

45 River Road URBAN Renewal Associates, LLC
125 River Road, Suite 301
Edgewater, NJ 07020
Attention: Jacqueline Poye

Arcadis U.S., Inc.
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Hillsborough
Florida 32207
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Date: May 17, 2022
Our Ref: 30003901
Subject: Remediation Status
Lot 1.19, Block 99
8 Sommerset Lane
Edgewater, NJ

Dear Ms. Poye,

Arcadis has reviewed the project status and the remaining items to be completed for Lot 1.19 in Block 99 in the Borough of Edgewater, Bergen County, New Jersey (Site). A summary of the status is provided below. All active remediation has been completed. Administrative tasks associated with updating the Deed Notice and submitting a Remedial Action Permit application are in process.

The Site originally was part of Remedial Action Area (RAA) #2 which included several other lots. The proposed building on the lot was referred to as Building M. From 2010 to 2011, excavation was conducted on the lot to address contaminated soils. The remedial actions were summarized in a Remedial Action Report dated August 12, 2012, that covered RAAs #1, 2 and 5. The RAR also summarized the remedial activities that were to be completed as part of the redevelopment of the Site. These activities included the installation of engineering controls, vapor barriers and a passive venting system for the building. The RAR was approved by NJDEP on June 19, 2017.

The redevelopment of the Site was completed near the end of 2021. Post construction vapor intrusion sampling was performed in March 2022 and the results are being summarized for submission to NJDEP. A total of five samples were collected from the sub-slab system, there were no impacts identified greater than the 2021 residential soil gas screening criteria.

In addition to the remedial actions completed at the Site, a Deed Notice was filed with Bergen County for RAA #2 on December 6, 2012. The Deed Notice pre-dated the assignment of new lot numbers for the various lots being developed as part of the Brownfields program. A Soil Remedial Action Permit (RAP) application also was submitted to NJDEP on May 1, 2014; however, the Department did not review the RAP and requested that the RAP be submitted following the completion of all remediation actions that were proposed in the RAR.

Updated Deed Notices have been prepared for each lot associated with the Brownfields property including the Site (Lot 1.19) to reflect the final redevelopment activities. Legal counsel is currently reviewing the process for amending or terminating and replacing the RAA #2 Deed Notice with lot specific Deed Notices for each lot including Lot 1.19. It is anticipated that the project will be completed for Lot 1.19, Block 99 and a Soil RAP application will be made by the end of 2022.

45 River Road URBAN Renewal Associates, LLC
May 16, 2022

If you have any questions regarding the remediation status, please do not hesitate to contact us at 908.526.1000.

Sincerely,
Arcadis U.S., Inc.



David Thompson, LSRP
Principal Geologist

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CC. Carl Monheit – iPark
Joseph Cotter – iPark
Dan Pennessi - iPark