



**LSRP ENVIRONMENTAL CONSULTING, LLC**  
*Providing Cost Effective Environmental Solutions*

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Mr. Brian Malestsky  
Motorcraft, Ltd.  
307 Paterson Avenue  
East Rutherford, NJ 07073

December 7, 2020

**Re: Response Action Outcome**  
**Remedial Action Type:** *Unrestricted Use*  
**Scope of Remediation:** *Area of Concerns: AOC-1 (Two 2,500 gallon leaded gasoline USTs and One 550 gallon waste oil UST) and no other areas*  
**Case Name:** *Motorcraft Ltd*  
**Address:** *307 Paterson Avenue*  
**Municipality:** *East Rutherford*  
**County:** *Bergen*  
**Block:** *41.02 Lot: 13*  
**Preferred ID:** *541413*  
**Communication Center #:** *10-11-08-1456-33*  
**UST Closure #:** *N10-7493*

**To Whom It May Concern:**

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 industrial establishment as defined according to N.J.A.C. 7:26B. 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 Remedial Investigation 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 Unrestricted Use.

**CONDITIONS**

Pursuant to N.J.S.A. 58:10 Motorcraft, Ltd, 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  
Bureau of Case Assignment and Initial Notice - Case Assignment Section  
P.O. Box 434  
Trenton, N.J. 08625-0434

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**P.O. Box 630 ■ Flanders, NJ 07836 Telephone: (973) 630-5199 x 701 ■ Fax (973)-206-2221**



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**Regional Natural Background Levels of Materials in Soil" Notice -**

- Has been removed.

Please be advised this correspondence, with the above amendments and supplements, corrects administrative errors identified in the original Response Action Outcome issued on December 7, 2020. This correspondence should be attached to the original Response Action Outcome and be maintained as part of your environmental records for the above referenced site. If you have any questions, please contact me at 973-630-5199.

Sincerely,  
**LSRP ENVIRONMENTAL CONSULTING, LLC**

*Donald Bello*

**Donald M. Bello, LSRP (#574870)**  
**Technical Director**

cc:

- Borough of East Rutherford, Borough Clerk, 1 Everett Place, East Rutherford, NJ 07073
- Borough of East Rutherford, Health Department, 1 Everett Place, East Rutherford, NJ 07073
- Borough of East Rutherford, Town Council, 1 Everett Place, East Rutherford, NJ 07073
- Borough of East Rutherford, Office of the Mayor, 1 Everett Place, East Rutherford, NJ 07073
- Bergen County Health Department / 1 Bergen County Plaza / Hackensack, NJ 07601

## NOTICES

### **Building Interiors Not Addressed (Non-Child Care)**

Please be advised that the remediation that is covered by this Response Action Outcome does not address the remediation of hazardous substances that may exist in building interiors or equipment, including, but not limited to, radon, asbestos and lead. As a result, any risks to human health presented by any building interior or equipment remains. A complete building interior evaluation should be completed before any change in use or re-occupancy is considered.

### **Well Decommissioning**

Pursuant to N.J.A.C. 7:9D-3, all wells installed as part of this remediation have been properly decommissioned by a New Jersey licensed well driller of the proper class in accordance with the procedures set forth in N.J.A.C. 7:9D and I have verified that the well driller's well decommissioning report has been submitted to the Bureau of Water Allocation and Well Permitting.

### **Regional Natural Background Levels of Materials in Soil**

Please be advised that concentrations of Silver were detected in the soil at this site above the Department's Impact to Ground Water Standards. However, these concentrations are associated with natural background levels of these material(s) in the soil. Pursuant to N.J.S.A. 58:10B, remediation beyond natural background levels is not required.

## END APPLICABLE NOTICES

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 973-630-5199 x 701.

Sincerely,  
**LSRP ENVIRONMENTAL CONSULTING, LLC**

*Donald Bello*

**Donald M. Bello, LSRP (#574870)**  
**Technical Director**

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