have) submitted the attached Response to the Request for Proposal (RFP) issued by the Township of Wall dated July 19, 2018, for the Route 71 Site.

(Name of Respondent) HEREBY STATES:

1. The Response contains accurate, factual and complete information and all representations made regarding Respondent's willingness to undertake and complete the Redevelopment Project are true and correct.
2. It is the intent of (Name of Respondent), if selected, to complete and submit a Proposal for the purchase and development of the Redevelopment Project.
3. (Name of Respondent) agrees to participate in good faith in the selection process as described in the RFP and to adhere to the Township's selection schedule.
4. (Name of Respondent) acknowledges (acknowledge) that all costs incurred by it (them) in connection with the preparation and submission of the Response prepared and submitted in response to RFP, or any negotiations which result therefrom, shall be borne exclusively by the Respondent.
5. (Name of Respondent) hereby declares (declare) that the only persons participating in this Response as Principals are named herein and that no person other than those herein mentioned has any participation in this Response or in any contract

to be entered into with respect thereto. Additional persons may subsequently be included as participating Principals, but only if acceptable to the Township. (Name of Respondent) declares that this Response is made without connection to any other person, firm or parties who have submitted a Response, except as expressly set forth below and that it has been prepared and has been submitted in good faith and without collusion or fraud.

6. (Name of Respondent) acknowledges and agrees that the Township, in its sole discretion, may alter, modify, amend, suspend, and/or terminate the selection process in its sole judgment. Neither the Township, nor its attorneys, consultants, agents, or employees including the members of the Project Team or the Township Committee shall have any liability to the Respondent for any costs incurred by Respondent with respect to any such decision made in relation to a response to the RFP.
7. (Name of Respondent) acknowledges that by submitting a Response to the RFP, it is agreeing and consenting to all conditions, restrictions, releases and other provisions contained therein.
8. The Proposal is submitted pursuant to due authorization by, and is in all respects binding upon, the Respondent.
9. No corporation, partnership, individual or association, officer, director, employee, manager, parent, subsidiary, affiliate or principal shareholder of (name of Respondent) has been adjudicated to be in violation of any state or federal environmental law, or charged with or convicted of bribery, fraud, collusion, or any violation of any state or federal anti-trust or similar statute within the preceding five (5) years, or previously adjudged in contempt of any court order enforcing such laws.
10. (Name of Respondent) agrees to participate in good faith in the procurement process as described in the RFP to adhere to the Township's project schedule and, if required, to negotiate a Redevelopment Agreement.
11. (Name of Respondent) is not currently in breach of, or in default of, any agreements, permits or any other applicable federal, state and local laws and regulations that are necessary for, or relate to, the Respondent's ability to undertake and complete the purchase of the Site or the Redevelopment Project as contemplated in Respondent's Proposal.
12. (Name of Respondent) hereby acknowledges receipt of Addendum numbers ____ through _____.

(Respondent shall sign and complete in the space provided below. If a joint venture, appropriate officers of each company shall sign.)

By: _____
(Name of Respondent)

(Signature)

(Name and Title)

(Seal)

Respondent must provide Corporate Resolution authorizing submission of the Proposal and execution of this Form and all other Proposal Documents attached hereto. The same person must execute all of the Proposal Documents.

PROPOSAL FORM A-2

PROPOSAL SECURITY

[THIS FORM IS TO BE COMPLETED IF THE RESPONDENT DOES NOT PROVIDE A PROPOSAL BOND WITH ITS PROPOSAL]

This Proposal is accompanied by bid security in the form of a Certified Check or Cashier's Check drawn on:

(Name of Banking Institution)

(Address)

In the amount of _____ (\$) Dollars.

The Undersigned Respondent hereby agrees that if this Proposal is accepted by the Township and the undersigned shall fail to execute and deliver the purchase and/or Redevelopment Agreement and the Proposal Bonds or letters of credit in accordance with the terms of this Proposal, then the undersigned shall be deemed to have abandoned the procurement process, and thereupon the Proposal and its acceptance shall be null and void and the certified or cashier's check herewith submitted as bid security shall be due and payable to the Township as liquidated damages; otherwise the undersigned's check or the amount thereof, shall be returned to the undersigned.

By: _____
(Name of Respondent)

(Signature)

(Name and Title)

Attach Cashier's or Certified Check made Payable to the Township of Wall

PROPOSAL FORM A-3

FORM OF PROPOSAL BOND

[THIS FORM IS TO BE COMPLETED IF THE RESPONDENT PROVIDES A PROPOSAL BOND WITH ITS PROPOSAL INSTEAD OF A CERTIFIED CHECK OR CASHIER'S CHECK]

KNOW ALL MEN BY THESE PRESENTS, that, [NAME OF RESPONDENT] ("Respondent"), as Principal (hereinafter the Principal") and [NAME OF SURETY], a [Corporation] [Partnership] duly organized under the laws of the State of ____, as Surety, are held and firmly bound unto the Township of Wall, as Oblige, in the sum of (\$)_____ DOLLARS lawful money of the United States of America, for which payment will and truly to be made, the said Principal and Surety bind ourselves, our successors, and assigns jointly and severally, firm by these presents.

WHEREAS, the Principal has submitted or is about to submit to the Township a Proposal for the provision of certain services, which Proposal is made a part hereof;

NOW THEREFORE, the Surety hereby understands that if the said Proposal is accepted and the Redevelopment Agreement (which shall also contain a purchase agreement for the Site) is awarded to the Respondent, then prior to the expiration or termination hereof, said Respondent will enter into the Agreement in writing and give bond with Surety acceptable to the Oblige for the faithful performance of the Redevelopment Agreement, or if the Principal shall fail to enter such agreement and give such bond, said Surety will pay to the Oblige, as liquidated damages, the difference, not to exceed the penal amount hereof between the amount specified in said Proposal and such larger amount for which Oblige may in good faith contract with another party to perform the work covered by said Proposal. Upon execution of the Redevelopment Agreement or payment, this bond shall thereafter become null and void, otherwise to remain in full force and effect unless terminated as hereinafter provided.

It is agreed that this bond shall be effective on the date on which the Proposal is submitted and will continue in full force for six (6) months, or until terminated as hereinafter provided.

If the Proposal is not accepted, then after written notice by the Township of such non-acceptance, this bond may be terminated by the Surety or Principal upon written notice to each other and to the Oblige by registered mail at least ten (10) days prior to the termination date specified in such notice and upon giving such notice, the Surety shall be discharged from all liability under this bond for any act or omission of the Principal occurring after the date of the notice of non-acceptance.

SIGNED AND SEALED this _____ day of _____, 20____, in the
presence of:

PRINCIPAL

(Seal)

TITLE

WITNESS

SURETY

(Seal)

TITLE

WITNESS

PROPOSAL FORM A-4

OWNERSHIP DISCLOSURE STATEMENT

In accordance with State Law, corporate and partnership Respondents to the RFP must submit a statement of the names and addresses of all stockholders in the corporation, partnership or limited liability company owning 10% or more of its stock of any class, or of all individual partners in the partnership or limited liability company who own 10% or greater interest, as the case may be. If one or more such stockholder, partner or member is itself a corporation, partnership or limited liability company, the names and addresses of stockholders holding 50% or more of that corporation's stock or of individual partners owning 10% or greater interest in that partnership or limited liability company, as the case may be, shall also be listed. The Disclosure shall continue until names and addresses of every known corporate stockholder, partner or member, exceeding the 10% ownership criteria is listed. If the Respondent is not a corporation, Limited Liability Company or partnership, he/she shall so attest in the space provided below:

NAME

ADDRESS

(Signature of President or duly authorized Officer)

(Date)

(Name and Partnership or Corporation)

(Print Name and Title)

(Address)

(Seal)

ATTEST:

(Signature of Secretary or Assistant Secretary)

(Print Name and Title)

**NOTE: SUBMIT SIMILAR STATEMENT FOR EACH MEMBER OR
JOINT VENTURE**

If the Respondent is not a limited liability company, or partnership, please sign
below.

(Signature of Owner)

(Date)

NON-COLLUSION AFFIDAVIT

Subscribed and sworn to
Before me this _____
Day of _____, 20_____

(Notary Public of New Jersey)

My commission expires _____.

PROPOSAL FORM A-6

CONSENT TO INVESTIGATION

The Respondent hereby gives its consent to the Township of Wall, Monmouth County, New Jersey, or its authorized representatives to investigate and verify all information contained in the Proposal submitted herewith in response to the Request for Proposals, dated July 19, 2018, including financial and law enforcement information with respect to the Respondent. The Respondent agrees that all financial institutions, law enforcement agencies, and regulatory agencies are authorized to release information verifying those representations and/or submissions made by the Respondent. The Respondent further agrees that the Township of Wall and/or its authorized representatives are authorized to inspect all premises and relevant records of said Respondent in order to verify information contained herein.

The Respondent agrees that a photocopy of this Consent to Investigation may be accepted by any agency or institution in lieu of the original.

Name of Respondent: _____

Respondent's Address: _____

By: _____
(Signature)

Name: _____

Title: _____

Date: _____

PROPOSAL FORM A-7

POLITICAL CONTRIBUTION DISCLOSURE FORM	
	REFERENCE:
Name of Form:	FORMS TO BE PROVIDED BY ELEC
Statutory Reference:	<u>N.J.S.A.</u> 19:44A-20.27 (P.L. 2005, c.271,S.3)
Instructions Reference:	Statutory and Other Requirements VII
Description:	Disclosure of Contributions to ELEC

Disclosure of Contributions to New Jersey Election Law Enforcement Commission (ELEC)

N.J.S.A. 19:44A-20.27 establishes a new disclosure requirement for business entities. It requires that, when a business entity has received in any calendar year \$50,000 or more in public contracts with public entities, it must file an annual report with the Election Law Enforcement Commission (ELEC). The report shall disclose any contribution of money or any other thing of value, including an in-kind contribution, or pledge to make a contribution of any kind:

- To a candidate for or the holder of any public office having ultimate responsibility for the awarding of public contracts, or,
- To a political party committee, legislative leadership committee, political committee or continuing political committee.

The report will include all reportable contributions made by the business entity during the 12 months prior to the reporting deadline. ELEC has promulgated a form and procedures for filing the required report. ELEC can also impose fines for failure to comply with this requirement.

While the local unit has no role in this process, it is recommended that all bid or proposal specifications and contracts should include language notifying business entities of their potential obligation under the law. Such language could read as follows:

Starting in January 2007, all business entities are advised of their responsibility to file an annual disclosure statement of political contributions with the New Jersey Election Law Enforcement Commission (ELEC) pursuant to N.J.S.A. 19:44A-20.27 if they receive contracts in excess of \$50,000 from public entities in a calendar year. Business entities are responsible for determining if filing is necessary. Additional information on this requirement is available from ELEC at 888-313-3532 or at www.elec.state.nj.us.

Vendor Name: _____

Contributor Name	Recipient Name	Date	Dollar Amount
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

Dated: _____

Company Name: _____

Signature: _____

Print Name and Title: _____

Phone Number: _____

Chapter 173 REGULATIONS ON CONTRIBUTIONS

Chapter 173. PUBLIC CONTRACTING REGULATIONS

[HISTORY: Adopted by the Township Committee of the Township of Wall 11-22-2005 by Ord. No. 33-2005. Amendments noted where applicable.]

§ 173-1. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

AGENCY or INSTRUMENTALITY

Any agency, department, board, committee, or commission which derives its authority from or through the Township of Wall.

BUSINESS ENTITY

Any natural or legal person, Business Corporation, professional services corporation, Limited Liability Company, partnership, limited partnership, business trust, association or any other legal commercial entity organized under the laws of this state.

CONTRIBUTION

Money or anything of value, including in-kind contributions.

FAIR AND OPEN PROCESS

At a minimum, that the contract shall be: publicly advertised in newspapers or on the Internet website maintained by the Township in sufficient time to give notice in advance of the contract; awarded under a process that provides for public solicitation of proposals or qualifications and awarded and disclosed under criteria established in writing by the Township prior to the solicitation of proposals or qualifications; and publicly opened and announced when awarded.

INTEREST

The ownership or control of more than 10% of the profits, assets or stock of a business entity.

§ 173-2. Prohibition on the award of contracts.

- A. The Township of Wall, or any agency or instrumentality thereof, shall not enter into a contract having an anticipated value in excess of \$17,500, as determined in advance and certified in writing by the Chief Financial Officer of the Township, with a business entity, except a contract that is awarded pursuant to a fair and open process, if during the preceding one year period that business entity has made a contribution that is reportable by the recipient under P.L. 1973, c. 83 (N.J.S.A. 19:44A-1 et seq.), to any municipal committee of a political party in the Township of Wall if a member of that political party is serving on the Township Committee

when the contract is awarded or to any candidate committee of any person serving on the Township Committee when the contract is awarded.

- B. A business entity that has entered into a contract having an anticipated value in excess of \$17,500 with the Township, except a contract that is awarded pursuant to a fair and open process, shall not make a contribution that is reportable by the recipient under P.L. 1973, c. 83 (N.J.S.A. 19:44A-1 et seq.), to any municipal committee of a political party if a member of that political party is serving on the Township Committee when the contract is awarded or to any candidate committee of any person serving on the Township Committee when the contract is awarded, during the term of that contract.
- C. No such municipal committee or candidate committee shall accept a contribution from a business entity during the term of any contract between the entity and the Township or any agency or instrumentality of the Township.

§ 173-3. Certain contributions deemed as contributions by a business entity.

When a business entity is a natural person, a contribution by that person's spouse or child, residing therewith, shall be deemed to be a contribution by the business entity. When a business entity is other than a natural person, a contribution by any person or other business entity having an interest therein shall be deemed to be a contribution by the business entity.

§ 173-4. Repayment of contribution.

If a business entity makes a contribution that would cause it to be ineligible to receive a public contract or, in the case of a contribution made during the term of a public contract, that would constitute a violation of this chapter, the business entity may request, in writing, within 60 days of the date on which the contribution was made, that the recipient thereof repay the contribution and, if repayment is received within those 60 days, the business entity would again be eligible to receive a contract or would no longer be in violation, as appropriate.

§ 173-5. Business entity to provide written certification.

Prior to awarding any contract, except a contract that is awarded pursuant to a fair and open process, the Township, and any agency or instrumentality thereof, shall require the business entity to which the contract is to be awarded to provide a written certification that it has not made a contribution that would prohibit the award of the contract pursuant to this chapter.

§ 173-6. Violations and penalties.

- A. All Township contracts subject to this chapter shall provide that it shall be a breach of the terms of the contract for the business entity, as defined herein, to violate this chapter or to knowingly conceal or misrepresent contributions made or received, or to make or solicit contributions through intermediaries for the purpose of concealing or misrepresenting the source of the contribution.

- B. Any business entity that knowingly fails to reveal a contribution made in violation of this chapter, or who knowingly makes or solicits contributions through intermediaries for the purpose of concealing or misrepresenting the source of the contribution, may be disqualified from eligibility for future Township contracts for up to five years from the date of the violation, and any current contract with such business entity shall be terminated.

APPENDIX B

DEFINITIONS

Alternative to the Redevelopment Plan – a proposal that complies with this RFP but contemplates development inconsistent with the current Redevelopment Plan

Executive Summary – is a component of a Proposal as referenced in Section 3.1.

GES – means Groundwater & Environmental Services, Inc.

Irrevocable Performance Letter of Credit – is defined in Section 5.2.1.

Letter of Credit – the Irrevocable Performance Letter of Credit defined in Section 5.2.1.

Letter of Intent – is the document identified in Appendix A as Form A-1.

LSRP – means Licensed Site Remediation Professional.

Master Plan – means the Master Plan of the Township.

NJDEP – means New Jersey Department of Environmental Protection

NJDEP Applications – means, collectively, the Remedial Action Permit Application – Ground Water and Remedial Action Permit Application-Soil filed with the NJDEP referenced in Section 1.3.

Prior Owner – means Wall Auto Wreckers, Inc.

Project Financing Plan – is defined in Section 4.1.1.

Project Team – means the group of people referenced in Section 1.5.

Proposal – is defined in Section 3.1.

Proposal Documents – are the documents referenced in Section 1.10 and listed in Appendix A.

Proposal Security – is defined in Section 3.1.1.

Proposal Submission – consists of the various components of a Proposal.

RAO – means Response Action Outcome referenced in Section 1.3

Redevelopment Agreement, which shall also contain an agreement to purchase the Site - is the contract the Township will offer to the Successful Respondent in Section 1.11.

Redevelopment Area – has the meaning set forth in Section 1.1.

Redevelopment Entity – is the Township.

Redevelopment Law – means N.J.S.A. 40A:12A et seq.

Redevelopment Plan – means the contents of Appendix C.

Redevelopment Project – has the meaning set forth in Section 1.6.

Respondent – means each person and entity that submits a Proposal in response to the RFP.

Response – means the written Proposal of a Respondent.

RFP – means the Request for Proposals for the Project.

Route 71 Site – means the property identified as Block 6, Lots 6, 7, and 12 as shown on the tax map of the Township.

Site – means the property identified as Block 6, Lots 6, 7, and 12 as shown on the tax map of the Township.

Successful Respondent – means the person or entity the Township selects at the conclusion of the RFP process.

Township – means the Township of Wall

Township Committee – means the governing body of the Township of Wall.

APPENDIX C
REDEVELOPMENT PLAN



Corporate Office
1800 Route 34, Suite 101, Wall, New Jersey 07719

Regional Offices
King of Prussia, Pennsylvania
Hackettstown, New Jersey
Camden, New Jersey
New York, New York

August 1, 2019

Ms. Ruth Foster, Director
Office of Permit Coordination & Project Review
**NEW JERSEY DEPARTMENT OF
ENVIRONMENTAL PROTECTION**
401 East State Street
PO Box 402
Trenton, NJ 08625

RE: Project Description
West Belmar Gateway Redevelopment Area Solar Project
FPA No. 15030.001

Dear Ms. Foster:

Spano Partners Holdings, LLC and Advanced Solar Products are proposing to construct and operate a solar farm on a 9.1-acre site owned by the Township of Wall, Monmouth County. The project site is located at 1822 Highway 71 and is part of the West Belmar Gateway Redevelopment Area.

The project site was the former Wall Auto Wrecker's Inc automotive recycling facility. The project site was remediated and the NJDEP Site Remediation Division issued a Remedial Action Permit – Soils and a Remedial Action Permit – Groundwater in February 2015. The permits require both engineering and institutional controls including a Deed Notice and a Classification Exception Area (CEA) designation. The project site is under the supervision of a LSRP and there are requirements for groundwater monitoring, cap integrity inspections and submission of Biennial Certifications. Spano Partners Holdings/Advanced Solar Products (Project Team) responded to a Request for Proposals by the Township of Wall in July 2018. The proposal by the Project Team provides for a 2.2 MW Photovoltaic system at the project site. The Township of Wall will lease the property to the Project Team once the financial viability of the project is established. The Project Team is in the process of submitting a grant application to New Jersey Community Solar Energy Pilot Program. The application deadline is September 9, 2019. The NJDEP Permit Readiness Checklist is a requirement of the application.



As a remediated site, the project site has been cleared and capped with the exception of 1.5-acres of a deciduous wooded area in the northwest corner of the property. There are no structures on the project site. The solar farm will not need sewer or water. A review of the NJDEP Geo-Web indicates that there are no streams, no open water bodies, and no freshwater wetlands on the project site. The closest wetlands are east of the project site and separated from the site by the NJ Transit Jersey Coast rail line. The 1.5-acre deciduous wooded area is mapped in Geo-Web as part of the Atlantic Coastal Landscape Project and is described as “Rank 1”. There are no Green Acres encumbered lands or historic/archeological sites within the project site.

The project site is within the jurisdiction of the Coastal Area Facilities Review Act (CAFRA) with Highway 71 being the westernmost boundary of the CAFRA zone. As such, the solar farm is considered an industrial facility based on the definition which includes electrical production facilities.

The Project Team believes that its proposed PV system provides the following benefits to Wall Township compared to traditional commercial development:

- **Visibility** – The low-profile PV system would be built using ASP’s proprietary Solstice mounting system. The total height of the panels would be less than 30 inches off the ground. The Site is bordered by elevated railroad tracks and vegetation, and with the addition of landscaping on the portion of the Site bordering Route 71, the solar array will be effectively screened from surrounding properties.
- **Environmentally Appropriate** – Solar regulations in New Jersey encourage the development of PV systems on brownfields and landfills. In addition, the proposed ballasted mounting system will require no ground penetrations, so there will be no interaction with any subsurface contaminants.
- **Flexibility** – The final design will include a perimeter gravel pathway and vehicle access to all existing monitoring wells to ensure that these wells can be easily accessed. The design of the Solstice mounting system allows for individual panels to be easily removed and replaced if access to any portion of the Site is required in the future.
- **Minimal Impact** – Following the construction of the PV system, the impact on the neighborhood will be negligible. The PV system operates quietly, with no sound discernable outside the fence line. The operations and maintenance of the PV system typically involves only bi-annual visits, with monthly visits during the growing season. Overall, the construction and maintenance of a PV system will result in significantly less traffic impact than virtually any other type of development.

The following is attached to facilitate your review:

- Completed Permit Readiness Checklist
- Preliminary Site Plan dated July 30, 2019
- Drawing No. 1 - Site Location Map



- Drawing No. 2 – USGS Topo Map
- Drawing No. 3 – Tax Map
- Drawing No. 4 – Site Layout Map
- Drawing No. 5 – Geo-Web Map showing Deed Notice Cap and CEA Boundary
- Drawing No. 6 – Geo-Web Map showing CAFRA Boundary

If there is additional information that you require to complete your timely review, please feel free to contact me at 732-312-9815 or 609-216-1869

Sincerely,

FRENCH & PARRELLO ASSOCIATES

A handwritten signature in blue ink that reads 'Larry Schmidt'. The signature is fluid and cursive, with the first name 'Larry' and last name 'Schmidt' clearly legible.

Larry Schmidt

Senior Environmental Specialist

Updated 10/11/16

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
OFFICE OF PERMIT COORDINATION AND ENVIRONMENTAL REVIEW
PERMIT READINESS CHECKLIST

FOR PCER OFFICE USE ONLY

DATE RECEIVED ____

PRC ID NUMBER ____

Completion of this form will assist the Department in determining what permits might be needed to authorize a project and to ensure that all appropriate programs attend a pre-application meeting. Please fill out the below form as completely as possible, noting any areas you are not sure of and including any information about the project and the site that might help the Department determine the permitting needs of the project.¹

1. Please complete the following questions if applicable and return to the Department with a **1 to 2 page narrative description of project, its function, and its benefits; as well as a site plan, maps, aerial photos, GIS shape files, etc.**

A. GENERAL INFORMATION

1. Name of Proposed Project **West Belmar Gateway Redevelopment Area Solar Project**____
2. Consultant/Contact Information (if any) **Larry Schmidt, Senior Environmental Specialist, French and Parrello Associates, 1800 Route 34, Wall NJ. Office Phone: 732-312- 9815, Cell Phone 609-216-1869 E-mail: Lawrence.schmidt@fpaengineers.com**
3. Name/Address of Prospective Applicant **James Spano, Spano Partners Holdings and Advanced Solar Products**
Address/tel./fax **516 Route 33, Building #2, Suite #1, Millstone , NJ 08535. Phone 732-792-2212, FAX 732-792-2284**
Company Name **Spano Partners Holdings, LLC (developer) and Advanced Solar Products (contractor)**
Address/tel./fax **Advanced Solar Products, 270 South Main Street, Flemington NJ 08822.**
Phone 908-7515818 ____
4. Does the project have any existing NJDEP ID#s assigned? i.e., Case number, Program Interest (PI)#, Program ID#? **Yes, the site is a brownfields site owned by the Township of Wall. The SRP Program Interest Number is G00008813. In February 2015 the Township received a**

¹ Please be advised that this form is not a permit application. To receive authorization, approval, or a permit to conduct regulated activities, a formal application must be filed and a formal permit or authorization issued by the appropriate Bureau within the Department prior to the conduct of regulated activity. This form is used solely for the Department's preliminary review and discussion of this project to determine what permits or authorizations may be needed to conduct the proposed activity. Any guidance offered to the applicant during this process is not binding on the Department or the applicant and a final response can only be rendered through the actual issuance of permits, approvals, or authorizations.

Remedial Action Permit Soils (RAP 150001) and a Remedial Action Permit Groundwater (RAP 150002)

B. PROPOSED PROJECT LOCATION

Street Address/munic. **1822 Highway 71, Wall NJ**
County **Monmouth** Zip Code **07719**
Block No. **6** Lots **6, 7 and 12**
X Coordinate in State Plane (project centroid) **622,788.48**
Y Coordinate in State Plane (project centroid) **486,189.65**

C. PROPOSED ACTIVITY DESCRIPTION AND SCHEDULE

1. Project Type: ☒ New Construction ☒ Brownfield Redevelopment (**although not a designated site**) ☐ Alternative Energy ☒ Other (Please describe)
 - a) Estimated Schedule: Date permits needed or desired by, beginning construction date; construction completion, and operation of facility date: **Project schedule dependent on funding from NJ Community Solar grant program**
 - b) Funding Source: Is any Federal Funding being used for this project? **No**
State Funding over 1 million dollars? **No**
Is funding secured at this time? **No** Is funding conditional? **Yes** If so, on what? **Funding from NJ Community Solar Program**
 - c) Is the project contingent on receiving the identified funding? **Yes**
If yes, explain **Project is not economically feasible without funding**
 - d) What DEP permits do you think you need for this project? (The Department will confirm this through the PRC process). **CAFRA – industrial development (electrical production)**
2. For additional guidance on Department permits, please refer to the Permit Identification Form (PIF) which will be forwarded upon request. The PIF does not need to be filled out or submitted to the Department.
 - a) Which Department(s), Bureau(s), and staff have you contacted regarding your proposed project? **None thus far**
 - b) Are there any Department permits that will need to be modified as a result of this project. Please explain and identify the project reviewer of the permit to be modified. **Site Remediation RAP for soil and groundwater is a possibility – limited to minor site grading for drainage**
 - c) Please identify any pre-permit actions or modifications you have applied for or obtained from the Department or other state agencies for this project:
 - 1) Water Quality Management Plan consistency: **N/A**
 - 2) Highlands Consistency **N/A**
 - 3) Wetland Delineation (LOI) **N/A – no wetlands on the project site**
 - 4) Tidelands Conveyance **N/A**
 - 5) Flood Hazard Jurisdiction or determinations **N/A – not within a flood hazard area**
 - 6) Water Allocation **N/A**
 - 7) Site Remediation RAW, Remedial Action Permit – Soil and or Groundwater, NJPDES Discharge to Ground Water, NJPDES

Discharge to Surface Water, No Further Action Response Action Outcome **Applicant will consult with the LSRP for the property The LSRP is Patricia Calvert of Enviro-Tactics. Please note that the property is owned by the Township of Wall and will be leased to Spano Partners Holdings**

- 8) Landfill Disruption Approval **N/A**
- 9) Landfill Closure Plan **N/A**
- 10) Other **none**

3. Please submit this Permit Readiness Checklist form, completed to the extent possible, electronically to Ruth.Foster@dep.nj.gov and Megan.Brunatti@dep.nj.gov and one (1) copy via mail² with the following items if available:
- (a) The completed Permit Readiness Checklist;
 - (b) A description of the proposed project;
 - (c) Any overarching regulatory or policy call(s) or guidance that the Department must make or make known prior to the receipt of the application to determine the project's feasibility, regulatory, or review process.
 - (d) USGS map(s) with the site of the proposed project site boundaries clearly delineated (including the title of the USGS quadrangle sheet from which it was taken)³;
 - (e) Aerial photos/GIS information regarding the site;
 - (f) A site map including any known environmental features (wetlands, streams, buffers, etc⁴);
 - (g) Site plans to the extent available;
 - (h) Street map indicating the location of the proposed project;
 - (i) Any other information that you think may be helpful to the Department in reviewing this project.
 - (j) List of any local or regional governments or entities, their historical involvement in this project or site, identification of conflicts with DEP rules; with contact names and information whose attendance/input would be helpful in facilitating this project, ie Soil Conservation Districts, health departments, local zoning officials, etc.

- D. The following are questions by Program to guide the Department in its determination of what permits may be needed to authorize this project. If the questions do not apply to the proposed project please indicate N/A. Please include any other information you think may be helpful for the Department to determine which permits are needed.

WATER AND WASTEWATER INFORMATION

DEP Safe Drinking Water Program (609) 292-5550

² Submit to: New Jersey Department of Environmental Protection
Office of Permit Coordination and Environmental Review
P.O. Box 420, Mail Code 07J
Trenton, New Jersey 08625
Street Location: 401 East State Street, 7th Floor East Wing
Telephone Number: (609) 292-3600
Fax Number: (609) 292-1921

³ USGS maps may be purchased from NJDEP, Maps and Publications, P.O. Box 420, Trenton 08625-0420; (609) 777-1038

⁴ NJGIS information

<http://www.nj.gov/dep/watersupply/>

Is the project located within an existing water purveyor service area? If yes, which one? **Yes, Township of Wall Public Works**

Will the project affect any land or water controlled by a Water Supply Authority or water purveyor in New Jersey? If so, please identify and explain. **No**

Does the purveyor have adequate firm capacity and allocation to support project demand? **N/A**

Do water pipes currently extend to the project location? **N/A**

If not, is it located within a franchise area? **N/A**

Does the project have an approved Safe Drinking Water main extension permit? **N/A**

Will the project affect any land or water controlled by a Water Supply Authority or water purveyor in New Jersey? If so, please identify and explain. **No**

DEP Water Allocation Program (609) 292-2957

<http://www.nj.gov/dep/watersupply>

Is the project seeking a new ground water allocation or modification? If yes, does the project have all necessary well location and safe drinking water permits? **No**

Is the project located within an area of critical water supply concern? **N/A**

Will this project have the capability to divert more than 100,000 gallons per day from a single source or a combination of surface or groundwater sources? **No**

Will this project draw more than 100,000 gallons per day of ground or surface water for construction or operation? **No**

WATER POLLUTION MANAGEMENT ELEMENT

DIVISION OF WATER QUALITY

Non-Point Pollution Control (609) 292-0407

http://www.nj.gov/dep/dwq/bnpc_home.htm

The **Bureau of Non-Point Pollution Control** (BNPC) is responsible for protecting and preserving the state's groundwater resources through the issuance of NJPDES Discharge to Groundwater Permits and is responsible for permitting industrial facilities and municipalities under NJPDES for discharges of stormwater to waters of the State.

Groundwater Section (609) 292-0407

This Program does not issue NJPDES-DGW permits for remediation operations.

The following definitions should be used to assist in identifying discharge activities:

Subsurface disposal system is any contrivance that introduces wastewater directly to the

subsurface environment, such as, but not limited to: septic systems, recharge beds, trench systems, seepage pits, and dry wells.

Injection/recharge wells are constructed such that they are deeper than they are wide, receive effluent via gravity flow or pumping and include dry wells and seepage pits.

Overland flow is the introduction of wastewater to the ground surface, over which the wastewater travels and eventually percolates or evaporates.

Industrial wastewater is any wastewater or discharge which is not sanitary or domestic in nature, including non-contact or contact cooling water, process wastewater, discharges from floor drains, air conditioner condensate, etc.

1. Will the project/facility have a sanitary wastewater design flow which discharges to groundwater in excess of 2,000 gallons per day? **No**
2. Will the project/facility generate a discharge to groundwater of industrial wastewater in any quantity? **No**
3. Will the project/facility involve the discharge to groundwater by any of the following activities or structures, or include as part of the design any of these activities or structures? **No**

Please indicate which:

Upland CDF (Dredge Spoils) Spray Irrigation **N/A**

Overland Flow Subsurface Disposal System (UIC) **N/A**

Landfill Infiltration/Percolation Lagoon **N/A**

Surface Impoundment **N/A**

Please specify the source of wastewater for every structure identified above (e.g., sanitary wastewater to a subsurface disposal system or non-contact cooling water to a dry well): **No wastewater discharge associated with this project**

Please specify lining materials for each lined structure identified as being used by the proposed project and give its permeability in cm/sec (e.g., 8-inch thick concrete lined evaporation pond at 10⁻⁷ cm/sec): **N/A**

Does your project/facility include an individual subsurface sewage disposal system design for a facility with a design flow less than 2,000 gallons per day which does not strictly conform to the State's standards? **No**

Does your project involve 50 or more realty improvements? **No**

DEP Pretreatment and Residuals program (609) 633-3823

Will the project involve the discharge of industrial/commercial wastewater to a publicly owned treatment works (POTW)? **No**

If yes, name of POTW: **N/A**

Volume of wastewater (gpd): **N/A**

Will/does this project involve the generation, processing, storage, transfer and/or distribution of industrial or domestic residuals (including sewage sludge, potable water treatment residuals and food processing by-products) generated as a result of wastewater treatment. **No** If so, please explain. **N/A**

Stormwater Program (609) 633-7021

<http://www.njstormwater.org/>

http://www.state.nj.us/dep/dwq/ispp_home.html

Will your site activity disturb more than one acre? **Yes**

Will any industrial activity be conducted at the site where material is exposed to the rain or other elements? **No**

Does your facility have an existing NJPDES permit for discharge of stormwater to surface groundwater? **No**

Is your facility assigned one of the following Standard Industrial Classification (SIC) Codes? **N/A**
(To determine your SIC Code see the box "Industry Code" on your New Jersey Department of Labor Quarterly Contribution Report.

Surface Water Permitting (609) 292-4860

<http://www.nj.gov/dep/dwq/swp.htm>

Will this wastewater facility discharge to Surface Water? **No** _____

If yes, state the name of the proposed receiving stream **N/A**

Describe the proposed discharge of wastewater to Surface Water **N/A**

If no, how is the wastewater proposed to be discharged (e.g., to be conveyed to another STP, Publicly Owned Treatment Works, etc. **N/A**

MUNICIPAL FINANCE AND CONSTRUCTION ELEMENT

Treatment Works Approvals (609) 984-4429

<http://www.nj.gov/dep/dwq/twa.htm>

Will this project include the construction, expansion or upgrade of a domestic or industrial wastewater treatment facility or an off-site subsurface disposal system that generates more than 2,000 gallons per day? **No** If yes, explain **N/A**

Will the project result in a construction design of more than 8000 gallons of water discharge per day? **No**

Office of Water Resources Management Coordination (609)777-4359

<http://www.state.nj.us/dep/wrm>

Sewer Service

Is the project in an approved sewer service area for the type of wastewater service needed? **N/A** **no wastewater will be generated by this project**

If yes, what is the name of the sewer service area? **Sewer Service provided by the Township of Wall**

Has this project received endorsement from the appropriate sewer authority with adequate conveyance and capacity? N/A

Do waste water pipes currently extend to the project location? N/A

Is the project consistent with and in an area covered by an up to date Wastewater Management Plan? N/A

Will an amendment to the existing WQMP be required to accommodate this project? N/A

If tying into an offsite treatment plant, is the capacity and conveyance system currently available? N/A

What is the volume of wastewater that will be generated by the project? No discharge

DEP Land Use Regulation (609) 777-0454
<http://www.nj.gov/dep/landuse>

Does the project involve development at or near, or impacts to the following; describe the type and extent of development in regards to location and impacts to regulated features:

Water courses (streams) No

State Open Waters? No

Freshwater Wetlands and/or freshwater wetland transition areas? **No – closest freshwater wetlands (Geo-Web mapped) are east of the NJ Transit Coast Line. The elevated NJ Transit Coast Line forms the eastern boundary of the property_____**

Flood Hazard areas and/or riparian buffers No

Waterfront development areas No

Tidally Flowed Areas No

Bureau of Tidelands Management: http://www.nj.gov/dep/landuse/tl_main.html

The CAFRA Planning Area? **The project site is in Planning Area 1 – the Metropolitan Planning Area. The project site is within the CAFRA zone.** <http://www.state.nj.us/dep/gis/cafralayers.htm>

DEP NATURAL AND HISTORIC RESOURCES

Green Acres Program (609) 984-0631
<http://www.nj.gov/dep/greenacres>

Does the project require a diversion of State property or parkland, lease of same, lifting of a Green Acres of Land Use deed restriction, or work within an existing easement? No Will any activity occur on State owned lands? No If so please describe. _____

Does the project require a diversion of property funded with federal Land and Water Conservation Funding? No. If so, please describe N/A.

Does the project include activities that are under the jurisdiction of the Watershed Property Review Board? **No**. If so, please describe. N/A Has the Watershed Property Review Board made a jurisdictional determination? _____

Division of Parks and Forestry: State Park Service 609-292-2772

Is the temporary use of State lands administered by the New Jersey State Park Service required for pre-construction, construction and/or post construction activities? **No** If so, please describe N/A.

Division of Parks and Forestry: State Forestry Services (609) 292-2530

<http://www.nj.gov/dep/parksandforests/forest>

Forest clearing activities/No Net Loss Reforestation Act

Will construction of the project result in the clearing of ½ acres or more of forested lands owned or maintained by a State entity? **No**

If so, how many acres? N/A

Division of Parks and Forestry: Office of Natural Lands Management (609) 984-1339

<http://www.nj.gov/dep/parksandforests/natural/index.html>

Is the project within a State designated natural area as classified in the Natural Areas System Rules at N.J.A.C. 7:5A? **No**

If so, please describe. N/A

State Historic Preservation Office – SHPO (609) 292-0061

<http://www.state.nj.us/dep/hpo/index.htm>

Is the site a Historic Site or district on or eligible for the State or National registry? **No**

Will there be impacts to buildings over 50 years old? **No**

Are there known or mapped archeological resources on the site? **No – per Geo-Web Archeological Site Grid**

Dam Safety Program (609) 984-0859

<http://www.nj.gov/dep/damsafety>

Will the project involve construction, repair, or removal of a dam? **No**

If so, please describe N/A

Fish and Wildlife (609) 292-2965

<http://www.nj.gov/dep/fgw>

Will there be any shut off or drawdown of a pond or a stream? **No**

Threatened and Endangered Species Program

Are there records of any Threatened and Endangered species, plant, or animal in this project area? **No**

Will the proposed development affect any areas identified as habitat for Threatened or Endangered Species? **No**

SITE REMEDIATION PROGRAM (609) 292-1250

<http://www.nj.gov/dep/srp/>

Office of Brownfield Reuse (609) 292-1251

Is the project located on or adjacent to a known or suspected contaminated site? **Yes**

<http://www.nj.gov/dep/srp/kcsnj/>

Is the project within a designated Brownfield Development Area? **No**

<http://www.nj.gov/dep/srp/brownfields/bda/index.html>

Has a No Further Action, Response Action Outcome, or Remedial Action Permit been issued for the entire project area? **Yes – both soils and groundwater**

If not, what is the current status of remediation activities? **The project site has a Deed Notice and a CEA. The site is subject to the Biennial Certification process** Please include remedial phase, media affected and contaminant(s) of concern.

Name of current SRP Case Manager or Licensed Site Remediation Professional and Preferred Identification (PI) Number **Ms. Patricia Calvert of Enviro-Tactics of Sea Girt is the LSRP (LSRP # 591143). The Site Remediation PI# is G00008813**

Is the applicant a responsible party for contamination at the property? **No**

Is the project located on a landfill that will be redeveloped for human occupancy? **No** If yes, is there an approved Landfill Closure Plan? **N/A**

Dredging and Sediment Technology (609) 292-1250

Does the project involve dredging or disposing of dredged materials? **No**

SOLID AND HAZARDOUS WASTE MANAGEMENT PROGRAM (609) 633-1418

<http://www.nj.gov/dep/dshw/>

Does the project receive, utilize, or transport solid or hazardous wastes? **No**

Will the project involve the disposing of hazardous Substances per 40 CFR part 261 and NJAC 7:26? **No**

Will the project include operation of a solid waste facility according to N.J.A.C. 7:26-1-et seq.? **No**

Is the project a solid waste facility or recycling center? **No**

Is the project included in the appropriate county Solid Waste Management Plan? **N/A** Explain _____

AIR QUALITY PERMITTING PROGRAM

<http://www.nj.gov/dep/aqpp>

Will activity at the site release substances into the air? **No**

Does the project require Air Preconstruction permits per N.J.A.C. 7.27-8.2©1? **No**

Will your project require Air Operating permits (N.J.A.C. 7:27--22.1)? **No**

Will the project result in a significant increase in emissions of any air contaminant for which the area is nonattainment with the national ambient air quality standards (all of NJ for VOC and NOx; 13 counties for fine particulates), thereby triggering the Emission Offset Rule at NJAC7:27-18? **No**

Will the project emit group 1 or 2 TXS toxic substances listed in NJAC 7:27-17? **No**

Will the project emit hazardous air pollutants above reporting thresholds in NJAC7:27 8, Appendix 1? **No**

Will the project result in stationary diesel engines (such as generators or pumps) or mobile diesel engines (such as bulldozers and forklifts) operating on the site? **No** If so, which? **N/A**

RADIATION PROTECTION AND RELEASE PREVENTION (609) 984-5636

www.state.nj.us/dep/rpp

Will the operation receive, store or dispose of radioactive materials? **No**

Will the operation employ any type of x-ray equipment? **No**

DISCHARGE PREVENTION PROGRAM (DPCC) (609) 633-0610

www.nj.gov/dep/rpp

Is this a facility as defined in N.J.A.C. 7:1E in which more than 20,000 gallons of Hazardous substances other than petroleum or greater than 200,000 gallons of petroleum are stored? **No**

TOXIC CATASTROPHE PREVENTION ACT (TCPA) (609) 633-0610

[HTTP://WWW.STATE.NJ.US/DEP/RPP/BRP/TCPA/INDEX.HTM](http://WWW.STATE.NJ.US/DEP/RPP/BRP/TCPA/INDEX.HTM)

Is this a facility that handles or stores greater than a threshold amount of extraordinarily hazardous substances as defined in N.J.A.C. 7:31? **No**

Bureau of Energy and Sustainability (609)633-0538

<http://www.nj.gov/dep/aqes/energy.html>

<http://www.nj.gov/dep/aqes/sustainability.html>

GREEN DESIGN (609) 777-4211

Have you incorporated green design features into this project? Examples of green design features may include: renewable energy, water conservation and use of low impact design for stormwater.

Yes – solar energy production

Will this project be certified by any of the following green building rating systems?

New Jersey Green Building Manual? **_N/A_**

<http://greenmanual.rutgers.edu/>

US Green Building Council's LEED (Leadership in Energy and Environmental Design)? N/A
<http://www.usgbc.org/>

ASHRAE Standard 189.1? N/A
<http://www.ashare.org/publications/page/927>

National Green Building Standard ICC 700-2008? N/A
<http://www.nahbgreen.org>

USEPA's ENERGY STAR? N/A
http://www.energystar.gov/index.cfm?c=business.bus_index

INNOVATIVE TECHNOLOGY (609) 292-0125

Is an environmental and energy innovative technology included in this project? **Yes**

Is this technology used for manufacturing alternative fuels? **N/A**

- If yes, what is the non-fossil feedstock(s) used for manufacturing the fuels? **N/A**
Biomass Municipal Solid Waste Other Non-Fossil Feedstocks

-What will be the primary use of the manufactured alternative fuels? **N/A**
CHP System Micro Turbine Fuel Cells

For other innovative technology type, what is the proposed application? **N/A**
Energy Site Remediation Drinking Water Wastewater

For other innovative energy systems, what is the source of energy? **Solar**

Is there independent third-party performance data for the technology? **Yes**

Has the technology been verified by an independent third-party entity? **Yes**

Is this technology in use at any other location at this time? **Yes**
- If yes, please provide location _____

DEP COMPLIANCE AND ENFORCEMENT

Does the applicant have outstanding DEP enforcement violations, and if so, what is the status? **No**

If yes, please identify the case, case manager, program, and phone number. **N/A**

Does the proposed project facilitate compliance where there is a current violation or ACO? **N/A**

COMMUNITY ENGAGEMENT (609)292-2908

The Department is committed to the principles of meaningful and early community engagement in the project's approval process. The Department has representatives available who could discuss community engagement issues with you and we encourage this communication to take place at the earliest possible time.

- (a) What community groups and stakeholders have you identified that may be interested in or impacted by this project? **The Township of Wall as a property owner and the entity that must permit the project pursuant to relevant municipal ordinances. There will be a public hearing during the zoning process**
- (b) How have you or will you engage community and stakeholders in this project? Please supply individuals or stakeholder groups contacted or who have been identified for community engagement. **The Township of Wall**
- (c) What are the potential impacts of this project on the community? **On a positive basis, the project will redevelop a former auto scrap yard and produce clean energy, thus reducing the need for fossil fuels. The cost of electricity will be reduced and the project will provide revenue to the Township of Wall.**
- (d) How do you intend to mitigate these potential impacts? **No adverse environmental impacts have been identified**
- (e) What are the community concerns or potential concerns about this project? **No concerns have been expressed thus far**
- (f) How do you intend to address these concerns? **Concerns, if any, will be addressed as part of the zoning approval process.**
- (g) As part of this project, do you plan to perform any environmental improvements in this community? **Not needed** If yes, describe.

Please provide the Department with an additional 1 to 2-page narrative description of the project, focusing on its function and its local/regional environmental, social, and economic benefits and impacts. Also, what sensitive receptors are present and how might they be affected by this project?

GENERAL

Is the project subject to:

Highlands Regional Master Plan – Planning or Preservation Area? **No**
http://www.nj.gov/dep/highlands/highlands_map.pdf

Pinelands Comprehensive Management Plan? **No**
<http://www.state.nj.us/pinelands/cmp/>

D&R Canal Commission Standards **No**
<http://www.dandrcanal.com/drcc/maps.html>

Delaware River Basin Commission **No**
(609) 883-9500

<http://www.state.nj.us/drbc/>

US Army Corps of Engineers review? **No**

Document Path: O:\15K150001\15030 - Wall Twp Gateway Redevelopment Area Solar\15030.001 - Solar\CADD\GIS\15030.001 - DWG.1 - SITE LOCATION MAP.mxd
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WEST BELMAR GATEWAY REDEVELOPMENT AREA SOLAR PROJECT

1822 HIGHWAY 71, WALL TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

SITE LOCATION MAP

SCALE:
1" = 200'

BLOCK:
6

LOT:
6, 7, 12

DRAWING #

1

DATE:
07/29/2019

DRAWN BY:
N.L.

PROJECT NUMBER:
15030.001



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WEST BELMAR GATEWAY REDEVELOPMENT AREA SOLAR PROJECT

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MONMOUTH COUNTY, NEW JERSEY

USGS TOPOGRAPHIC MAP ASBURY PARK QUADRANGLE

SCALE:
1" = 2,000'

CONTOUR INTERVAL
10'

PHOTO REVISED
1994

DRAWING #

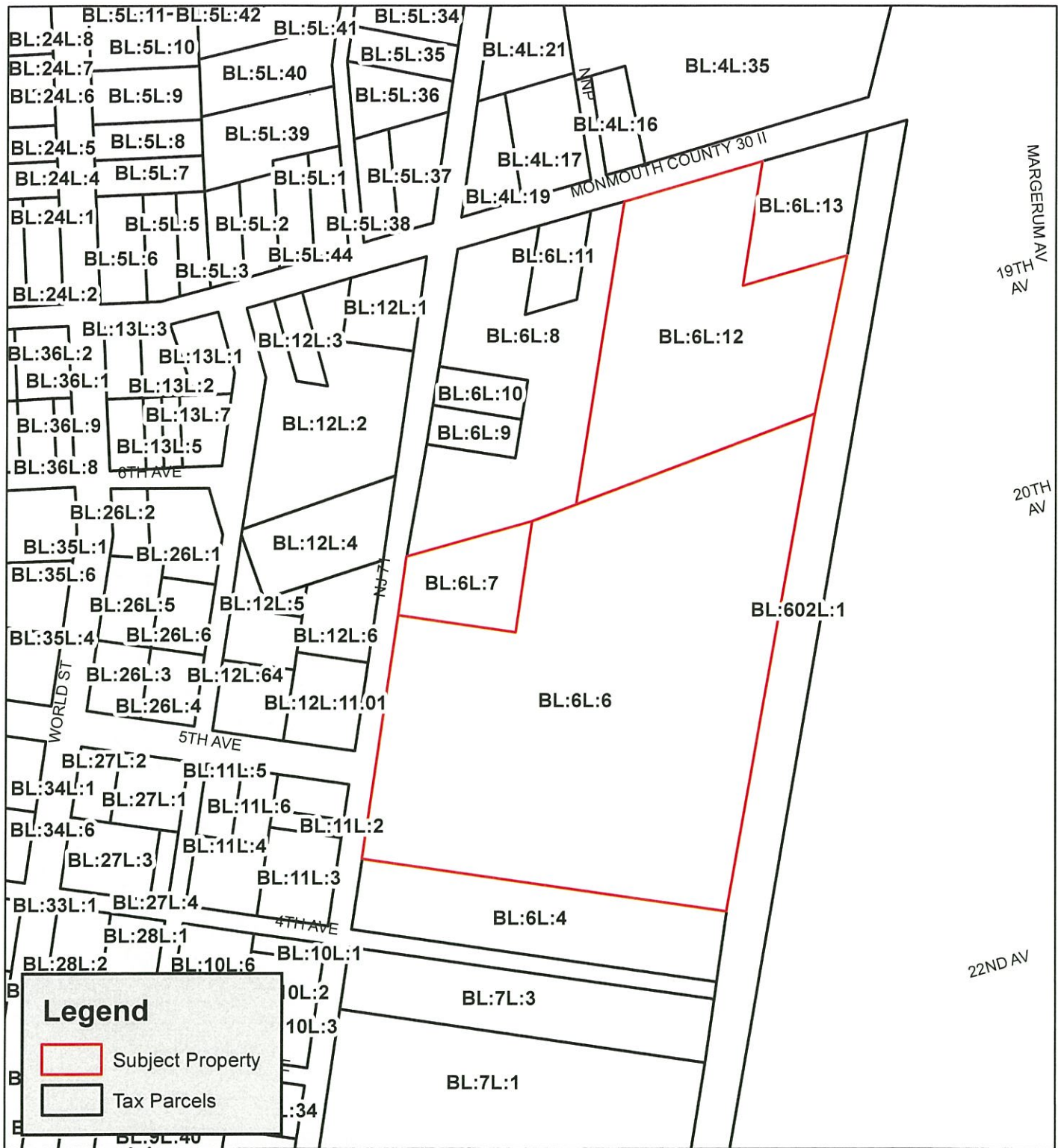
DATE:
07/29/2019

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PROJECT NUMBER:
15030.001

2

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**WEST BELMAR GATEWAY REDEVELOPMENT
AREA SOLAR PROJECT**
1822 HIGHWAY 71, WALL TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

TAX MAP

SCALE: 1" = 200'	BLOCK: 6	LOT: 6, 7, 12	DRAWING # 3
DATE: 07/29/2019	DRAWN BY: N.L.	PROJECT NUMBER: 15030.001	

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**WEST BELMAR GATEWAY REDEVELOPMENT
AREA SOLAR PROJECT**
1822 HIGHWAY 71, WALL TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

SITE LAYOUT MAP

SCALE: 1" = 200'	BLOCK: 6	LOT: 6, 7, 12	DRAWING # 4
DATE: 07/29/2019	DRAWN BY: N.L.	PROJECT NUMBER: 15030.001	

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**WEST BELMAR GATEWAY REDEVELOPMENT
AREA SOLAR PROJECT**
1822 HIGHWAY 71, WALL TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

**GEO-WEB MAP SHOWING DEED NOTICE CAP AND
CEA BOUNDRY**

SCALE:
1" = 200'

BLOCK:
6

LOT:
6, 7, 12

DRAWING #

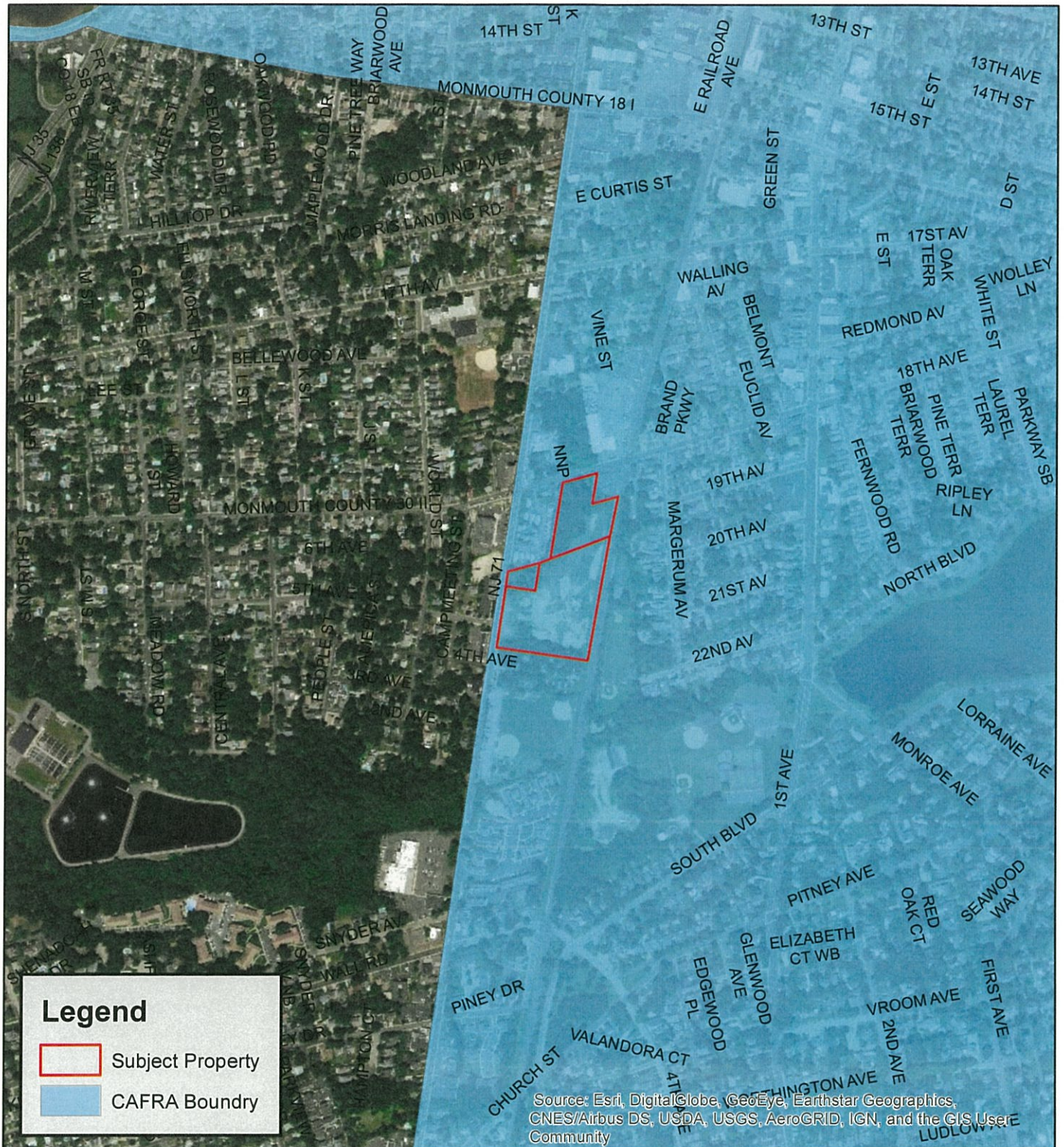
DATE:
07/29/2019

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PROJECT NUMBER:
15030.001

5

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**WEST BELMAR GATEWAY REDEVELOPMENT
AREA SOLAR PROJECT**
1822 HIGHWAY 71, WALL TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

**GEO-WEB MAP SHOWING
CAFRA BOUNDARY**

SCALE: 1" = 800'	BLOCK: 6	LOT: 6, 7, 12	DRAWING # 6
DATE: 07/29/2019	DRAWN BY: N.L.	PROJECT NUMBER: 15030.001	

March 30, 2017

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

**Re: Remedial Action Protectiveness/Biennial Certification Form –Groundwater
Former Wall Auto Wreckers
1822 Hwy 71 (Block 6, Lots 6 & 12)
Wall Township, Monmouth County, New Jersey
NJDEP PI #G000008813
Activity No. RAP150002**

Dear Sir or Madam:

Attached please find the Remedial Action Protectiveness/Biennial Certification Form – Groundwater for the above-referenced site, including analytical results, Inspection & Maintenance Logs, an updated well search, and an electronic copy of all information in Adobe pdf format.

Please feel free to contact me at (732) 449-0077 if you have any questions or require additional information.

Sincerely,
Envirotactics, Inc.



Patricia Calvert, LSRP
Senior Project Manager

cc: Jeffry Bertrand, Township Administrator, Wall Township
Roberta Lang, RMC, Township Clerk and Board of Health Registrar, Wall Township
Christine Giordano Hanlon, Esq., County Clerk, Monmouth County
Christopher P. Merkel, M.P.H., Health Officer, Monmouth County

Envirotactics, Inc.
1330 Laurel Ave.
Building 3
Sea Girt, NJ 08750

Phone 732.449.0077
Fax 732.449.5810
www.envirotactics.com



New Jersey Department of Environmental Protection
Site Remediation Program

REMEDIAL ACTION PROTECTIVENESS /
BIENNIAL CERTIFICATION FORM – GROUND WATER

☒ SRP ☐ Subsurface ☐valuator (☐☐☐T)

Date Stamp
(For Department use only)

SECTION A. SITE NAME AND LOCATION

Site Name ☐ Former Wall Auto Wreckers

☐ list all A ☐ As ☐

Street Address ☐ 1822 Hwy 71

Municipality ☐ Wall Township (Township, ☐orough or City)

County ☐ Monmouth ☐ip Code ☐ 07719

Program Interest (P) Number(s) ☐ G000008813

Case Tracking Number(s) ☐ 49983

Municipal ☐lock and ☐ot Numbers of the entire Site ☐

Block 6, Lots 6 & 12

SECTION B. FEES

- ☒ Ground Water Remedial Action Protectiveness/Biennial Certification for a Remedial Action Permit (No fee)
☐ Ground Water Remedial Action Protectiveness/Biennial Certification - Non-Remedial Action Permit \$375.00

SECTION C. FEE BILLING CONTACT PERSON

☐ Changed Since Last Submission ☐ffective Date of Change ☐

Business Name ☐ Wall Township

First Name of Contact ☐ Jeffry Last Name of Contact ☐ Bertrand

Title ☐ Township Administrator

Phone Number ☐ (732) 449-8444 ☐xt. ☐ Fax ☐ (732) 449-8996

Mailing Address ☐ 2700 Allaire Road

Municipality ☐ Wall Township State ☐ NJ ☐ip Code ☐ 07719

Email Address ☐ jbertrand@townshipofwall.com

SECTION D. CURRENT OWNER OF THE SITE

☐ Changed Since Last Submission ☐ffective Date of Change ☐

- ☒ If same as Person Responsible for Monitoring the Protectiveness of the Remedial Action (Section B),
check box and proceed to next section.

Full Legal Name of the Owner ☐

First Name of Contact ☐ Last Name of Contact ☐

Title ☐

Phone Number ☐ ☐xt. ☐ Fax ☐

Mailing Address ☐

Municipality ☐ State ☐ ☐ip Code ☐

Email Address ☐

SECTION E. CURRENT OPERATOR OF THE SITE

☐ Changed Since Last Submission Effective Date of Change ☐ _____

☐ If same as Person Responsible for Monitoring the Protectiveness of the Remedial Action (Section F), check box and proceed to the next section.

Full Legal Name of the Operator ☐ _____

First Name of Contact ☐ _____ Last Name of Contact ☐ _____

Title ☐ _____

Phone Number ☐ _____ Ext. ☐ _____ Fax ☐ _____

Mailing Address ☐ _____

Municipality ☐ _____ State ☐ _____ Zip Code ☐ _____

Email Address ☐ _____

SECTION F. CURRENT LESSEE OF THE SITE

☐ Changed Since Last Submission Effective Date of Change ☐ _____

☐ If same as Person Responsible for Monitoring the Protectiveness of the Remedial Action (Section F), check box and proceed to the next section.

Full Legal Name of the Lessee ☐ _____

First Name of Contact ☐ _____ Last Name of Contact ☐ _____

Title ☐ _____

Phone Number ☐ _____ Ext. ☐ _____ Fax ☐ _____

Mailing Address ☐ _____

Municipality ☐ _____ State ☐ _____ Zip Code ☐ _____

Email Address ☐ _____

SECTION G. REMEDIAL ACTION AND CEA/WRA INFORMATION

1. Type of Ground Water Remediation

a. ☒ Monitored Natural Attenuation

- 1) ☐ Has ground water sampling been conducted at the site since the CEA/WRA was established or the last submittal of the Ground Water Remedial Action Protectiveness/Annual Certification Form, whichever is more recent ☒ Yes ☐ No

If Yes, attach a summary of the ground water sampling results to this form, including all historical ground water sampling data for the site.

- 2) ☐ Do the results of the ground water sampling demonstrate that contaminant concentrations have decreased to or below the applicable Ground Water Quality Standards for two consecutive sampling events accounting for seasonal fluctuation ☐ Yes ☒ No ☐ N/A

If Yes, then submit a Ground Water Remedial Action Permit Application for a termination or a request for a CEA/WRA lift for sites that do not currently have a Ground Water Remedial Action Permit and skip the rest of this section.

- 3) ☐ Do the results of the ground water sampling indicate that there is a decreasing trend of contaminant concentrations in the ground water ☒ Yes ☐ No

If No, is the ground water plume considered stable ☐ Yes ☐ No

If No, then the permittee/co-permittee shall modify the Remedial Action and apply for a modification of the Ground Water Remedial Action Permit as necessary pursuant to N.A.C. 726C-7.8(d)2.

- ☐ Is the ground water plume reaching the sentinel wells..... ☐ Yes ☒ No
- If Yes, then the permittee/co-permittee shall complete additional delineation of the ground water contamination and modify the Remedial Action and apply for a modification of the Ground Water Remedial Action Permit as necessary pursuant to N.J.A.C. 7:26C-7.8(d)2.
- 5) Has all soil contamination in the unsaturated zone been remediated to the applicable numeric Soil Remediation Standard for all area(s) of concern associated with this C/A..... ☐ Yes ☒ No ☐ N/A
- 6) Has all free and/or residual product in the unsaturated and saturated zones, as determined pursuant to N.J.A.C. 7:26-5.1(e), been treated or removed for all area(s) of concern associated with this C/A..... ☒ Yes ☐ No ☐ N/A

b. ☐ **Active Remediation**

Provide the type of remediation.....

- 1) Has ground water sampling been conducted at the site since the C/A/WRA was established or the last submittal of the Ground Water Remedial Action Protectiveness/Annual Certification Form, whichever is more recent..... ☐ Yes ☐ No
- If Yes, Attach a summary of the ground water sampling results to this form, including all historical ground water sampling data for the site.
- 2) Do the results of the ground water sampling demonstrate that contaminant concentrations have decreased to or below the applicable Ground Water Quality Standards for two consecutive sampling events accounting for seasonal fluctuation..... ☐ Yes ☐ No ☐ N/A
- If Yes, then submit a Ground Water Remedial Action Permit Application for a termination or a request for a C/A/WRA lift for sites that do not currently have a Ground Water Remedial Action Permit and skip the rest of this section.
- 3) Do the results of the ground water sampling indicate that there is a decreasing trend of contaminant concentrations in the ground water..... ☐ Yes ☐ No
- If No, is the ground water plume considered stable..... ☐ Yes ☐ No
- If No, then the permittee/co-permittee shall modify the Remedial Action and apply for a modification of the Ground Water Remedial Action Permit as necessary pursuant to N.J.A.C. 7:26C-7.8(d)2.
- ☐ Is the ground water plume reaching the sentinel wells..... ☐ Yes ☐ No
- If Yes, then the permittee/co-permittee shall complete additional delineation of the ground water contamination and modify the Remedial Action and apply for a modification of the Ground Water Remedial Action Permit as necessary pursuant to N.J.A.C. 7:26C-7.8(d)2.
- 5) Is the ground water plume migrating horizontally or vertically into an uncontaminated aquifer zone below and adjacent to the contaminant plume..... ☐ Yes ☐ No
- 6) Is the ground water remedial action performing as designed..... ☐ Yes ☐ No
- If No, provide an explanation.....
- 7) Has the active ground water treatment system been shutdown for longer than 24-hours since the C/A/WRA was established or the last submittal of the Ground Water Remedial Action Protectiveness/Annual Certification Form, whichever is more recent..... ☐ Yes ☐ No ☐ N/A
- If Yes, provide an explanation for the shutdown, including the duration of the shutdown and whether or not the shutdown rendered the Remedial Action not protective of public health, safety and of the environment.....

8) What is the expected duration of the active remediation_____ (whole years)

2. ☐ Yes as a Technical Impracticability (TI) Determination been submitted_____ ☐ Yes ☒ No

If ☐ Yes, please provide the date of the TI Determination_____

And attach a summary of the TI Determination and a 5-year evaluation if applicable.

3. Check the Ground Water **Monitoring Schedule** that is currently being applied for the site

☐ Monthly ☒ Annual
☐ Quarterly ☐ Biennial
☐ Semi Annual ☐ Other_____

- ☐ CEA/WRA Specific Information

Date CEA/WRA was established 02/19/2015 Expected expiration date of the CEA/WRA Indeterminate

Name of the impacted Aquifer Kirkwood

Ground Water Classification II-A Ground Water Flow Direction East

Horizontal extent of CEA/WRA 2.35 (acres) Vertical depth of the CEA/WRA 50 (feet below ground surface)

Attach a scaled site map with the extent of the CEA/WRA on it.

5. Since the CEA/WRA was established or the last submittal of the Ground Water Remedial Action Protectiveness/Biennial Certification Form, whichever is more recent, did the Municipal Block and Lot number(s) of the CEA/WRA change_____ ☐ Yes ☒ No

If ☐ Yes, attach a current Tax Map of the property and list the former and new Municipal

Block and Lot numbers of the CEA/WRA below

Former Municipal Block and Lot Number(s)_____

New Municipal Block and Lot Number(s)_____

6. Is this form being submitted pursuant to a Ground Water Remedial Action Permit_____ ☒ Yes ☐ No
If 'No', submit a completed Ground Water Remedial Action Permit Application with this form.

7. Did you provide hard copies of this form to the municipal and county clerks for each municipality and county in which the site is located the local, county and regional health department for each municipality and county in which the site is located each current owner of the site each current operator of the site each current property owner within the footprint of the CEA/WRA and the Pinelands Commission, as applicable, and the Highlands Commission as applicable_____ ☒ Yes ☐ No

8. Did you provide to NAPP copies of this form in paper and electronically on a CD (in Adobe PDF format)_____ ☒ Yes ☐ No

- ☐ Have monitoring wells associated with the CEA/WRA been damaged, vandalized, repaired, replaced, or decommissioned_____ ☐ Yes ☒ No

If ☐ Yes, attach a description of what occurred and, if applicable, a copy of the Well Abandonment Report for each well that has been damaged, vandalized, repaired, replaced, or decommissioned, and the construction specifications for each new/replacement well.

Attach the maintenance and evaluation logs for all the monitoring wells associated with the CEA/WRA.

10. Have additional monitoring wells been installed since the CEA/WRA was established or the last submittal of the Ground Water Remedial Action Protectiveness/Biennial Certification Form, whichever is more recent_____ ☐ Yes ☒ No

If ☐ Yes, attach the construction specifications for each new well.

11. Has the CEA/WRA been revised for any reason that did not require conducting additional remediation_____ ☐ Yes ☒ No

If ☐ Yes, attach a new CEA/WRA Fact Sheet form with all exhibits and indicate which major CEA component(s) have been revised

☐ Contaminant List ☐ Boundaries ☐ Protected Term of CEA/WRA

12. Have you evaluated the Ground Water Quality Standards and other regulations and guidance relevant to the CEA/WRA and any resulting vapor intrusion risk, that have been modified subsequent to the establishment of the CEA/WRA or the last submittal of the Ground Water Remedial Action Protectiveness/Annual Certification Form and report, whichever is more recent? ☒ Yes ☐ No
13. Was the CEA/WRA been accurately mapped on NGeoWeb? ☒ Yes ☐ No
- If 'No', then submit a GIS compatible map of the CEA/WRA to srpgis_cea@dep.state.nj.us.

SECTION H. LAND USE, CHANGES, AND DISTURBANCES

1. Site Use(s) at the time the CEA/WRA was established (check all that apply)
- | | | | |
|--------------------------------------|--|---|--------------------------------------|
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Child Care Facility | <input type="checkbox"/> Park or Recreational Use | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Residential | <input type="checkbox"/> Hospital | <input checked="" type="checkbox"/> Vacant | |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Landfill | <input type="checkbox"/> Government Facility | |
| <input type="checkbox"/> School | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Road/Right of Way | |
2. Current Site Use(s) (check all that apply)
- | | | | |
|--------------------------------------|--|---|--------------------------------------|
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Child Care Facility | <input type="checkbox"/> Park or Recreational Use | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Residential | <input type="checkbox"/> Hospital | <input checked="" type="checkbox"/> Vacant | |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Landfill | <input type="checkbox"/> Government Facility | |
| <input type="checkbox"/> School | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Road/Right of Way | |
3. Intended Future Site Use(s), if known (check all that apply)
- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Child Care Facility | <input type="checkbox"/> Park or Recreational Use | <input type="checkbox"/> Future site use unknown |
| <input type="checkbox"/> Residential | <input type="checkbox"/> Hospital | <input type="checkbox"/> Vacant | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Landfill | <input type="checkbox"/> Government Facility | |
| <input type="checkbox"/> School | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Road/Right of Way | |
- ☐ Describe the current site operations and the status of any planned future land use(s) for the site, particularly if the proposed use is residential, school, or licensed child care facility.
- Site is currently a vacant, dirt lot with no structures. A 6-foot metal fence with locked gate surrounds the property boundary. Planned future use includes commercial redevelopment.
5. Since time the CEA/WRA was established or the last submittal of the Ground Water Remedial Action Protectiveness/Annual Certification Form, whichever is more recent, has the site use changed to residential, school, or licensed child care facility? ☐ Yes ☒ No
- If Yes, indicate the type of remedy used
- ☐ Presumptive Remedy pursuant to the NJP's Presumptive Remedies for Soil Contamination at Schools, Child Care Centers, and Residences. (N.J.A.C. 7:26- 5.3)
- ☐ Briefly describe presumptive remedy
- ☐ Alternate Remedy pre-approved by the NJP. Attach a copy of the NJP's pre-approval letter.
- ☐ Unrestricted Use Remedy
6. Have disturbances of the land, such as installation of a detention basin, taken place? ☐ Yes ☒ No
- If Yes,
- a) Indicate the type of and the approximate date of the disturbance(s) _____
- b) Did these disturbances result in a contaminated discharge to surface water that rendered the Remedial Action not protective of public health, safety and of the environment? ☐ Yes ☐ No

- c) ☐ Did these disturbances intercept the water table within the CEA/WRA area in such a way that ground water sampling was needed to determine if the ground water contaminant plume could discharge to surface water? ☐ Yes ☐ No
- ☐ If Yes, does the ground water meet the more stringent of either the New Jersey Surface Water Quality Criteria, N.J.A.C. 7:26 or the Federal Surface Water Quality Criteria, CFR Part 131? ☐ Yes ☐ No

SECTION I. CURRENT OR PLANNED WATER USE WITHIN THE WELL SEARCH AREA

1. Water use within the CEA/WRA when CEA/WRA was established (check all that apply)

- ☐ Potable
☐ Well Head Protection Area
☐ Tier 1 ☐ Tier 2 ☐ Tier 3
☐ Irrigation
☐ Industrial
☐ Geothermal

2. Current water use within the CEA/WRA Boundaries (check all that apply)

- ☐ Potable
☐ Well Head Protection Area
☐ Tier 1 ☐ Tier 2 ☐ Tier 3
☐ Irrigation
☐ Industrial
☐ Geothermal

3. Attach the results of the required updated well search to this form, including a scaled map.

- ☐ Since the CEA/WRA was established or the last submittal of the Ground Water Remedial Action Protectiveness/Annual Certification Form, whichever is more recent, has the water use changed within the well search area? ☐ Yes ☒ No

☐ If Yes, briefly describe:

5. Have any changes in water use altered the areal extent and or the duration of the CEA/WRA? ☐ Yes ☒ No

6. Since the CEA/WRA was established or the last submittal of the Ground Water Remedial Action Protectiveness/Annual Certification Form, whichever is more recent, have any of the following wells been installed within one mile up-gradient, side-gradient, and down-gradient of the CEA/WRA? ☒ Yes ☐ No

☐ If Yes, check all that apply:

- ☐ Potable ☐ Industrial ☐ Community Supply Well ☒ Irrigation
☒ Geothermal ☐ Production ☐ Non-Community Supply Well

☐ If you checked one of the above, was it necessary to sample the well pursuant to N.J.A.C. 7:26-1.1? ☐ Yes ☒ No

7. Since the CEA/WRA was established or the last submittal of the Ground Water Remedial Action Protectiveness/Annual Certification Form, whichever is more recent, are there any planned changes in water use for the aquifers in which the CEA/WRA is located? ☐ Yes ☒ No

Check all the sources that were evaluated to determine planned changes in water use:

- ☒ Municipal Master Plans
☒ Zoning Plans
☒ Local water purveyor plans and planning data pertaining to the existence of water lines and proposed future installation of water lines, wells or well fields
☒ Local and County ordinances restricting installation of potable wells
☒ Local and County boards of health
☒ Local planning officials

8. Did or will the actual or planned changes reported in items 1-7 above render the Remedial Action that includes the CEA/WRA not protective of public health, safety and of the environment? ☐ Yes ☒ No

☐ If Yes, then the permittee/co-permittee shall modify the Remedial Action and apply for a modification of the Ground Water Remedial Action Permit as necessary pursuant to N.J.A.C. 7:26C-7.8(d)2.

SECTION J. VAPOR INTRUSION

1. Are volatile organic compounds included in the CWA/WRA ☐ Yes ☒ No
If "Yes," complete this section, otherwise proceed to the next section
2. Based on the most recent data available, do any of the contaminants in the CWA/WRA exceed the current ground water screening levels in the NCP's Vapor Intrusion Technical Guidance document ☐ Yes ☐ No
3. Was it necessary to re-evaluate the fate and transport of the ground water contaminant plume or the contaminants in the CWA/WRA with regard to vapor intrusion ☐ Yes ☐ No
4. Were there any changes in property use that increased the risk of vapor intrusion ☐ Yes ☐ No
5. Did you investigate the vapor intrusion pathway ☐ Yes ☐ No
- If Yes, ☐
- a) Attach a scaled site map indicating the location of all structures investigated for vapor intrusion.
- b) Did the investigation indicate that an Immediate Environmental Concern (IEC) condition exists ☐ Yes ☐ No
- If Yes, provide the date of IEC Contaminant Source Control Report _____
- c) Did the investigation indicate that a Vapor Concern (VC) condition exists ☐ Yes ☐ No
- If Yes, provide the date of VC Mitigation Response Action Report _____
- d) Was public notification conducted to notify all applicable parties of the increased vapor intrusion risk ☐ Yes ☐ No ☐ N/A
6. Provide a written explanation of either how the vapor intrusion pathway was investigated or the reasons for not evaluating the vapor intrusion pathway.
7. Have any vapor intrusion engineering controls/mitigation systems been installed as a result of this ground water contamination ☐ 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 the Operation, Maintenance, and Monitoring (OMM) Plan for the vapor intrusion engineering control(s)/mitigation system(s) both in paper and electronically (in MS Word file format). 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. FINANCIAL ASSURANCE

1. Does the Remedial Action include an engineering control? ☒ Yes ☐ No
If ☐ No, proceed to the next section.
2. Are **both** the Person Responsible for Conducting the Remediation and the current property owner exempt from establishing Financial Assurance pursuant to N.J.A.C. 7:26C-7.10(c)? ☒ Yes ☐ No

If "Yes," check the exemptions that apply, and then proceed to the next section.

Person Responsible for Conducting the Remediation <input type="checkbox"/> Co-Permittee	Current <input type="checkbox"/> Owner of the Site <input type="checkbox"/> Co-Permittee
<input type="checkbox"/>	<input checked="" type="checkbox"/> Government entity
<input type="checkbox"/>	<input type="checkbox"/> A person not liable pursuant to the Spill Act that purchased contaminated property before May 7, 2001
<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 or private school
<input checked="" type="checkbox"/>	<input type="checkbox"/> Owner or operator of a small business responsible for conducting remediation at the location of the business

If "No," - If either entity is not exempt, then establishment of the full amount of the Financial Assurance is required by the non-exempt permittee(s) - attach a completed Remediation Cost Review and RFS/FA Form.

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. 6:8A-1 et seq.? ☐ Yes ☒ No

If "Yes," and the association is identified in Section D of this form, attach a copy of the association's annual budget that includes funds for the operation, maintenance, and monitoring of the engineering control(s) at the site.

SECTION L. PERSON RESPONSIBLE FOR MONITORING THE PROTECTIVENESS OF THE REMEDIAL ACTION INFORMATION AND CERTIFICATION

Full Legal Name of the Person Responsible for monitoring the Protectiveness of the Remediation: Wall Township

Representative First Name: Jeffry Representative Last Name: Bertrand

Title: Township Administrator

Phone Number: (732) 449-8444 Ext: _____ Fax: (732) 449-8996

Mailing Address: 2700 Allaire Road

Municipality: Wall Township State: NJ Zip Code: 07719

Email Address: jbertrand@townshipofwall.com

Relationship to the Site (*check all that apply*)

- ☒ I am the current Owner
- ☐ I am the current Operator
- ☐ I am the current Lessee
- ☐ I am the Person who conducted the remediation
- ☐ I am the Permittee
- ☒ I am the Co-Permittee

This certification shall be signed by the person responsible for submitting the Ground Water Remedial Action Protectiveness/Biennial Certification Form in accordance with the 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.

I also understand that engineering and institutional controls must be evaluated and maintained to ensure they remain protective of public health and safety and the environment.

Based upon the information provided herein, I hereby certify that the remedial action(s) implemented at the site that includes engineering and/or institutional controls remains protective of public health and safety and the environment.

Signature: 

Date: 3-23-17

Name/Title: Jeffry Bertrand/Township Administrator

SECTION M. LICENSED SITE REMEDIATION PROFESSIONAL INFORMATION AND STATEMENTLSRP ID Number: 591143First Name: PatriciaLast Name: CalvertPhone Number: (732) 449-0077

Ext: _____

Fax: (732) 449-5810Mailing Address: 1330 Laurel Avenue, Building 3Municipality: Sea GirtState: NJZip Code: 08750Email Address: patti@envirotactics.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).

I certify that I am a Licensed Site Remediation Professional authorized pursuant to N.J.S.A. 58:10C to conduct business in New Jersey. As the Licensed Site Remediation Professional of record for this remediation, I:

[SELECT ONE OR BOTH OF THE FOLLOWING AS APPLICABLE]:☒ *directly oversaw and supervised all of the referenced remediation, and/or*☒ *personally reviewed and accepted all of the referenced remediation presented herein.*

I believe that the information contained herein, and including all attached documents, is true, accurate and complete.

It is my independent professional judgment and opinion that the remediation conducted at this site, as reflected in this submission to the Department, conforms to, and is consistent with, the remediation requirements in N.J.S.A. 58:10C-14.

My conduct and decisions in this matter were made upon the exercise of reasonable care and diligence, and by applying the knowledge and skill ordinarily exercised by licensed site remediation professionals practicing in good standing, in accordance with N.J.S.A. 58:10C-16, in the State of New Jersey at the time I performed these professional services.

I am aware pursuant to N.J.S.A. 58:10C-17 that for purposely, knowingly or recklessly submitting false statement, representation or certification in any document or information submitted to the board or Department, etc., that there are significant civil, administrative and criminal penalties, including license revocation or suspension, fines and being punished by imprisonment for conviction of a crime of the third degree.

LSRP Signature: _____

Date: _____

LSRP Name/Title: Patricia Calvert/Senior Project ManagerCompany Name: Envirotactics, Inc.

Completed forms should be sent to:

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

TABLES - ANALYTICAL RESULTS

Table 1 - Groundwater Analytical Results
Former Wall Auto Wreckers
Wall Township, Monmouth County, NJ
March 15, 2016

		SAMPLE ID:		AOC2-MW1		MW 2		MW 3		MW 4		MW 8		MW 9		MW 12		MW 13															
		LAB ID:		L1607560-01		L1607560-02		L1607560-03		L1607560-04		L1607560-05		L1607560-06		L1607560-07		L1607560-08															
		COLLECTION DATE:		3/15/2016		3/15/2016		3/15/2016		3/15/2016		3/15/2016		3/15/2016		3/15/2016		3/15/2016															
		DEPTH TO WATER:		NA		5.36		8.77		10.35		8.90		6.50		0.65		2.46															
		SAMPLE MATRIX:		WATER		WATER		WATER		WATER		WATER		WATER		WATER		WATER															
ANALYTE	CAS	NJ-GWIIA (µg/L)		Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL		
POLYCHLORINATED BIPHENYLS BY GC - WESTBOROUGH LAB																																	
Aroclor 1016	1267-11-2	0.5		N		0.25	0.066	N		0.25	0.066	N		0.25	0.066	N		0.25	0.066	N		0.25	0.066	N		0.25	0.066	N		0.25	0.066		
Aroclor 1221	1110-28-2	0.5		N		0.25	0.066	N		0.25	0.066	N		0.25	0.066	N		0.25	0.066	N		0.25	0.066	N		0.25	0.066	N		0.25	0.066		
Aroclor 1232	111-1-16-5	0.5		N		0.25	0.037	N		0.25	0.037	N		0.25	0.037	N		0.25	0.037	N		0.25	0.037	N		0.25	0.037	N		0.25	0.037		
Aroclor 1212	53-6-21-1	0.5		N		0.25	0.072	N		0.25	0.072	N		0.25	0.072	N		0.25	0.072	N		0.25	0.072	N		0.25	0.072	N		0.25	0.072		
Aroclor 1218	12672-2-6	0.5		N		0.25	0.061	N		0.25	0.061	N		0.25	0.061	N		0.25	0.061	N		0.25	0.061	N		0.25	0.061	N		0.25	0.061		
Aroclor 1251	110-7-6-1	0.5		N		0.25	0.011	N		0.25	0.011	N		0.25	0.011	N		0.25	0.011	N		0.25	0.011	N		0.25	0.011	N		0.25	0.011		
Aroclor 1260	110-6-82-5	0.5		N		0.25	0.038	N		0.25	0.038	N		0.25	0.038	N		0.25	0.038	N		0.25	0.038	N		0.25	0.038	N		0.25	0.038		
Aroclor 1262	3732-23-5	NA		N		0.25	0.035	N		0.25	0.035	N		0.25	0.035	N		0.25	0.035	N		0.25	0.035	N		0.25	0.035	N		0.25	0.035		
Aroclor 1268	11100-1-1	NA		N		0.25	0.015	N		0.25	0.015	N		0.25	0.015	N		0.25	0.015	N		0.25	0.015	N		0.25	0.015	N		0.25	0.015		
PCBs, Total	1336-36-3	NA		N		0.25	0.035	N		0.25	0.035	N		0.25	0.035	N		0.25	0.035	N		0.25	0.035	N		0.25	0.035	N		0.25	0.035		
TOTAL METALS - WESTBOROUGH LAB																																	
Arsenic, Total	740-38-2	3		0.337		0.5	0.123	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Lead, Total	7439-92-1	5		2.77		1	0.12	3.0		1	0.12	-	-	-	-	-	-	0.653		1	0.12	-	-	-	-	3.3		1	0.12	3.0		1	0.12

N=New Jersey Groundwater Quality Class A Criteria Current as of July 2008 regulation amendments.

Table 2 - Groundwater Analytical Results
Former Wall Auto Wreckers
Wall Township, Monmouth County, NJ
January 19-20, 2017

		SAMPLE ID:	AOC2-MW1				MW2				MW3				MW4				MW8				MW9				MW12				MW13			
		LAB ID:	L1702057-01				L1702057-02				L1702057-03				L1702057-04				L1702057-05				L1702057-06				L1702057-07				L1702057-08			
		COLLECTION DATE:	1/20/2017				1/19/2017				1/20/2017				1/20/2017				1/20/2017				1/20/2017				1/19/2017				1/19/2017			
		DEPTH TO WATER:	10.17				7.03				9.72				11.23				10.04				7.91				1.76				3.56			
		SAMPLE MATRIX:	WATER				WATER				WATER				WATER				WATER				WATER				WATER				WATER			
ANALYTE	CAS	NJ-GWIA (µg/L)	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL
POLYCHLORINATED BIPHENYLS BY GC																																		
Aroclor 1016	12671-11-2	0.5	N		0.25	0.066	N		0.25	0.066	N		0.25	0.066	N		0.25	0.066	N		0.25	0.066	N		0.25	0.066	N		0.25	0.066	N		0.25	0.066
Aroclor 1221	11101-28-2	0.5	N		0.25	0.061	N		0.25	0.061	N		0.25	0.061	N		0.25	0.061	N		0.25	0.061	N		0.25	0.061	N		0.25	0.061	N		0.25	0.061
Aroclor 1232	11111-16-5	0.5	N		0.25	0.037	N		0.25	0.037	N		0.25	0.037	N		0.25	0.037	N		0.25	0.037	N		0.25	0.037	N		0.25	0.037	N		0.25	0.037
Aroclor 1212	53161-21-1	0.5	N		0.25	0.072	N		0.25	0.072	0.185		0.25	0.072	N		0.25	0.072	N		0.25	0.072	N		0.25	0.072	N		0.25	0.072	N		0.25	0.072
Aroclor 1218	12672-21-6	0.5	N		0.25	0.061	N		0.25	0.061	N		0.25	0.061	N		0.25	0.061	N		0.25	0.061	N		0.25	0.061	N		0.25	0.061	N		0.25	0.061
Aroclor 1251	11017-61-1	0.5	N		0.25	0.011	N		0.25	0.011	N		0.25	0.011	N		0.25	0.011	N		0.25	0.011	N		0.25	0.011	N		0.25	0.011	N		0.25	0.011
Aroclor 1260	11016-82-5	0.5	N		0.25	0.038	N		0.25	0.038	N		0.25	0.038	N		0.25	0.038	N		0.25	0.038	N		0.25	0.038	N		0.25	0.038	N		0.25	0.038
Aroclor 1262	37321-23-5	NA	N		0.25	0.035	N		0.25	0.035	N		0.25	0.035	N		0.25	0.035	N		0.25	0.035	N		0.25	0.035	N		0.25	0.035	N		0.25	0.035
Aroclor 1268	11100-11-1	NA	N		0.25	0.015	N		0.25	0.015	N		0.25	0.015	N		0.25	0.015	N		0.25	0.015	N		0.25	0.015	N		0.25	0.015	N		0.25	0.015
PCBs, Total	1336-36-3	NA	N		0.25	0.035	N		0.25	0.035	0.185		0.25	0.072	N		0.25	0.035	N		0.25	0.035	N		0.25	0.035	N		0.25	0.035	N		0.25	0.035
TOTAL METALS																																		
Arsenic, Total	71038-2	3	0.3027		0.5	0.165	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Lead, Total	71312-1	5	13.5		1	0.313	26.12		1	0.313	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Lead, Dissolved	71312-1	5	-	-	-	-	N		1	0.313	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

N=GW=New Jersey Groundwater Quality Class A Criteria Current as of July 2008 regulation amendments.

Table 3 - Historic Groundwater Analytical Results
Former Wall Auto Wreckers
Wall Township, Monmouth County, NJ

Compound			PCBs (total)	Arsenic	Lead
NJDEP GWQS			0.5	3	5
Well	Type	Date			
AOC2-MW1	Area of Concern	3/16/2005	-	N□	37
		5/11/2005	-	N□	17.3
		7/20/2005	-	N□	14.8
		11/27/200□	N□	-	-
		8/1/2011	-	-	139
		8/1/2011	-	-	1.58 □
		1/27/2012	0.06 □	-	8.3
		11/17/2012	NA	-	37
		2/27/2013	N□	-	16.2
		3/15/2016	N□	0.337 □	29.77
		1/20/2017	N□	0.3027	13.59
MW2	Sentinel	3/16/2005	-	N□	□
		5/11/2005	-	N□	11.3
		7/20/2005	-	N□	N□
		11/27/200□	N□	-	-
		8/1/2011	N□	-	-
		1/25/2012	N□	-	0.7□3 □
		2/27/2013	N□	-	-
		3/15/2016	N□	-	3.0□
		1/17/2017	N□	-	N□
MW3	Area of Concern	3/16/2005	-	12.1	27.2
		5/11/2005	-	17.8	74
		7/20/2005	-	12.8	N□
		11/27/200□	N□	-	-
		8/2/2011	6.95	-	-
		8/2/2011	-	3.56 (Unfiltered)	-
		8/2/2011	-	3.55 (Filtered)	-
		1/25/2012	0.388	1.□□□	6.04
		11/17/2012	0.127	-	25.2
		2/27/2013	N□	3.1	N□
		3/15/2016	N□	-	-
		1/20/2017	0.185 □	-	-
MW4	Area of Concern	3/16/2005	-	N□	3.□
		5/11/2005	-	23	293
		7/20/2005	-	N□	6.6
		11/27/200□	N□	-	-
		8/2/2011	0.22	-	1.16 □ (□filtered)
		1/27/2012	N□	N□	3.□□
		2/27/2013	N□	-	-
		3/15/2016	N□	-	-
		1/20/2017	N□	-	-
MW8	Area of Concern	7/20/2005	-	5.5	N□
		11/27/200□	N□	-	-
		8/2/2011	4.78	2.4 (Unfiltered)	-
		1/27/2012	1.35	N□	-
		11/20/2012	N□	-	0.868 □
		2/27/2013	N□	-	346
		3/15/2016	N□	-	0.653 □
		1/20/2017	N□	-	3.178
MW9	Plume	7/20/2005	-	N□	13.1
		11/27/200□	N□	-	-
		8/1/2011	0.386	-	1.□2 □ (□filtered)
		1/25/2012	N□	-	2.06
		2/27/2013	N□	-	-
		3/15/2016	N□	-	-
		1/20/2017	N□	-	-
MW12	Sentinel	11/23/200□	0.16	-	-
		7/26/2011	N□	-	-
		1/25/2012	N□	-	-
		11/20/2012	N□	-	-
		2/27/2013	N□	-	-
		3/15/2016	N□	-	3.3□
		1/17/2017	N□	-	□.□□□
MW13	Sentinel	11/23/200□	N□	-	-
		7/26/2011	N□	-	-
		1/25/2012	N□	-	-
		11/20/2012	N□	-	-
		2/28/2013	N□	-	-
		3/15/2016	N□	-	3.□
		1/17/2017	N□	-	□.6□

GW□S - N□□□P Ground Water □uality Standard

FIGURE – CLASSIFICATION EXCEPTION AREA EXTENT

Figure 1 - Classification Exception Area Extent



LEGEND

- Monitoring Wells
- Subject Site
- MonmouthCountyBlocks
- MonmouthCountyParcels
- Envr_mon_gw_CEA

1 inch = 150 feet

0 75 150 300 Feet



Project: 4344 Date: 01/15/17

Former Wall Auto Wreckers
1822 Route 71
Block 6, Lots 6 & 12
Wall Township, Monmouth County, NJ

envirotACTICS
 Your Environmental Resource

1330 Laurel Avenue, Building 3, Sea Girt, NJ 08750
 Phone: 732.449.0077 Fax: 732.449.5810
www.envirotactics.com

INSPECTION & MAINTENANCE LOGS

Inspection and Maintenance Log – Monitoring Wells:

Date(s) of Inspection: 03/15/2016

Name(s) of Inspectors: Mike Kronfeld

Well(s):	Type:	Permit #:	Condition:	Notes:
MW-2	Sentinel	2900051777	Well in good condition, lock missing from inner casing and/or steel outer stickup casing	Need to replace site perimeter fencing, Need to replace lock(s)
MW-3	Area of Concern	2900051778	Well in good condition, lock missing from inner casing and/or steel outer stickup casing	Need to replace site perimeter fencing, Need to replace lock(s)
MW-4	Area of Concern	2900051779	Well in good condition, lock missing from inner casing and/or steel outer stickup casing	Need to replace site perimeter fencing, Need to replace lock(s)
MW-8	Area of Concern	2900052224	Well in good condition, lock missing from inner casing and/or steel outer stickup casing	Need to replace site perimeter fencing, Need to replace lock(s)
MW-9	Plume	2900052225	Well in good condition, lock missing from inner casing	Need to replace site perimeter fencing, Need to replace lock(s)
MW-12	Sentinel	P200913344	Well in good condition, lock missing from inner casing	Need to replace lock(s)
MW-13	Sentinel	P2000913345	Well in good condition, lock missing from inner casing and/or steel outer stickup casing	Need to replace lock(s)
AOC2-MW-1	Area of Concern	NA	Well in good condition, lock missing from inner casing and/or steel outer stickup casing	Need to replace site perimeter fencing, Need to replace lock(s)

Inspection and Maintenance Log – Monitoring Wells:

Date(s) of Inspection: 1/19/17 – 1/20/17

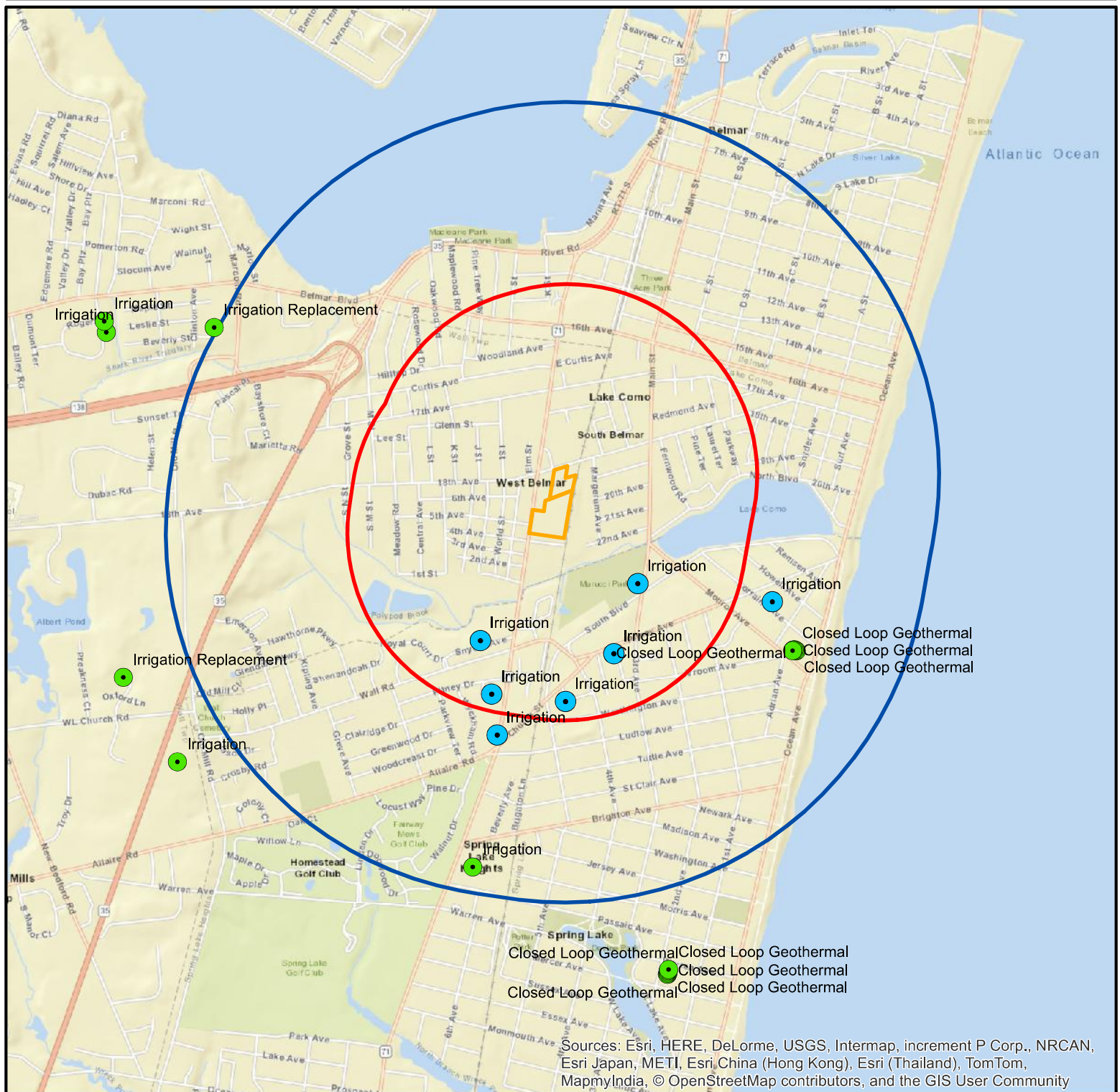
Name(s) of Inspectors: Kelsey Kachelriess

Well(s):	Type:	Permit #:	Condition:	Notes:
MW-2	Sentinel	2900051777	Well in good condition, lock missing from inner casing and/or steel outer stickup casing	Site secured with chain link fence, Need to replace lock(s)
MW-3	Area of Concern	2900051778	Well in good condition, lock missing from inner casing and/or steel outer stickup casing	Site secured with chain link fence, Need to replace lock(s)
MW-4	Area of Concern	2900051779	Well in good condition, lock missing from inner casing and/or steel outer stickup casing	Site secured with chain link fence, Need to replace lock(s)
MW-8	Area of Concern	2900052224	Well in good condition, lock missing from inner casing and/or steel outer stickup casing	Site secured with chain link fence, Need to replace lock(s)
MW-9	Plume	2900052225	Well in good condition, lock missing from inner casing	Site secured with chain link fence, Need to replace lock(s)
MW-12	Sentinel	P200913344	Well in good condition, lock missing from inner casing	Need to replace lock(s)
MW-13	Sentinel	P200913345	Well in good condition, lock missing from inner casing and/or steel outer stickup casing	Need to replace lock(s)
AOC2-MW-1	Area of Concern	NA	Well in good condition, lock missing from inner casing and/or steel outer stickup casing	Site secured with chain link fence, Need to replace lock(s)

UPDATED WELL SEARCH RESULTS

Download_Document	Permit_Number	Well_Use	Potentially_Potable	Document	Date (permitted/ drilled/sealed)	Physical_Address	County	Municipality	Block	Lot	Location_Method	Easting_X	Northing_Y	Distance_(feet)	Depth (feet)	Capacity (gal/min)	Construction_Material	Top_Pipe_INCH	Bottom_Pipe_INCH	Static_Level	Status	Well_Sample
	2015028	Closed Loop Geothermal	No	Record	3/31/2015	10 Monroe Avenue	Monmouth	Spring Lakeboro	137	7.02	GPS	626313	822	368	00							
	20150285	Closed Loop Geothermal	No	Record	3/31/2015	10 Monroe Avenue	Monmouth	Spring Lakeboro	137	7.02	GPS	626302	828	356	00							
	20150286	Closed Loop Geothermal	No	Record	1/1/2015	10 Monroe Avenue	Monmouth	Spring Lakeboro	137	7.02	GPS	626287	838	338	00							
	20150287	Closed Loop Geothermal	No	Record	1/1/2015	10 Monroe Avenue	Monmouth	Spring Lakeboro	137	7.02	GPS	626271	835	325	00							
	20150288	Closed Loop Geothermal	No	Record	2/2/2015	10 Monroe Avenue	Monmouth	Spring Lakeboro	137	7.02	GPS	626261	823	322	00							
	20150275	Irrigation	Yes	Record	7/2015	1110 Highway 71	Monmouth	Spring Lake Heightsboro	5	1	GPS	62161	81287	5122	110	65						
	20150255	Irrigation	Yes	Record	7/15/2015	315 Pitney Ave.	Monmouth	Spring Lakeboro	126	11	GPS	623656	8381	2073	0	10						
	201500136	Irrigation	Yes	Record	6/8/2015	106 Route 35	Monmouth	Wall Twp	151	3	GPS	61732	82810	678	126	25						
	201507571	Closed Loop Geothermal	No	Record	7/27/2015	11 Warren Avenue	Monmouth	Spring Lakeboro	57	7	GPS	62	731	671	00							
	201507572	Closed Loop Geothermal	No	Record	7/27/2015	11 Warren Avenue	Monmouth	Spring Lakeboro	57	7	GPS	6250	777	6727	00							
	201507573	Closed Loop Geothermal	No	Record	7/28/2015	11 Warren Avenue	Monmouth	Spring Lakeboro	57	7	GPS	625	7766	6710	00							
	20150757	Closed Loop Geothermal	No	Record	7/28/2015	11 Warren Avenue	Monmouth	Spring Lakeboro	57	7	GPS	6258	7783	66	00							
	201507575	Closed Loop Geothermal	No	Record	7/2/2015	11 Warren Avenue	Monmouth	Spring Lakeboro	57	7	GPS	6262	7802	6677	00							
	201507	Irrigation	Yes	Record	7/18/2015	2005 Rt. 71	Monmouth	Spring Lake Heightsboro	6.01	67	GPS	62163	83202	3180	55	20						
	20151356	Irrigation	Yes	Record	12/7/2015	5 Hampton	Monmouth	Spring Lake Heightsboro	6.01	8.02	GPS	621883	8373	261	55	10						
	20160327	Irrigation	Yes	Record	7/22/2016	1608 Rogers Ct.	Monmouth	Wall Twp	260	5	GPS	61622	800	707	70	10						
	201608327	Irrigation	Yes	Record	7/1/2016	716 Snyder Ave.	Monmouth	Spring Lake Heightsboro	62	3	GPS	621722	8570	2013	55	10						
	20160760	Irrigation Replacement	Yes	Record	7/20/2016	1857 Cambridge Dr	Monmouth	Wall Twp	270	7	GPS	616538	8036	66	57	12						
	2016122	Irrigation	Yes	Record	10/2/2016	13 Valandora Ct.	Monmouth	Spring Lakeboro	127		GPS	62256	83687	2587	6							
	20161210	Irrigation Replacement	Yes	Record	11/3/2016	1506 Beverly Street	Monmouth	Wall Twp	112	5	GPS	617858	810	5701	0	10						
	201612721	Irrigation	Yes	Record	11/8/2016	3rd. ave. and south street	Monmouth	Spring Lakeboro	151	1	GPS	6200	8536	186	0	50						
	20161217	Irrigation	Yes	Record	12/7/2016	116 Corrairie Ave	Monmouth	Spring Lakeboro	13	10	GPS	62561	85133	3358	65	12						
	2016122	Irrigation	Yes	Record	12/21/2016	1606 Rogers Court	Monmouth	Wall Twp	206		GPS	616262	8202	7167	67	15						

Well Search Results-1.0 Mile Radius



LEGEND

- Well_Search_0.5 Mile
- Well_Search_1.0 Mile
- 1 Mile Radius
- 0.5 Mile Radius
- Subject Site

1 inch = 2,000 feet

0 1,000 2,000 4,000 Feet



Project:4344 Date: 01/15/17

Former Wall Auto Wreckers
1822 Route 71
Block 6, Lots 6 & 12
Wall Township, Monmouth County, NJ

envirotACTICS
 Your Environmental Resource

1330 Laurel Avenue, Building 3, Sea Girt, NJ 08750
 Phone: 732.449.0077 Fax: 732.449.5810
www.envirotactics.com

March 30, 2017

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

**Re: Remedial Action Protectiveness/Biennial Certification Form – Soil
Former Wall Auto Wreckers
1822 Hwy 71 (Block 6, Lots 6 & 12)
Wall Township, Monmouth County, New Jersey
NJDEP PI #G000008813
Activity No. RAP150001**

Dear Sir or Madam:

Attached please find the Remedial Action Protectiveness/Biennial Certification Form – Soil for the above-referenced site, including Inspection & Maintenance Logs, and an electronic copy of all information in Adobe pdf format.

Please feel free to contact me at (732) 449-0077 if you have any questions or require additional information.

Sincerely,
Envirotactics, Inc.



Patricia Calvert, LSRP
Senior Project Manager

cc: Jeffry Bertrand, Township Administrator, Wall Township
Roberta Lang, RMC, Township Clerk and Board of Health Registrar, Wall Township
Christine Giordano Hanlon, Esq., County Clerk, Monmouth County
Christopher P. Merkel, M.P.H., Health Officer, Monmouth County

Envirotactics, Inc.
1330 Laurel Ave.
Building 3
Sea Girt, NJ 08750

Phone 732.449.0077
Fax 732.449.5810
www.envirotactics.com



New Jersey Department of Environmental Protection
Site Remediation Program

**REMEDIAL ACTION PROTECTIVENESS /
BIENNIAL CERTIFICATION FORM – SOIL**

☒ SRP ☐ Subsurface ☐valuator (☐☐☐T)

Date Stamp
(For Department use only)

SECTION A. SITE NAME AND LOCATION

Site Name ☐ Former Wall Auto Wreckers

☐ list all A ☐As ☐

Street Address ☐ 1822 Hwy 71

Municipality ☐ Wall Township (Township, ☐orough or City)

County ☐ Monmouth ☐ip Code ☐ 07719

Program Interest (P) Number(s) ☐ G000008813

Case Tracking Number(s) ☐ 49983

Municipal ☐lock and ☐ot Numbers of the entire Site ☐

☐ Block 6, Lots 6 & 12

SECTION B. FEES

☒ Soil Remedial Action Protectiveness/☐iennial Certification for a Remedial Action Permit (No fee)

☐ Soil Remedial Action Protectiveness/☐iennial Certification Non-Remedial Action Permit ☐375.00

SECTION C. FEE BILLING CONTACT PERSON

☐ Changed Since ☐ast Submission ☐ffective ☐ate of Change ☐

☐usiness Name ☐ Wall Township

First Name of Contact ☐ Jeffry ☐ast Name of Contact ☐ Bertrand

Title ☐ Township Administrator

Phone Number ☐ (732) 449-8444 ☐xt. ☐ Fax ☐ (732) 449-8996

Mailing Address ☐ 2700 Allaire Road

Municipality ☐ Wall Township State ☐ NJ ☐ip Code ☐ 07719

☐mail Address ☐ jbertrand@townshipofwall.com

SECTION D. CURRENT OWNER OF THE SITE

☐ Changed Since ☐ast Submission ☐ffective ☐ate of Change ☐

☒ If same as Person Responsible for Monitoring the Protectiveness of the Remedial Action (Section ☐),
check box and proceed to the next section.

Full ☐egal Name of the ☐wner ☐

First Name of Contact ☐ ☐ast Name of Contact ☐

Title ☐

Phone Number ☐ ☐xt. ☐ Fax ☐

Mailing Address ☐

Municipality ☐ State ☐ ☐ip Code ☐

☐mail Address ☐

SECTION E. CURRENT OPERATOR OF THE SITE

☐ Changed Since Last Submission Effective Date of Change

☐ If same as Person Responsible for Monitoring the Protectiveness of the Remedial Action (Section), check box and proceed to the next section.

Full Legal Name of the Operator

First Name of Contact Last Name of Contact

Title

Phone Number Ext. Fax

Mailing Address

Municipality State Zip Code

Email Address

SECTION F. CURRENT LESSEE OF THE SITE

☐ Changed Since Last Submission Effective Date of Change

☐ If same as Person Responsible for Monitoring the Protectiveness of the Remedial Action (Section), check box and proceed to the next section.

Full Legal Name of the Lessee

First Name of Contact Last Name of Contact

Title

Phone Number Ext. Fax

Mailing Address

Municipality State Zip Code

Email Address

SECTION G. DEED NOTICE/DECLARATION OF ENVIRONMENTAL RESTRICTION (DER) INFORMATION

1. Provide the filing date of each Deed Notice/DER 8/14/2014

2. For each Deed Notice/DER provide the Book and Page numbers in which the Deed Notice/DER was filed in the county recording office

Book and Page Numbers OR-9077, Pages 3184-3219

3. Since the Deed Notice/DER was filed or the last submittal of the Soil Remedial Action Protectiveness/Annual Certification Form, whichever is most recent, did the Municipal Book and Lot number(s) of the Deed Notice/DER change? ☐ Yes ☒ No

If Yes, Attach a current Tax Map of the property and list the former and new Municipal Book and Lot numbers of the Deed Notice/DER below

Former Municipal Book and Lot Number(s)

New Municipal Book and Lot Number(s)

Is this form being submitted pursuant to a Soil Remedial Action Permit? ☒ Yes ☐ No
If "No", submit a completed Soil Remedial Action Permit Application with this form.

5. Did you provide hard copies of this form to the municipal and county clerks for each municipality and county in which the site is located the local, county and regional health department for each municipality and county in which the site is located each current owner of the site each current operator of the site the Pinelands Commission as applicable and the Highlands Commission as applicable? ☒ Yes ☐ No

6. Did you provide to NHP copies of this form in paper and electronically in Adobe PDF format? ☒ Yes ☐ No

7. Is this Deed Notice/DER for Historic Fill material at the site? ☐ Yes ☒ No

If Yes, is the Historic Fill material impacting the ground water at the site? ☐ Yes ☐ No

8. If historic Fill material is impacting the ground water, has the CEA/WRA Fact Sheet Form been submitted to the NDEP? ☐ Yes ☐ No ☒ N/A
If "No," attach a completed CEA/WRA Fact Sheet Form to this form.
9. Have you evaluated all relevant Soil Remediation Standards and guidance related to soil that have been modified subsequent to the filing of the Deed Notice/DER or the last submittal of the Soil Remedial Action Protectiveness/Annual Certification Form, whichever is more recent?..... ☒ Yes ☐ No
10. Was the Deed Notice/DER restricted area been accurately mapped on NDEP-GeoWeb?..... ☒ Yes ☐ No
If "No", then submit a GIS compatible map of the Deed Notice/DER restricted area by email to srpgis_dnp@dep.state.nj.us.

SECTION H. LAND USE, CHANGES, AND DISTURBANCES

1. Site use(s) at the time the Deed Notice/DER was Filed (check all that apply)
- | | | | |
|--------------------------------------|--|---|--------------------------------------|
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Child Care Facility | <input type="checkbox"/> Park or Recreational use | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Residential | <input type="checkbox"/> Hospital | <input checked="" type="checkbox"/> Vacant | |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Landfill | <input type="checkbox"/> Government Facility | |
| <input type="checkbox"/> School | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Road/Right of Way | |
2. Current Site use(s) (check all that apply)
- | | | | |
|--------------------------------------|--|---|--------------------------------------|
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Child Care Facility | <input type="checkbox"/> Park or Recreational use | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Residential | <input type="checkbox"/> Hospital | <input checked="" type="checkbox"/> Vacant | |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Landfill | <input type="checkbox"/> Government Facility | |
| <input type="checkbox"/> School | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Road/Right of Way | |
3. Intended Future Site use(s), if known (check all that apply)
- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Child Care Facility | <input type="checkbox"/> Park or Recreational use | <input type="checkbox"/> Future site use unknown |
| <input type="checkbox"/> Residential | <input type="checkbox"/> Hospital | <input type="checkbox"/> Vacant | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Landfill | <input type="checkbox"/> Government Facility | |
| <input type="checkbox"/> School | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Road/Right of Way | |
4. Describe the current site operations and the status of any planned future land use(s) for the site, particularly if the proposed use is residential, school, or licensed child care facility
- Site is currently a vacant, dirt lot with no structures. A 6-foot metal fence with locked gate surrounds the property boundary. Planned future use includes commercial redevelopment.
5. Since the Deed Notice/DER was filed or the last submittal of the Soil Remedial Action Protectiveness/Annual Certification Form, whichever is most recent, has the site use changed to residential, school, or licensed child care facility?..... ☐ Yes ☒ No
- If Yes, indicate the type of remedy used
- ☐ Presumptive Remedy pursuant to the NDEP's Presumptive Remedies for Soil Contamination at Schools, Child Care Centers, and Residences. (N.J.A.C. 7:26- 5.3)
- Briefly describe the presumptive remedy
- ☐ Alternate Remedy pre-approved by the NDEP. Attach a copy of the NDEP's pre-approval letter.
- ☐ Unrestricted Use Remedy
6. Was there been a zoning change or is a zoning change pending?..... ☐ Yes ☒ No
- If Yes, briefly describe the zoning change or the pending zoning change

7. Have you conducted periodic inspections pursuant to N.J.A.C. 7:26C-7.8(b)2 to determine if disturbances of the Remedial Action/engineering control(s) have taken place since the Remedial Notice/ROD was filed or the last submittal of the Soil Remedial Action Protectiveness/Biennial Certification Form, whichever is more recent? ☒ Yes ☐ No

If "Yes," attach all inspection reports/logs that have been completed since the last submittal of the Soil Remedial Action Protectiveness/Biennial Certification Form.

8. Have disturbances of the Remedial Action/engineering control(s) taken place since the Remedial Notice/ROD was filed or the last submittal of the Soil Remedial Action Protectiveness/Biennial Certification Form, whichever is more recent? ☐ Yes ☒ No

If Yes, RO

a) Provide the following information

Date of disturbance Duration of disturbance Months Days

Date NROD P Outline contacted Outline Incident Number assigned

Describe the disturbance

- b) Was the Remedial Action/engineering control(s) restored to the conditions stated in the Remedial Notice/ROD? ☐ Yes ☐ No

If No, briefly describe the reasons why

- Check the appropriate box(es) to indicate if any of the following have rendered the Remedial Action/engineering control(s) not protective of public health, safety and of the environment (check all that apply)

☐ An evaluation all relevant Soil Remediation Standards and guidance related to soil that have been modified subsequent to the filing of the Remedial Notice/ROD or the last submittal of the Soil Remedial Action Protectiveness/Biennial Certification Form, whichever is more recent

☐ A change in property use since the Remedial Notice/ROD was filed

☐ A zoning change or the pending zoning change

☐ Land disturbance(s) of the engineering control(s).

If any of the boxes above are checked the Person Responsible for Monitoring the Protectiveness of the Remedial Action (the permittee/co-permittee) shall modify the Remedial Action, revise the Remedial Notice (i.e., submit a Remedial Notice Termination document for the existing Remedial Notice/ROD and a new Remedial Notice for the NROD P's approval/signature with supporting documentation (i.e., a Remedial Action Report)), and apply for a modification of the Soil Remedial Action Permit as necessary pursuant to N.J.A.C. 7:26C-7.8(d)2.

SECTION I. VAPOR INTRUSION

1. Are volatile organic compounds included in the Remedial Notice/ROD? ☐ Yes ☒ No
If "Yes," complete this section, otherwise proceed to the next section

2. Were there any changes in property use that increased the risk of vapor intrusion? ☐ Yes ☐ No

3. Did you investigate the vapor intrusion pathway? ☐ Yes ☐ No

If Yes, RO

a) Attach a scaled site map indicating the location of all structures investigated for vapor intrusion.

- b) Did the investigation indicate that an Immediate Environmental Concern (IEC) condition exists? ☐ Yes ☐ No

If Yes, provide the date of IEC Contaminant Source Control Report

- c) ☐ Did the investigation indicate that a Vapor Concern (VC) condition exists ☐ Yes ☐ No
☐ If Yes, provide the date of VC Mitigation Response Action Report ☐ _____
- d) Was public notification conducted to notify all applicable parties of the increased vapor intrusion risk ☐ Yes ☐ No ☐ N/A
- ☐ Provide a written explanation of either how the vapor intrusion pathway was investigated or the reasons for not evaluating the vapor intrusion pathway.

5. Have any vapor intrusion engineering controls/mitigation systems been installed as a result of this soil contamination ☐ 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
☐ sVAC Positive Pressure
☐ Other (specify) ☐ _____

Attach the Operation, Maintenance, and Monitoring (OMM) Plan for the vapor intrusion engineering control(s)/mitigation system(s) both in paper and electronically (in MS Word file format). 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 J. FINANCIAL ASSURANCE

1. Does the Remedial Action/ Need Notice/ R include an engineering control ☒ Yes ☐ No
☐ If No, proceed to the next section.

2. Are **both** the Person Responsible for Conducting the Remediation and the current property owner exempt from establishing Financial Assurance pursuant to N.J.A.C. 7:26C-7.10(c) ☒ Yes ☐ No

If "Yes," check the exemptions that apply, and then proceed to the next section.

Person Responsible for Conducting the Remediation Co-Permittee	Current Owner of the Site Co-Permittee
<input type="checkbox"/> _____	<input checked="" type="checkbox"/> Government entity
<input type="checkbox"/> _____	<input type="checkbox"/> A person not liable pursuant to the Spill Act that purchased contaminated property before May 7, 2001
<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 or private school
<input checked="" type="checkbox"/> _____	<input type="checkbox"/> Owner or operator of a small business responsible for conducting remediation at the location of the business

If "No," - If either entity is not exempt, then establishment of the full amount of the Financial Assurance is required by the non-exempt permittee(s)- attach a completed Remediation Cost Review and RFS/FA Form.

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. 6:8A-1 et seq. ☐ Yes ☒ No
☐ If Yes, and the association is identified in Section of this form, attach a copy of the association's annual budget that includes funds for the operation, maintenance, and monitoring of the engineering control(s) at the site.

**SECTION K. PERSON RESPONSIBLE FOR MONITORING THE PROTECTIVENESS OF THE REMEDIAL ACTION
INFORMATION AND CERTIFICATION**

Full Legal Name of the Person Responsible for
monitoring the protectiveness of the Remedial Action: Wall Township

Representative First Name: Jeffry Representative Last Name: Bertrand

Title: Township Administrator

Phone Number: (732) 449-8444 Ext: _____ Fax: (732) 449-8996

Mailing Address: 2700 Allaire Road

Municipality: Wall Township State: NJ Zip Code: 07719

Email Address: jbertrand@townshipofwall.com

Relationship to the Site (check all that apply)

- ☒ I am the current Owner
☐ I am the current Operator
☐ I am the current Lessee
☐ I am the Person who conducted the remediation
☐ I am the Permittee
☒ I am the Co-Permittee

This certification shall be signed by the person responsible for submitting the Soil Remedial Action Protectiveness/Biennial Certification Form in accordance with the 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.

I also understand that engineering and institutional controls must be evaluated and maintained to ensure they remain protective of public health and safety and the environment.

Based upon the information provided herein, I hereby certify that the remedial action(s) implemented at the site that includes engineering and/or institutional controls remains protective of public health and safety and the environment.

Signature:  Date: 3-23-17

Name/Title: Jeffry Bertrand/Township Administrator

SECTION L. LICENSED SITE REMEDIATION PROFESSIONAL INFORMATION AND STATEMENTLSRP ID Number: 591143First Name: PatriciaLast Name: CalvertPhone Number: (732) 449-0077

Ext: _____

Fax: (732) 449-5810Mailing Address: 1330 Laurel Avenue, Building 3Municipality: Sea GirtState: NJZip Code: 08750Email Address: patti@envirotactics.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).

I certify that I am a Licensed Site Remediation Professional authorized pursuant to N.J.S.A. 58:10C to conduct business in New Jersey. As the Licensed Site Remediation Professional of record for this remediation, I:

[SELECT ONE OR BOTH OF THE FOLLOWING AS APPLICABLE]:☒ *directly oversaw and supervised all of the referenced remediation, and/or*☒ *personally reviewed and accepted all of the referenced remediation presented herein.*

I believe that the information contained herein, and including all attached documents, is true, accurate and complete.

It is my independent professional judgment and opinion that the remediation conducted at this site, as reflected in this submission to the Department, conforms to, and is consistent with, the remediation requirements in N.J.S.A. 58:10C-14.

My conduct and decisions in this matter were made upon the exercise of reasonable care and diligence, and by applying the knowledge and skill ordinarily exercised by licensed site remediation professionals practicing in good standing, in accordance with N.J.S.A. 58:10C-16, in the State of New Jersey at the time I performed these professional services.

I am aware pursuant to N.J.S.A. 58:10C-17 that for purposely, knowingly or recklessly submitting false statement, representation or certification in any document or information submitted to the board or Department, etc., that there are significant civil, administrative and criminal penalties, including license revocation or suspension, fines and being punished by imprisonment for conviction of a crime of the third degree.

LSRP Signature: _____

Date: _____

LSRP Name/Title: Patricia Calvert/Senior Project ManagerCompany Name: Envirotactics, Inc.

Completed forms should be sent to:

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

INSPECTION & MAINTENANCE LOGS

DETAILED INSPECTION & MAINTENANCE LOG FOR A DEED NOTICE & ENGINEERING CONTROL

Date: 3/15/16

Site Information

Facility Name: Former Wall Auto Wreckers

Name of the current operator at the site (if different than above): Wall Township

Property Street Address: 1822 Route 71

Municipality: Wall Township County: Monmouth

Blocks: 6 Lots: 6 & 12

Case Specific Information:

Program Interest Name: Former Wall Auto Wreckers

Program Interest Number (Preferred ID): G000008813

Incident Report Number: -

UST Registration Number: -

Existing Site Conditions:

Describe the physical characteristics of the Site: Vacant, dirt lot, scattered debris (tires, car parts, etc), 6-foot metal exterior fencing

Describe the current site operations: None

Describe each engineering control that applies to the Restricted Areas: 6" compacted soil cap, surrounded by secondary fencing with signs, primary fence surrounding site perimeter

Inspections:

Have periodic inspections of the site identified any excavation or other disturbance activities that have taken place within the restricted areas?

Yes ☐ No ☒

An excavation or other disturbance activity has taken place within the restricted areas and any disturbances of the soil at the site have not resulted in unacceptable exposure to the soil contamination. A full description of the disturbance and the method to restore all controls, compliance with all applicable health and safety laws and regulations and methods to ensure that exposure to contamination in excess of the applicable remediation standard did not occur are provided below. If the disturbance resulted in an unacceptable exposure to the soil contamination explain how this was remedied.

Date(s) of Disturbance: _____

Duration of Disturbance: Years ____ Months ____ Days ____

Date the NJDEP Hotline was called: _____

Hotline Number Incident Number received: _____

Description of the disturbance and methods to address the disturbance: _____

Name of Contact Person Relative to the Disturbance: _____

Title: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Telephone Number: _____

Email Address: _____

Was all soil excavated and returned to the Restricted Area?

Yes ____ No ____ (If No, provide an explanation) _____

Quantity of soil generated for disposal (if applicable): _____

Attach Transportation/disposal documentation.

State precautions taken during the above activities to prevent contaminant exposure: _____

Provide an explanation of how the engineering control was replaced following the disturbance? _____

Inspection and Maintenance Log - Engineering Control(s):

Date(s) of Inspection: 3/15/16

Name(s) of Inspectors: P. Calvert

Engineering Control (cap, fencing, slurry wall, etc):	Condition:	Notes:
6-inch compacted soil cap, surrounded by secondary fence and signs	-Soil cap intact -All secondary fencing down or missing -No signs identified	-Need to replace secondary fence and signs
Primary fence around site	-Fencing missing along front (Route 71) -Fencing breached at several locations along perimeter -No signs identified	-Need to replace/repair fence -Need to replace signs if applicable

DETAILED INSPECTION & MAINTENANCE LOG FOR A DEED NOTICE & ENGINEERING CONTROL

Date: 1/1□/17

Site Information

Facility Name: Former Wall Auto Wreckers

Name of the current operator at the site (if different than above): Wall Township

Property Street Address: 1822 Route 71

Municipality: Wall Township County: Monmouth

Blocks: 6 Lots: 6 & 12

Case Specific Information:

Program Interest Name: Former Wall Auto Wreckers

Program Interest Number (Preferred ID): G000008813

Incident Report Number: -

UST Registration Number: -

Existing Site Conditions:

Describe the physical characteristics of the Site: Vacant, dirt lot, no structures, scattered debris (tires, car parts, concrete blocks, garbage, etc), new 6-foot metal exterior fencing and gate at western boundary

Describe the current site operations: None

Describe each engineering control that applies to the Restricted Areas: 6" compacted soil cap, surrounded by secondary fencing with signs, primary fence surrounding site perimeter

Inspections:

Have periodic inspections of the site identified any excavation or other disturbance activities that have taken place within the restricted areas?

Yes No X

An excavation or other disturbance activity has taken place within the restricted areas and any disturbances of the soil at the site have not resulted in unacceptable exposure to the soil contamination. A full description of the disturbance and the method to restore all controls, compliance with all applicable health and safety laws and regulations and methods to ensure that exposure to contamination in excess of the applicable remediation standard did not occur are provided below. If the disturbance resulted in an unacceptable exposure to the soil contamination explain how this was remedied.

Date(s) of Disturbance: _____

Duration of Disturbance: Years ____ Months ____ Days ____

Date the NJDEP Hotline was called: _____

Hotline Number Incident Number received: _____

Description of the disturbance and methods to address the disturbance: _____

Name of Contact Person Relative to the Disturbance: _____

Title: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Telephone Number: _____

Email Address: _____

Was all soil excavated and returned to the Restricted Area?

Yes ____ No ____ (If No, provide an explanation) _____

Quantity of soil generated for disposal (if applicable): _____

Attach Transportation/disposal documentation.

State precautions taken during the above activities to prevent contaminant exposure: _____

Provide an explanation of how the engineering control was replaced following the disturbance? _____

- Need to replace/repair fence
- Need to replace signs if applicable

Inspection and Maintenance Log - Engineering Control(s):

Date(s) of Inspection: 1/11/17

Name(s) of Inspectors: P. Calvert

Engineering Control (cap, fencing, slurry wall, etc):	Condition:	Notes:
6-inch compacted soil cap, surrounded by secondary fence and signs	-Soil cap intact -All secondary fencing down or missing -No signs identified	-Need to replace secondary fence and signs
Primary fence around perimeter	-New fence and gate at western boundary -Fencing breached at several locations along perimeter -No signs identified	-Need to repair fence breaches -Need to replace signs if applicable

From: Keith Smith [mailto:Keith.Smith@FPAengineers.com]
Sent: Monday, August 19, 2019 3:31 PM
To: Amjed Ibrahim; Rick Schrack; Pete Sudano
Cc: Dudley Warner
Subject: FW: West Belmar Gateway Redevelopment Area Solar NJDEP Comments

Amjed,

We received the following email from the NJDEP Office of Permit Coordination and Environmental review relative to the West Belmar Solar Array project.

This email will satisfy the Community Solar requirement for a meeting with the NJDEP as indicated within the email itself.

Please call should you have any questions.

Keith B. Smith, PE, PP, CME
Senior Vice President

1800 Route 34, Suite 101, Wall, New Jersey 07719
T 732.312.9800 ▲ Dir 732.312.9663 ▲ C 732.673.0121



[Web: FPAengineers.com](http://Web:FPAengineers.com)

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From: Nolan, Katherine <Katherine.Nolan@dep.nj.gov>
Sent: Friday, August 16, 2019 2:50 PM
To: Dudley Warner <Dudley.Warner@FPAengineers.com>
Cc: Lawrence Schmidt <Lawrence.Schmidt@FPAengineers.com>; Brunatti, Megan <Megan.Brunatti@dep.nj.gov>; Foster, Ruth <Ruth.Foster@dep.nj.gov>; Pepe, David <David.Pepe@dep.nj.gov>
Subject: West Belmar Gateway Redevelopment Area Solar NJDEP Comments

Good Afternoon Dudley,

The Office of Permit Coordination and Environmental Review (PCER) distributed project information to various programs within the Department for the proposed West Belmar Gateway Redevelopment Area Solar project located in Wall Township, Monmouth County. Below are preliminary comments of possible permits and action items this project may require (but not limited to) based on the information that was submitted on August 1, 2019: *** this is neither a comprehensive nor a technical summary ***

Land Use: Chris Jones : Christopher.Jones@dep.nj.gov or (609) 984-6216

- Based on the information provided, the proposed solar array will require a CAFRA permit. The Division of Land Use Regulation also recommends the project sponsor obtain a Letter of Interpretation to verify the location of any freshwater wetlands and/or transition areas on the

site. Any activities in wetlands and/or transition areas will require approvals under the Freshwater Wetlands Protection Act.

Fish and Wildlife: Joe Corleto: Jospeh.Corleto@dep.nj.gov or (609) 984-3859

- See attached comments.

State Historic Preservation Office:

- If project activities require any federal funding, licensing, or permitting, Freshwater Wetlands permits, Waterfront Development permits, and/or Upland Development permits issued by the State of New Jersey's Division of Land Use Regulation, archaeological and architectural surveys may be necessary.

Bureau of Energy and Sustainability (Solar): Erin Hill: Erin.Hill@dep.nj.gov or (609) 633-1120

- The Community Solar Energy Pilot Program Application window opened April 9, 2019 and closes September 9, 2019 <https://www.bpu.state.nj.us/bpu/pdf/boardorders/2019/20190329/8E%20-%20Community%20Solar%20Energy%20Pilot%20Program%20Application%20Form.pdf>
- The proposed array is located on about 6 acres of barren lands which is identified as "preferred" per the Solar Siting Analysis and about 1 acre of forested lands which is identified as "not preferred".
- Visit the BES solar siting webpage & NJ Community Solar Siting Tool <https://www.state.nj.us/dep/ages/solar-siting.html>

Stormwater: Eleanor Krukowski (Eleanor.Krukowski@dep.nj.gov)

- Construction projects that disturb 1 acre or more of land, or less than 1 acre but are part of a larger common plan of development that is greater than 1 acre, are required to obtain coverage under the Stormwater construction general permit (5G3). Applicants must first obtain certification of their soil erosion and sediment control plan (251 plan) from their local soil conservation district office. Upon certification, the district office will provide the applicant with two codes process (SCD certification code and 251 identification code) for use in the DEOnline portal system application. Applicants must then become a registered user for the DEOnline system and complete the application for the Stormwater Construction General Authorization. Upon completion of the application the applicant will receive a temporary authorization which can be used to start construction immediately, if necessary. Within 3-5 business days the permittee contact identified in the application will receive an email including the application summary and final authorization.

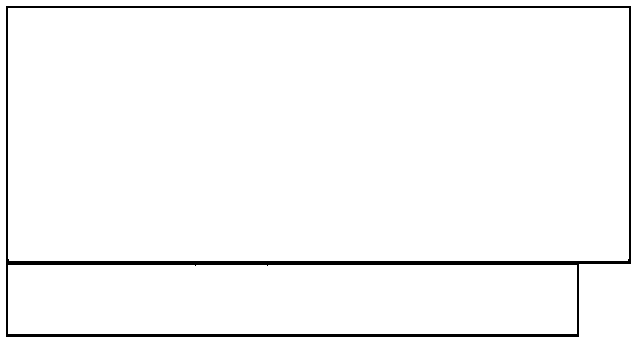
Should circumstances or conditions be or become other than as set forth in the information that was recently provided to the NJDEP, the comments and regulatory requirements provided above are subject to change and may no longer hold true. Statements made within this email are not indicative that the NJDEP has made any decisions on whether the proposed project will be permitted.

Please review the comments that were provided. If you would like to work with the programs directly, we just ask that you keep Permit Coordination copied on any correspondence so we may update our records. **This email shall serve to satisfy the Community Solar application requirement that the Applicant has met with PCER.**

Katie Nolan

New Jersey Department of Environmental Protection
Office of Permit Coordination & Environmental Review
401 East State Street
Trenton, NJ 08625-0420
Mailcode: 401-07J

Office #: (609) 272-3600
Direct #: (609) 984-6506
Fax #: (609) 633-1196
Email: Katherine.Nolan@dep.nj.gov

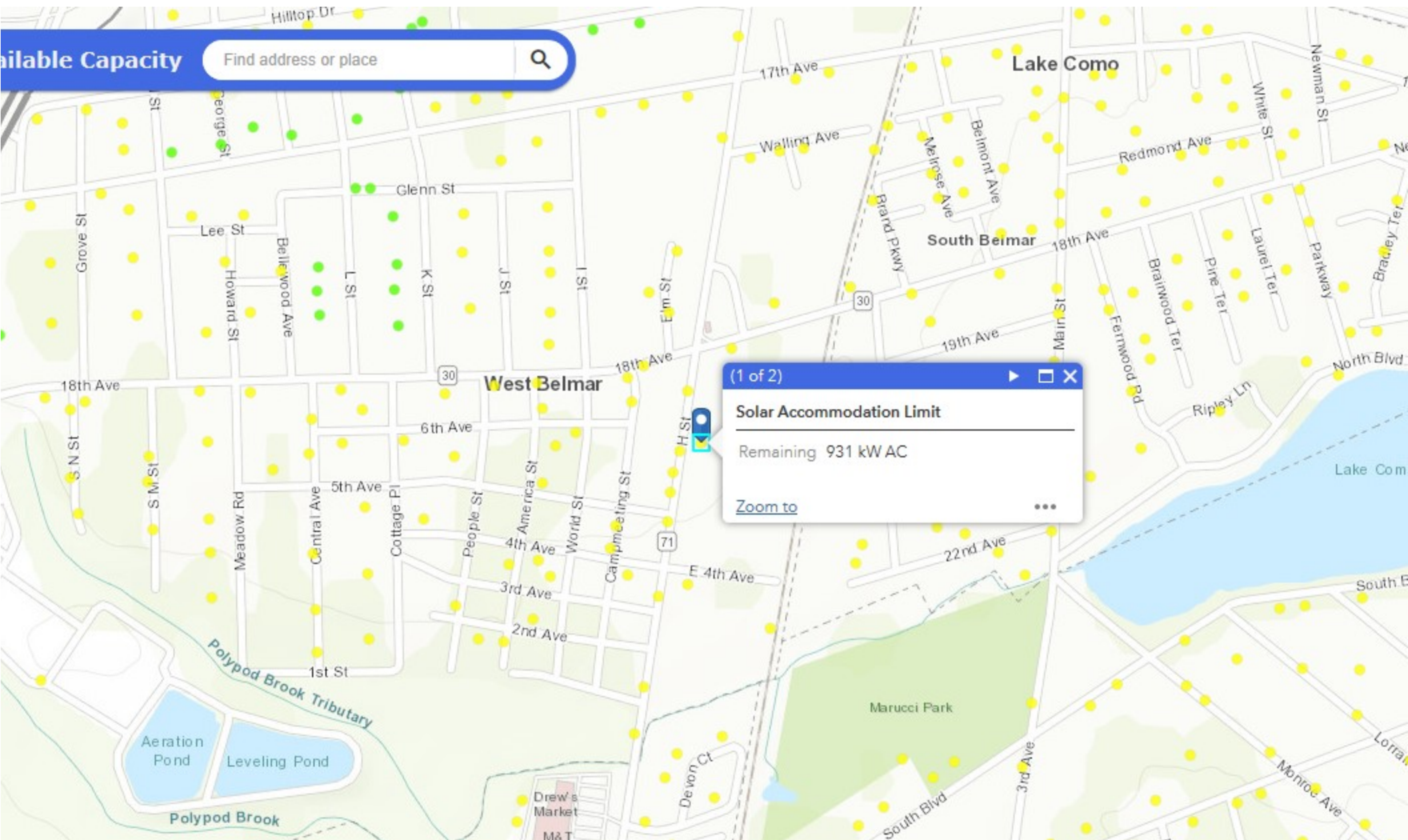


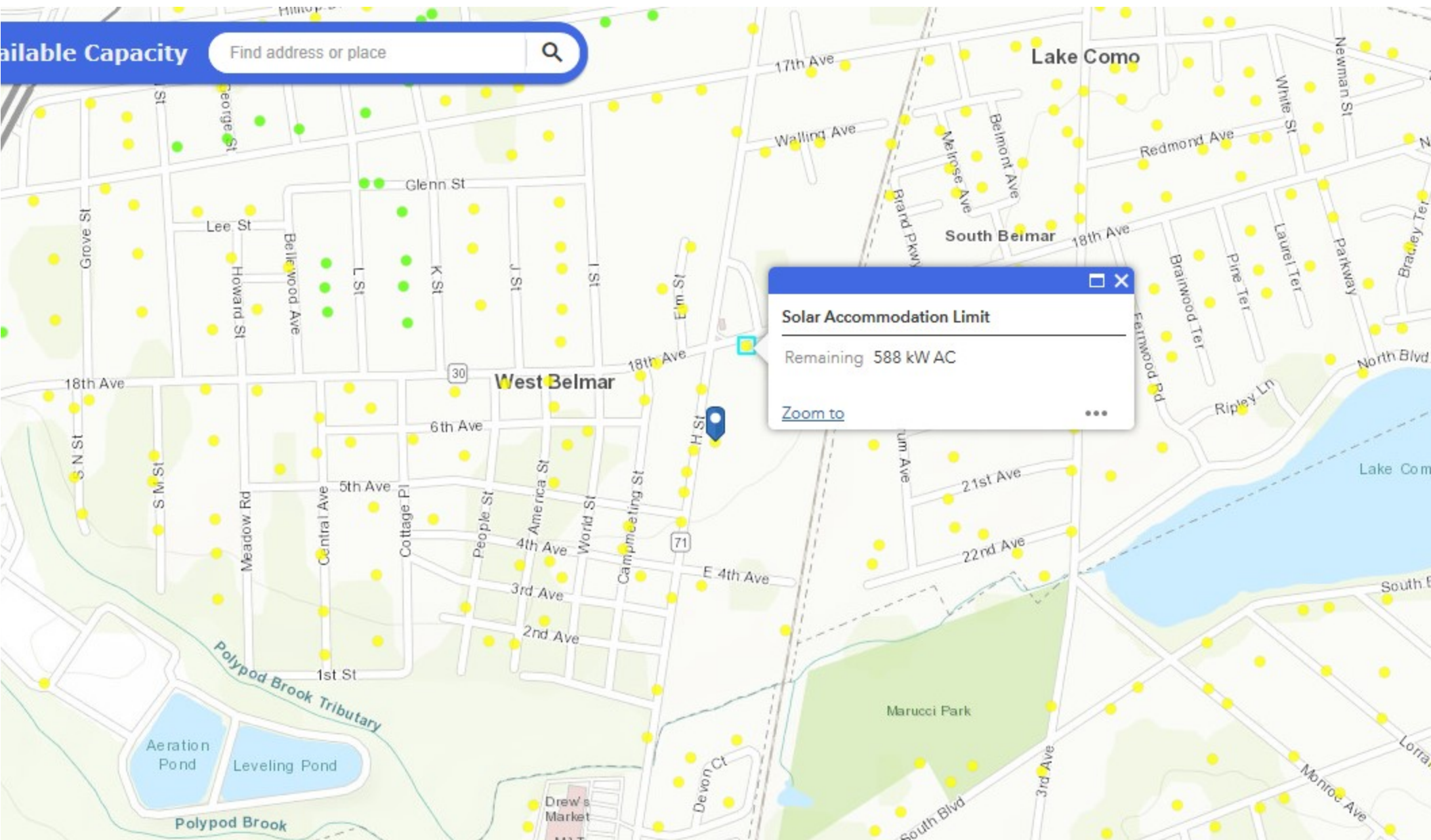
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TOWNSHIP OF WALL

2700 Allaire Road

P.O. Box 1168

Wall, New Jersey 07719-1168

Kevin P. Orender, Mayor
 George K. Newberry, Deputy Mayor
 Dominick DiRocco
 Timothy J. Farrell
 Carl Braun



Jeffrey L. Bertrand
 Township Administrator

(732) 449-8444 Ext. 2216
 FAX (732) 449-8996

August 29, 2019

New Jersey Board of Public Utilities
 44 South Clinton Avenue
 7th Floor
 P.O. Box 350
 Trenton, NJ 08625-0350
 Attention: Office of Clean Energy

**SUBJECT: Community Solar Energy Pilot Program Application Package
 Township of Wall Letter Supporting Community Solar Partnership**

Dear Office of Clean Energy Staff,

On behalf of the Township of Wall, Mayor Kevin Orender and the Township Committee, I would like to submit this letter of Township support as part of the Township of Wall Community Solar Energy project application submitted for the Pilot Program, Program Year 1. Our proposed community solar project would serve to use a currently underutilized Township-owned brownfield to benefit the Township's taxpayers and our low- and middle-income residents while helping us to further realize our renewable energy goals.

Following a competitive RFP process, the Township selected the Project Team of Advanced Solar Products, Inc. ("ASP") and Spano Partners Holdings, LLC ("SPH") to develop, design, construct, finance and own a solar array as part of the BPU's Community Solar Program. The Township and the Project Team have met on several occasions to develop a strategy to implement this project and to create a substantially permit-ready project for inclusion in the CS Program Year 1 application pool. Collaboration between the parties is evidenced by:

- Letter of Intent – The letter shall also serve as the Letter of Intent from the Township of Wall to move forward with the project with the Project Team of ASP/SPH.
- Property – The Township ~~has~~ is prepared to provide the parcel known as "The Former Wall Auto Wreckers Site" as a host site for the community solar project.
- Meetings – The Township and the Project Team have met on several occasions, both in person and via regular conference calls, to discuss roles and responsibilities for each party with respect to the community solar array and application process. In-person meetings between the parties took place on April, 25, 2019, May 8, 2019 and June 6, 2019.
- Regularly scheduled status call took place every two weeks beginning on June 20, 2019 and continues as we further develop the West Belmar Gateway solar project. Additional calls were conducted when necessary.

- Township approvals – Wall Township plans to introduce an ordinance which would amend the West Belmar Gateway Area permitted uses to include solar farms. This ordinance would become effective after a public hearing and vote expected to take place in the Fall of 2019. Additionally, the Township would authorize the execution of a developer's agreement between the Township and ASP/SPH. After the developer's agreement is executed, ASP/SPH may submit its application for site approval to the Wall Township Planning Board for final approval.
- Joint outreach – The Township, in conjunction with the Project Team, will hold community outreach events to inform potential customers of the opportunity to participate in this community solar project. Outreach efforts will be organized to include Township-wide meetings soon after the project is approved by the NJBPU, also a notification of the opportunity will be put on the Township's website.
- Electricity Offtakers – The Township will participate in purchasing solar power from the community solar project and has aided in identifying low and middle income multi-family housing developers and individual homeowners and special needs housing oftakers that can benefit from the lower electric rates provided by the community solar project.

Please do not hesitate to contact me with any questions or if you would like to discuss our application or the Township's support of this project further.

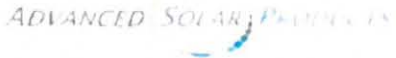
Regards,



Jeffrey Bertrand
Township Administrator
Township of Wall
732-449-8444 x 2216
jbertrand@townshipofwall.com

cc:

Lyle K. Rawlings, President, Advanced Solar Products, Inc.
James Spano, Managing Partner, Spano Partners Holdings, LLC
Wall Township Mayor Kevin Orender and Wall Township Committee Members
Sean Kean, Attorney, Township of Wall

		Wall Township Preliminary Cost Estimate	
System Parameters			
Array Type		Ballasted	
# of stings		221	
Panels/string		28	
Number of Panels		6,188	
Panel Size (in W DC)		345	
Total PV system size (in kW DC)		2,134.86	
Array Tilt (in degrees)		25	
Array Azimuth (in degrees)		180	
Total PV system size (in kW AC)		1,600	
Estimated initial year production (in kWh)		2,988,804	
Production ratio (kWh/kW)		1,400	
Interconnection Voltage		26 kV	
DC/AC Ratio		1.334	
Inverters (in kW AC)		16 @ 100	
System voltage (VDC)		1,000	
Inverter Type		String	
		\$	\$/W
Cost Elements			