



November 18, 2020

FENNELLY ENVIRONMENTAL  
ASSOCIATES, LLC  
116 VILLAGE BLVD  
SUITE 200  
PRINCETON, NJ 08540  
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**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 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 certain transactions including selling or closing the industrial operation. 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 historic industrial sites and include: metals (arsenic, lead, nickel, silver, zinc, beryllium, mercury, cadmium, and barium); volatile organic compounds (VOCs) (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.

FEA has completed a Preliminary Assessment Report (PAR), a Site Investigation Report (SIR), a Remedial Investigation Report (RIR) for Soil and a Remedial Action Work Plan (RAWP). The RAWP describes the proposed actions to address all areas of concern that require remediation at the site pursuant to applicable requirements. FEA is in the process of completing an RIR for Groundwater as well as a Remedial Action Report (RAR) for Soil.

In October 2020, FEA conducted groundwater sampling in the Delaware and Raritan Canal State Park located adjacent to the western boundary of the site. Sample results indicate that VOCs are present in groundwater at concentrations in excess of NJDEP Ground Water Quality Standards (GWQS). Additional groundwater sampling is planned to confirm these exceedences and further evaluate the next steps in the investigation and remediation process.

In November 2018 impacts from the site were found to extend off-site to an adjacent parcel (Old Frenchtown Field) located north of the site. In February 2019 an interim remedial action was conducted in this area which involved the removal of impacted soil from the adjacent parcel. The excavation dimensions were approximately 15 feet by 10 feet with a depth of 12.5 feet below ground surface. Excavation activities were successful at removing all impacted soil within the park property adjacent to the northern boundary of the site.

For additional information, please contact Country Classics at Frenchtown, LLC at (908) 359-3276 or Fennelly Environmental Associates, LLC 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 style with a large, stylized 'B' and 'F'.

Brian R. Fennelly, PE, LSRP  
*Principal*

cc: Frenchtown Borough Clerk  
Frenchtown Borough Board of Health  
Hunterdon County Health Department