

**Applied Marine Ecology Lab
25 Greengate Road
Falmouth, MA 02540**

Farm Credit East, ACA
240 South Road
Enfield, CT 06082

December 21,

2012

Subject: Environmental Site Assessment Report for Point Pleasant Packing, Inc.
Point Pleasant Beach, New Jersey

Dear Mr. Tom Cosgrove, Vice President,

The observations, evaluations and conclusions conveyed in the enclosed Environmental Site Assessment Report dated December 21, 2012 were made under the conditions stated in this letter. No other representations or assertions should be made or implied. The conclusions presented are based on our recent site inspection, communications the facility manager, Mr. Tim DeStories, communications and document reviews from local, state and federal environmental agencies. No subsurface soils or groundwater were tested as part of this investigation. The purpose of this report is to assess the physical and chemical characteristics of the land parcels collectively known as Point Pleasant Packing, Inc. and existing structures with regard to any observed or potential presence in the environment of oil or hazardous materials as defined by NJ/DEP and EPA (PI-92-500). AMEL's investigation was designed to conform to ASTM Designation E 1527-94, Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process, Section 7, Records Review, and Section 10, Interviews with Local Government Officials and the Scope of Services outlined by AMEL.

In the course of AMEL's documents reviews and Site inspection, it was discovered there were several historic violations with regard to "sloppy" handling of waste oils and fuel transfer operations. According to the local Fire Enforcement Officer and NJ/DEP, these issues have been resolved. However, AMEL discovered three issues where there is a potential for release to the environment of oil-related materials. I have discussed this with Tim DeStories and included in my report a section recommending immediate actions.

The study and report was prepared on behalf, and for your exclusive use, solely for use as an environmental evaluation of the Site. The report and findings shall not, in whole or in part, be disseminated to any other party without your written permission and AMEL. However, AMEL acknowledges and agrees that the Report may be

conveyed to the owner, lender, buyer or title insurer associated with this property as compliance with NJ/DEP, US Coast Guard and EPA for environmental certification.

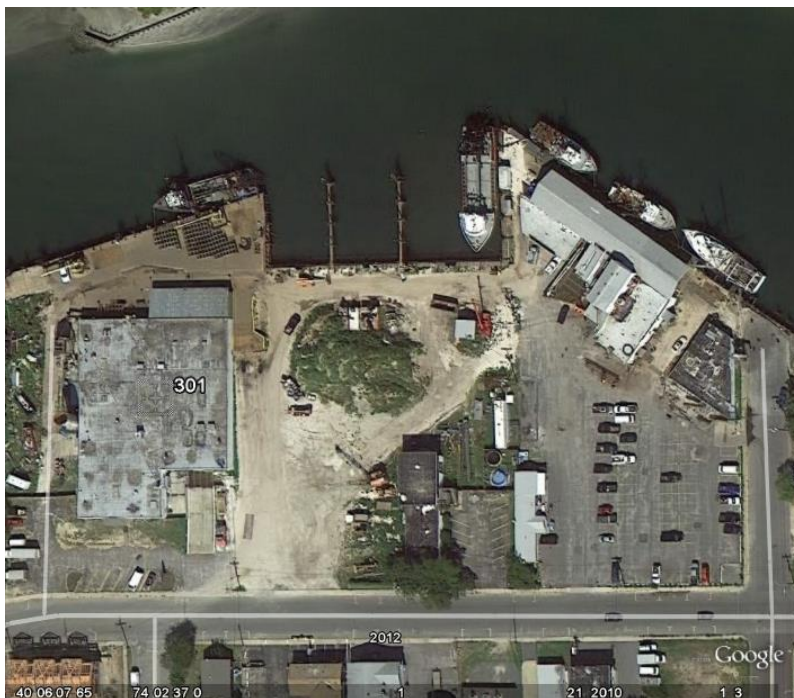
Results of our investigation indicate no evidence of oil or hazardous materials subject to NJ/DEP or EPA found on this Site. I trust the Report satisfies your current requirements. Should you have any questions, please contact me. I look forward to working with you in the future.

Sincerely,

Joseph M. Forns,
Sr. Scientist

encl/ ESA Report
Invoice

ENVIRONMENTAL SITE ASSESSMENT REPORT
RELATIVE TO OIL AND HAZARDOUS MATERIALS



For the Site known as:

**Point Pleasant Packing, Inc.
205 & 301 Channel Drive
Point Pleasant Beach, New Jersey**

Prepared by:

**Mr. Joseph M. Forns, Sr. Scientist
Applied Marine Ecology Lab
25 Greengate Road
Falmouth, MA 02540**

Signed: _____

December 21, 2012

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INTRODUCTION

Mr. Joseph Forns d/b/a Applied Marine Ecology Lab (AMEL) was contracted by Mr. Tom Cosgrove of Farm Credit East, ACA in Enfield, CT. to conduct an Environmental Site Assessment (ESA) for properties known as Point Pleasant Packing, Inc. located at 205 & 301 Channel Drive, Point Pleasant Beach, New Jersey. This investigation was designed to conform to ASTM Designation E 1527-94, Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process, Section 7, Records Review, and Section 10, Interviews with Local Government Officials and the Scope of Services outlined by AMEL.

AMEL's investigations consisted of:

1. Federal, State and local database review;
2. Environmental records review at state agencies, regarding the use, storage, and/or release of oil or hazardous materials at the Site or in the immediate Site vicinity;
3. Assessor's and Utility records review;
4. Site inspection and evaluation of existing conditions;
5. Data reduction, summarization and report.

The findings of AMEL's investigations are contained in this report.

AMEL conducted interviews and records review for this Site maintained by the Borough of Point Pleasant Beach Assessor's Office, Conservation Commission, Health Department, Zoning Office, Fire Department and Clerk's Office; New Jersey Department of Environmental Protection (NJ/DEP) and US EPA/ CERCLA. No evaluation of asbestos was undertaken as part of this investigation.

ENVIRONMENTAL SETTING

Geographic Location and Identification

The Site comprises two connected parcels fronting on the north side of Channel Drive and extending east to Baltimore Ave. These parcels are located on the south side of *Wills Hole Thoroughfare*, an intertidal marine waterway extending west from Manasquan Inlet. The entire premises are within a commercial/industrial area along the north side of Channel Drive in Point Pleasant Beach, New Jersey. Figure 1 shows an aerial view of the Site. Figure 2 shows the geographic location of the Site taken from the USGS Quadrangle. See Appendix A for a detailed description of the individual parcels as identified on the Point Pleasant Beach Assessor's Map # 173 Lots# 2 & 2.01. Lot # 2 is a rectangular parcel occupying 2.5 Acres. Lot# 2.01 is a "Grant Area" permitted for the bulkhead and vessel services, fueling and dockage along *Wills Hole Thoroughfare*.

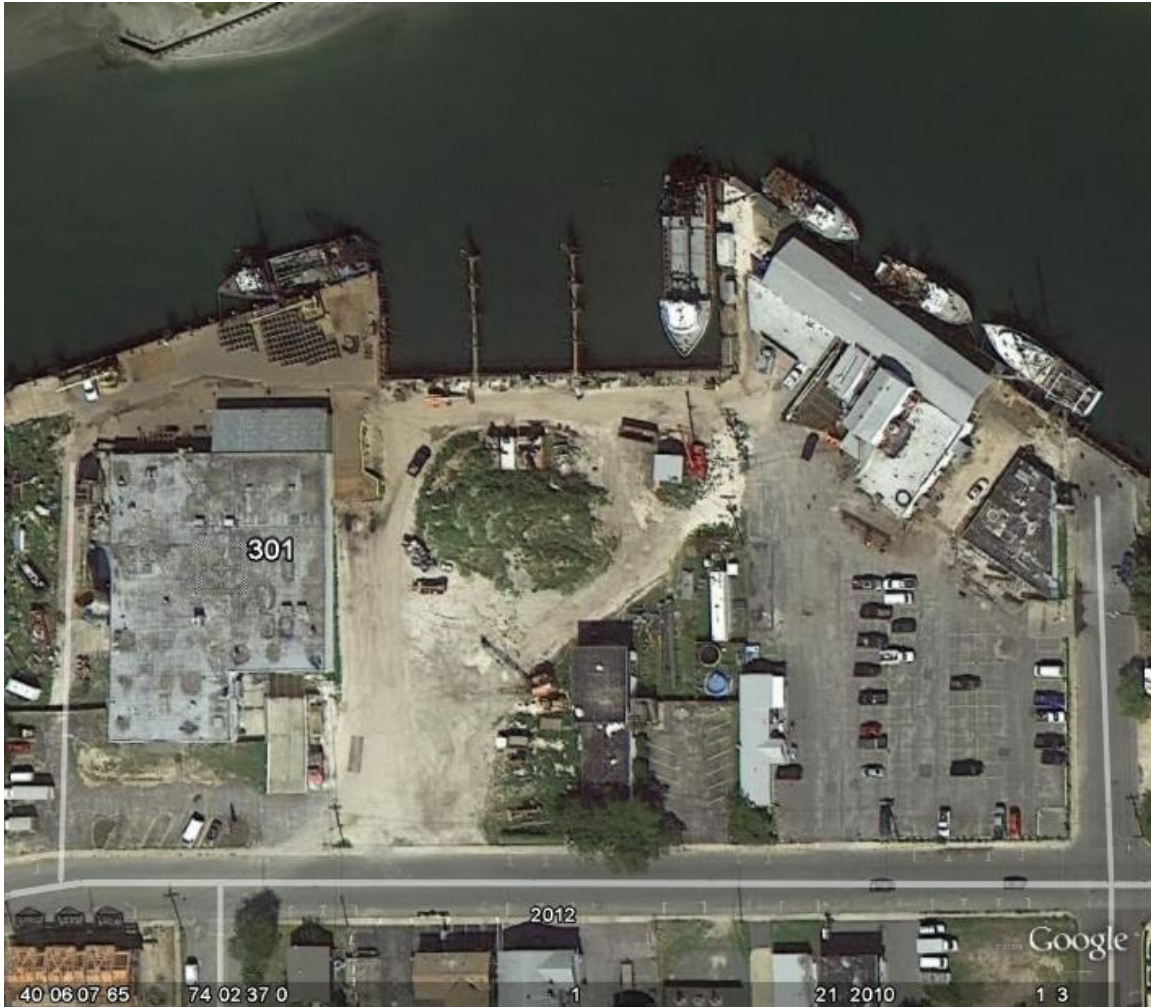


Figure 1. Aerial View of Site at 205 & 301 Channel Drive, Pt. Pleasant Beach, NJ.

Site Description

This Site slopes gently from the north side of Channel Drive to *Wills Hole Thoroughfare* at elevation +10 ft. MSL to sea level at the bulkheads. With the exception of minor landscaping, most of the Site has asphalt paved parking areas and unpaved permeable surfaces. The paved areas have onsite storm water drainage collection.

The Site is within the 100 year FEMA Flood Zone. According to NJ/GIS, the Site is comprised of marine deposits extending from the Atlantic Ocean to *Wills Hole Thoroughfare*. Soils are comprised of light brown medium to fine marine sands with a seasonal high water table between 18-36” below existing grade. There are no hydric soils on this Site and groundwater is assumed to move northerly from Channel Drive to *Wills Hole Thoroughfare*. See Appendix B for Site photos and Environmental Site Plan.



USGS Quadrangle
 Point Pleasant, N. J.
 Scale: 1:24,000

Point Pleasant Packing, Inc.
 301 & 205 Channel Drive
 Point Pleasant Beach, N. J.

Locus: 40° 06' 07" N
 74° 02' 37" W

Figure 2. Site Location

The immediate neighborhood is completely developed with commercial marinas, office space and residential properties. While there are no vegetated wetlands on the immediate premises, the entire north side of the property is located within the *Wills Hole Thoroughfare* intertidal waterway extending west from Manasquan Inlet from the Atlantic Ocean.

Identification of Groundwater Category

The following summary of groundwater information was extracted from information reviewed at the NJGIS and NJ/DEP regarding the Site property. The Site's groundwater :

- a). is not within a Community Well Head Protection Area;
- b). is not within a Potentially Productive Aquifer;
- c). is not within the immediate area of a Surface Water Body;
- d). is not located five hundred (500) feet or more from a public water distribution pipeline;
- e). is not known to be located within five hundred (500) feet of a private water supply well;

There are no community or non-community Well Head Protection Areas (WHPA) within 1 mile of this Site.

Structures

Parcel 173/02, collectively known as 250 & 301 Channel Drive houses five structures, and two steel and fiberglass bulkheads with piers for vessel dockage. The office building and former seafood processing area is located at 301 Channel Drive. This is a masonry structure with slab-on-grade foundation. All floor drainage was formerly collected and passed to an outside filtration rack and pumped to a fiberglass settlement tank prior to discharge into the municipal wastewater system. The seafood processing operation is currently out-of-service and not operating. This building has a natural gas fired steam boiler that is currently out-of-service but inspected annually and approved. Currently, heat for this building is electric.

The second structure (main building) is located at the waterfront, identified as 250 Channel Drive and is dedicated to fresh seafood handling activities from the vessels. There is no seafood processing at this Site. This two-story timber framed and masonry block structure houses ice production, offices, storage, the primary maintenance operations and vessel services for the Site. It has a slab-on-grade foundation and was partially damaged in the recent super storm *Sandy*. The primary Site activities involve this structure and immediate area which is used for the transfer of fish products (finfish, scallops and clams) for truck transport offsite and vessel services including fueling activities. See Appendix B for Site photos and Site Assessment Plan.

The third structure is a small masonry building used for storage and is located at the northwest end of the property along Baltimore Ave. at the bulkhead area.

The fourth structure is a two-story former residence for staff and operations personnel. It appears to be non-operational. Currently it has electric heat but formerly had a natural gas connection.

The fifth structure is a single story building used for equipment and materials storage. It has a conventional 275 gal. above ground heating oil storage tank. It is not operational. However, product was evident in this tank.

All electric utilities for this Site come from overhead wires originating along Channel Drive. There are eleven pole-mounted electric transformers and all have seals indicating no PCB's associated with them. Municipal water and wastewater service this Site. There are at least two natural gas service lines to this Site but none are currently in service.

Oil & Hazardous Materials Activities

This Site has three above ground fuel storage systems that service fishing vessels. There is a 17,000 gallon steel above ground (AST) diesel fuel tank and dispenser operation. There are three, 300-gal. steel AST's contained within a *sea-pack* container which provides lube oils for the vessels. There is an approximately 1,000- gal, steel tank-in-a tub used for collection and temporary storage of waste oils. All AST's are permitted, inspected regularly and have current documentation. There is a US EPA and US Coast Guard approved Spill Prevention Control & Countermeasures Plan (SPCC) for this Site. It was last updated during the annual inspection in March, 2012.

FEDERAL AND STATE ENVIRONMENTAL RECORDS REVIEW

Federal databases

Available EPA/CERCLA records regarding releases of oil or hazardous materials were reviewed on December 3, 2012. No record of a release on the Site parcel or adjacent parcels was discovered during this review.

NPL

According to the National Priorities List, issued by the EPA, there are no NPL facilities listed within a one mile radius of the Site.

CERCLIS

Comprehensive Environmental Response, Compensation, and Liability Information System

The CERCLIS list is a compilation by the EPA, of known or suspected uncontrolled or abandoned hazardous waste sites, which the EPA has investigated, or is currently investigating for a release or threatened release of hazardous substances pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (Superfund Act) There are no facilities listed within a 1 mile radius of the Site.

RCRA TSD

According to the RCRA TSD list, issued by the EPA- Region II, there are no RCRA TSD facilities listed within a ¼ mile radius of the Site which are involved in the treatment, storage or disposal of hazardous materials.

RCRA

Resource Conservation and Recovery Act

The EPA's RCRA report identifies and tracks hazardous waste from the point of generation to the point of disposal, in accordance with requirements regarding the generation, storage, transportation, treatment, or disposal of hazardous waste.

EPA- Region II records indicate there are no RCRA generators located within a ¼ mile radius of this Site.

SPCC Plan

Point Pleasant Packing, Inc., located at 205 Channel Drive has a valid and up-to-date SPCC plan approved by EPA and US Coast Guard. Their recent site inspection (March, 2012) indicated no violations. See Appendix C for documentation.

STATE ENVIRONMENTAL RECORDS REVIEW

New Jersey DEP

Available records regarding releases of oil and hazardous materials were reviewed online and by public document request (OPRA) from NJ/DEP on December 12, 2012.

State databases/ State Files

Records of State registered Underground Storage Tanks (UST) and the local fire Department indicate there are presently no UST's located at this Site.

There was an UST at this Site registered to the former owner, Garden State Seafood that was originally permitted in 1989. This tank was removed April 22, 1994 (Case# 02-5292 USR 000001; Permit #025292) from 250 Channel Drive and the NJ/DEP status is "no further action required." There are six registered UST's in Point Pleasant Beach. None are within ¼ mile of this Site.

Archived State Spill Records

Available records regarding spills of and contamination by oil and hazardous materials were reviewed on December 13, 2012. NJ/DEP records indicate two open case files relating to 205 Channel Drive. NJ/DEP/OPRA records indicate the following:

PID ID#	018762	Atlantic Capes Fisheries	status: SRP-P1
PID ID#	033121	Point Pleasant Packing	status: SRP:-P1

Note: Both were related to "sloppy" handling and house keeping of waste oils at the Site and there are no outstanding issues with these citations.

See Fire Dept, records in Appendix D for additional detail.

LOCAL GOVERNMENT AGENCY RECORD REVIEW

Assessors Office

A review of available files at the Point Pleasant Beach Assessor's Office concerning the Site was performed. A copy of the current Assessor's map and field cards are in Appendix A.

Fire Department

Communication with the Point Pleasant Beach Fire Department indicated there is a bulk fuel storage permit for this Site and several historic fuel-related violations and citations at this Site (205 Channel Drive). See Appendix C & D for additional details.

Health Department

Communications with the Point Pleasant Beach Health Dept. and Ocean County Health Departments indicate this Site has a valid NJ/PDES Stormwater Discharge Permit (NJPDES# NJG0171794). See Appendix C for a copy of this document.

Conservation Commission

Communication with the Point Pleasant Conservation Commission indicated the Site abuts mapped coastal marine waterways but there are no mapped marine wetlands on this Site. There were no records of any wetland issues with this Site.

REPORT CONCLUSIONS

1. Identification of persons conducting the site inspection and investigation:

Name	Address or Affiliation	Qualifications
Joseph M. Forns	Applied Marine Ecology Lab	Sr. Scientist

2. Conclusions of the inspection and investigation:

1. Local, State and Federal environmental records were reviewed pertaining to this Site.
2. A site inspection of the premises, including evaluation of vessel dockage, structures, fuel storage, operations and seafood handling systems was conducted. No subsurface explorations were conducted as part of this investigation. Presently, there are no underground fuel storage tanks at the Site.
3. Review of Site history and past property owners was undertaken by comparison of Borough of Point Pleasant Beach Clerks and Assessor's Offices documentation for these premises. The Site owner has been the same for the past 35 years.
4. Results of AMEL's review of local, state and federal records indicated documentation of historic oil or hazardous waste contamination at this Site subject to NJ/DEP, US EPA and US Coast Guard. Currently, there are no open enforcement actions related to oil or hazardous materials at this Site.
5. Review of records, AMEL Site investigation and general observations of immediate abutting properties within ¼ mile of this Site indicate no evidence of contamination from oil or hazardous materials subject to NJ/DEP, US EPA or US Coast Guard affecting this Site.

RECOMMENDATIONS

Immediate Actions:

In order to prevent the potential release of oil and/or hazardous materials at this Site the following recommendations include:

1. Isolate, secure and pump heating oil from 275-gal. AST at existing storage building. See Photo No. 16 in Appendix B for description of existing tank condition.
2. Provide additional security and containment for waste oils deposited in 1,000 gal. AST. Improve frequency of pump out by Contractor. See Photo No. 17 in Appendix B for description of existing conditions.
3. Install approved permanent fuel storage tank to service heating system in maintenance room of waterfront main building. See Photo No. 11 in Appendix B for description of existing conditions.

LIMITATIONS

1. AMEL's site evaluation was conducted in accordance with generally accepted geo-technical and environmental engineering practices and procedures. Observations and conclusions reported are considered AMEL's professional opinion relative to the significance of the data collected and limited extent of investigation. No other warranty is expressed or implied.
2. AMEL does not and cannot represent that this site contains no contamination by oil or hazardous subject to NJ/DEP beyond the scope of observations and investigations stated in this report.
3. The observations, results and conclusions presented in this report are based solely on the services provided by AMEL to the client as identified and agreed to by the client in the proposal.
4. In development and preparation of this report, AMEL relied on information gathered from federal, state and local authorities and other parties referenced therein. AMEL does not independently verify the accuracy or completeness of all information reviewed for inclusion in this report.
5. Observations made in the report relative to site and structure conditions reflect only those areas accessible and available to AMEL. AMEL renders no opinion regarding areas not accessible during the site inspection and makes no representations regarding interior surfaces and coverings over such surfaces.
6. Unless otherwise indicated in the report, AMEL performed sampling, testing and analysis only to the extent identified therein. AMEL renders no opinion relative to the presence at this site of asbestos or any other chemicals or contaminants not specifically tested for within the scope of work stated of this limited investigation.
7. This report does not attempt to represent compliance by present or past owners or operators of this site with federal, state or local laws, ordinances or regulations, environmental or otherwise. Our professional liability, by error or omission is limited to the services provided in the proposal authorized by the client.
8. The purpose of this limited investigation and report is to provide the client with an assessment of the physical site characteristics with respect to the presence in the environment of oil or hazardous materials contamination subject to NJ/DEP.

9. AMEL does not undertake responsibility to report to any federal, state or local regulatory authority or agency having jurisdiction over existing site conditions which may present a potential danger to public health, safety or the environment. The client, by accepting this report agrees to notify in a timely manner any and all regulatory agencies, as required by law, of the existence of environmental contamination subject to NJ/DEP and pollutants defined in the Federal Water Quality Control Act, Federal Comprehensive Environmental Response, Compensation and Liability Act (1980) and Resource, Conservation and Recovery Act (1976).
10. AMEL will not disclose information regarding the proposal, AMEL services or report, except to the client or his authorized designee. This report and its findings shall not, in whole or in part, be disseminated to any other party without the written permission of the client and AMEL. However, AMEL acknowledges and agrees that this report may be conveyed to a buyer, lender and/or legal counsel, or financial institution associated with the proximate sale or financing of the site by the client.
11. In the event that other parties obtain information relative to environmental or hazardous waste issues pertaining to this site which were not identified or addressed in this report, AMEL reserves the right to review this information and may modify the conclusions stated in this report.

REFERENCES

Record of Communication

<u>DATE</u>	<u>NAME</u>	<u>AGENCY</u>
12/03//12	-	Ocean County Health Dept. - records request
12/07/12	Janet Mutter	Borough of Point Pleasant Beach- Clerk's Office- records requests
12/07/12	online	US EPA Region 2 Website- RCRA
12/07/12	Amber Stewart	NJ/DEP- OPRA documents requests

Published References

NJ/GIS, Topographic Quadrangle, Point Pleasant, New Jersey

SPILL PREVENTION CONTROL AND COUNTERMEASURE PLAN

Point Pleasant Packing, Inc.

205 Channel Drive, Point Pleasant Beach, NJ

(March 21, 2003)

LIST OF APPENDICES

- APPENDIX A** **Assessor's Map and Property Field Cards**
Point Pleasant Beach Assessor's Map# 173
Point Pleasant Packing, Inc. Parcel# 2 &2.01
- APPENDIX B** **Site Photos of Existing Conditions**
Environmental Site Assessment Plan
- APPENDIX C** **Records of Permits & Authorizations**
New Jersey DEP- Bulkhead Construction and
dredging Permit (1525-95-0004.1)
- New Jersey DEP- Stormwater Discharge Permit**
(NJG0171794)
- US EPA SPCC Plan & US Coast Guard**
approval letter
- Waste Management- contractor services**
agreement for solid waste removal
- Tonk's Waste Oil Services, LLC- waste oil**
disposal agreement
- APPENDIX D** **Site Record of Historic Environmental Violations**
- 1985 Fire Dept. Inspection Report**
- March 25, 1993 NJ DEP Garden State Seafoods**
Case No. 93-3-22-1125-48