Environmental Site Evaluation

Old Farmers Road Elementary School
51 Old Farmers Road
Long Valley, Morris County, New Jersey 07853
Block: 35, Lot: 3.01

August 2019

Prepared By:

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In Cooperation With:

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On June 11, 2019, Site Remediation Group LLC (SRG) and Garden State Environmental, Inc. (GSE) performed an Environmental Site Evaluation for a parcel of land located at 51 Old Farmers Road in Long Valley (Washington Township), Morris County, New Jersey. The property is developed with a single-story school building, which is utilized as an elementary school (kindergarten through fifth grade). In addition, SRG/GSE reviewed federal, state, and local data sources to evaluate the present and historical uses of the subject property, and to determine the likelihood of soil and/or groundwater contamination to be present on the subject property as a result of on-site releases or from adjacent and neighboring properties.

The following Recognized Environmental Conditions (RECs) were identified for the subject property:

- Based on a review of the Historical Aerial Photographs provided by Environmental Data Resources, Inc. (EDR), the original section of the present day school building was constructed sometime between 1963 and 1971. Additional sections were constructed sometime between 1974 and 1984, which completed the present day school building. Prior to the construction of the present day building, the property appears to have consisted of farmland and undeveloped woodland. Additionally, the surrounding area appears to have historically been utilized as farmland, and the subject property is currently bordered to the north by farmland. The potential of the historic use of pesticides on the subject property and on the surrounding properties exists.

- During the site inspection along the exterior of the school building, a vent pipe was observed to the west of a Municipal Utilities Authority garage building. The vent pipe is located on a concrete slab set into the hillside. It is unknown whether the vent pipe is associated with a natural gas line, a sewer line, a former septic system, or an unknown system. Please note, the New Jersey Department of Environmental Protection (NJDEP) online database, DataMiner, identifies the site name as Washington Twp. MUA Old Farmers Road Pump Station. The identified vent pipe may be associated with a pump station.

The following Historical Recognized Environmental Conditions (HRECs) were identified for the subject property:

- One (1) 10,000-gallon No. 2 heating oil Underground Storage Tank (UST) (E1) and the associated piping was removed from the site in November 1994 under closure approval # C94-1454. On March 7, 1995, the NJDEP issued a No Further Action (NFA) letter for the removal of the 10,000-gallon No. 2 heating oil UST (E1) and the associated piping.
The property has been identified on the NJ Release and NJ Spill databases, in association with NJDEP Case #’s 15-04-02-1035-13 and 15-04-02-0948-21. At the time of the site inspection, a district employee informed SRG that a garbage fire occurred which required the garbage truck to empty the burning garbage onto the asphalt parking lot, the fire department extinguished the fire, and the area was cleaned up. The NJDEP online database, DataMiner, verifies the garbage truck fire (no hazardous materials were involved), and states the case status is closed. Please note, NJDEP Case # 15-04-02-1035-13, which was identified on the NJ Release database, is associated with the same incident as NJDEP Case # 15-04-02-0948-21, which was identified on the NJ Spill database.

No Controlled Recognized Environmental Conditions (CRECs) or De minimis Conditions were identified for the subject property.

Various properties and facilities within a 1-mile radius of the subject property with environmental conditions relative to the operations are included in the database information as detailed in this report. None of these sites are within 1/8-mile of the subject property, or are considered to have an adverse environmental impact on the subject property due to the nature of the condition, distance from, and/or location down-gradient of the subject property.

1.0 INTRODUCTION

SRG was retained by Garden State Environmental, Inc. (GSE), to perform an Environmental Site Evaluation for the Old Farmers Road Elementary School property located at 51 Old Farmers Road in Long Valley (Washington Township), Morris County, New Jersey. The property is identified as Block 35, Lot 3.01 by the Township of Washington. The purpose of the evaluation was to identify, to the extent feasible, potential areas of environmental concern. The potential areas of environmental concern have been evaluated to determine whether such areas at the subject site or at adjacent sites may affect the subject site, and to determine if they are Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), Historical Recognized Environmental Conditions (HRECs), or De minimis Conditions.

RECs are defined as “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment”.

CRECs are defined as “a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a NFA letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls)”.

HRECs are defined as “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the
applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls”.

A *De minimis* Condition is defined as “a condition that does not represent a threat to human health or the environment; and a condition that would not be subject to enforcement action if brought to the attention of a regulatory agency”. *De minimis* Conditions are not RECs.

On June 11, 2019, an on-site evaluation was performed for the purpose of preparing this document.

2.0 **SITE DESCRIPTION**

The subject property is situated on one (1) parcel, encompassing approximately 14.397-acres, located at 51 Old Farmers Road in Long Valley (Washington Township), Morris County, New Jersey. The property is identified as Block 35, Lot 3.01 by the Township of Washington, and is located in an R-1 zone (designated as Single-Family Residential). The property is developed with a single-story school building, which is utilized as an elementary school (kindergarten through fifth grade). The remainder of the subject property consists of asphalt, concrete, grass, vegetation, and woodland. The subject property is shown on the Site Map included as Figure 1. Photographs of the subject property are included in Appendix A.

The subject property is bordered to the north by farmland and residential properties (57 Mountain View Avenue and 49 Old Farmers Road), to the east by Old Farmers Road with residential properties beyond (56, 58, and 62 Old Farmers Road), to the south by residential properties (55 and 57 Old Farmers Road) and a public property, and to the west by a residential property (170 Fairmount Road).

Various properties and facilities within a 1-mile radius of the subject property with environmental conditions relative to the operations are included in the database information as detailed in this report. None of these sites are within 1/8-mile of the subject property, or are considered to have an adverse environmental impact on the subject property due to the nature of the condition, distance from, and/or location down-gradient of the subject property.

A current United States Geological Survey (USGS) 7.5 Minute Topographic Map (Hackettstown, New Jersey Quadrangle) showing the subject property was reviewed. According to the Topographic Map, the elevation of the subject property is approximately 839-feet above sea level. The latitude and longitude of the subject property are 40.7702530 degrees north and 74.7647730 degrees west. The Topographic Map is included in Appendix B.

According to the New Jersey tax records, the subject property is owned by the Washington Township Board of Education. A formal chain of title search of property ownership was not performed by SRG as part of this evaluation.
2.1 Geology and Hydrogeology

According to the New Jersey Department of Environmental Protection’s (NJDEP’s) web based Geo-Web mapping service, the subject property is located within the Highlands Physiographic Province. Surficial geology at this location is classified as Weathered Gneiss (Qwg) of the Pleistocene geologic age. Weathered Gneiss consists of brown, yellowish brown, red, and white silty clayey sand to sandy clayey silt with gneiss fragments, as much as 100-feet thick. Bedrock geology is classified as Pyroxene Syenite (Yps), consisting of medium- to coarse-grained syenite and quartz syenite. It should be noted that site-specific soil characteristics studies were not conducted for the subject property.

Under natural, undisturbed conditions, shallow groundwater flow generally and most likely follows the topography of the land surface and on this basis the topography suggests that groundwater flow across the site is in a northwesterly direction. However, localized conditions can alter flow directions and thus the expected flow may not coincide with actual groundwater flow in the subject area. Storm water from the onsite building is discharged to the asphalt, concrete, and grass surrounding the building. Storm water drains were observed throughout the asphalt, concrete, and grass areas immediately surrounding the school building.

According to the NJDEP’s web based Geo-Web mapping service, the closest surface water body to the subject property is the South Branch Raritan River tributary, which is located approximately 167-feet to the northwest of the site. The subject property is not located within an area mapped as state-designated wetlands.

2.2 Site Utilities

Water and sewer services are provided by the Township of Washington Municipal Utilities Authority. Solid waste is removed and processed off-site. Jersey Central Power & Light (JCP&L) supplies electricity and Elizabethtown Gas Company supplies natural gas to the property. No evidence of a heating oil Underground Storage Tank (UST) or Aboveground Storage Tank (AST) was identified at the time of the site inspection.

3.0 SITE HISTORY

SRG researched the history of site usage by reviewing Sanborn Fire Insurance Maps, City Directories, Historical Aerial Photographs, and Historical Topographic Maps, which were provided by Environmental Data Resource, Inc. (EDR).

3.1 Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps covering the target property were not found in the Sanborn Library, LLC collection. A copy of the Sanborn Fire Insurance Map Report is included in Appendix C.
3.2 City Directories

SRG reviewed a search of City Directories dating from 1972 through 2014 to determine historical uses of the subject property. Copies of the City Directories are included in Appendix D. The listings retrieved indicate the following uses:

1975 - CHASE ROBT
1977 - CHASE ROBT
1982 - CHASE ROBT
1987 – CHASE ROBT
1992 - OLD FARMERS SCHOOL
1995 - OLD FARMERS SCHOOL
2000 - WASHINGTON TOWNSHIP DISTRICT
2005 - WASHINGTON TOWNSHIP DISTRICT
2010 - OAK CRK-FRNKLIN JOINT SCHL DST, OLD FARMERS ROAD ELEM SCHOOL, WASHINGTON TOWNSHIP DISTRICT
2014 - OAK CRK-FRNKLIN JOINT SCHL DST, WASHINGTON TOWNSHIP SCHOOLS

3.3 Aerial Photographs

Historical Aerial Photographs from the years 1931, 1939, 1951, 1954, 1961, 1963, 1971, 1974, 1984, 1986, 1992, 2006, 2010, 2013, and 2017 were reviewed to determine past usage of the subject property. Copies of the Historical Aerial Photographs are included in Appendix E. Based on a review of the Historical Aerial Photographs, the original section of the present day school building was constructed sometime between 1963 and 1971. Additional sections were constructed sometime between 1974 and 1984, which completed the present day school building.

1931
The property is not clearly depicted, however, the eastern portion of the property appears to consist of farmland, and the remainder of the property appears to consist of undeveloped woodland.

1939, 1951, 1954
The eastern portion of the property appears to consist of farmland, and the remainder of the property appears to consist of undeveloped woodland.

1961, 1963
The eastern portion of the property still appears to consist of a cleared field, however, large vegetation/trees have appeared within this area. The remainder of the property appears to consist of undeveloped woodland.

1971, 1974
The original section of the school building has been constructed adjacent to Old Farmers Road. Parking areas appear to be located to the north, to the east, and to the south of the building. The remainder of the site appears to consist of woodland.
1984, 1986, 1992
Additional sections of the school building have been constructed, and the building now appears to have the same footprint as the present day building. Parking areas appear to be located to the north, to the east, and to the south of the building. Additional areas to the north of the building have been cleared of vegetation. The remainder of the site appears to consist of woodland.

The site appears as it did at the time of the site inspection. The school building appears to have the same footprint as the present day building. An asphalt parking area has been constructed to the north of the building. The asphalt parking areas now appear to be consistent with the present day. An asphalt play area and three (3) additional play areas have been constructed to the west of the newly constructed parking area. A baseball field is visible to the west of the play areas. The southwestern portion of the site appears to consist of woodland, while the remainder of the site appears to consist of grass and vegetation.

3.4 Historical Topographic Maps

Site history was researched by reviewing Historical Topographic Maps for the years 1888, 1890, 1891, 1894, 1898, 1900, 1905, 1942, 1943, 1953, 1954, 1970, 1971, 1976, 1977, 1981, and 2014. Copies of the Historical Topographic Maps are included in Appendix B. Based on a review of the Historical Topographic Maps, the following conclusions were made:

1888, 1890, 1891, 1894, 1898, 1900
No buildings are illustrated on the subject property. Old Farmers Road is illustrated to the east of the property. A stream is illustrated to the northwest of the property.

1905
No buildings are illustrated on the subject property. One (1) building is illustrated to the west of the property. Old Farmers Road is illustrated to the east of the property. A stream is illustrated to the northwest of the property.

1942, 1943, 1953, 1954
No buildings are illustrated on the subject property. One (1) building is illustrated to the west of the property. Old Farmers Road is illustrated to the east of the property.

A building is illustrated on the property, adjacent to Old Farmers Road. The surrounding area appears to be more developed than shown on the previous Topographic Maps. One (1) building is illustrated to the west of the property, and multiple buildings are illustrated to the north and east of the property. Old Farmers Road is illustrated to the east of the property.

2014
A symbol depicting a school is illustrated on the subject property. Old Farmers Road is illustrated to the east of the property. A stream is illustrated to the northwest of the property.
4.0 SITE RECONNAISSANCE

SRG/GSE performed a site inspection on June 11, 2019 to visually observe the subject property. The subject property is situated on one (1) parcel, encompassing approximately 14.397-acres, located at 51 Old Farmers Road in Long Valley (Washington Township), Morris County, New Jersey. The average elevation of the subject property is approximately 839-feet above sea level. The property is developed with a single-story school building, which is utilized as an elementary school (kindergarten through fifth grade). The remainder of the subject property consists of asphalt, concrete, grass, vegetation, and woodland. A Site Map is included as Figure 1. Photographs of the subject property are included in Appendix A.

During the site inspection along the exterior of the school building, storm water drains were observed throughout the asphalt, concrete, and grass areas immediately surrounding the school building. Storm water from the onsite building is discharged to the asphalt, concrete, and grass surrounding the building. Along the southern property boundary, a single-story garage building belonging to the Municipal Utilities Authority was identified. The Old Farmers Road Elementary School utilizes an area within the building as storage. Within the interior of the storage area, gasoline cans, containers of 2-cycle oil and antifreeze and coolant, and miscellaneous items were observed. Minor staining was observed on the concrete floor, however, the floor appeared to be competent. SRG was unable to access the remainder of the interior of the building, which is utilized by the Municipal Utilities Authority. A fenced-in area containing a transformer and a generator was identified adjacent to the garage building. No staining or evidence of a release was identified in the vicinity of the transformer at the time of the site inspection. A district employee informed SRG that the generator belongs to and services the Municipal Utilities Authority, however, since it is located on the school property, the Old Farmers Road Elementary School shares the generator to power the essential aspects of the school building, if needed. To the west of the garage building, a vent pipe was observed. The vent pipe is located on a concrete slab set into the hillside. It is unknown whether the vent pipe is associated with a natural gas line, a sewer line, a former septic system, or an unknown system. Please note, the NJDEP online database, DataMiner, identifies the site name as Washington Twp. MUA Old Farmers Road Pump Station. The identified vent pipe may be associated with a pump station. No evidence of USTs or ASTs were identified at the time of the site inspection.

4.1 Building Interior

SRG/GSE was accompanied during the site inspection by AJ Whitmore, Facilities Manager for the District. Mr. Whitmore provided background information and access to all required areas of the building. SRG/GSE inspected the boiler/utility rooms, the custodial office and closets, the kitchen, all chemical storage areas and other sections of the building with potential indoor environmental concerns.

Within the interior of the boiler/utility room, multiple floor drains were observed within the concrete floor throughout the room. The concrete floor appeared to be competent, and no petroleum staining was observed. Condensation lines associated with the equipment within the boiler room were observed to discharge into the floor drains. Additionally, a sump pump pit was observed within the boiler/utility room. The pit was covered with a steel plate and metal grating.
No staining was observed on the concrete floor in the vicinity of the sump pump pit. No electrical transformers were observed within the boiler/utility room.

Within the interior of the custodial closets, shelving units containing cleaning and maintenance supplies and utility sinks were observed. Containers of disinfectants, Clorox, Pledge, Super-Sorb, stainless steel cleaner and polish, and Ajax were identified. The containers appeared to be labeled and in good condition. The floors in the vicinity of the shelving units appeared to be in good condition, and no staining was observed.

Within the interior of the kitchen, floor drains were observed throughout the area. Additionally, containers of cleaning supplies (including Ecolab Lime-A-Way) were observed. The floor within the kitchen area appeared to be in good condition, and no staining was observed.

Within the interior of the chemical storage room, containers of disinfectants, carpet shampoo, degreaser, stainless steel cleaner and polish, Super-Sorb, Ajax, and miscellaneous cleaning supplies were observed. The containers appeared to be labeled and in good condition and were mainly stored on shelving. The floor within the storage room appeared to be in good condition, and no staining was observed. A utility sink was also identified within the chemical storage room.

4.1.1 Mold

A limited visual mold inspection was completed as part of this environmental assessment. GSE's inspection did not identify any visual evidence of mold growth that suggests an unusual mold condition. The school has an ongoing moisture issue that affects the kindergarten and left wings of the school which has one partially subgrade area. We observed a few classrooms with slightly sagging ceiling tiles, suggesting chronic dampness. Upon entrance to the kindergarten and left wing, there was a noticeable increase in relative humidity.

Approximately fifteen (15) years ago, the school removed multiple trees along the building to increase sun exposure, reduce dampness and reduce the risk of mold growth.

More recently, in September 2018, Aero Environmental Services conducted sampling for indoor airborne mold spores and determined that the slight airborne mold elevations in Rooms 9, 39, 26D, 38 and 34 indicated the need for mold remediation. AllRisk, Inc. conducted remediation and disinfect wiped all moldy surfaces including under tables, on the backs of chairs and on clipboards in the impacted rooms. Upon completion of cleaning, follow-up air sampling in early October 2018 by Aero Environmental identified acceptable airborne mold concentrations and the areas were cleared for occupancy.

Following the remediation, the District installed dehumidifiers and air conditioning units in each classroom to control relative humidity levels. In order to monitor the areas of concern, active relative humidity sensors were installed and are being used to record the fluctuations in humidity. Elevated relative humidity levels have been recorded in classrooms in the daytime during hot and humid weather conditions. At night time the average relative humidity has been recorded at acceptable levels, well below 60%.
While the District is actively monitoring relative humidity and mold conditions in this school, it is still possible that during periods of high heat and humidity and/or rainfall, the building systems can be overwhelmed resulting in elevated relative humidity and an increased risk of mold growth.

4.1.2 Asbestos

GSE did not complete a comprehensive asbestos inspection in this school. During our limited site visit, we observed 9” x 9” floor tiles in the kitchen which are considered suspect asbestos containing materials (SACMs). Approximately 30 square feet (SF) have been replaced. Some tiles are cracking and chipping.

A member of the custodial staff has an Operations and Maintenance (O&M) License for Asbestos. In the summer of 2015, the Library’s Vinyl Asbestos Floor Tile (VAT) was abated. No fiber release incidents were reported. The boiler room was abated about 5 years ago and has no ACM per AJ Whitmore.

No additional SACMs were identified in the school during this environmental survey, although it is likely that additional SACMs exist. Such materials are being managed via the District’s active asbestos management program including periodic inspections of all suspect or known ACMs in accordance with 40 CFR Part 763 (AHERA) regulation.

4.1.3 Radon

The Federal EPA Radon Zone designation for Morris County is Zone 1, which indicates that the average indoor radon levels are greater than 4 pico curies per liter (pCi/L).

Radon is a colorless, tasteless, radioactive gas with an Environmental Protection Agency (EPA) specified action level of 4.0 PicoCuries per liter of air (pCi/L) for residential properties. Radon gas has a very short half-life of 3.8 days. The health risk potential of radon is primarily associated with its rate of accumulation within confined areas near or in the ground, such as basements, where vapors can readily transfer to indoor air from the ground through foundation cracks or other pathways. Large, adequately ventilated rooms generally present limited risk for radon exposure. The radon concentrations in buildings and homes depend on many factors, including soil types, temperature, barometric pressure, and building construction (EPA, 1993).

GSE reviewed past radon test results for this school. In February 2004, Radon Testing Corp of America (RTCA) conducted radon measurements. They identified on two areas with readings of 4.2 pCi/L in the Cafeteria and 4.2 in the Stage area. Re-testing in the fall of 2004 identified normal readings of 1.8 in the Cafeteria and 1.4 in the Stage area. Further testing in December 2018 in those and other locations in the school showed all radon levels at or below 2.8 pCi/L.

We observed a radon system in a closet in a classroom.
4.1.4 Lead Based Paint

Based on the age of this building which was initially constructed in the late 1960’s / early 1970’s, there is the potential for lead based paint beneath newer paint or other surfacing materials applied in the mid 1980’s and beyond. However, all accessible painted surfaces were in good condition with no observed paint chipping or other conditions indicative of a lead exposure risk to building occupants.

5.0 UNDERGROUND AND ABOVEGROUND STORAGE TANK (USTS AND ASTS)

One (1) 10,000-gallon No. 2 heating oil UST (E1) and the associated piping was removed from the site in November 1994 under closure approval # C94-1454. On March 7, 1995, the NJDEP issued a No Further Action (NFA) letter for the removal of the 10,000-gallon No. 2 heating oil UST (E1) and the associated piping. Please refer to Section 6.0 for additional information. At the time of the site inspection, no evidence of additional USTs or any ASTs was identified. A copy of the NFA letter is included in Appendix H.

6.0 SURROUNDING LAND USE

The surrounding land use consists of the following:

- To the north: The subject property is bordered to the north by farmland and residential properties (57 Mountain View Avenue and 49 Old Farmers Road).
- To the east: The subject property is bordered to the east by Old Farmers Road with residential properties beyond (56, 58, and 62 Old Farmers Road).
- To the south: The subject property is bordered to the south by residential properties (55 and 57 Old Farmers Road) and a public property.
- To the west: The subject property is bordered to the west by a residential property (170 Fairmount Road).

7.0 RECORDS REVIEW

EDR prepared an environmental database report for the subject property and the surrounding area, which is included in Appendix F. The EDR report is a screening tool that identifies sites with potential or existing environmental liabilities. Specified government computer databases are searched, a listing of which follows. Please note, the subject property was identified on the following databases:

- NJEMS database under ID #’s 572216 and 3316. The site is listed on the Air Program list (PI #’s 27016 and 25831), the Site Remediation Program list (PI # 008995), and the Site Remediation – Child Care Facility Program list (PI # 446399).
- FINDS database under Registry ID # 110015196768.
- AIRS database under Facility # 25831.
- NJ Release database. NJDEP Case # 15-04-02-1035-13 has been assigned to the property for a fire incident, which occurred on April 2, 2015.
NJ Spill database. NJDEP Case # 15-04-02-0948-21 has been assigned to the property for an incident that occurred on April 2, 2015. At the time of the site inspection, a district employee informed SRG that garbage within an onsite dumpster had been on fire, and the fire transferred to a garbage truck as it emptied the dumpster. The garbage within the truck was emptied onto the asphalt parking lot, the fire department extinguished the fire, and the area was cleaned up. The NJDEP online database, DataMiner, verifies the garbage truck fire (no hazardous materials were involved), and states the case status is closed. NJDEP Case # 15-04-02-1035-13 (identified on the NJ Release database) is associated with the same incident as NJDEP Case # 15-04-02-0948-21 (identified on the NJ Spill database).

HIST LUST database under UST ID # 008995. The site was issued a NFA letter for TMS # C94-1454.

UST database under ID # 008995. One (1) 10,000-gallon No. 2 heating oil UST (E1) and the associated piping was removed from the site in November 1994 under closure approval # C94-1454.

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### 7.1 Federal Database Review

#### 7.1.1 Federal NPL Site List

The NPL database is a listing of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA or "Superfund"). A site must be on the NPL to receive money from the Trust Fund for Remedial Action.

**Findings:** One (1) site has been identified within the MSD of the subject property. Based on industry standards, those sites within 1/8-mile or less from the subject property present a greater potential environmental concern. The identified site is not within this range.

#### 7.1.2 Federal De-listed NPL Site List

The EPA may delete a final NPL site if it determines that no further response is required to protect human health or the environment. Under Section 300.425(e) of the National Contingency Plan (55 FR 8845, March 8, 1990). Sites that have been deleted from the NPL remain eligible for further Superfund-financed remedial action in the unlikely event that conditions in the future warrant such action. Partial deletions can also be conducted at NPL sites.

**Findings:** No sites have been identified within the MSD of the subject property.

#### 7.1.3 CERCLIS List

CERCLIS is the USEPA's system for tracking potential hazardous-waste sites within the Superfund program. A site's presence on CERCLIS does not imply a level of federal activity or progress at a site, nor does it indicate that hazardous conditions necessarily exist at the location. Within one year of being entered into CERCLIS, the USEPA performs a preliminary assessment of a site. Based upon the results of the preliminary assessment, the USEPA may conduct additional investigation, which could lead to a site being listed on the NPL.

**Findings:** No sites have been identified within the MSD of the subject property.
7.1.4 CERCLIS NFRAP Sites

As of February 1995, CERCLIS sites designated “No Further Remedial Action Planned” (NFRAP) have been removed from the CERCLIS list. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to warrant Federal Superfund Action or NPL consideration.

Findings: No sites have been identified within the MSD of the subject property.

7.1.5 RCRA CORRACKTS Facilities List

CORRACKTS is a list of facilities that are found to have had hazardous waste releases and require RCRA corrective action activity, which can range from site investigations to remediation.

Findings: No sites have been identified within the MSD of the subject property.

7.1.6 Federal RCRA non-CORRACKTS TSD Facilities List

The Federal RCRA non-CORRACKTS TSD facilities list contains information pertaining to those facilities that treat, store, or dispose of hazardous waste. While these facilities represent some form of hazardous waste activity, they are most significant if determined to be out of compliance or to have violations.

Findings: No sites have been identified within the MSD of the subject property.

7.1.7 Federal RCRA Generators List

This is a list of sites that have filed notification with the USEPA in accordance with RCRA requirements. These sites include generators of hazardous waste regulated under RCRA. Under RCRA, hazardous waste generators are classified by the quantity of hazardous waste generated in a calendar month into the following categories: Large Quantity Generator (LQG), greater than 1,000 kilograms (kg); Small Quantity Generator (SQG), 100 to 1,000 kg; and Conditionally-Exempt Small Quantity Generator (CESQG), less than 100 kg. RCRA Generators, while they represent some form of hazardous waste activity, are most significant if they are determined to have Class I Violations or to be non-compliant.

Findings: No sites have been identified within the MSD of the subject property.

7.1.8 Federal Institutional/Engineering Control Registries

These Federal registries contain listings of those sites that have either engineering and/or institutional controls in place. Engineering controls include various physical control devices such as fences, caps, building slabs, paved areas, liners and treatment methods to eliminate pathways for regulated substances to enter the environment or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction
restrictions, property use restrictions and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions (Activity and Use Limitations) are generally required as part of institutional controls.

**Findings:** No sites have been identified within the MSD of the subject property.

### 7.1.9 Federal ERNS List

The ERNS is a database of notifications of oil discharges and hazardous substance releases made to the Federal government. These notifications are used by “On-Scene Coordinators” to determine an emergency response and release prevention. When a call is made to the National Response Center or one of the 10 USEPA Regions, a report is created containing all of the release information that the caller provided. This report is transferred to an appropriate agency to evaluate the need for a response and the records are electronically transferred to the ERNS database. As such, if a reported release of oil or a hazardous substance is deemed to require a response, it should also be listed in the appropriate federal or state environmental database such as CERCLIS, state equivalent CERCLIS, or state leaking underground storage tank or spills lists.

**Findings:** The subject property has not been identified on the ERNS database.

### 7.2 NJDEP Database Review

#### 7.2.1 New Jersey SHWS

The Known Contaminated Sites in New Jersey includes sites under the purview of the Site Remediation Program, which have contamination present at levels greater than the applicable cleanup criteria for soil and/or groundwater standards. The sites appearing in Known Contaminated Sites in New Jersey are classified as either active, where the site is assigned to a specific remedial program area, or pending, where the site is awaiting assignment to a specific remedial program area. Sites where no further action (NFA) designation has been given are not included in this report unless there are other areas of identified contamination, which have not been remediated. This report includes sites being remediated under all of the various regulatory programs administered by the Site Remediation Program such as: Federal Superfund Program, Federal Resource Conservation and Recovery Act (RCRA), New Jersey's Underground Storage of Hazardous Substances Act, New Jersey’s Spill Compensation and Control Act, New Jersey's Solid Waste Management Act, New Jersey’s Water Pollution Control Act. The New Jersey and Tribal NPL Equivalent HWS list is an inventory of toxic sites listed by New Jersey and/or Tribal Environmental and Health Authorities. These sites are either under remediation, or are currently under evaluation for further action, if necessary. Also included is the Recovered Government Archive (RGA) list of historical cases that no longer appear on current government lists.

**Findings:** Fifty (50) sites have been identified within the MSD of the subject property. Based on industry standards, those sites within 1/8-mile or less from the subject property present a greater potential environmental concern. One (1) of the identified sites is within this range.
• Craft Clausen House (170 Fairmont Road) is located at a higher elevation than the subject property, and has the closed heating oil UST NJDEP Case # 04-10-25-1012-23 under PI # 240444. A NFA letter was issued in 2006, indicating that remediation has been completed to the satisfaction of the NJDEP.

7.2.2 Landfills or Solid Waste and Recycling Facilities List

The SWF list is an inventory of landfills, incinerators, transfer stations, and other sites that manage solid wastes.

Findings: No sites have been identified within the MSD of the subject property.

7.2.3 Leaking and Historic Leaking UST (LUST, HIST LUST)

The LUST list is an inventory of reported spills and leaks, both active and inactive. It includes stationary and non-stationary source spills reported to state, tribal and federal agencies, including remediated and contaminated leaking UST sites. Also included is the Recovered Government Archive (RGA) list of historical LUSTs that no longer appear on current government lists.

Findings: No LUST or HIST LUST sites have been identified within the MSD of the subject property.

The subject property has been identified on the HIST LUST database. The site was issued a NFA letter for TMS # C94-1454.

7.2.4 State and Tribal Registered Storage Tank Lists (UST)

The UST facility list is an inventory of registered liquid bulk storage tanks. Inclusion of a site on the UST list does not necessarily constitute environmental contamination, but instead merely indicates the presence of registered bulk storage tanks.

Findings: No sites have been identified within the MSD of the subject property.

The subject property has been identified on the UST database. One (1) 10,000-gallon No. 2 heating oil UST (E1) and the associated piping was removed from the site in November 1994 under closure approval # C94-1454.

7.2.5 State and Tribal Institutional/Engineering Control Registries

The New Jersey and Tribal Institutional Control/Engineering Control Registries contain listings of those sites that have either engineering and/or institutional controls in place. Engineering controls include various physical control devices such as fences, caps, building slabs, paved areas, liners and treatment methods to eliminate pathways for regulated substances to enter the environment or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions and post remediation care requirements intended to prevent exposure to contaminants remaining on site.
Deed restrictions (Activity and Use Limitations) are generally required as part of institutional controls.

**Findings:** No sites have been identified within the MSD of the subject property.

### 7.2.6 State and Tribal Voluntary Cleanup Sites

Through the VCP, responsible parties, developers, local officials, or individuals may work with the department to remediate non-priority contaminated sites that pose no immediate threat to human health or the environment.

**Findings:** Ten (10) sites have been identified within the MSD of the subject property. Based on industry standards, those sites within 1/8-mile or less from the subject property present a greater potential environmental concern. One (1) of the identified sites is within this range.

- Craft Clausen House (170 Fairmont Road) is located at a higher elevation than the subject property, and has the closed heating oil UST NJDEP Case # 04-10-25-1012-23 under PI # 240444. A NFA letter was issued in 2006, indicating that remediation has been completed to the satisfaction of the NJDEP.

### 7.2.7 State and Tribal Brownfield Sites

A Brownfield site was defined in the 2002 Small Business Liability Relief and Brownfield Revitalization Act (Brownfield Law) as "real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant". In connection with the passage of the Brownfield Law, the Environmental Protection Agency grants awards to states and tribes for activities under Section 128 (a).

**Findings:** No sites have been identified within the MSD of the subject property.

### 7.2.8 State Spill (NJ Spills) / Release (NJ Release) List

The NJ Spills and NJ Release lists are an inventory of reported spills and leaks, both active and inactive. It includes stationary and non-stationary source spills reported to state, tribal and federal agencies, including most LUST sites.

**Findings:** The subject property has been identified on the NJ Release and the NJ Spills databases.

**NJ Release**
NJDEP Case # 15-04-02-1035-13 has been assigned to the property for a fire incident, which occurred on April 2, 2015.
NJ Spill
NJDEP Case # 15-04-02-0948-21 has been assigned to the property for an incident that occurred on April 2, 2015. At the time of the site inspection, a district employee informed SRG that garbage within an onsite dumpster had been on fire, and the fire transferred to a garbage truck as it emptied the dumpster. The garbage within the truck was emptied onto the asphalt parking lot, the fire department extinguished the fire, and the area was cleaned up. The NJDEP online database, DataMiner, verifies the garbage truck fire (no hazardous materials were involved), and states the case status is closed.

Please note, NJDEP Case # 15-04-02-1035-13, which was identified on the NJ Release database, is associated with the same incident as NJDEP Case # 15-04-02-0948-21, which was identified on the NJ Spill database.

7.2.9 New Jersey Industrial Recovery Act (ISRA) Sites

The ISRA process begins with determining if the Act applies to your type of business and transaction. The provisions of ISRA only apply to industrial establishments. The term “Industrial establishment” refers to the type of business operations and transactions that would subject a facility to review under ISRA. An industrial establishment must meet each of the following three criteria: The place of business or real property at which such business is conducted, having a North American Industry Classification System (NAICS) code listed in N.J.A.C. 7:26 B – Appendix C subject to the specified expectations and limitations. The place of business must involve the generation, manufacture, refining, transportation, treatment, storage, handling, or disposal of hazardous wastes.

Findings: No sites have been identified within the MSD of the subject property.

7.2.10 Dry Cleaners

The database lists drycleaners that are registered. It is by no means indicative of any spills or leaks from such facilities. Any facilities with spills or leaks would also be listed on one, some or all of the other databases discussed herein such as State Hazardous Waste Sites (SHWS), NJ Spills, Leaking Underground Storage Tanks (LUST), RCRA Generators and Voluntary Cleanup Sites (VCP).

Findings: No sites have been identified within the MSD of the subject property.

7.3 Previous Environmental Site Evaluations

SRG was not provided with any previous Environmental Site Evaluations.

8.0 INTERVIEWS

SRG attempted to further research the history of the subject property by conducting an Open Public Records Act (OPRA) request with the County of Morris. The following documents were obtained and are included in Appendix G.
• County of Morris Office of Health Management Notice of Violation (NOV), based on a site visit conducted on January 13, 2011, and associated documentation and correspondence. A violation of N.J.A.C. 7:27 Air Pollution Control Act was found.

• County of Morris Office of Health Management NOV, based on a site visit conducted on June 12, 2018, and associated documentation and correspondence. A violation of N.J.A.C. 7:27 Air Pollution Control Act was found.

• County of Morris CEHA/HazMat Unit Environmental Incident Response Form, County of Morris Office of Health Management Time and Material Recovery Report, and NJDEP Communication Center Notification Report for NJDEP Case # 15-04-02-1035-13.

Additionally, SRG conducted an OPRA request with the NJDEP. The following documents were obtained and are included in Appendix II.

• UST Registration documentation

• UST Closure Approval # C94-1454 for one (1) 10,000-gallon No. 2 fuel oil UST, and site map depicting UST location.

• Site/Remedial Investigation AOC Tracking Sheet and Standard Reporting Form for TMS # C94-1454, and site maps depicting UST location.

• UST Closure Report prepared by Environmental Health Inspections/Commercial, Inc. of Lakewood, New Jersey (dated January 13, 1995) for TMS # C94-1454. According to the UST Closure Report, on November 10, 1994, one (1) 10,000-gallon No. 2 fuel oil UST was removed from the site. Prior to removal activities, the oil remaining within the UST was removed by WelDon Oil Co. of Phillipsburg, New Jersey. The UST and the associated piping were cleaned, and the absorbent materials were disposed of by Herbert Lutz and Company of Linden, New Jersey. Upon removal, the UST was inspected, and no holes were observed. Additionally, no evidence of soil impacts were observed within the excavation. The soils within the excavation were screened with a Flame Ionization Detector (FID), and no reading above 2 ppm were identified. The UST was disposed of by Dependable Iron and Metal Co., Inc. of Rahway, New Jersey. The Washington Township Building Inspector conducted an onsite inspection, and gave approval for backfilling the excavation. The excavation was backfilled with certified clean fill from Oxford Quarry, Inc. of Oxford, New Jersey. Groundwater was not observed at the base of the excavation. Seven (7) soil samples were collected at the base of the excavation and three (3) soil samples were collected in the area of the piping, which were analyzed for Total Petroleum Hydrocarbons (TPH). The results of the soil sample analysis were below the applicable New Jersey Soil Cleanup Criteria (NJ SCC).

• March 7, 1995 NFA letter issued by the NJDEP for the 10,000-gallon No. 2 heating oil UST removal conducted under TMS # C94-1454.
Based on our research, the subject property is associated with the following NJDEP programs:

- Air – PI # 27016 (Washington Twp. MUA Old Farmers Road Pump Station)
- Air – PI # 25831 (Washington Twp. Board of Education Old Farmers Road School)
- Site Remediation (Child Care Facility) – PI # 446399
- Site Remediation (SRP) – PI # 008995

Based on a review of the Historical Aerial Photographs, the original section of the present day school building was constructed sometime between 1963 and 1971. Additional sections were constructed sometime between 1974 and 1984, which completed the present day school building. Due to the age of the building, lead-based paint may be present. Confirmatory testing was not performed for the subject property at the time of this evaluation.

9.0 CONCLUSIONS AND RECOMMENDATIONS

The following REC’s were identified for the subject property:

- Based on a review of the Historical Aerial Photographs provided by EDR, the original section of the present day school building was constructed sometime between 1963 and 1971. Additional sections were constructed sometime between 1974 and 1984, which completed the present day school building. Prior to the construction of the present day building, the property appears to have consisted of farmland and undeveloped woodland. Additionally, the surrounding area appears to have historically been utilized as farmland, and the subject property is currently bordered to the north by farmland. The potential of the historic use of pesticides on the subject property and on the surrounding properties exists. Based on the historic site usage as farmland, SRG recommends conducting a limited surficial soil sampling event in the areas of grass cover surrounding the school to determine whether historic pesticides are present in onsite soils as a result of historical farming activities.

- During the site inspection along the exterior of the school building, a vent pipe was observed to the west of a Municipal Utilities Authority garage building. The vent pipe is located on a concrete slab set into the hillside. It is unknown whether the vent pipe is associated with a natural gas line, a sewer line, a former septic system, or an unknown system. Please note, the NJDEP online database, DataMiner, identifies the site name as Washington Twp. MUA Old Farmers Road Pump Station. The identified vent pipe may be associated with a pump station. Should the District need to excavate, dig or otherwise disturb this area, SRG/GSE recommends an investigation into the former use of the vent pipe to confirm that the former system utilizing the vent pipe did not contain hazardous materials.

The following HRECs were identified for the subject property:

- One (1) 10,000-gallon No. 2 heating oil UST (E1) and the associated piping was removed from the site in November 1994 under closure approval # C94-1454. On March 7, 1995,
the NJDEP issued a NFA letter for the removal of the 10,000-gallon No. 2 heating oil UST (E1) and the associated piping. SRG/GSE does not recommend any additional investigative actions for this HREC.

- The property has been identified on the NJ Release and NJ Spill databases, in association with NJDEP Case #’s 15-04-02-1035-13 and 15-04-02-0948-21. At the time of the site inspection, a district employee informed SRG that garbage within an onsite dumpster had been on fire, and the fire transferred to a garbage truck as it emptied the dumpster. The garbage within the truck was emptied onto the asphalt parking lot, the fire department extinguished the fire, and the area was cleaned up. The NJDEP online database, DataMiner, verifies the garbage truck fire (no hazardous materials were involved), and states the case status is closed. Please note, NJDEP Case # 15-04-02-1035-13, which was identified on the NJ Release database, is associated with the same incident as NJDEP Case # 15-04-02-0948-21, which was identified on the NJ Spill database. SRG/GSE does not recommend any additional investigative actions for this HREC.

No CRECs or De minimis Conditions were identified for the subject property.

Various properties and facilities within a 1-mile radius of the subject property with environmental conditions relative to the operations are included in the database information as detailed in this report. None of these sites are within 1/8-mile of the subject property, or are considered to have an adverse environmental impact on the subject property due to the nature of the condition, distance from, and/or location down-gradient of the subject property.

**Indoor Recommendations**

- This building has a history of elevated relative humidity and dampness and **mold**. It is critical to actively control indoor relative humidity below 60% at all times to prevent mold colonization. This may involve:
  - Running air conditioning 24/7 during hot and humid periods
  - Running commercial dehumidifiers with drain kits
  - Increasing or upgrading air conditioning capacity
  - Maintaining air conditioners in clean and sanitary condition including regular filter changes and effective condensation draining
  - Substantially reducing outside air intake during periods of high humidity
  - Proactive surveys of susceptible building materials for evidence of mold growth
  - Immediate response to signs of water intrusion
  - Training of maintenance staff to identify the signs of water intrusion and mold

- This building has a history of minor radon elevations as outlined in section 4.1.3 of this report. While all radon levels measured in this school in 2018 were acceptable, GSE recommends ongoing maintenance of the radon system and school-wide radon testing every five (5) years in accordance with NJDEP guidelines for radon testing in schools.

- As in many schools, this school contains known and suspect **asbestos** containing materials. GSE recommends that the District continue active implementation of the AHERA-compliant asbestos management program including gradual abatement of
asbestos containing materials as necessary for renovations or repairs or if the condition of any ACMs deteriorate and present a potential risk of asbestos exposure to occupants.

- This building has a theoretical risk of the presence of lead based paint based on the age of the building. All painted surfaces must be maintained in good condition. If renovations are planned that may disturb older painted building materials, GSE recommends an XRF survey for lead based paint of areas to be disturbed in advance.

- While our limited walk-through survey did not identify any rubber-like gym floor coverings, should such materials be identified in the building, the supplier should be contacted to document that the materials do not contain mercury or mercury related compounds. All suspect floors should be bulk sampled for mercury presence by a qualified environmental consultant and analytical laboratory.

- All potable water outlets associated with human consumption must be tested for lead in water every six years in accordance with NJDOE regulations and NJDEP guidelines issued in 2017. All test results must be provided to the NJDOE and all related documentation must be filed for review by any interested party.

10.0 REFERENCES

- “The EDR Aerial Photo Decade Package” - Historical aerial photographs supplied by Environmental Data Resources, Inc. dated June 4, 2019.

Limitations

Our objective is to determine through visual inspection and regulatory and historical research if there are areas of environmental concern. Those areas are addressed in this report.

Not all areas of the building on site were inspected, however, the SRGGSE representative accessed all areas of the building as deemed necessary to evaluate the subject site for existing and potential areas of environmental concern.

The information relied upon for this report has been obtained from publicly available and other secondary sources of information. SRG/GSE, therefore, disclaims liability for any errors, omissions, or inaccuracies inherent in any of the information obtained from such sources. This report is valid only for the geographical limit and the objectives specified in this report, and any alteration or deviation from this description will require a new report. SRG/GSE assumes no obligation to update this report should new information become available at any time subsequent to the date hereof.
Environmental Professional Statement

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312 and I have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject tract.

Drew Daly

Date

8/14/19

I declare that, to the best of my professional knowledge and belief, I meet the definition of an Indoor Environmental Consultant for Child Care Centers and Environmental Facilities in New Jersey as defined and licensed by the New Jersey Department of Health. As such I have the specific qualifications based on education, training and experience to conduct an indoor environmental assessment in the subject school.

Bruce D. Wolf, MPA, HO, IH, IEC (license #1124)

Date

8/14/19