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August 21, 2019

25 PA LLC Marlboro
115 East 11th Avenue
Roselle, NJ 07203
Via Email to pmercatili@aol.com

Re: Site Investigation/Remedial Investigation Project Summary
Former Auto Salvage Yard
162 Greenwood Road
Marlboro, New Jersey 07751
Project No. 2545

Dear Mr. Mercatili:

Peak Environmental LLC (Peak) has prepared this Project Summary letter to summarize the Site Investigation/Remedial Investigation (SI/RI) activities conducted at the property located at 162 Greenwood Road, Marlboro, NJ (Site).

Project Background

Recent sampling was conducted at the Site by Industrial Waste Management, Inc. (IWM) as a follow-up to the findings of a Phase I Environmental Site Assessment which identified the former presence of petroleum above-ground storage tanks and the long-term use of the property as an auto salvage/junk yard as Recognized Environmental Conditions. On April 18, 2019, IWM installed five soil borings across the Site to further investigate these areas. Borings were installed at the following locations:

- Along the south fence line (SB-1);
- Along the east fence line (SB-2);
- Downgradient of the former above ground storage tank pad (SB-3);
- Along the south side of the former concrete work pad in an area of visible soil staining (SB-4); and
- In the center of the work yard (SB-5).

A temporary well point was also installed at the location of SB-2 (TW-2) and a groundwater sample was collected. The results of the sampling indicated elevated concentrations of several metals in soil at a depth of 0-0.5 feet below grade surface (bgs) and semi-volatile organic tentatively identified compounds (SVOC TICs) in groundwater. These findings were recorded in the draft May 8, 2019 Site Investigation Report (SIR) prepared by IWM.

The objective of the recent SI/RI conducted by Peak was to further investigate the areas identified by IWM in April 2019 and to delineate the extent of the contaminants so that a suitable remedial action could be proposed.

1 Site Investigation/Remedial Investigation

1.1 Soil

On May 31, 2019, twelve soil borings were advanced to investigate subsurface conditions on Site and to confirm the analytical results of samples collected by IWM. Contingent horizontal and vertical delineation samples were also collected. Peak noted that the surface of the Site consisted of paved asphalt areas and/or asphalt millings from a depth of 0-0.5 bgs, therefore samples were collected a depth of 0.5-1 feet bgs in native soil. As lead was detected at elevated concentrations at one location, additional horizontal and vertical delineation samples were analyzed. One horizontal delineation sample also exhibited elevated lead concentrations, therefore additional delineation was required.

On June 20, 2019, Peak returned to the Site to conduct additional delineation sampling. Samples were collected to the north, east, south, west, as well as vertically. Results of the delineation samples were compliant with NJDEP Soil Remediation Standards (SRS). It is proposed to excavate and dispose of soil from within the defined soil impact area at a future date (see **Drawing 1**).

1.2 Groundwater

On May 31, 2019, Peak oversaw the installation of permanent monitoring well MW-1, which was installed at the location of former TW-2. The well was installed to a depth of 15 feet bgs.

On June 20, 2019, Peak returned to the Site to collect a groundwater sample from MW-1. A sample was collected using the low-flow groundwater sampling methodology. Results were non-detect for the contaminants of concern.

1.3 Conclusions and Required Remedial Action

RI activities were conducted to define the extent of lead impact in soil to determine an appropriate remedial strategy for the Site. Soil from an area which is approximately 15 feet in length, 10 feet in width, and 3 feet in depth (approximately 16.67 cubic yards) (see **Drawing 1**) will be excavated and disposed of at an off-Site facility. This Remedial Action (RA) is the most cost-effective method to remediate soils at this Area of Concern (AOC) and once completed, will support the issuance of an Unrestricted Response Action Outcome (RAO) for this AOC.

If you have any questions about the sampling results or actions moving forward, please contact the undersigned.

Sincerely,
Peak Environmental LLC

Carrie Berry
Associate, LSRP

Timothy Beach
Project Manager

CC: Robert M. Edgar, LSRP, Peak Environmental LLC

Drawing 1 – Proposed Excavation Area

N65°04'56"E 40.12

N15°56'04"E 20.25'

FENCE
GOOD N.
0.6' E.

20' WIDE RIGHT OF WAY DESCRIBED IN DEED BOOK 8721, PAGE 7488

10' WIDE RIGHT OF WAY AS SHOWN ON PLAN OF SURVEY PRE

ELEC. METER

GATE

OHW

CHAINLINK FENCE

N15°56'04"W 109.96'

OFFICE TRAILER

WOOD DECK

BLOCK WALL

STACKED CONTAINERS

STACKED CONTAINERS

GASOLINE TANK

CONC. SLAB

STACKED CONTAINERS

CONC. SLAB

CANOPY

GUARD RAIL

CONC. WALL AND SLAB

3 OIL TANKS

N65°04'56"E 258.78'

GATE

FENCE
2.6' N.
0.1' W.

N.

CONC. PAD

SCALE

Proposed
Excavation Area

LOT 12
0.7566 AC.±

GRAVEL LOT

VCE ENCROACHES
W.

HES

CONC. PAD

S26°42'04"E 135.41'

N70°31'56"E
49.77'

FENCE
1.9' N.
0.1' W.

LOT 13