



January 25, 2019

RE: Response Action Outcomes

Front Street Property Site - NJDEP PI No. 769654

North Second Street Property Site - NJDEP PI No. 769626

Penn Street Property Site - NJDEP PI No. 769582

City of Camden, Camden County, NJ

To Whom It May Concern:

The City of Camden Redevelopment Agency (CRA) has completed remediation activities at the above referenced sites. As the Licensed Site Remediation Professional (LSRP) retained for these sites, I have issued Response Action Outcomes (RAO) for soil at each.

In accordance with NJDEP rules, a copy of each RAO is attached for your records.

Sincerely,

A handwritten signature in black ink that reads 'Charles V. Metzger'.

Charles V. Metzger, LSRP
Brownfield Redevelopment Solutions, Inc.

Enclosure

cc: Mayor Francisco Moran, City of Camden
Municipal Clerk, City of Camden
City of Camden Department of Human Services
Camden County Department of Health and Human Services
Camden County Environmental CEHA



Olivette Simpson
Interim Executive Director
City of Camden Redevelopment Agency
520 Market Street, Suite 1300
Camden, NJ 08101

January 25, 2018

Re: Response Action Outcome

Remedial Action Type: Unrestricted Use

Scope of Remediation: Areas of Concern: Soils associated with Block 62.01 and Lots 1, 2, 3 & 4; and no other areas.

Case Name: Front Street Property

Address: 324-330 Front Street

Municipality: City of Camden

County: Camden

Block: 62.01 **Lots:** 1, 2, 3 & 4

Preferred ID: 769654

Communication Center #: 95-09-14-1206-53

Dear Ms. Simpson:

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

This remediation includes the completion of a 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 Environmental Protection (Department). These records contain all information upon which I based my decision to issue this Response Action Outcome.

By operation of law a Covenant Not to Sue pursuant to N.J.S.A. 58:10B-13.2 applies to this remediation. The Covenant Not to Sue is subject to any conditions and limitations contained herein. The Covenant Not to Sue remains effective only as long as the real property referenced above continues to meet the conditions of this Response Action Outcome.

CONDITIONS

Pursuant to N.J.S.A. 58:10B-12o, the City of Camden Redevelopment Agency 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
Site Remediation Program
Bureau of Case Assignment and Initial Notice
Mail Code 401-05H
PO Box 420
Trenton, NJ 08625-0420

NOTICES

Ground Water Contamination due to Regional Historic Fill (Ground Water Confirmation Sampling has not been Conducted)

Please be advised that ground water contamination at this site may exist above the Ground Water Quality Standards (N.J.A.C. 7:9C), which may limit ground water use at this site. Ground water sampling has not been conducted at this site, but based on the observed presence of historic fill (through methods including, but not limited to, sampling, physical characterization, and/or mapping), it is concluded that contamination related to regional historic fill may be present in the ground water underlying the site. It has been determined that this presumed contamination is solely related to regional historic fill and there is no other on-site source of contamination contributing to this presumed ground water contamination. Based on these presumptions and conclusions, a Classification Exception Area (CEA) pursuant to N.J.A.C. 7:26E-4.7(b) is required for the footprint of this property. Since the source of this presumed contamination is from regional historic fill only, the Department will maintain the

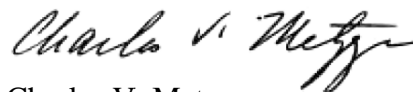
Classification Exception Area, and a Remedial Action Permit for this contamination is not required. The duration of this Classification Exception Area is for an “indeterminate” period.

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 Site Remediation Professional Licensing Board conducts an investigation of the Licensed Site Remediation Professional issuing the Response Action Outcome or, c) if the license of that person is suspended or revoked.

Thank you for your attention to these matters. If you have any questions, please contact me at 856-964-6456.

Sincerely,



Charles V. Metzger
Licensed Site Remediation Professional #668158

cc:

Mayor Francisco Moran, City of Camden
Municipal Clerk, City of Camden
City of Camden Department of Human Services
Camden County Department of Health and Human Services
Camden County Environmental CEHA
NJDEP Bureau of Case Assignment and Initial Notice



Olivette Simpson
Interim Executive Director
City of Camden Redevelopment Agency
520 Market Street, Suite 1300
Camden, NJ 08101

January 25, 2018

Re: Response Action Outcome

Remedial Action Type: Unrestricted Use

Scope of Remediation: Areas of Concern: Soils associated with Block 62 and Lots 17, 21, 22 & 23; and no other areas.

Case Name: North Second Street Property

Address: 315-309 North Second Street

Municipality: City of Camden

County: Camden

Block: 62 **Lots:** 17, 21, 22 & 23

Preferred ID: 769626

Communication Center #: 95-09-14-1206-53

Dear Ms. Simpson:

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

This remediation includes the completion of a 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 Environmental Protection (Department). These records contain all information upon which I based my decision to issue this Response Action Outcome.

By operation of law a Covenant Not to Sue pursuant to N.J.S.A. 58:10B-13.2 applies to this remediation. The Covenant Not to Sue is subject to any conditions and limitations contained herein. The Covenant Not to Sue remains effective only as long as the real property referenced above continues to meet the conditions of this Response Action Outcome.

CONDITIONS

Pursuant to N.J.S.A. 58:10B-12o, the City of Camden Redevelopment Agency 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:

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Bureau of Case Assignment and Initial Notice
Mail Code 401-05H
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Trenton, NJ 08625-0420

NOTICES

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Please be advised that ground water contamination at this site may exist above the Ground Water Quality Standards (N.J.A.C. 7:9C), which may limit ground water use at this site. Ground water sampling has not been conducted at this site, but based on the observed presence of historic fill (through methods including, but not limited to, sampling, physical characterization, and/or mapping), it is concluded that contamination related to regional historic fill may be present in the ground water underlying the site. It has been determined that this presumed contamination is solely related to regional historic fill and there is no other on-site source of contamination contributing to this presumed ground water contamination. Based on these presumptions and conclusions, a Classification Exception Area (CEA) pursuant to N.J.A.C. 7:26E-4.7(b) is required for the footprint of this property. Since the source of this presumed contamination is from regional historic fill only, the Department will maintain the

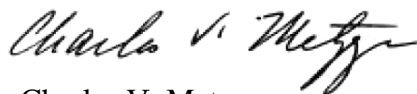
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In concluding that this remediation has been completed, I am offering no opinions concerning whether either primary restoration (restoring natural resources to their pre-discharge condition) or compensatory restoration (compensating the citizens of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

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Thank you for your attention to these matters. If you have any questions, please contact me at 856-964-6456.

Sincerely,



Charles V. Metzger
Licensed Site Remediation Professional #668158

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Municipal Clerk, City of Camden
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Camden County Department of Health and Human Services
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Olivette Simpson
Interim Executive Director
City of Camden Redevelopment Agency
520 Market Street, Suite 1300
Camden, NJ 08101

January 25, 2018

Re: Response Action Outcome

Remedial Action Type: Unrestricted Use

Scope of Remediation: Areas of Concern: Soils associated with Block 62.02 and Lots 24 & 25; and no other areas.

Case Name: Penn Street Property

Address: 121-123 Penn Street

Municipality: City of Camden

County: Camden

Block: 62.02 **Lots:** 24 & 25

Preferred ID: 769582

Communication Center #: 95-09-14-1206-53

Dear Ms. Simpson:

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

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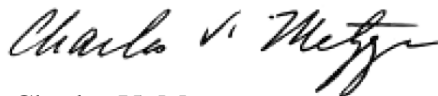
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Charles V. Metzger
Licensed Site Remediation Professional #668158

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