

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

Atlantic Capes Fisheries, Inc.  
985 Ocean Drive  
Cape May, NJ 08204

December 3, 2013

Subject: Environmental Site Assessment Report for 117 Channel Drive  
Point Pleasant Beach, New Jersey

Dear Mr. Michael Bookbinder,

The observations, evaluations and conclusions conveyed in the enclosed Environmental Site Assessment Report dated December 3, 2013 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. Russell Crane, communications and document reviews from local, state and federal environmental agencies. Subsurface soils were tested as part of this investigation. The purpose of this report is to assess the physical and chemical characteristics of the land parcel known as Will's Hole LLC operating as Laurelton Welding Services 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.

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:*

**Will's Hole, LLC**  
**117 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 3, 2013*

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## INTRODUCTION

Mr. Joseph Forns d/b/a Applied Marine Ecology Lab (AMEL) was contracted by Mr. Michael Bookbinder from Atlantic Capes Fisheries, Inc. in Cape May, NJ to conduct an Environmental Site Assessment (ESA) for property known located at 117 Channel Drive, Point Pleasant Beach, New Jersey. The property ownership is in the name of Will's Hole, LLC and operated as Laurelton Welding Services. This investigation was designed to conform to ASTM Designation E 1527-94, Standard Practice for Environmental Site Assessments: Phase I 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 addition, AMEL conducted subsurface soils investigations within unpaved areas of this property.

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, Public Works Department and Sewer and Water 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 is a rectangular parcel of approximately 37,350 ft<sup>2</sup> fronting at the northwest corner of Channel Drive and Baltimore Ave. and extending north to the *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 land parcel as identified on the Point Pleasant Beach Assessor's Map # 171 Lots# 9.



**Figure 1. Aerial View of Site at 117 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 bulkhead. With the exception of minor landscaping along Channel Drive, most of the Site is unpaved with permeable surfaces. The unpaved areas allow natural percolation for 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 Field Logs.



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

**Will's Hole, LLC  
117 Channel Drive  
Point Pleasant Beach, N. J.**

**Locus: 40° 08' 37" N  
74° 02' 30" 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 171/09, known as 117 Channel Drive houses a single structure with a steel pile-supported bulkhead for vessel dockage. The existing building occupies 4,400 ft<sup>2</sup> and has a concrete slab-on-grade foundation. With the exception of a small office and bathroom facility, this building is used for equipment and materials storage, welding and fabrication. There was no observed floor drainage within this structure. This building has a natural gas fired hot air heat system.

The primary electric utilities for this Site come from overhead wires originating along Channel Drive. There is a secondary electric service along Baltimore Ave. which serves the vessel dockage area. All pole-mounted electric transformers have seals indicating there are no PCB's associated with them. Municipal water and wastewater services this Site. The natural gas service line currently to this Site comes from Channel Drive.

#### **Site uses**

Presently, the Site is used for commercial fishing related metal fabrication, welding and support services. With the exception of compressed air and commercial welding gases, there is no use or storage of oil or hazardous materials at this Site. It appears there is limited sand blasting activities at this Site. Soil observations did not indicate any evidence of measurable quantities outside the building.

As part of this investigation, AMEL took three surficial soil samples at this Site. Hand augured borings to an elevation of -3 ft. at each location were advanced. Soils were collected, described and *in situ* field screening for volatile organic compounds (VOC) were conducted using an Ion Science photoionization detector (PID). Data and field logs for this effort are presented in Appendix B. All soil analyses indicated no detection of any petroleum based VOC's at this Site.

#### **Oil & Hazardous Materials Activities**



This Site has no fuel storage systems, and has no bulk storage of any oil or hazardous materials. State and Local records indicate there is no record of historic storage or use of oil or hazardous materials at this Site.

## **FEDERAL AND STATE ENVIRONMENTAL RECORDS REVIEW**

### **Federal databases**

Available EPA/CERCLA records regarding releases of oil or hazardous materials were reviewed on November 26, 2013. 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**

At the abutting property on the west side of Baltimore Ave., 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 indicated no violations.

## **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 November 19, 2013.

**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 250 Channel Drive 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 November 20, 2013. 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 and none affect the 117 Channel Drive Site.

## **LOCAL GOVERNMENT AGENCY RECORD REVIEW**

### **Assessors Office/Clerk's 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 no bulk fuel storage at this Site.

### **Health Department**

Communications with the Point Pleasant Beach Health Dept. and Ocean County Health Departments indicate this Site has no violations and does not require a NJ/PDES Stormwater Discharge Permit.

### **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, welding operations and materials fabrications was conducted. Three subsurface explorations were conducted as part of this investigation. Results of the soils testing indicated no evidence of contamination subject to Federal, State or Local requirements. Presently, there are no underground fuel storage tanks and no bulk storage of oil or hazardous materials 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.
4. Results of AMEL's review of local, state and federal records indicated documentation of historic oil or hazardous waste contamination at the adjacent Site (205-301 Channel Drive) subject to NJ/DEP, US EPA and US Coast Guard. Currently, there are no open enforcement actions related to oil or hazardous materials at that Site. AMEL's records review indicates there is no indication or evidence of oil or hazardous materials contamination at the 117 Channel Drive 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.

## 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

DATE	NAME	AGENCY
11/10//13	-	Ocean County Health Dept. - records request
11/12/13	Eileen Farrell	Borough of Point Pleasant Beach- Clerk's Office- records reviews
11/12/13	Paul Mueller	Point Pleasant Fire Department- records review
11/12/13	Karen Mills	Point Pleasant Health Department- records
11/26/13	online	US EPA Region 2 Website- RCRA
11/14/13	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 Card**  
**Will's Hole, LLC Point Beach Assessor's Map# 17,**  
**Parcel# 9**
- APPENDIX B**      **Site Photos of Existing Conditions**  
**Site Plan Field Logs for Soils Analyses**