



FENNELLY ENVIRONMENTAL ASSOCIATES, LLC

FENNELLY ENVIRONMENTAL
ASSOCIATES, LLC
116 VILLAGE BLVD
SUITE 200
PRINCETON, NJ 08540
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October 11, 2018

**Re: Notice of Environmental Investigation and Cleanup
Former Frenchtown Ceramics Company Site
One 8th Street (Block 3/ Lot 1 and Block 10/Lot 1)
Frenchtown, New Jersey
NJDEP Preferred Identification #004862**

To Whom It May Concern:

In accordance with New Jersey Department of Environmental Protection (NJDEP) regulations, Country Classics at Frenchtown, LLC is issuing this notice to provide information related to environmental conditions and remedial activities being conducted at the site referenced above. This notice is required by NJDEP pursuant to the New Jersey Administrative Code (N.J.A.C.) 7:26C-1.7.

From approximately 1909 to 1995, the site was utilized for the manufacture of ceramic products including spark plugs and electrical components. Country Classics at Frenchtown, LLC took over ownership of the site in September 2017.

Historic documents indicate that contamination was initially discovered at the site in 1975. Significant environmental remediation work was subsequently conducted under the provisions of the New Jersey Industrial Site Recovery Act (ISRA) and the precursor to ISRA, the Environmental Cleanup Responsibility Act (ECRA). These laws require an industrial business to remediate the property prior to selling or closing the business. The prior remediation activities conducted by former owners/operators of the site resulted in No Further Action (NFA) letters for the property issued by NJDEP in 1989, 1995 and 2011.

During due diligence activities related to acquisition of the site, Country Classics at Frenchtown, LLC discovered that residual impacts associated with the prior historical use of the property remained and further investigation and remediation was required. Contaminants of concern at the site are typical for old industrial sites and include: metals (arsenic, lead, nickel, silver, zinc, beryllium, mercury, cadmium, and barium); volatile organic compounds (benzene, trichloroethene, cis-1,2-dichloroethene, cis-1,3-dichloropropene); polycyclic aromatic hydrocarbons (PAHs), and petroleum hydrocarbons.

Country Classics at Frenchtown, LLC retained the services of Fennelly Environmental Associates, LLC (FEA) in February 2018 and Mr. Brian Fennelly has been assigned as the Licensed Site Remediation Professional (LSRP) for this site. Initial activities conducted by FEA included soil and ground water sampling to identify and delineate any areas of residual contamination remaining at the property. Additional soil and ground water sampling is planned to confirm that all areas of contamination are delineated.

FEA has completed a Preliminary Assessment Report and Site Investigation activities. Currently, FEA is in the process of preparing a Site Investigation Report (SIR) and a Remedial Investigation Report (RIR). Once all sampling work is complete these reports will be submitted to NJDEP. At that time, FEA will prepare a Remedial Action Work Plan (RAWP) which will describe the proposed actions to address all areas of concern that require remediation at the site pursuant to applicable requirements. The tentative schedule for completing these activities is as follows: SIR – December 2018, RIR – February 2019, and RAWP – April 2019.

A geophysical survey including ground penetrating radar and magnetometry was conducted at the site that led to the discovery of a previously unidentified 20,000-gallon, riveted steel underground storage tank (UST) containing heating oil. Excavation was conducted to ready the UST for removal and there was no visual evidence of any holes or UST damage. During the excavation significant rainfall occurred causing flooding of the excavation pit and seepage of water into the UST, resulting in the displacement of oil from the UST into the excavation pit. Approximately 30 gallons of the oil migrated off-site. FEA notified the NJDEP Environmental Incident Hotline and NJDEP assigned case number 18-08-13-1206-24 to this incident. Country Classics at Frenchtown, LLC retained First Call, an emergency response contractor who conducted cleanup activities under the direction of NJDEP. The UST contents were pumped into a portable tank for disposal and the empty tank was cleaned, removed and disposed. Oil was removed from surface areas and approximately 100 tons of soil were excavated and properly disposed. Post-removal monitoring was conducted and NJDEP authorized the removal of all booms and other emergency response equipment. FEA will collect sediment samples from the drainage channel where oil collected to confirm that all impacts from the oil release event have been remediated.

For additional information, please contact Country Classics at Frenchtown, LLC at (908) 359-3276 or FEA at (609) 954-8842.

Sincerely,

Fennelly Environmental Associates, LLC

A handwritten signature in black ink that reads "Brian R. Fennelly". The signature is written in a cursive, flowing style.

Brian R. Fennelly, PE, LSRP
Principal

cc: Borough Clerk
Borough Health Department
County Health Department