

## Phase One Environmental Site Assessment

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**59 La Grange St, Raritan, NJ 08869**

**Prepared For:**

Joseph Nassar

**Prepared By:**

Phase 1 Environmental NJ LLC  
201-230-0481

**October 31, 2017**



Phase 1 Environmental Site Assessment: 59 La Grange St, Raritan, NJ 08869

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**Site Address:** 59 La Grange St, Raritan, NJ 08869

**Client:** Joseph Nassar

**Consultant:** Phase 1 Environmental NJ LLC

**Report Date:** October 31, 2017

*Michael K Gojar*

**Phase 1 Environmental NJ LLC**



## 2.1 Subject Property Description

The Subject property is a 12,000 square foot, one story masonry building, currently being occupied by an electronics company. The subject property is located at 59 La Grange St, Raritan, NJ 08869.

## 2.3 Environmental Report Summary

Phase 1 Environmental NJ LLC has performed an Environmental Site Assessment, in conformance with the Scope of Work developed in cooperation with the client and the provisions of ASTM Practice E 1527-13. Any exceptions to, or deletions from, this practice are described in the appendix of this report.

Within the scope of this investigation Phase 1 Environmental NJ LLC discovered evidence of 2 Recognized Environmental Conditions (REC) at the subject property

Phase 1 Environmental NJ LLC has made the following findings regarding the subject property:

REC 1: Site Remediation case marked as active and open on the NJDEP Data Miner Website.

REC 2: Unmarked containers and interior staining in the storage room on the north side of the structure to the west of the furnace room.

### Issue/Further Investigation

- 4.4 Current Use of Property
- 4.6 Adjoining Property Information
- 6.1 Standard Environmental Records Sources
  - 6.4.1 Historical Summary
  - 6.4.7 Other Environmental Reports
- 7.3.1 Hazardous Substances
- 7.3.2 Petroleum Products
- 7.3.3 USTs



- 7.3.4 ASTs
- 7.3.5 Other Suspect Containers
- 7.3.6 Equipment Likely to Contain PCBs
- 7.3.7 Interior Staining/Corrosion
- 7.3.8 Discharge Features
- 7.3.9 Pits, Ponds, And Lagoons
- 7.3.10 Solid Waste Dumping/Landfills
- 7.3.11 Stained Soil/Stressed Vegetation
- 7.3.12 Wells

## 2.4 Recommendations

Phase 1 Environmental NJ LLC recommends the following.

- 1) Review of the NJDEP file for the target property to determine the status and details of the site remediation case marked as active on the NJDEP Dataminer website.
- 2) Proper classification and disposal of the unmarked drums and containers in the storage room.
- 3) A proper tank sweep should be conducted, once the interior of the structure on the subject property is cleared of all obstruction, to ensure the absence of UST's.

## 3.1 Purpose

The purpose of the Phase I Environmental Site Assessment (ESA) was to evaluate the current and historical conditions of the Subject Property in an effort to identify recognized environmental conditions in connection with the subject property.

A recognized environmental condition is defined by ASTM as:

Recognized Environmental Condition - The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property due to release to the environment;



under conditions indicative of a release to the environment; or conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

The identification of recognized environmental conditions in connection with the subject property may impose an environmental liability on owners or operators of the site, reduce the value of the site, or restrict the use or marketability of the site, and therefore, further investigation may be warranted to evaluate the scope and extent of potential environmental liabilities.

The Phase I ESA conducted at the Subject Property was in general accordance with ASTM Standard E 1527-13 and included the following:

Review of previous environmental site assessments; Records review; Interviews with regulatory officials and personnel associated with the subject and adjoining properties; A site visit; and Evaluation of information and preparation of the report provided herein.

### **3.2 Scope of Work**

Typically, a Phase I ESA does not include sampling or testing of air, soil, groundwater, surface water, or building materials. These activities would be carried out in a Phase II ESA, if required. For this Phase I ESA, no additions to the ASTM E 1527-13 standard were made with the exception of the following: None.

### **3.3 Significant Assumptions**

There is a possibility that even with the proper application of these methodologies there may exist on the Subject Property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Phase 1 Environmental NJ LLC believes that the information obtained from the record review and the interviews concerning the site is reliable. However, Phase 1 Environmental NJ LLC cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide Joseph Nassar with all documented information relating to the Subject Property.

### **3.4 Limitations and Exceptions**

Along with all of the limitations set forth in various sections of the ASTM E 1527-13 protocol, the accuracy and completeness of this report may be limited by the following:

Access Limitations - None



Physical Obstructions to Observations - None

Outstanding Information Requests - None

Historical Data Source Failure - None

Other - None

It should be noted that this assessment did not include a review or audit of operational environmental compliance issues, or of any environmental management systems (EMS) that may exist on the property. Where required, the documents listed in the appendices were used as reference material for the completion of the Phase I ESA. Some of the information presented in this report was provided through existing documents and interviews. Although attempts were made, whenever possible, to obtain a minimum of two confirmatory sources of information, Phase 1 Environmental NJ LLC in certain instances has been required to assume that the information provided is accurate.

The information and conclusions contained in this report are based upon work undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed. The conclusions and recommendations presented represent the best judgment of Phase 1 Environmental NJ LLC based on the data obtained from the work. Due to the nature of investigation and the limited data available, Phase 1 Environmental NJ LLC cannot warrant against undiscovered environmental liabilities. Conclusions and recommendations presented in this report should not be construed as legal advice.

Should additional information become available which differs significantly from our understanding of conditions presented in this report, we request that this information be brought to our attention so that we may reassess the conclusions provided herein.

### **3.5 Deviations**

No deviations from the recommended scope of ASTM Standard E 1527-13 were performed as part of this Phase I ESA with the exception of any additions noted in Detailed Scope of Services.

### **3.6 Special Terms and Conditions**

Authorization to perform this assessment was given by the client on October 15, 2017. Instructions as to the location of the property, access, and an explanation of the property and facilities to be assessed were provided by Joseph Nassar.



### **3.7 Reliance**

This report has been prepared for the sole benefit of the client. The report may not be relied upon by any other person or entity without the express written consent of Joseph Nassar and the client with the following exceptions(s): None

### **3.8 Data Gaps**

At the time this report was published, Phase 1 Environmental LLC did not yet receive the requested available open public records from the NJDEP. A representative from the NJDEP verbally confirm that the requested file for the target property consists of nearly 500 pages in documentation. This was has not yet been obtained or reviewed. The OPRA request was in the printing phase at the time this report was compiled and is expected to be ready for pickup within 2 weeks of October 31.

### **4.1 Location and Legal Description**

The subject property is known as 59 La Grange St, Raritan, NJ 08869. and is located at 59 La Grange St, Raritan, NJ 08869. Information obtained from the Raritan Assessor's Department indicated that the tax assessment parcel number for the subject property is Lot 2 Block 93.

### **4.2 Activity/Use Limitations**

Phase 1 Environmental NJ LLC has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the property located at 59 La Grange St, Raritan, NJ 08869. Any exceptions to or deletions from this practice are described in Section 2.5 of this report. This assessment has revealed no evidence of Recognized Environmental Conditions in connection with the property with the exception of the following:

REC 1: Site Remediation case marked as active and open on the NJDEP Data Miner Website.

REC 2: Unmarked Containers and interior staining in the storage room on the north side of the structure to the west of the furnace room.

### **4.3 Site and Vicinity Description**

The Subject Property consists of approximately 12,000 Square Feet and is developed with an one story commercial use building . Groundcover consists primarily of the building, asphalt, and concrete. The subject property can be accessed from the east via an entrance on La Grange St.



The site is zoned industrial. The area surrounding the site is primarily zoned residential but still holds pockets of industrial and commercial use.

## **4.4 Current Use of Property**

At the present time, the Property is not part of a larger development park. The site consists of a single story masonry building. The Property was being used by an electronics company.

## **4.5 Description of Structures and Other Improvements**

Buildings on the property are of block construction and have the following interior square footage: The existing structure covers approximately 12,000 square-feet. The roof is constructed of flat roof tar and gravel paper construction.

No significant renovations were discovered in Phase 1 Environmental NJ LLC's research of the subject property or during interviews conducted with persons and/or entities connected with the subject property.

The Boro of Raritan or the county of Somerset supplies drinking water to the Subject Property from the municipal distribution system. Sanitary discharges on the subject site are discharged into the municipal sanitary sewer system. The subject site area is serviced by the City of West New York.

## **4.6 Adjoining Property Information**

During the vicinity reconnaissance, Phase 1 Environmental NJ LLC observed the following land use on properties in the immediate vicinity of the Property:

North: Currently Residential Housing. The use, historical use, and position of this adjoining property poses no threat to the environmental condition of the subject property.

South: Currently commercial use building. The use, historical use, and position of this adjoining property poses no threat to the environmental condition of the subject property.

East: Currently a City Housing Complex. The use, historical use, and position of this adjoining property poses no threat to the environmental condition of the subject property.

West: Currently a railroad track. The use, historical use, and position of this adjoining property poses no threat to the environmental condition of the subject property.



## **5.1 Specialized Knowledge**

Phase 1 Environmental NJ LLC has no specialized knowledge of the Subject Property outside of the research which was conducted and reported as part of this report.

The property ownership and tenants as well as all individuals who were interviewed as part of this investigation, have not reported any specialized knowledge of this Subject Property outside of what is contained in this report.

## **5.2 Valuation Reduction for Environmental Issues**

Phase 1 Environmental NJ LLC has not been provided with an appraisal for the subject property. However, if this property is to be refinanced rather than sold, therefore a selling price to value comparison is not available without a selling price.

No environmental issues were identified by the client that could result in property value reduction. The active pending site remediation case on file at the NJDEP could be a factor leading to a valuation reduction for the subject property.

## **5.3 Owner, Property Manager, and Occupant Information**

No written or verbal communication with the property owner, manager and tenants revealed any information which suggested that there are currently or historically any recognized environmental conditions associated with the subject property.

## **5.4 Reason For Performing Phase 1 ESA**

The purpose of this Phase I Environmental Site Assessment (ESA) was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E 1527-13) in connection with the Subject Property. Phase 1 Environmental NJ LLC understands that the findings of this study will be used to evaluate a pending financial transaction in connection with the Subject Property.

The Phase I ESA is being conducted as part of environmental due diligence prior to property transfer or refinancing.

## **6.0 Standard Environmental Record Sources**

Phase 1 Environmental NJ LLC contracted Environmental Data Resources, Inc. (EDR) to conduct a search of Federal and State databases containing known and suspected sites of environmental contamination. The number of listed sites identified within the approximate minimum search



distance (AMSD) from the Federal and State environmental records database listings specified in ASTM Standard E 1527-13 are summarized in the following table. Detailed information for sites identified within the AMSDs is provided below, along with an opinion about the significance of the listing to the analysis of recognized environmental conditions in connection with the subject property. Copies of the EDR research data and a description of the databases are included in the appendix of this report.

The target Property is Listed 10 times in the reviewed environmental databases under NJ RELEASE. . 253 listings exist in the environmental databases for properties up until 1 mile from the subject property.

## **6.1 Regulatory Review**

Upon review of the regulatory database listings Phase 1 Environmental NJ LLC uncovered the following: The 10 listings for the target property in the reviewed environmental databases are in regards to a past ISRA case that has been closed with an NFA unrestricted use and a site remediation case that is noted as active and open on the NJDEP data miner website. There is no detail regarding the type of contamination or current status of the case available on the website.

## **6.2 Additional Environmental Record Sources**

At the time this report was published, Phase 1 Environmental LLC did not yet receive the requested available public records from the NJDEP. A representative from the NJDEP verbally confirm that the requested file for the target property consists of nearly 500 pages in documentation. This was has not yet been obtained or reviewed. The OPRA request was in the printing phase at the time this report was compiled and is expected to be ready for pickup within 2 weeks of October 31.

## **6.3 General Site Setting**

The Subject property is a 12,000 square foot commercial use masonry building currently being used by an electronics company. The subject property is located at 59 La Grange St, Raritan, NJ 08869.

### **6.3.1 Topography**

Based on a review of the USGS topographic map for the site area, groundwater is inferred to flow to the south toward the Raritan river.



### **6.3.2 Surface Water Bodies**

The nearest surface water in the vicinity of the Property is the Raritan river approximately 1500 feet to the south of the subject property. No surface water is located on the Property.

### **6.3.3 Geology and Hydrology**

Based upon information in the U.S. Department of Agriculture Soil Survey of Somerset County NJ; The major body of water in the area is the Raritan River. Water generally flows toward Raritan River, south of the subject property. . No on-site water wells or springs were observed during the Property reconnaissance. The nearest surface water in the vicinity of the Property is the Raritan River approximately 1500 feet to the south of the subject property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the Property during this investigation.

### **6.4.1 Historical Summary**

Historical information identifying the past site use was obtained from a variety of sources as detailed in the appendix of this report and included: [City Directories, Aerial Photographs, Sanborn Fire Insurance Maps, and/or Topographic Maps].

### **6.4.2 Title Records**

No title records were provided by the user/client. Please refer to the Records Review section for current and historical ownership/use of the Subject Property.

### **6.4.3 City Directories**

Phase 1 Environmental NJ LLC reviewed the city directories for the subject and adjoining properties provided by EDR. A list of all tenants recorded in the city directories for the subject property is provided below and a copy of the city directories can be found in the appendix of this report.

2008: AMPLIDYNE INC, WI TRON INC

2003: AMPLIDYNE INC

1999: CD NETWORKS, PRECISION GRAPHICS INCORPORATED

1995: PRECISION GRAPHICS INC

1992: PRECISION GRAPHICS INC



1986: ENCLOSURE DYNAMICS

### **6.4.4 Aerial Photos**

Available aerial photographs provided by EDR were reviewed for this Environmental Site Assessment. Copies of selected photographs are included in the appendix of this report of this report.

Phase 1 Environmental NJ LLC reviewed provided aerial photos dated 1931-2010 for the target property. No Environmental concerns were identified during this review.

### **6.4.5 Sanborn/Historical Maps**

Available Sanborn maps provided by EDR were reviewed for this Environmental Site Assessment. Copies of Sanborn maps are included in the appendix of this report.

Sandborn maps provided between years 1919-1955 were reviewed by Phase 1 Environmental NJ LLC. Sandborn maps for the years 1919-1948 depict the subject property as vacant. The Sanborn map provided for year 1955 depicts the current structure on the property. The structure includes the notation "CLO. MFG."

### **6.4.6 Historical Topographic Maps**

Available topographic maps provided by EDR were reviewed for this Environmental Site Assessment. Copies of selected maps are included in the appendix of this report. A summary of topographic maps are provided below.

Phase 1 Environmental NJ LLC reviewed provided topographic maps dated 1988-2014. All maps provided depict concurring elevation points and flow direction. No significant change in elevation was identified during this time period.

### **6.4.7 Other Environmental Reports**

No other environmental reports were made available to Phase 1 Environmental NJ LLC during this investigation.

### **6.4.9 Other Land Use Records**

No other land use records were reviewed during this site assessment.



## **6.5 Environmental Liens and Activity/Use Limitations**

No environmental liens or activity/use restrictions in connection with the subject property were identified by the user/client.

## **6.6 Vapor Encroachment Valuation**

No groundwater contamination exists or has been reported (pending review of complete NJDEP file) in or around the immediate vicinity of the subject property therefore no vapor encroachment exists at the subject property. A complete copy of the vapor encroachment valuation can be found in the appendix of this report.

## **7.1 Methodology and Limiting Conditions**

The site reconnaissance was conducted on October 15 2017 by Mike Grogan, Inspector with Phase 1 Environmental NJ LLC. Weather conditions at the time of the site reconnaissance were clear. The visual reconnaissance consisted of observing the boundaries of the property and systematically traversing the site to provide an overlapping field of view, wherever possible. The periphery of the on-site structure was observed along with interior accessible common areas, manufacturing, storage and maintenance areas. Photographs of pertinent site features identified during the site reconnaissance are included in the appendix of this report.

## **7.2 General Site Settings**

The Subject property is a 12,000 square foot one story masonry building currently being used as by an electronics company. The subject property is located at 59 La Grange St, Raritan, NJ 08869.

### **7.3.1 Hazardous Substances**

No Hazardous substances were identified during the site reconnaissance.

### **7.3.2 Petroleum Products**

No petroleum products were identified on the subject property during the site reconnaissance.



### **7.3.3 UST's**

No Evidence of UST's were identified during the site reconnaissance.

### **7.3.4 AST's**

No readily apparent evidence of aboveground storage tanks (ASTs) was identified on the subject property during the site reconnaissance.

### **7.3.5 Other Suspect Containers**

One room on the north side of the subject property to the west of the furnace room contained numerous unmarked containers.

### **7.3.6 Equipment Likely to Contain PCB's**

One telephone pole housing transformers likely to contain PCB's exists on the south side of property in the parking lot.

### **7.3.7 Interior Staining / Corrosion**

One room on the north side of the subject property to the west of the furnace room contained minimal floor staining from a leaking 55 gallon drum.

### **7.3.8 Discharge Features**

No discharge features were identified during the site reconnaissance.

### **7.3.9 Pits, Ponds, and Lagoons**

No pits, ponds or lagoons were observed on the subject property during the site reconnaissance.

### **7.3.10 Solid Waste Dumping/Landfills**

No readily apparent evidence of solid waste dumping, suspect fill material, or landfills was identified on the subject property during the site reconnaissance.

### **7.3.11 Stained Soil / Stressed Vegetation**

No Stained Soil/Stressed Vegetation was observed on the subject property during the site reconnaissance.



## 7.3.12 Wells

Possible monitoring wells were observed during the site reconnaissance.

## 8.0 Interviews

Phase 1 Environmental LLC I conducted interviews with officials at the local building department and long time residents in the La Grange St area. No environmental concerns were identified through these interviews.

## Findings

Phase 1 Environmental NJ LLC has made the following findings regarding the subject property:

REC 1: Site Remediation case marked as active and open on the NJDEP Data Miner Website.

REC 2: Unmarked Containers and interior staining in the storage room on the north side of the structure to the west of the furnace room.

## Conclusions & Recommendations

Based on the above findings Phase 1 Environmental NJ LLC recommends the following.

- 1) Review of the NJDEP file for the target property to determine the status and details of the site remediation case marked as active on the NJDEP Dataminer website.
- 2) Proper classification and disposal of the unmarked drums and containers in the storage room.
- 3) A proper Tank sweep be conducted once the interior of the structure on the subject property is cleared of all obstruction to ensure the absence of UST's.

