



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

December 7, 2022

Re: This correspondence amends and supplements the Response Action Outcome dated February 17, 2019.

Remedial Action Type: Limited Restricted Use with Permit Requirements
Scope of Remediation: Entire Site

Case Name: Front Street Property
Address: 324-330 North Front Street
Municipality: City of Camden
County: Camden
Block: 62.01 **Lots:** 1, 2, 3 & 4
Preferred ID: 769654

Dear Ms. Simpson:

This correspondence amends the Response Action Outcome issued on February 17, 2019, which remains in full force and effect, by correcting the following administrative issues:

The Communication Center # of 95-09-14-1206-53 has been removed.

Language omitted from the Conditions Section of the RAO is added:
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.

The Ground water Contamination due to Regional Historic Fill insert has been amended to follow the model:

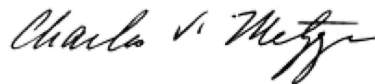
Please be advised that ground water contamination (specifically EPA Target Compound List (TCL) Polynuclear Aromatic Hydrocarbons (PAHs) and EPA Target Analyte List (TAL metals) at this site exists above the Ground Water Quality Standards (N.J.A.C. 7:9C) which may limit ground water use at this site. It has been determined that this contamination is solely related to regional historic fill and there is no other onsite source of contamination contributing to this ground water

contamination. Based on ground water data collected as part of this remediation and provided to the Department, 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 this 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.

Please be advised this correspondence, with the above amendments and supplements, corrects administrative issues identified in the original Response Action Outcome issued on February 17, 2019. 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 856-964-6456.

Sincerely,



Charles V. Metzger
Licensed Site Remediation Professional #668158

Attachment(s): Original Response Action Outcome

cc:

Mayor Victor Carstarphen, 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 – BIR (Electronic Copies Only)



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Interim Executive Director
City of Camden Redevelopment Agency
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February 17, 2019

Re: Response Action Outcome

Remedial Action Type: Limited Restricted Use with Permit Requirements
Scope of Remediation: Entire Site

Case Name: Front Street Property
Address: 324-330 North Front Street
Municipality: City of Camden
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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 site 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 and applicable permits.

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

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 number is VIC180002 effective December 31, 2018.

NOTICES

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

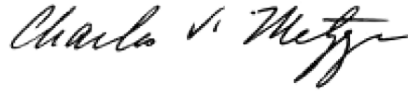
Please be advised that ground water contamination at this site may exist above the Ground Water Quality Standards (N.J.A.C. 7:9C), which may limit ground water use at this site. Ground water sampling has not been conducted at this site, but based on the observed presence of historic fill (through methods 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