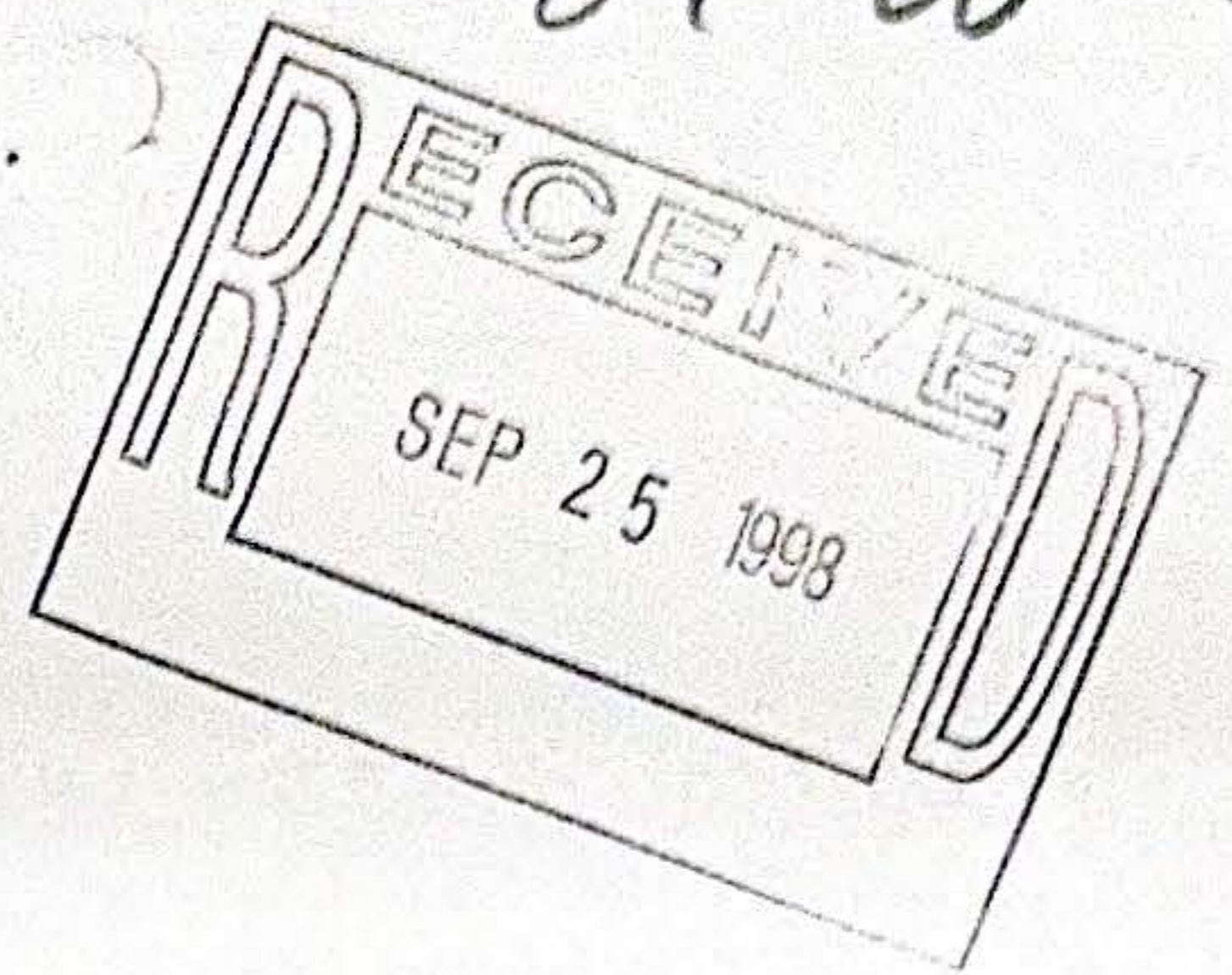


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CITY OF CAMDEN  
PRELIMINARY ASSESSMENT REPORT  
ROBERT SCHWIKER PROPERTY  
(A.K.A. R.M.H. AUTOMOTIVE)  
(A.K.A. GARAGE BODY SHOP)  
(A.K.A. ABANDONED BUILDING)  
CASE # 96-12-13-0056-34

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# Preliminary Assessment Report Form

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4/98

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION DIVISION OF  
RESPONSIBLE PARTY SITE REMEDIATION

P.O. Box 435, TRENTON, NJ 08625-0435

PRELIMINARY ASSESSMENT REPORT

Answer all questions. Should you encounter any problems in completing this form, we recommend that you discuss the matter with a representative from the Site Remediation Program. Submitting incorrect or insufficient data may cause processing delays and possible postponement of your transaction

PLEASE PRINT OR TYPE

Date: \_\_\_\_\_

Industrial Establishment/Site Name Robert Schwiker Property (a.k.a. RMH Automotive, Garage Body Shop, Abandoned Building)

Address Admiral Wilson Boulevard (a.k.a. 299 S17th St.)

City or Town Camden Zip Code 08101

Municipality City of Camden County Camden

Block (s) 1208 Lots (s) 4

Site Remediation Program Case Number or EPA Identification Number 96-12-13-0056-34  
(a.k.a. 90-05-07-1026, 96-7-1-1528-34)

1. Present a history of ownership and operations at the industrial establishment, in tabular form, from the time the site was naturally vegetated or utilized as farmland in accordance with N.J.A.C. 7:26E-3.1(c)1.i. (attach additional sheets as necessary)

Name of Property Owner	From	To
South Jersey Gas Company (SJGC)	7/21/31, 4/16/31 and 10/23/02	unknown
R.M. Hollingshead Company	unknown	9/18/47
P.S.E.&G.	9/18/47	4/29/64
Anthony Avellino, et. ux.	4/29/64	1/12/66

(SEE BELOW)

Name of Operator	From	To
SAME AS OWNERS		

Vincent Avellino, et. ux.	1/12/66	8/8/74
Classic Chemical	8/6/74	9/23/81
RHM Corporation	9/23/81	8/20/86
Robert Schwicker	8/20/86	present

NOTES: SJGC acquired different portions of the property on different dates. Document conveying ownership between SJGC & R.M. Hollingshead Company could not be located.

- 2A. In accordance with N.J.A.C. 17:26E-3.1(c)1.ii, provide a clear and concise description of the past industrial/commercial operation(s) conducted on site by each owner and operator. To the extent available the site history shall include an evaluation of the following sources of information:

(1) Sanborn Fire Insurance Maps; (2) MacRae's Industrial Directory; (3) Title and Deed; (4) Site plans and facility as-built drawings; (5) federal, state, county and local government files; (6) The Department Geographic Information System. (7) and any additional sources which may be available for a specific site.

Site history is frequently an item where preliminary assessments are incomplete. The Industrial Site Recovery Act requires that a diligent inquiry be made, researching the site history back to January 1, 1932. Common answers to this question have included: "Unknown", or "We are only a tenant on the site and have no knowledge of prior site history". Neither of these answers satisfies the requirement for a due diligent inquiry.

To avoid having a PA found incomplete by the Department due to insufficient information, the site history must be researched. The following are ways of obtaining information regarding site history: title searches; contacting the local and county health officials and municipal agencies (for example, local fire and police departments, and local planning, zoning, adjustment boards) requesting any information these public agencies may have on the specific location; and, interviewing long time neighbors of the industrial establishment. Tenants should always request information from the landlord. The applicant should always document any attempts to locate this information to support a claim that a diligent inquiry has been conducted. If the prior site history demonstrates that the current building was built on vacant unimproved property, it should be reported as such. If the site has been, or is now the subject of a site remediation, any prior cases should always be referenced.

Provide the page or appendix number where the site history may be found. \_\_\_\_\_

Provide a listing of the resources utilized to compile the site history and as appropriate copies of any maps or information, which will assist the Department in evaluating your conclusions.

Name of Resource	Date of document reviewed	Appendix # if providing copies
Sanborn Fire Insurance Maps		A
Historical Ownership Report	4/20/98	
State & Federal Files		B
Local Files	4/21/98	

- 2B. Include a detailed description of the most recent operations subject to this preliminary assessment.

Provide the page or appendix # where the description of the most recent operations may be found.  
\_\_\_\_\_ C \_\_\_\_\_

3. Hazardous Substance/Waste Inventory: N.J.A.C. 7:26E-3.1(c)1.iii. List all raw materials, finished-products, formulations and hazardous substances, hazardous wastes, hazardous constituents and pollutants, including intermediates and by-products that are or were historically present on the site. Note: If past usage included farming, pesticides may be a concern and should be included in this list. (attach additional sheets if necessary).

SEE APPENDIX C

Material Name	CAS # if known	Typical annual usage (gallons/lbs.)	Storage method (i.e. Drum, tank, jars)

- 4 A. In accordance with N.J.A.C. 7:26E-3.1(c)1iv provide a summary of all current and historic wastewater discharges of **Sanitary and/or Industrial Waste** and/or sanitary sludges. Present and past production processes, including dates, and their respective water use shall be identified and evaluated, including ultimate and potential discharge and disposal points and how and where materials are or were received on-site. All discharge and disposal points shall be clearly depicted on a scaled site map.

Information required under this item is intended to identify potential discharges to any on-site disposal system, such as a septic system or lagoon or drywell. As an example, a facility that currently discharges sanitary and other wastes to the public sewer system, but maintained an on-site septic system prior to 1976, would complete this item as follows:

#### EXAMPLE

Discharge Period		Discharge Type	Discharge Location
From	To		
1977	Present	Sanitary/Industrial	Public Treatment Works
1960	1977	Sanitary/Industrial	On-site Septic System
1955	1960	Sanitary	On-site Septic System

#### Site Information

Discharge Period		Discharge Type	Discharge Location
From	To		
1923 (approx.)	Present	Sanitary/Industrial	Public Sewer System
1877	1923 (approx.)	Sanitary/Industrial	Unknown

- 4B. Provide a narrative of disposal processes for all historic and current process waste streams and disposal points. (attach additional sheets if necessary)

According to the Camden City Department of Utilities, public sewers have existed in the area of the subject site for over 75 years. The method of disposal prior to this is unknown.

5. This question requires the applicant to conduct a diligent inquiry into the current and historic operations at the site to identify all of the potential areas of concern, which formerly or currently exists at the industrial establishment as defined in N.J.A.C. 7:26E-1.8.

Diligent inquiry as defined in N.J.A.C.7:26E-1.8 states:

A. Conducting a diligent search of all documents which are reasonably likely to contain information related to the object of the inquiry, which documents are in such person's possession, custody or control, or in the possession, custody or control of any other person from whom the person conducting the search has a legal right to obtain such documents; and

B. Making reasonable inquiries of current and former employees and agents whose duties include or included any responsibility for hazardous substances, hazardous wastes, hazardous constituents, or pollutants, and any other current and former employees or agents who may have knowledge or documents relevant to the inquiry.

In accordance with N.J.A.C. 7:26E3.1(c)1.v., a narrative shall be provided for each area of environmental concern describing the (A) Type; (B) Age; (C) Dimensions of each container/area; (D) Chemical Content; (E) Volume; (F) Construction materials; (G) Location; (H) Integrity (i.e., tank test reports, description of drum storage pad); and (I) Inventory control records, unless a Department-approved leak detection system, pursuant to N.J.A.C. 7:1E or 7:14B, has always been in place and there is no discharge history. If sampling is not proposed for any identified area of environmental concern, please explain why it is believed that the area of environmental concern does not contain contaminants above the applicable remediation standards. Submit all necessary documentation to verify this belief. The required narrative need not describe the sampling to be completed; however, it should state that sampling will be completed in accordance with the appropriate section of N.J.A.C.7:26E. Detailed descriptions of all remediation activities shall be described in the site investigation report in accordance with N.J.A.C.7:26E-3.13. Note: If the industrial establishment has multiple locations for one type of area of concern (example: underground storage tanks are located in 3 separate areas of the facility), each area must be discussed separately.

Please indicate if any of the potential areas of environmental concern listed below in #5A through #5G, as defined in N.J.A.C. 7:26E-1.8, formerly or currently exist at the industrial establishment by indicating Yes or No in the appropriate space as provided.

For the Location Reference Keyed to Site Map, use either a number or letter identification and be consistent throughout each phase of the remediation, referring to the same identification provided herein.

Provide the required narrative as an appendix to this report. Do not try to provide a narrative in the space provided

I hereby certify that a diligent inquiry has been conducted to identify all current and historical potential areas of environmental concern and based on the diligent inquiry the areas of environmental concern identified below in question 5A through 5G are the only areas of environmental concern believed to exist at the above referenced industrial establishment.

**A. Bulk Storage Tanks and Appurtenances, including, without limitation :**

Area of Concern	Currently or Formerly Exists at the Site Yes/No	Location Referenced to the Site Map	Appendix Number
Aboveground Storage Tanks and Associated Piping	Yes	A	D
Underground Storage tanks and Associated Piping	Yes	B	D
Silos	No	-	-
Rail Cars	No	-	-
Loading and unloading areas	No	-	-
Piping, above ground and below ground pumping stations, sumps and pits	Yes	C	D

**B. Storage and Staging Areas, including**

Area of Concern	Currently or Formerly Exists at the Site Yes/No	Location Referenced to the Site Map	Appendix Number
Storage pads including drum and/or waste storage	No	-	-
Surface impoundments and lagoons	No	-	-
Dumpsters	Yes	D	D
Chemical storage cabinets or closets	No	-	-

**C. Drainage systems and areas including without limitation**

Area of Concern	Currently or Formerly Exists at the Site Yes/No	Location Referenced to the Site Map	Appendix Number
Floor drains, trenches and piping and sumps	Yes	E	D
Process area sinks and piping which receive process waste	No	-	-
Roof leaders when process operations vent to the roof	No	-	-
Drainage swales & culverts	No	-	-
Storm sewer collection systems	No	-	-
Storm water detention ponds and fire ponds	No	-	-
Surface water bodies	No	-	-
Septic systems leachfields or seepage pits	No	-	-
Drywells and sumps	No	-	-

**D. Discharge and disposal areas, including, without limitation...**

Area of Concern	Currently or Formerly Exists at the Site Yes/No	Location Referenced to the Site Map	Appendix Number
Areas of discharge per N.J.A.C. 7:1E	No	-	-
Waste piles as defined by N.J.A.C. 7:26	No	-	-
Waste water collection systems including septic systems, seepage pits, & dry wells.	No	-	-
Landfills or landfarms	No	-	-
Sprayfields	No	-	-
Incinerators	No	-	-
Historic Fill or any other Fill material	No	-	-
Open Pipe discharges	No	-	-

**E. Other areas of concern, including, without limitation:**

Area of Concern	Currently or Formerly Exists at the Site Yes/No	Location Referenced to the Site Map	Appendix Number
Electrical Transformers & Capacitors	Yes	F	D
Hazardous material storage or handling areas	Yes	location unknown	D
Waste Treatment areas	No	-	-
Discolored or spill areas	No	-	-
Open areas away from production areas	No	-	-
Areas of stressed vegetation	No	-	-
Underground piping including industrial process sewers	No	-	-
Compressor vent discharges	No	-	-
Non-contact cooling water discharges	No	-	-
Areas which receive flood or storm water from potentially contaminated areas	No	-	-
Active or Inactive production wells	No	-	-

**7. Discharge History of Hazardous Substances and Wastes, N.J.A.C. 7:26E-3.1(a)(1):**

A. Have there been any known discharges of hazardous substances and wastes at the site?

\_\_\_\_ No / Circle question 10 \_\_\_\_ Yes (Complete items 7B & 7C)

B. Was the Department notified of the discharge?

\_\_\_\_ Yes \_\_\_\_ No

If yes, per the Code of 39-2.2-12(a)(2)(i), a 30-day notice must be provided to the Department.

C. If yes, a written report must be submitted to the Department within 30 days of the discharge.

**F. Building interior areas with a potential for discharge to the environment, including, without limitation:**

Area of Concern	Currently or Formerly Exists at the Site Yes/No	Location Referenced to the Site Map	Appendix Number
Loading or Transfer areas	Yes	G	D
Waste Treatment areas	No	-	-
Boiler rooms	Yes	H	D
Air vents and ducts	Yes	I	D
Hazardous material storage or handling areas	Yes	location unknown	D

**G. Any other site-specific area of concern.**

Area of Concern	Currently or Formerly Exists at the Site Yes/No	Location Referenced to the Site Map	Appendix Number
Paint Booth	Yes	J	D

- 6 If the site area exceeds two acres, an interpretation of the aerial photographic history of the site shall be submitted in accordance with N.J.A.C. 7:26E-3.1(c)1.vi. The interpretation shall be based on available current and historical color, black and white and infrared aerial photographs (scale 1:18,000 or less) of the site and surrounding area at a frequency that provides the evaluator with a historical perspective of site activities. The photographic history shall date back to 1932 or the earliest photograph available. Aerial photographs are available for review at the New Jersey Department of Environmental Protection, Tidelands Management Program, Aerial Photo Library, 9 Ewing Street, Trenton, New Jersey, (609) 633-7369. Note, the applicant is not required to provide the Department with copies of the aerial photographs reviewed only an interpretation of what was observed in each photograph, which may represent an environmental concern.

  X   Check here if an aerial photo review was not complete and provide a reason .

  Site is less than 2 acres.  

Provide the appendix number for the air photo review narratives           

7. Discharge History of Hazardous Substances and Wastes, N.J.A.C. 7:26E-3.1(c)1vii :

A. Have there been any known discharges of hazardous substances and wastes at the site?

           No (Goto question #8)   X   Yes (Complete Items 7B & 7C)

B. Was the Department notified of the discharge?

  X   Yes;            No

If yes, provide the Case # 90-05-07-1026 & 96-7-1-1528-34

C. Was a no-further-action letter, negative-declaration approval or full-compliance letter issued as

a result of the cleanup or discharge?

       Yes (Submit a copy of the no-further-action approval)

  X   No (Submit a complete Site Investigation or Remedial Action Report documenting the action taken to address the discharge)

See Appendix D for a description of the proposed SI.

- 8 In accordance with N.J.A.C.7:26E-3.1 (c) 1.vii, provide a description of any remediation activities previously conducted or currently underway at the site, including dates of discharges, remedial actions taken, and all existing sample results concerning contaminants which remain at the site. Copies of Department or other governmental agency no-further-action approvals should also be provided with a description of the areas to which the no-further-action approvals apply. This information is especially important if the approval was granted for the remediation of a portion of a site or a specific discharge event rather than the entire site subject to this preliminary assessment.

                     Check here if this question does not apply.

Provide the appendix number for the required narrative and data summary       C      

9. Protectiveness of past remedies, Order of Magnitude Analysis, N.J.A.C. 7:26E-3.1(c) 1.ix & N.J.A.C. 7:26E, 3.2(a)5

A. Have any areas of concern previously received a No-Further-Action approval from the Department or other equivalent government agency for which no additional remediation is proposed?   X   No ( go to question #10).            Yes ( complete 9B).

B. In accordance with N.J.S.A 58:10B-13(e) the following evaluation of the protectiveness of past remedies shall be completed for all areas of concern for which no further action was previously approved by the Department or other equivalent government agency and for which no additional remediation is proposed. All final sampling results shall be evaluated to determine if contaminant levels remaining on site are in compliance with current remediation criteria. The applicant shall complete the following :

Include a table comparing the levels of contaminants remaining in each area of concern, the numerical remediation standard approved in the remedial action workplan or at the time of no-further-action approval and the numerical remediation standards applicable at the time of the comparison. The table shall contain all sampling results, including sample location, sample media, field and laboratory identification numbers, and method detection limits, as necessary, and analytical results for all individual contaminants for each area of concern.

**I hereby certify that the order of magnitude analysis required pursuant to N.J.A.C. 7:26E has been completed, since the issuance of a No-Further-Action approval, negative declaration approval or equivalent remediation approval; and (Check the appropriate statements (1), (2), (3) or (4))**

(1)        The areas of concern listed below contain contaminants above the numerical remediation standard applicable at the time of the comparison, however no further action is required because: (check the appropriate sub statement)

           (a) The contaminant concentrations remaining in the areas of concern listed below are less than an order of magnitude (factor of 10) greater than the numerical remediation standard applicable at the time of the comparison;

           (b) The areas of concern or the site was remediated using engineering and institutional controls approved by the Department and these controls are still protective of public health, safety and the environment; or

           (c) The area of concern or the site was remediated to an approved site specific remediation standard and all of the factors and assumptions which are the basis for deriving the site specific remediation standard remain valid for the site.

Please list the areas of concern for which the previous statement applies.

Area of Concern	Location Reference Keyed to the Site Map

(2) \_\_\_\_ The areas of concern listed below contain contaminants above the numerical remediation standard applicable at the time of the comparison and further remediation is required because:  
(check the appropriate sub statement)

\_\_\_\_ (a) The contaminant concentrations remaining in the areas of concern listed below are more than an order of magnitude (factor of 10) greater than the numerical remediation standard applicable at the time of the comparison;

\_\_\_\_ (b) The areas of concern or the site was remediated using engineering and institutional controls approved by the Department and these controls are no longer protective of public health, safety and the environment; or

\_\_\_\_ (c) The area of concern or the site was remediated to an approved site specific remediation standard and some or all of the factors and assumptions which are the basis for deriving the site specific remediation standard are no longer valid;

Please list the areas of concern for which the previous statement applies.

Area of Concern	Location Reference Keyed to the Site Map

(3) \_\_\_\_ The areas of concern listed below do not contain contaminants above the numerical remediation standard applicable at the time of the comparison and no further remediation is required.

Please list the areas of concern for which the previous statement applies.

Area of Concern	Location Reference Keyed to the Site Map

(4).\_\_\_\_The contaminant concentrations remaining in the below listed areas of concern are more than an order of magnitude greater than the numerical remediation standard applicable at the time of the comparison. However, no further remediation is required by the person conducting this preliminary assessment, because, in accordance with N.J.S.A. 58:10B13(e), that person is not liable for the contamination pursuant to N.J.S.A. 58:10-23.11g

Please list the areas of concern for which the previous statement applies.

Area of Concern	Location Reference Keyed to the Site Map

10 Historical Data on environmental quality at the Industrial Establishment

A. Have any previous sampling results documenting environmental quality of the Industrial Establishment not received a no further action approval from the Department or been denied approval by the Department? (N.J.A.C. 7:26E-3.1(c)1.viii)

\_\_\_\_ Yes (See Attachment #\_\_\_\_) ☒ No (Go to 11)

B. Have there been any known changes in site conditions or new information developed since completion of previous sampling or remediation? If sampling results were obtained, but are not part of this application, please explain below (N.J.A.C. 7:26E-3.1©xi):

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- 11 List all federal, state and local environmental permits at this facility, including permits for all previous and current owners or operators, applied for, received, or both (Attach additional sheets if necessary).

Check here if no permits are involved  X

A. New Jersey Air Pollution Control

Permit Number	Expiration Date	Type of Permitted Unit

B. Underground Storage Tank Registration Number \_\_\_\_\_

Size of Tank (Gallons)	Tank Contents

C. New Jersey Pollutant Discharge Elimination System (NJPDDES) Permit

Permit Number	Discharge Type	Discharge Location Keyed to Site map	Expiration Date

D. Resource Conservation and Recovery Act (RCRA) permit # \_\_\_\_\_

E. EPA Identification Number \_\_\_\_\_

F. In accordance with N.J.A.C. 7:26E-3.1(c) xii, list all other federal, state, local government environmental permits for all previous and current owners or operators applied for and/or received for the site including :

- (1) Name and address of the permitting agency
- (2) The reason for the permit
- (3) The permit identification number
- (4) The application date
- (5) The date of approval, denial or status of the application
- (6) The name and current address of the permittees
- (7) The reason for the denial, revocation or suspension if applicable
- (8) The permit expiration date

\_\_\_\_\_ Check here if no other environmental permits were applied for or received for this site.

Provide the appendix # for the required listing if other environmental permits exist for this site \_\_\_\_\_.

12. In accordance with N.J.A.C. 7:26E-3.1(c)xiii, provide a summary of enforcement actions (including but not limited to, Notice of Violations, Court Orders, official notices or directives) for violations of environmental laws or regulations (attach additional sheets if necessary):

A. Check here if no enforcement actions are involved \_\_\_\_\_ (Go to 13 otherwise complete 12B)  
See Appendix C

B. (1) Name and address of agency that initiated the enforcement action

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(2) Date of the enforcement action \_\_\_\_\_

(3) Section of statute, rule or permit allegedly violated \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

(4) Type of enforcement \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(5) Description of the violation \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(6) How was the violation resolved? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

13. In accordance with N.J.A.C. 7:26E-3.1(c) xiv, please provide a narrative description of all areas where non-indigenous fill materials were used to replace soil or raise the topographic elevation of the site, including the dates of emplacement. N/A

14. A. In accordance with N.J.A.C. 7:26E-3.2(a) 3.i, submit a scaled site plan, detailing the subject lot and block, property and or leasehold boundaries, location of current and former buildings, fill areas, paved and unpaved areas, vegetated areas, and all areas of concern identified above and all active or inactive wells. See Appendix E

B. Scaled historical site maps and facility as built drawings (if available). See Appendix A

C. A copy of the United States Geologic Survey (USGS) 7.5 minute topographical quadrangle that includes the site and an area of at least one mile radius around the site. The facility location shall be clearly noted. If a portion of the USGS quadrangle is used, the scale, north arrow, contour interval, longitude and latitude with the name and date of the USGS quadrangle shall be noted on the map. See Appendix F

15. In accordance with N.J.A.C. 7:26E-3.2, please provide the date that the site visit was completed to verify the findings of the preliminary assessment. 5/15/97

16. List any other information you are submitting or which has been formerly requested by the Department:

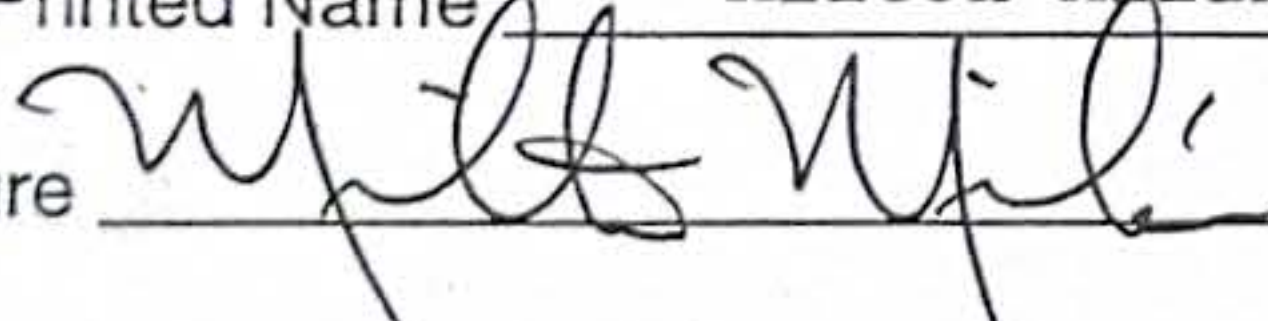
Description	Appendix #
Limitations	G

**CERTIFICATION:**

The following certification shall be signed by the highest-ranking individual at the site with overall responsibility for that site or activity. Where there is no individual at the site with overall responsibility for that site or activity, this certification shall be signed by the individual having responsibility for the overall operation of the site or activity.

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this application and all attached documents, and based on my inquiry of those individuals immediately responsible for obtaining the information, to the best of my knowledge 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.

Typed/Printed Name Milton Milan Title Mayor

Signature  Date 9/14/98

Sworn to and Subscribed Before Me on this 14<sup>th</sup>

Date of Sept 19 98

Notary 

*Commission expires on June 25, 1999*

## APPENDIX C

The 1955 lease agreement with the City of Jersey City, New Jersey, dated 1955, provided for the use of the property as a parking lot for the City of Jersey City. The building was used as a parking lot for the City of Jersey City from 1955 to 1977 and 1982. The building was used as a parking lot for the City of Jersey City from 1977 to 1982. The building was used as a parking lot for the City of Jersey City from 1982 to 1987.

From 1937 until 1986, owners of the site included the South Jersey Gas Company, P.M. Holdings, Inc., P.S.E. & O., and Ciesco Chemical, according to the deed records. Interviews with local officials provided further information regarding past uses of the property. For these interviews, the following information was obtained:

1. In 1922 the building was utilized as a one-story office and storage building by Fleck Bros.
2. During the 1950's and 1960's, the facility was a public service truck garage.
3. Also, it was utilized as an MTA training center.
4. The site was most recently used for packaging automotive/industrial chemicals into small metal and plastic containers until the facility was abandoned in 1986.

In 1990, the USEPA conducted remedial work on the property. Over 1,000 individual soil and groundwater samples were collected and analyzed for various chemicals. The results of the sampling indicated that the site was contaminated with various chemicals. The chemicals found in the soil and groundwater included benzene, toluene, ethylbenzene, xylene, and other volatile organic compounds (VOCs). The USEPA also found that the site was contaminated with heavy metals, including lead, copper, and zinc. The USEPA conducted remedial work on the property to remove the contaminants and restore the site to its original condition. The remedial work included excavating and removing the contaminated soil and groundwater, and installing a groundwater monitoring system to detect any future contamination.

## DESCRIPTION OF PAST OPERATIONS

The subject property is located on Block 1208, Lot 4 in the City of Camden and is situated on 17th Street, between Stevens Street and Admiral Wilson Boulevard. The following information regarding past uses of the property was obtained through review of Sanborn Maps, interviews with local officials, a deed search, and correspondence from the USEPA, in accordance with N.J.A.C.7:26E. Because the site was developed over 120 years ago, details regarding operations throughout the site's history are difficult to obtain. Therefore, dates that various operations were conducted may be approximate.

According to the Sanborn Maps, the original building was constructed in 1877. The facility was utilized as Atlantic Bleachery and Dye Works. This company produced dyed cotton and woolen goods. The next Sanborn Map showed that the Camden Logwood Mill operated at the facility in 1884, which also produced dyed goods. Four more buildings were constructed since 1877. Dye materials used included logwood (cas # 15489-90-4), glauher salts (cas # 7727-73-3), nitrate of lead (cas # 10099-74-8), nitrate of iron (cas # unknown) and tin crystals (cas # 7440-31-5). Coal was also used at the facility. The storage method and annual usage of these materials are unknown.

The 1959 tax assessment card indicated that the building on site was constructed in 1922. Therefore, we believe the original buildings were demolished between 1877 and 1922. The building constructed in 1922 was demolished since the time the site visit was conducted in May of 1997.

From 1931 until 1996, owners of the site included the South Jersey Gas Company, R.M. Hollingshead Company, P.S.E.&G. and Classic Chemical, according to the deed search. Interviews with local officials provided further information regarding past uses of the property. Per these interviews, the following information was obtained:

1. In 1922 the building was utilized as a one-story office and storage building by Fleck Bros.
2. During the 1950's and 1960's, the facility was a public service transit garage.
3. Also, it was utilized as an MVTA training center.
4. The site was most recently used for packaging automotive/industrial chemicals into small metal and plastic containers until the factory was abandoned in 1996.

In 1996, the USEPA conducted remedial work on the property. Over 14,000 individual pint and quart sized containers of hazardous substances/waste were removed from the site. The contents of the containers consisted of waste automotive oil (cas # unknown), gasoline (cas # 8006-61-9), degreasing solvent (cas # unknown), caustics (cas # unknown), paint wastes (cas # unknown), boiler treatment chemicals (cas # unknown), fuel oil additives (cas # unknown), silicone carbide (cas # 409-21-2) and friable asbestos-containing pipe insulation (cas # 1332-21-4). The annual usage of these materials is unknown. We have no record of the USEPA conducting any sampling while on site.

## APPENDIX D

1. AOC 1 - Building and site visit and sampling plan for AOC 1.

During the site visit, a building was located and during the site visit, we proposed to excavate the building and site visit and sampling plan for AOC 1. We proposed to excavate the building and site visit and sampling plan for AOC 1.

AOC 2 - Building and site visit and sampling plan for AOC 2.

During the site visit, a building was located and during the site visit, we proposed to excavate the building and site visit and sampling plan for AOC 2. We proposed to excavate the building and site visit and sampling plan for AOC 2.

AOC 3 - Building, above ground and below ground sampling plan for AOC 3.

A pit was discovered during the site visit. The function of the pit is unknown. The pit could not be opened during the site visit. We propose to open the pit to investigate the contents and condition of the pit. If there is material in the pit, a sample will be collected. The bottom of the pit will be examined for holes, cracks, etc. If the pit bottom is in good condition, no other sampling is proposed. If the bottom of the pit is in poor condition, a soil sample will be collected from 0'-6" below the bottom of the pit. All samples collected will be analyzed for PP-40, TPHC and pH. All sampling will be performed in accordance with N.J.A.C. 7:26E.

### 4. AOC 4 - Dumpster (Location D)

During the site visit, a dumpster, on unpaved soil, was discovered. The contents of the dumpster (past and present) are unknown. We propose to collect one (1) soil sample from 0'-6" below the dumpster. The sample will be analyzed for PP-40, TPHC and pH. All sampling will be conducted in accordance with N.J.A.C. 7:26E.

### 5. AOC 5 - Floor drains, trenches and piping and sumps (Location E)

A drain located outside the building was located during the site visit. We propose to find the discharge location of the drain by performing a dye test to excavate the drain and piping run. Once the discharge location is known, sampling will be conducted in accordance with N.J.A.C. 7:26E. All collected samples will be analyzed for PP-40, TPHC and pH.

## DESCRIPTION OF AOC'S

1. AOC-1 -- Aboveground storage tanks and associated piping (Location A)

The Sanborn Maps show that aboveground storage tanks (AST's) were once located throughout the site. One AST contained water, while the others were used as liquor holding tanks. Considering the contents (non-hazardous) of the AST's, we do not propose any further investigation for this AOC.

2. AOC-2 -- Underground storage tanks and associated piping (Location B)

No records regarding the presence of underground storage tanks (UST's) on this property have been located. However, during the site visit, three (3) UST vent pipes and two (2) dispensers were located. Because the USEPA removed gasoline, caustics, waste oil and various other materials from the site, we do not know the contents of the UST's. If the fill pipes can be located, we propose to perform a fingerprint analysis on the contents inside the UST's. Once the contents of the UST's are known, we propose to conduct sampling in accordance with N.J.A.C.7:26E. If the contents of the UST's can not be sampled, we will analyze samples for PP+40, TPHC and pH. <sup>1/4</sup> <sup>No</sup>

3. AOC-3 -- Piping, above ground and below ground pumping stations, sumps and pits (Location C)

A pit was discovered during the site visit. The function of the pit is unknown. The lid could not be open during the site visit. We propose to open the lid to investigate the contents and condition of the pit. If there is material in the pit, a sample will be collected. The bottom of the pit will be examined for holes, cracks, etc. If the pit bottom is in good condition, no other sampling is proposed. If the bottom of the pit is in poor condition, a soil sample will be collected from 0"-6" below the bottom of the pit. All samples collected will be analyzed for PP+40, TPHC and pH. All sampling will be performed in accordance with N.J.A.C.7:26E. <sup>1/4</sup> <sup>No</sup>

4. AOC-4 -- Dumpsters (Location D)

During the site visit, a dumpster, on unpaved soil, was discovered. The contents of the dumpster (past and present) are unknown. We propose to collect one (1) soil sample from 0"-6" below the dumpster. The sample will be analyzed for PP+40, TPHC and pH. All sampling will be conducted in accordance with N.J.A.C.7:26E. <sup>1/4</sup> <sup>No</sup>

5. AOC-5 -- Floor drains, trenches and piping and sumps (Location E)

A drain located outside the building was identified during the site visit. We propose to find the discharge location of the drain by performing a dye test or excavating the drain area and piping run. Once the discharge location is known, sampling will be conducted in accordance with N.J.A.C.7:26E. All collected samples will be analyzed for PP+40, TPHC and pH. <sup>1/4</sup>

6. AOC-6 -- Electrical transformers and capacitors (Location F)

Two (2) transformers were identified during the site visit. Whether the transformers contained PCB's is unknown. We propose to examine the area for field indicators (soil staining, PID readings, etc.) of a discharge. If no discharge indicators are present, no further investigation is proposed for this AOC. If a discharge is indicated, we propose to sample the area in accordance with N.J.A.C.7:26E. All samples collected will be analyzed for PCB's.

7. AOC-7 -- Outside hazardous material storage or handling areas (Location Unknown)

As previously stated in this report, the USEPA removed a large amount of hazardous material from this site. One (1) area of drum storage was located during the site visit. However, whether other areas were used for drum storage is unknown. The area identified on the site visit did not appear large enough for the amount of material removed by the USEPA. Furthermore, the Sanborn maps from the 1800's show various materials stored on site. However, because these maps have no dimensions or property lines, the locations of material storage are unknown.

We propose to conduct sampling for this AOC in accordance with N.J.A.C.7:26E. The exterior portion of this property will be divided into 900 square foot grids. One (1) test pit will be performed within each grid. The test pit will extent to 10' below grade or to the groundwater table (whichever is encountered first). The test pit will be field screened with a PID. One soil sample will be collected from each test pit. The sample location will be biased towards the area of greatest suspected contamination, based on field and visual indicators. If no indicators of a discharge are present, the soil sample will be collected from grade. Furthermore, one (1) soil sample will be collected from grade in the drum storage area identified on the site visit. All samples will be analyzed for PP+40, TPHC and pH.

8. AOC-8 -- Loading or transfer areas (Location G)

During the site visit, three (3) loading docks were discovered. Because loading/unloading likely occurred in the ground floor of the building, that had a basement, we believe that any spill that may have occurred would have discharge to the basement. The building has since been demolished. We propose to conduct an investigation of the former basement of the building. See the section below, entitled "Interior hazardous material storage or handling areas", for a description of the proposed basement investigation.

9. AOC-9 -- Boiler rooms (Location H)

Boiler rooms were identified in the Sanborn Maps, dated 1878 and 1884. These maps do not show property lines or dimensions, so the exact locations of the boiler rooms are unknown. However, because we propose to perform a thorough investigation on the outside and interior of the building by grid sampling throughout the site, we believe any discharge that may have occurred due to the boiler rooms will be detected.

10. AOC-10 -- Air vents and ducts (Location I)

A chimney, stack and several exhaust fans were located during the site visit. We propose to collect one soil sample from grade from each location. The sample will be analyzed for PP+40, TPHC and pH. All sampling will be performed in accordance with N.J.A.C.7:26E.

↑  
NO

11. AOC-11 -- Interior hazardous material storage or handling areas (Location Unknown)

As previously stated in this report, the USEPA removed a large amount of hazardous material from this site. The storage location of this material is unknown. Since the USEPA conducted their remedial activities, the building has been demolished. Furthermore, the Sanborn maps from the 1800's show various materials stored on site. However, because these maps have no dimensions or property lines, the locations of material storage are unknown.

The building demolition debris is still on site (in the former basement). To investigate this area, we propose to remove the debris and inspect the basement floor. If the floor is in good condition (no cracks, holes, staining, etc.), no additional investigation is proposed. If the floor is in poor condition, we propose to conduct sampling for this AOC in accordance with N.J.A.C.7:26E. Once the investigation is complete, the demolition debris will be placed back into the former basement. The following is a description of the proposed investigation, if necessary.

The former interior portion of this property (the basement) will be divided into 900 square foot grids. One soil sample will be collected from 0"-6" below the basement floor from each grid. The sample location will be biased towards the area of greatest suspected contamination, based on field and visual indicators. The samples will be analyzed for PP+40, TPHC and pH.

12. AOC-12 -- Paint booth (Location J)

↑  
NO

A paint booth was located inside the building during the site visit. Because the paint booth was on the ground floor of the building, that had a basement, we believe that any spill that may have occurred would be discharged to the basement. The building has since been demolished. We propose to conduct an investigation on the former basement of the building. See the section above, entitled "Interior hazardous material storage or handling areas", for a description of the proposed basement investigation.



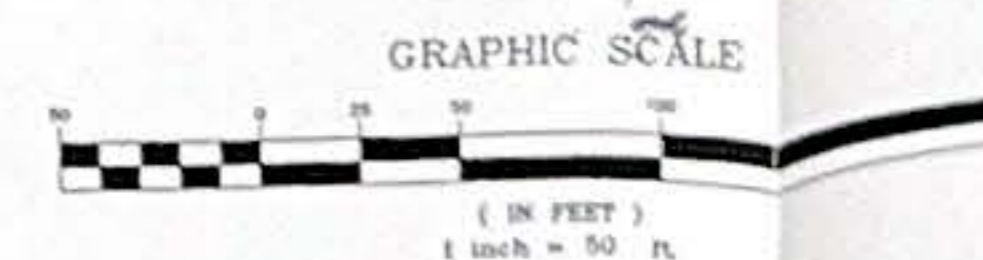
# AREAS OF CONCERN

AOC	LOCATION
ABOVEGROUND STORAGE TANKS	A*
UNDERGROUND STORAGE TANK AREA	B
PITS	C
DUMPSTERS	D
DRAINS	E
TRANSFORMERS	F
LOADING DOCKS	G
BOILER ROOMS	H
CHIMNEY, STACKS, EXHAUST FANS	I
PAINT BOOTH AREA	J

- NOTES:
- HAZARDOUS MATERIAL WAS STORED INSIDE AND OUTSIDE THE BUILDINGS. HOWEVER, THE EXACT STORAGE LOCATIONS ARE UNKNOWN.
  - \* - NO SAMPLING PROPOSED
  - PROPERTY HAS NOT BEEN SURVEYED. THEREFORE, ALL A.O.C. LOCATIONS ARE APPROXIMATE.

## LEGEND

---	PROPERTY LINE
---	FORMER BUILDINGS (CONSTRUCTED BETWEEN 1877 AND 1884)
---	FORMER BUILDINGS (CONSTRUCTED IN 1922)



NO.		REVISION		DATE	BY	CHKD. BY
AOC PLAN						
ROBERT SCHWIKER PROPERTY						
PRELIMINARY ASSESSMENT						
CITY OF CAMDEN, CAMDEN COUNTY, NEW JERSEY						
DATE: 9/2/08		DATE: 9/18/10				
EDWARD VERNICK		TERENCE M. VOGT				
PROFESSIONAL ENGINEER LIC. NO. 25881		PROFESSIONAL ENGINEER LIC. NO. 33773				
REMINGTON & VERNICK ENGINEERS						
232 KING'S HIGHWAY EAST, HADDONFIELD, NJ 08033						
(609) 795-5093, FAX (609) 795-1802, WEB SITE ADDRESS: WWW.RVE.COM						
SCALE	DATE	DRAWN BY	DESIGN BY	CHKD. BY	DWG. NO.	SHEET NO.
1" = 50'	8/08	TB	M.T.	T.V.	E-092-01	1 OF 1
DWG. FILE PATH/NAME: W:\CAMDEN\1208\092-01-092-01						